
Area East Committee

Wednesday 11th March 2020

9.00 am

**Council Offices, Churchfield,
Wincanton BA9 9AG**

(disabled access and a hearing loop are available at this meeting venue)



The following members are requested to attend this meeting:

Robin Bastable
Hayward Burt
Tony Capozzoli
Nick Colbert
Sarah Dyke

Henry Hobhouse
Charlie Hull
Mike Lewis
Kevin Messenger
Paul Rowsell

Lucy Trimnell
William Wallace
Colin Winder

Consideration of planning applications will commence no earlier than **9.30am**.

For further information on the items to be discussed, please contact the Case Officer on 01935 462148 or democracy@southsomerset.gov.uk

This Agenda was issued on Tuesday 3 March 2020.

Alex Parmley, *Chief Executive Officer*



This information is also available on our website
www.southsomerset.gov.uk and via the mod.gov app

Information for the Public

The council has a well-established area committee system and through four area committees seeks to strengthen links between the Council and its local communities, allowing planning and other local issues to be decided at a local level (planning recommendations outside council policy are referred to the district wide Regulation Committee).

Decisions made by area committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as “key decisions”. The council’s Executive Forward Plan can be viewed online for details of executive/key decisions which are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

At area committee meetings members of the public are able to:

- attend and make verbal or written representations, except where, for example, personal or confidential matters are being discussed;
- at the area committee chairman’s discretion, members of the public are permitted to speak for up to up to three minutes on agenda items; and
- see agenda reports

Meetings of the Area East Committee are held monthly, usually at 9.00am, on the second Wednesday of the month in the Council Offices, Churchfield, Wincanton (unless specified otherwise).

Agendas and minutes of meetings are published on the council’s website
www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions

Agendas and minutes can also be viewed via the mod.gov app (free) available for iPads and Android devices. Search for ‘mod.gov’ in the app store for your device, install, and select ‘South Somerset’ from the list of publishers, then select the committees of interest. A wi-fi signal will be required for a very short time to download an agenda but once downloaded, documents will be viewable offline.

Public participation at committees

Public question time

The period allowed for participation in this session shall not exceed 15 minutes except with the consent of the Chairman of the Committee. Each individual speaker shall be restricted to a total of three minutes.

Planning applications

Consideration of planning applications at this meeting will commence no earlier than the time stated at the front of the agenda and on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered.

Comments should be confined to additional information or issues, which have not been fully covered in the officer’s report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations

are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to three minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant and/or Agent
- District Council Ward Member

If a member of the public wishes to speak they must inform the committee administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing. This must be done by completing one of the public participation slips available at the meeting.

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

Recording and photography at council meetings

Recording of council meetings is permitted, however anyone wishing to do so should let the Chairperson of the meeting know prior to the start of the meeting. The recording should be overt and clearly visible to anyone at the meeting, but non-disruptive. If someone is recording the meeting, the Chairman will make an announcement at the beginning of the meeting.

Any member of the public has the right not to be recorded. If anyone making public representation does not wish to be recorded they must let the Chairperson know.

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<http://modgov.southsomerset.gov.uk/documents/s3327/Policy%20on%20the%20recording%20of%200council%20meetings.pdf>

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Area East Committee

Wednesday 11 March 2020

Agenda

Preliminary Items

1. Minutes of Previous Meeting

To approve as a correct record the minutes of the previous meeting held on Wednesday, 12th February 2020.

2. Apologies for absence

3. Declarations of Interest

In accordance with the Council's current Code of Conduct (as amended 26 February 2015), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. Where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council.

Planning Applications Referred to the Regulation Committee

The following members of this Committee are also members of the Council's Regulation Committee:

Councillors Henry Hobhouse, Paul Rowsell and William Wallace.

Where planning applications are referred by this Committee to the Regulation Committee for determination, Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

4. Date of Next Meeting

Members are asked to note that the next scheduled meeting of the committee will be at (venue to be confirmed in Wincanton) on Wednesday 8th April 2020 at 9.00 am.

5. Public Question Time

6. Chairman Announcements

7. Reports from Members

Items for Discussion

- 8. Community Grant to Brewham Village Hall Restoration Group (Executive Decision)** (Pages 6 - 9)
- 9. Area East Committee Forward Plan** (Pages 10 - 11)
- 10. Planning Appeals** (Pages 12 - 23)
- 11. Schedule of Planning Applications to be Determined by Committee** (Pages 24 - 25)
- 12. Planning Application 19/02779/ADV - A E George Commercials Ltd, Brewham Road Depot, Brewham Road, Bruton** (Pages 26 - 30)

Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation.

This does not apply to decisions taken on planning applications.

Agenda Item 8

Community Grant to Brewham Village Hall Restoration Group (Executive Decision)

Director: Martin Woods, Director of Service Delivery
Manager / Lead Specialist: Tim Cook, Locality Manager
Lead Officer: Terena Isaacs, Locality Officer, Service Delivery
Contact Details: Terena.isaacs@southsomerset.gov.uk or 01935 462268

Purpose of the Report

Councillors are asked to consider the awarding of a grant towards the cost of new tables and chairs for the recently renovated Brewham Village Hall.

Public Interest

Awarding grants is a key way that SSDC supports and helps to deliver community projects sponsored by Parishes and voluntary community organisations in the towns and villages across the district.

Brewham Village Hall Restoration Group has applied to the Area East community grants programme for financial assistance to purchase new tables and chairs. The application has been assessed by the Locality Officer who is submitting this report to enable the Area East Committee to make an informed decision about the application.

Recommendation

It is recommended that Councillors award a grant of £3,511 to Brewham Village Hall Restoration Group, the grant to be allocated from the Area East Community Grant programme and subject to SSDC standard conditions for community grants (Appendix A).

Application Details

Name of applicant:	Brewham Village Hall Restoration Group
Project:	Purchase new tables and chairs
Total project cost:	£7,022
Amount requested from SSDC:	£3,511
Application assessed by:	Terena Isaacs – Locality Officer

Background

Brewham Village Hall is a facility for North and South Brewham and the surrounding local rural community in Area East. It is used all year round by a vibrant community made up of villagers and people from the nearby conurbations, farms and isolated houses.

