
Area East Committee

Wednesday 8th March 2023

10.00 am

**Council Chamber, Council Offices,
Brympton Way, Yeovil BA20 2HT**

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



The following members are requested to attend this meeting:

Henry Hobhouse
Robin Bastable
Hayward Burt
Tony Capozzoli
Nick Colbert

Sarah Dyke
Charlie Hull
Mike Lewis
Kevin Messenger
Paul Rowsell

Lucy Trimnell
William Wallace
Colin Winder

Any members of the public wishing to attend, or address the meeting at Public Question Time are asked to email democracy@southsomerset.gov.uk by 9.00am on Tuesday 7 March, so that we can advise on the options for accessing the meeting.

For further information on the items to be discussed, please contact democracy@southsomerset.gov.uk

This meeting will