The Village Hall offers a single, highly flexible space and is the “hub” of the village. Many parishioners who feel the effects of rural isolation benefit from the regular ‘coffee and chat’ with a book and magazine swap. The local Toddler and Mums group meet regularly to support each other and socialise. There is children’s religious club and wildlife lectures for adults and wildlife activities for children, these draw people from outside the parish. Regular exercise classes also take place. The hall is available for hire for children’s parties, workshops and charity fundraising events.

The Brewham Village Hall Restoration Group has just completed full renovation of the hall, which has seen the old asbestos ceiling being removed and replaced, all electrics have been replaced with new wiring and lighting, the main hall has been decorated and the outside of the hall has been repointed. Guttering has been sorted out and all leaks repaired. The grand opening of the hall will be later this month.

Funding for the hall renovations was sourced via Viridor, National Lottery awards for all, Defra fund and local community support. Support from South Somerset District Council was not required for this project.

Parish information

Parish*	Brewham
Parish Population	441
Number of dwellings	200

*Taken from the 2011 census profile

The project

The application is for the purchase of replacement table and chairs. The present furniture is very old and well worn. Replacement furniture will benefit all users of the hall and complete the renovation project.

A great deal of care has been taken to improve the look of the village hall for present and future users. The committee have researched and decided buying quality furniture which will benefit future generations.

Local support / evidence of need

'Your Brewham' questionnaires have been completed in recent years. In 2017 a residents survey gave 100% support for the village hall renovation project. The building is a very important central hub for this rural community.

Project costs

Project costs	Cost £
10 x large rectangular folding tables	669
6 x small rectangular folding tables	330
1 x trolley for 18 tables	325
2 x 40 stacking chairs and tables	5968
Total	7,022

Funding plan

Funding source	Secured or pending	Amount £
Parish/Town Council *	Secured	290 (5%)
Own Funds	Secured	3,221 (45%)
SDDC	Pending	3,511 (50%)
Total		7,022

*The Parish Council precept is limited and therefore they have been unable to contribute 10%. This has been considered in the scoring process.

Community Grants Assessment Score

The table below shows the grant scoring for this application. Applications must meet the minimum score of 22 to be considered for SSDC funding under Community Grants policies.

Category	Actual score	Maximum score possible
A Eligibility	Yes	Y/N
B Equalities Impact	4	7
C Need for project	3	5
D Capacity of organisation	13	15
E Financial need	2	7
F Innovation	2	3
Grand total	24	37

Conclusion and Recommendation

It is recommended that a grant of £3,511 is awarded to Brewham Village Hall Restoration Group.

Financial implications

The balance in the Area East Community Grant programme is £14,820. If the recommended grant of £3,511 is awarded, £11,309 will remain.

Grants are awarded subject to all other funding being secured before the commencement of the project and are on a % basis of the full project costs. Payment of the grant cannot exceed the grant award and is proportionally reduced if full project costs are under budget.

Council Plan Implications

Health and Communities - To build healthy, self-reliant, active communities we will:

- Support communities so that they can identify their needs and develop local solutions
- Help people to live well by enabling quality cultural, leisure, play, sport & healthy lifestyle facilities & activities

Area Chapter Implications

Healthy Self-reliant communities

- Support a range of improvements to community buildings.

Carbon Emissions and Climate Change Implications

None

Equality and Diversity Implications

The project aims to provide for people across all age and interest groups in the local community.

Background Papers

None

Appendix A

Standard conditions applying to all SSDC Community Grants

The applicant agrees to: -

- Notify SSDC if there is a material change to the information provided in the application.
- Start the project within six months of the grant offer and notify SSDC of any changes to the project or start date as soon as possible.
- Confirm that all other funding sources have been secured before starting the project, if these were not already in place at the time of the application.
- Acknowledge SSDC assistance towards the project in any relevant publicity about the project (e.g. leaflets, posters, websites, and promotional materials) and on any permanent acknowledgement (e.g. plaques, signs etc.).
- Work in conjunction with SSDC officers to monitor and share the success of the project and the benefits to the community resulting from SSDC's contribution to the project.
- Provide a project update and/or supply before and after photos if requested.
- Supply receipted invoices or receipts which provide evidence of the **full** cost of the project so that the grant can be released.

Standard conditions applying to buildings, facilities and equipment

- Establish and maintain a "sinking fund" to support future replacement of the building / facility / equipment as grant funding is only awarded on a one-off basis.
- Use the SSDC Building Control Service when buildings regulations are required.
- Incorporate disabled access and provide an access statement where relevant.

Special conditions

Agenda Item 9

Area East Forward Plan

Lead Specialist: Tim Cook, Locality Team Manager, Service Delivery
Lead Officer: Michelle Mainwaring, Case Services Officer (Strategy and Commissioning)
Contact Details: Michelle.mainwaring@southsomerset.gov.uk or 01935 462319

Purpose of the Report

This report informs Members of the agreed Area East Forward Plan.

Recommendation

Members are asked to:-

- (1) Comment upon and note the proposed Area East Forward Plan as attached;
- (2) Identify priorities for further reports to be added to the Area East Forward Plan, developed by the SSDC lead officers.

Area East Committee Forward Plan

The forward plan sets out items and issues to be discussed over the coming few months. It is reviewed and updated each month, and included within the Area Committee agenda, where members of the Area Committee may endorse or request amendments.

Members of the public, councillors, service managers, and partners may also request an item be placed within the forward plan for a future meeting, by contacting the agenda co-ordinator.

Items marked *in italics* are not yet confirmed, due to the attendance of additional representatives.

To make the best use of the Area Committee, the focus for topics should be on issues where local involvement and influence may be beneficial, and where local priorities and issues raised by the community are linked to SSDC corporate aims and objectives.

Further details on these items, or to suggest / request an agenda item for the Area East Committee, please contact the Agenda Co-ordinator; Angela Cox.

Background Papers: None

Appendix A

Area East Committee Forward Plan

Meeting Date	Agenda Item	Background and Purpose	Lead Officer
April 2020	Retail Support Initiative Grant Scheme Overview	Review of the Retail Support Initiative Grant Scheme	Pam Williams
TBC	Appeal Decisions during 2019*	To consider and learn from Appeal decisions during the previous year	Simon Fox

*Simon has confirmed that this report request will be part of a district wide report which will come forward later in the year following proper assessment

Agenda Item 10

Planning Appeals

Director: Martin Woods (Service Delivery)
Lead Officer: Simon Fox, Lead Specialist - Planning
Contact Details: simon.fox@southsomerset.gov.uk or 01935 462509

Purpose of the Report

To inform members of the appeals that have been lodged, decided upon or withdrawn.

Recommendation

That the report be noted.

Background

The Area Chairmen have asked that a monthly report relating to the number of appeals received, decided upon or withdrawn be submitted to the Committee.

Report Detail

Appeals Received

18/03298/OUT - Land Rear of Public House Broadway Road, Charlton Adam, Somerton Somerset.
(Committee / Regulation Committee decision).

Outline application for residential development of up to 24 No. dwellings, access via the existing Fox and Hounds Public House access, provision of orchard, public open space and associated infrastructure.

Appeals Allowed

None

Appeals Dismissed

19/00653/PAMB – The Barn, Sutton Bridge Farm, Sutton Montis (Officer delegated decision)
Notification for prior approval for the change of use of an existing agricultural building to a dwellinghouse.

Also the decision relating to costs at the same address.

18/02218/FUL & 18/02220/LBC – Land South of St John the Baptist Church, Church Lane, Horsington.
Demolition of outbuildings, the erection of a dwelling with associated works and landscaping.
(Committee decision)

The decision notices are attached.

Background Papers

Decision notices attached.



Appeal Decision

Site visit made on 11 February 2020

by David Wildsmith BSc(Hons) MSc CEng MICE FCIHT MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 February 2020

Appeal Ref: APP/R3325/W/19/3238978

The Barn, Sutton Bridge Farm, Sutton Montis, Yeovil, Somerset

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
 - The appeal is made by Mr P Ruckert against the decision of South Somerset District Council.
 - The application Ref 19/00653/PAMB, dated 4 March 2019, was refused by notice dated 1 May 2019.
 - The development proposed is the change of use of an existing agricultural building to a dwellinghouse.
-

Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by Mr P Ruckert against South Somerset District Council. This application is the subject of a separate Decision.

Procedural Matters

3. As the application form contains a fairly lengthy and detailed description of the proposed development I have used wording from the Council's decision notice and the appeal form, as this adequately reflects the proposal now at appeal.
4. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) grants planning permission for certain forms of development, including the change of use of an agricultural building to a dwellinghouse, together with building operations reasonably necessary to convert the building to that use, provided that certain conditions, limitations and restrictions are complied with. The Council has refused the application on the basis that it does not consider the proposal accords with the limitations and restrictions contained within Class Q of Part 3 of Schedule 2 of the GPDO, insofar as the previous use of the building in question is concerned. In its appeal statement it also raises concerns about the extent of the curtilage proposed.
5. It is also the case that development permitted under Class Q is subject to the condition that before commencement, an application must be made to determine whether prior approval is required in respect of the matters referred to in (a)-(f) of paragraph Q.2(1). Because of its concerns regarding curtilage, the Council raises further concerns regarding matters (a) 'transport and highways impacts of

the development'; and (e) 'whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order'.

Main Issues

6. In light of the above points I consider the main issues to be:
 - Whether it has been adequately demonstrated that the agricultural building was used solely for an agricultural use as part of an established agricultural unit on the relevant dates;
 - Whether the proposed curtilage would exceed what is permissible under Class Q, and the implications for matters covered in paragraph Q.2(1) of the GPDO, relating to transport and highways impacts of the development, and location and siting of the building.

Reasons

7. The appeal relates to a single-storey agricultural building of some 62.2 square metres (sqm) gross external area, lying within an overall site which the appeal form states extends to about 1 hectare (ha). The site lies immediately to the north of Sutton Montis Road, about 0.5 kilometres outside the built form of the village of Queen Camel. At the time of my site visit, some sheep were housed within the building, whilst others were grazing on the wider site, amounting to around 18 sheep in total. There is also a smaller timber, pitched-roof storage building sited just to the south-east of the appeal building.

Agricultural use

8. The planning history for the site indicates that the building was constructed as 2 stables, with the Council stating that the building was subsequently identified as 'existing stables' on a further application. When it determined the current application the Council commented that the site does not appear to form part of any larger agricultural unit, and showed no sign of any significant livestock or other agricultural use, save for some half dozen sheep and lambs.
9. Because of this, and having regard to a representation from a member of the Queen Camel Parish Council (but submitted as an individual), contending that the site has been used almost exclusively for horses/equestrian purposes, the Council felt it could not be certain whether the building is (or has been), used for agricultural purposes for the conduct of a trade or business. The Council also had regard to the fact that the building is isolated, with no clear associated farmstead or business, and for all of these reasons it considered that the proposal is not compliant with Class Q, Part 3 and Schedule 2 of the GPDO, and accordingly it refused the application for prior approval.
10. Whether or not the Council could have sought further information on this point before making its decision, or responded to further information submitted by the appellant, as the appellant contends, is not a matter which I need to consider in detail here. The fact is that further information has now been submitted, as part of the appeal, in the form of Statutory Declarations from Mr Cameron Head, the former owner of the land and building in question, and Mr Patrick Ruckert, the current owner and appellant.

11. Mr Head declares that he purchased the property in 1990 and owned it until 2018, when he sold it to Mr Ruckert and his sister. He further declares that the buildings on the land were solely used for the storage of agricultural feed and equipment and the housing of 8 breeding goats and 45 chickens, with the property being used solely as an agricultural unit from 2007 until the date it was sold in 2018. He states that the only animals which have been on the property since 2007 have been agricultural livestock and chickens.
12. In turn, Mr Ruckert declares that he and his sister purchased the property from Mr Head on 7 June 2018. At that time it extended to about 0.591ha (1.46 acres), and then in November 2018 they purchased a further 0.404ha (1 acre). He states to be in the process of purchasing a further 0.526ha (1.3 acres) located on the northern site boundary, and that the land and buildings are used currently for the grazing and housing of livestock. Mr Ruckert ends his declaration by stating that he sells the lambs through local markets and is gradually building up the flock, which currently comprises 12 ewes.
13. In addition, the appellant's Statement of Case confirms that the agricultural unit has a County Parish Holding (CPH) number – a requirement of DEFRA¹ when a farmer is keeping livestock on an agricultural unit, but as no information has been submitted to demonstrate how long this CPH number has been held, I can only give this matter limited weight
14. Notwithstanding this latter point, the evidence before me is such that I consider it appropriate to give more weight to the information contained within the Statutory Declarations submitted by the appellant, than the unsubstantiated claims of an individual interested person, as detailed above. As such, I conclude that it has been adequately demonstrated that the agricultural building was used solely for an agricultural use as part of an established agricultural unit on the relevant dates, thereby satisfying this aspect of Class Q of the GPDO.

Curtilage, and matters covered in paragraph Q.2 (1) of the GPDO

15. The Planning Statement submitted with the application states that the proposed domestic curtilage for the dwelling is shown edged and hatched green on the application plan. This would wrap round the north-western and north-eastern elevations of the building and extend to some 60sqm. This is less than the gross external area of the agricultural building, which is some 62.2sqm. However, neither the application form nor this Planning Statement makes any reference to the red-edged area on the application plan, which as well as including the proposed access track, also encompasses a much larger area than the building to be converted and the area annotated as "Proposed Residential Curtilage".
16. On this matter, the Planning Practice Guidance² (PPG) makes it plain that an application site should be edged clearly with a red line on the location plan, and should include all land necessary to carry out the proposed development. It gives, as examples, land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings. It also states that a blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.

¹ Department for Environment Food & Rural Affairs

² Paragraph: 023 Reference ID: 14-023-20140306

17. With these points in mind, and in the absence of any other information, it is not unreasonable to assume that the appellant is anticipating being able to use the whole of the red-edged area as domestic curtilage. Indeed this appears to be borne out by the amended application plan, submitted in response to comments from the highway authority, which shows 2 parking spaces located within this wider area. But if these parking spaces are taken into account as part of the residential curtilage, the size of this curtilage would exceed the land area occupied by the agricultural building, contrary to paragraph X of the GPDO. This would place the proposal outside the constraints and requirements of Class Q, and the proposal would not constitute permitted development.
18. Put simply, without express planning permission this land outside the "green curtilage" area could not be used for residential purposes. Whilst it would be open to the appellant to seek planning permission for the change of use of this wider area, that does not form part of the proposal before me, which I have determined on its merits, as submitted. In this regard I also note that part of the proposed manoeuvring area shown on the amended plan appears to lie outside the red-edged area, and therefore clearly could not be approved as part of this application, even if it was being specifically sought as part of this proposal.
19. Conversely, as noted by the Council, without such additional areas the proposal would not provide adequate manoeuvring and parking space to serve the dwelling. I share the Council's view that this could lead to the displacement of vehicles onto the highway, and vehicles entering and/or exiting the site not in a forward gear. These actions could well lead to inconvenience to users of the adjacent highway, and a consequent risk to highway safety. As such, I consider that the proposal would result in an impractical and undesirable development.
20. I note the appellant's comments that the Council raised no issues regarding the parking arrangements or curtilage during the application process, and that these matters should be disregarded now, especially as there is no requirement to include provision for access or parking within the curtilage. However, these are relevant matters which have been raised by the Council and which are now before me as part of this appeal. I cannot simply ignore them, for reasons already given, above. Nor can I ignore the ambiguity caused by the red-edged area being appreciably larger than the agricultural building and proposed residential curtilage as shown on the application plan.
21. In summary, if the parking shown is to be included within the proposed curtilage, then the proposal cannot be considered to be permitted development; and if the parking is not to be included, the proposal would be at odds with matters (a) and (e) of GPDO paragraph Q.2(1), as detailed above. In either case, as it currently stands I conclude that the development is not acceptable.

Other matters

22. The Agricultural Buildings Report submitted by the appellant states that the agricultural building is single-storey, of concrete block construction, with a rendered, painted exterior and with an apex roof of profiled roof sheeting on timber purlins and rafters. It sits on concrete raft foundations and is currently divided into 4 parts, with solid concrete floors, some covered with straw, and each accessed by its own external timber door. The report states that overall the building is in generally good order and is structurally sound and suitable for conversion in accordance with the submitted drawings.

23. The appellant indicates that all of the external concrete block walls and all of the roof structure would be retained. An inner insulation skin would be erected against the existing walls, and the roof would be clad with coloured tile sheet roof covering, to replace the existing corrugated roof covering. Windows and doors would be created in the existing elevations, and some external walls would be created to enclose the existing covered veranda area.
24. I see no good reason to disagree with these assessments, and on the basis of the evidence before me I, too, consider the building to be structurally sound and capable of being converted without the need for new structural elements. As such, the proposed building operations necessary to reasonably convert the building would accord with the requirements of Class Q of the GPDO.
25. In addition, I saw at my visit that the site access joins the public highway at an appreciable angle, such that drivers would have to look significantly over their shoulder to check visibility to the south-east. However, having regard to the lightly trafficked nature of the road, I consider, on balance, that visibility in both directions would be satisfactory.
26. Finally, I have noted the support offered for this proposal from Queen Camel Parish Council, but as no comments on the merits of the case are offered, I give this support little weight.

Conclusion

27. Notwithstanding my favourable findings regarding the current and past agricultural use of the site and building, and on some of the other matters discussed above, these do not outweigh my adverse findings under the second main issue, relating to matters of curtilage and the points to be addressed under paragraph Q.2(1) of the GPDO.
28. For the reasons set out above, and having had regard to all other matters raised, I conclude that this appeal should be dismissed.

David Wildsmith

INSPECTOR



Costs Decision

Site visit made on 11 February 2020

by David Wildsmith BSc(Hons) MSc CEng MICE FCIHT MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 February 2020

Costs application in relation to Appeal Ref: APP/R3325/W/19/3238978 The Barn, Sutton Bridge Farm, Sutton Montis, Yeovil, Somerset

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Mr P Ruckert for a full award of costs against South Somerset District Council.
 - The appeal was against the refusal of the Council to grant prior approval under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use of an existing agricultural building to a dwellinghouse.
-

Decision

1. The application for an award of costs is refused.

Reasons

2. The Planning Practice Guidance (PPG) advises that costs may be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. The applicant states that the Council's planning office refused to engage with him during the course of the prior approval application process, despite a number of emails sent by his agent. These provided additional information to highways queries; sought confirmation that the planning officer had all the information necessary to determine the application; and finally provided information to confirm that the property is an agricultural unit. At no time did the case officer respond to these emails or make contact in any way.
4. Paragraph 38 of the National Planning Policy Framework (NPPF) makes it clear that Local Planning Authorities should approach development in a positive and creative way, and work proactively with applicants. However, the head of planning at South Somerset District Council appears to have a different agenda to this, and an absolute lack of willingness to give applicants the ability to provide additional information or to answer queries raised direct. He clearly has a very cynical view of agents, which is unfortunate, and clearly does not like Class Q as a concept, especially when South Somerset DC is short of its 5 year housing supply and Class Q conversions should be being accepted as a way to increase the delivery of homes in the District.
5. The lack of willingness to engage with the applicant and the stated desire of the Council to basically abdicate its responsibility in the decision making process and to leave this up to the Planning Inspectorate has led to increased costs and unnecessary delay. The applicant should not be having to appeal the case.

6. In response, the Council disputes that it has acted in an unreasonable manner, and considers that costs should not be awarded. It states that based on the information submitted, and that gathered by the case officer, it considered, on the balance of probability, that the building in question had not been used as part of an agricultural trade or business. It further states that the Council has no obligation to seek further information from the agent or applicant in the case of a prior notification application, and that in these circumstances the case officer acted reasonably in determining the application on the information they had.
7. The evidence before me shows that following submission of the prior approval application on 4 March 2019, the applicant became aware of the comments from the highway authority and sent an email to the Council in response to these comments, on 19 March 2019, putting forward a revised location plan. The email also asked for details of the planning officer dealing with the application, indicating it would be good to be able to discuss the highways issues and any other matters of concern which may require clarification. However, it does not appear that the Council responded to this email.
8. Nor does it appear that the Council responded to an email from the applicant's agent dated 24 April 2019, which asked whether the Council had any further queries in respect of the prior approval application. A further email to the Council from the agent, dated 30 April 2019, also appears to have gone unanswered, with the Council simply moving to issue a refusal to grant prior approval on the following day – 1 May 2019.
9. The lack of contact or response by the Council seems to run counter to the comment in its 'Acknowledgement of Prior Approval Notification' dated 6 March 2019, which states 'We may contact you if we need more information before making our decision'. Whilst this does not state that contact will definitely be made, the applicant could have had a reasonable expectation that any queries he raised would have been responded to. In this regard the Council's actions do not seem to accord with the proactive approach sought through paragraph 38 of the NPPF, highlighted by the applicant, and taking all of these points into account, I conclude that the Council has acted unreasonably in this case.
10. However, an award of costs can only be made if unreasonable behaviour leads to unnecessary or wasted expense, and I do not believe that to be the case here. The Council did not feel able to grant prior approval, and it has been necessary, therefore, for this matter to be decided through the appeal process. Whilst I do not share the Council's view regarding the status and former use of the agricultural building in question, I have found further problems with the application, as detailed in my appeal decision, which have caused me to conclude that the appeal should be dismissed. The appeal has been necessary to determine this application, and the applicant has therefore not incurred any unnecessary expense.
11. Taking all the above points into account I find that although the Council has acted unreasonably, this has not resulted in the applicant incurring unnecessary or wasted expense, as described in the PPG. The application for costs is therefore refused.

David Wildsmith

INSPECTOR



Appeal Decisions

Site visit made on 21 January 2020

by **H Porter BA(Hons) MScDip IHBC**

an Inspector appointed by the Secretary of State

Decision date: 25 February 2020

Appeal A Ref: APP/R3325/W/19/3229397

Horsington House, Church Lane, Horsington, Templecombe BA8 0EG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr C Godson against the decision of South Somerset District Council.
 - The application Ref 18/02218/FUL, dated 15 July 2018, was refused by notice dated 14 March 2019.
 - The development proposed is erection of single dwelling together with associated landscaping works.
-

Appeal B Ref: APP/R3325/W/19/3229456

Horsington House, Church Lane, Horsington, Templecombe BA8 0EG

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr C Godson against the decision of South Somerset District Council.
 - The application Ref 18/02220/LBC, dated 15 July 2018, was refused by notice dated 14 March 2019.
 - The works proposed are erection of single dwelling together with associated landscaping works.
-

Decisions

1. Appeal A is dismissed. Appeal B is dismissed.

Background and Main Issues

2. The appeal proposals concern the walled garden in the grounds and curtilage of Horsington House, a Grade II listed building, and is covered by the same statutory protection. The appeal site is immediately adjacent to the churchyard associated with the Church of St John the Baptist (the Church), a Grade II* listed building. The site is also situated just beyond the southern boundary of the Horsington Conservation Area (CA).
3. The main issues in both appeals are whether the proposed works and development would preserve the settings or any features of special architectural or historic interest which nearby Grade II and II* listed buildings possess; and the effect the proposals would have on the character and appearance of the CA.

Reasons

Significance of heritage assets

4. Horsington House is a handsome 19th century three-storey house constructed on the site of an earlier manor house. The extant building is of Doulling stone ashlar under a slate roof and the former residence of the Dodington family. It has subsequently been in use as a girls' college, a children's home, a hotel, and is now subdivided into residential apartments.
5. The significance and special interest of Horsington House lie, in part, in its architectural execution, form and fabric, in a High Victorian Italianate style. Adding further historic interest are the building's origins as a mid-to-high-status country dwelling, visually and functionally ascendant within its large grounds and edge-of-village situation. The land and buildings forming its wider context certainly comprise its setting and make a valuable contribution to the significance of the asset.
6. The appeal site is typical of 19th century walled gardens: formed of high boundary walls creating a sheltered interior that, with the exception of ancillary garden and storage structures, is flat and undeveloped. Although the appeal site may not currently be particularly productive as a kitchen garden, its significance lies in its form, fabric and layout, which continue to reflect its intended purpose to support horticulture. Legibility of a functional, albeit now redundant, association between Horsington House and its wider estate, also remains. The appeal site certainly comprises part of the setting of Horsington House and adds to its integrity and significance as a country house with links to a wider agricultural landscape.
7. Situated at the end of Church Lane, the Church is bounded by the grounds of Horsington House, including the appeal site, and open fields beyond. In combination with its architecture, fabric and historic associations, legibility of the Church as a historic social and spiritual focal point within Horsington underpins its significance and special interest.
8. The undeveloped nature of the appeal site means that such links remain tangible and allow the Church to appear and function as the salient structure on approach to Horsington from the fields and public rights of way to the south. Moreover, the interconnecting gateway, shared boundary wall and various monuments to the Dodington Family, reveal both historic connection and physical associations with Horsington House.
9. Historic houses in substantial grounds, vernacular buildings, the Church, local stone boundary walls, water courses, and views out to the agrarian surroundings are all intrinsic parts of the character and appearance of the CA and underpin its significance as an historic, charming rural English village. While Horsington House and the appeal site lie just beyond the CA boundaries they are imbedded within the evolution of the village and its wider rural environs and are thus part of the setting that adds value and definition to its character and appearance of the CA as a whole.

The effect of the proposals

10. The proposal is to construct a single-storey, two-bedroomed dwelling within the confines of the appeal site. The extant garages along the garden's north wall could be demolished and replaced with parking for the house, which would be

partially sunk and positioned away from the boundary walls. The remainder of the space would be re-landscaped, including with stepped and raised pathways and a water feature.

11. Fundamentally, the introduction of a dwelling, parking and associated landscaped garden would introduce a domestic formality and urbanisation onto the appeal site. Whilst the dwelling would be dug into the ground to minimise its visibility, this would not mitigate its atypical domestic impact. Whatever structures are within the walled garden, these are not of the scale or comparable degree of solidity and permanence as the proposed dwelling. Even if over 90% of the remainder of the site were left open, the proposal would nonetheless weaken legibility of the garden's historic planform, the physical narrative of its original purpose, thereby harming its significance.
12. Even though the proposal would not be clearly visible from Horsington House, it would introduce a sense of domestic dependence, very much distinct from the listed building and wider estate grounds; it would function and appear as a dwelling in its own right, and the enduring functional connection between the appeal site and Horsington House and its associated kitchen garden would be lost. The new dwelling would weaken the historic hierarchy that exists between Horsington House as the principal structure and its grounds and ancillary environs. Whilst I do not share the concerns regarding highway safety, the proposed driveway leading to the separate parking area would emphasise an incremental fragmentation of the Horsington House estate into separate ownership.
13. Even with a low-profile and green roof, the proposed dwelling would be visible above the high boundary walls. In drawing a distinction between visibility and setting, the proposal would tangibly erode legibility of the Church's location at the extremity of the settlement, diminish appreciation of the Church and blur the distinction of the settlement edge and the role that Horsington House and the Church play in defining it. Overall, the proposed development would be anomalous to the setting of the Church, Horsington House, and the CA. Diminishing in a small way appreciation of their significance, there would be harm to each as heritage assets.
14. Though, in terms of the National Planning Policy Framework, Revised February 2019, the harm to the assets would in each instance be less than substantial, paragraphs 194 and 196 still require clear and convincing justification and need to be weighed against the public benefits of the proposal.
15. There would be benefits in providing a single open-market dwelling in a District-wide context where there is an under-supply of housing land. That dwelling would contribute to the choice of homes in the District and be reasonably well-located to support services and facilities within Horsington. There would be economic benefits, mostly during the construction phase. Even cumulatively, however, the sum of benefits associated with just one dwelling would be modest.
16. Landscaping or ecological improvements are in large part mitigation for the development. Although it is purported that the proposal would ensure the listed kitchen garden walls are repaired and retained, there is no tangible evidence that establishes a well-defined programme of repairs to the listed walls, which, in my opinion, appeared to be in reasonably sound condition. There is nothing to suggest that the proposals would be the minimum necessary to secure

enhancements such as tidying the site or its ongoing conservation of the asset. These aspects therefore carry very little weight in favour of the proposals.

17. I have considered carefully the support from Historic England and the Council's officers on the basis of the quality of the design. I agree that the proposed dwelling would be of high architectural quality, using sympathetic materials, low-rise and the results of a well-considered design process. That said, the effect of the proposed development on the visual, functional and historic aspects of the appeal site and its significance are not one and the same. The design is not what is causing the harm and so no amount of adjustments to the design or to minimising visibility would fully avoid the harm.
18. Less than substantial harm to a heritage asset does not equate to less than substantial planning objection when the statutory duty has not been met. There would be material harm to the significance of Horsington House and the Church; which would fail to preserve or enhance the character of appearance of the CA. This leads me to conclude, in the circumstances of this case, that the public benefits do not outweigh the harm or satisfy the overarching statutory duties in respect of listed buildings nor the considerable importance and weight that even less than substantial harm to designated heritage assets carries.
19. The proposal therefore runs contrary to the clear expectations under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Conflict arises with policy EQ3 of the South Somerset Local Plan (2006 – 2028), insofar as it seeks to safeguard and enhance the significance of heritage assets. The proposal would also fail to accord with the historic environment policies within the Framework.

Other matters

20. It is not a matter in dispute that the Council cannot demonstrate a 5 year supply of housing land. However, the policies most important for determining the appeal are those relating to the historic environment, which are not out of date. Moreover, in applying paragraph 11 d (i) of the Framework, the application of policies within the Framework that protect areas or assets of particular importance provides a clear for refusing the development proposed.
21. The appellant has argued that the proposed works do not require listed building consent in their own right, however, I have determined the appeals on the basis that planning permission and listed building consent were applied for.

Conclusion

22. For the reasons given above, and having considered all other matters raised, I conclude that both Appeal A and Appeal B should be dismissed.

H Porter

INSPECTOR

Agenda Item 11

Schedule of Planning Applications to be Determined by Committee

Director: Martin Woods, Service Delivery
Service Manager: Simon Fox, Lead Officer (Development Management)
Contact Details: simon.fox@southsomerset.gov.uk or 01935 462509

Purpose of the Report

The schedule of planning applications sets out the applications to be determined by Area East Committee at this meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 9.30am.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 9.20am.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
12	BRUTON	19/02779/ADV	The display of 1 No. internally illuminated and 1 No. non illuminated fascia signs, 1 No. internally illuminated pylon sign and 1 No. non illuminated bollard	A E George Commercials Ltd, Brewham Road Depot, Brewham Road, Bruton	Prolicht UK Ltd

Further information about planning applications is shown on the following page and at the beginning of the main agenda document.

The Committee will consider the applications set out in the schedule. The Planning Officer will give further information at the meeting and, where appropriate, advise members of letters received as a result of consultations since the agenda has been prepared.

Referral to the Regulation Committee

The inclusion of two stars (**) as part of the Development Manager's recommendation indicates that the application will need to be referred to the District Council's Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The Lead Planning Officer, at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to District Council's Regulation Committee even if it has not been two starred on the Agenda.

Human Rights Act Statement

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However when a planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this authority's decision making takes into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be referred to in the relevant report.

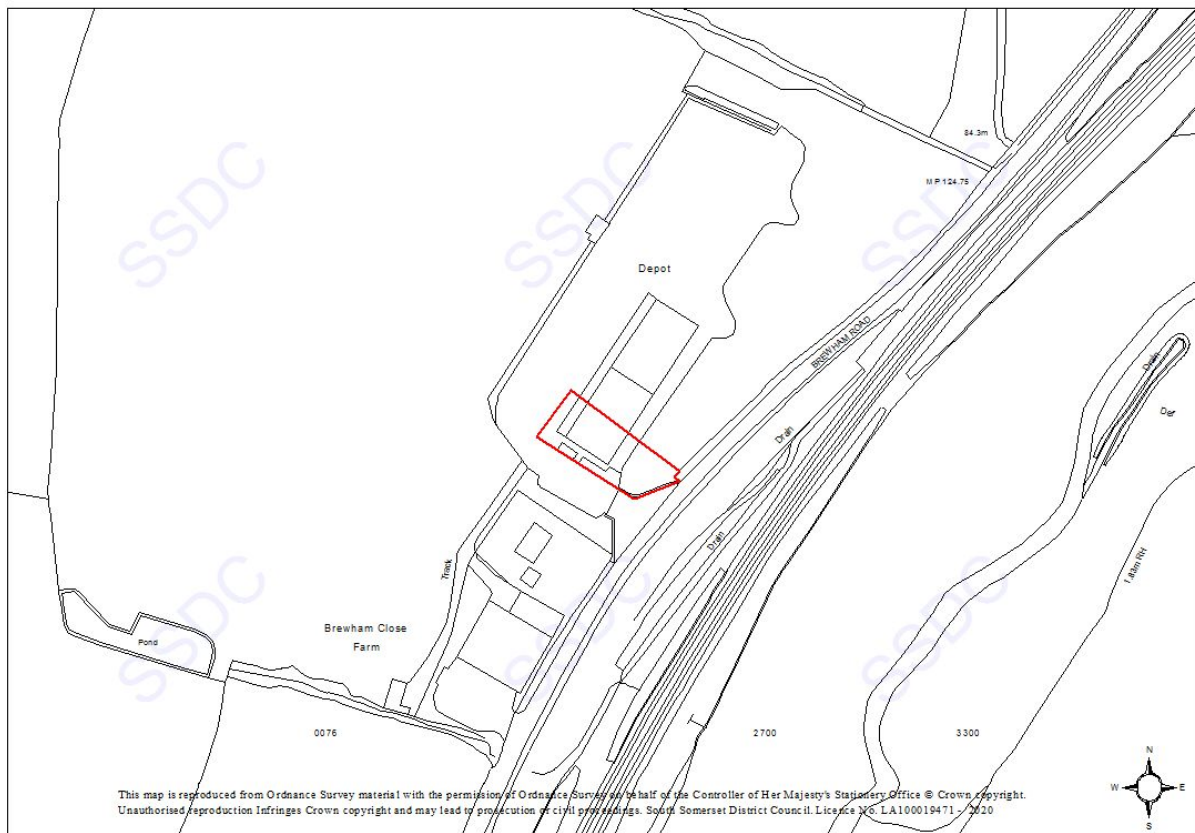
Agenda Item 12

Officer Report on Planning Application: 19/02779/ADV

Proposal :	The display of 1 No. internally illuminated and 1 No. non illuminated fascia signs, 1 No. internally illuminated pylon sign and 1 No. non illuminated bollard.
Site Address:	A E George Commercials Ltd, Brewham Road Depot, Brewham Road, Bruton
Parish:	Bruton
BRUTON Ward (SSDC Member)	Cllr L Trimnell
Recommending Case Officer:	Jane Green Tel: 01935 462462 Email: planningcaseteam@southsomerset.gov.uk
Target date :	18th December 2019
Applicant :	A E George Commercials Ltd
Agent: (no agent if blank)	Prolicht UK Ltd Greenway Business Centre Harlow Business Centre Harlow CM19 5QE
Application Type :	Other Advertisement

REASON FOR REFERRAL

This application has been called to Committee by the Area Chair in agreement with the Ward Member as the recommendation is contrary to the support from the Town Council.





SITE DESCRIPTION AND PROPOSAL

The site is located part way along Brewham Road to the north-east of Bruton beyond any defined development area.

The property is a detached, two-storey commercial building occupied by A.E George Commercials, a livestock haulier including vehicle sales and service. Beyond the boundary to the south-west is a detached residential property tied to the business with open countryside to all other sides.

This is an application seeking advertisement consent for the replacement of existing signs both wall mounted and free standing within the site. This includes the display of 1no. internally illuminated and 1no. Non-illuminated fascia signs, 1no. Internally illuminated pylon sign and 1no. Non-illuminated bollard.

Sign 1 - Replacement fascia sign. Non-illuminated. Overall width of 6.83m and height of 0.4m

Sign 2 - Installation of an internally illuminated fascia sign on the south-western elevation. Measuring 1.2m x 1.6m.

Sign 3 - Internal sign at the main reception. Not visible from outside the building.

Sign 4 - Replacement free-standing billboard. Non-illuminated. Measuring 1.9m wide x overall height including steel posts, of 2.5m.

Sign 5 - Internally illuminated free-standing pylon sign. Measuring 6m in height x 1.6m wide.

HISTORY

Most recent and relevant:

12/04758/ADV - Application for various signs - 1) reposition existing fascia sign. 2) New non-illuminated fascia sign. 3) Projecting sign mounted to a pole. 4) Illuminated directional sign. 5 and 6) post mounted sign - approved with conditions

POLICY

The Secretary of State's powers to make regulations for the control of outdoor advertisements are in sections 200, 221, 223 and 224 of the Town and Country Planning Act 1990. The current regulations are the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Under regulation 3, advertisements are subject to control only in the interests of 'amenity' and 'public safety.'

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan is the South Somerset Local Plan (2006 - 2028).

Policies of the South Somerset Local Plan (2006-2028):

SD1 - Sustainable Development

EQ2 - Design and General Development

TA5 - Transport Impact of New Development

National Planning Policy Framework:

Chapter 2 - Achieving Sustainable Development

Chapter 9 - Promoting Sustainable Transport

Chapter 12 - Achieving Well-Designed Places

Planning Policy Guidance

CONSULTATIONS

Bruton Town Council: To approve the application

Environmental Health: No objections

SSDC Highways Consultant's: It would be important that the proposed pylon sign at the entrance to the site is not erected within the visibility splay. From the submitted documentation, it would appear that it would be erected to the rear of the splay but it would be prudent to request a layout plan of the entrance showing the extent of the existing visibility splay in the northerly direction and the proposed siting of the pylon sign to ensure no such obstruction occurs, or to impose a condition for the same purpose.

SCC Highways Standing advice applies

REPRESENTATIONS

The application was advertised by way of neighbour notification letters and a site notice. No letters were received in relation to this application.

ASSESSMENT

Principle

The National Planning Policy Framework states 'the quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.'

Visual amenity

The proposed signs are considered an appropriate design, scale and number to the advertising of the business and are commensurate with those to be replaced. Overall the proposed advertisements are of a design that will not adversely impact on the appearance of the street or residential amenity.

In considering the design, siting, materials, illumination, scale and number, the signs are in keeping with the character of the surrounding area and in accordance with Policy EQ2 of the South Somerset Local Plan.

Highways safety

The Councils Highways Officer was notified of the proposal. Comments were received stating that 'it would be important that the proposed pylon sign at the entrance to the site is not erected within the visibility splay. From the submitted documentation, it would appear that it would be erected to the rear of the splay but it would be prudent to request a layout plan of the entrance showing the extent of the existing visibility splay in the northerly direction and the proposed siting of the pylon sign to ensure no such obstruction occurs, or to impose a condition for the same purpose.'

Photographs were submitted but despite there being a scale on the photo, this is not considered suitable to enable the assessment of the visibility with the 1600mm wide sign showing as a dot and appearing to be in the visibility splay. Despite requests the required information has not been forthcoming by the agent.

It is therefore considered, that due to the lack of detail required to enable the LPA to suitably assess the impact on highway safety, a split decision is to be issued refusing the pylon sign. This is therefore contrary to policies TA5 and TA6 of the Local Plan.

RECOMMENDATION

SPLIT decision

Grant consent for signs 1-4 (inclusive)

Refuse consent for sign 5

01. Signs 1-4 (inclusive) by virtue of the siting, design, number, materials, scale and type of illumination is in keeping with the character and appearance of the surrounding area, causes no harm to residential amenity, does not prejudice public safety and is in accordance with the aims and objectives of policy EQ2 of the South Somerset Local Plan (2006-2028).
02. There is insufficient information submitted with the application to assess whether or not the siting of the pylon sign, labelled as sign 5, would impact adversely upon the visibility splays.

Accordingly it is considered that the proposal is contrary paragraph 108 of the National Planning Policy Framework and Policies TA5 & TA6 of the South Somerset Local Plan (2006-2028) and paragraphs 109 and 132 of the NPPF.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the fascia signs, wall signs and business bollard, labelled as signs 1-4, received on 4th November 2019.

Reason: For the avoidance of doubt and in the interests of proper planning.

02. (a) All advertisements displayed and any land used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
- (b) Any hoarding or similar structure or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.
- (c) Where any advertisement is required under these Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.
- (d) Before any advertisement is displayed on land in accordance with the consent now granted, the permission of the owner of that land, or of a person entitled to grant such permission, shall be obtained.
- (e) The consent now granted is limited to a period of five years from the date hereof.
- (f) No advertisement shall be displayed so as to endanger persons, obscure or hinder the interpretation of any official sign

Reason: To accord with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007

Informatives:

01. In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
- offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, the applicant/agent did not take the opportunity to enter into pre-application discussions.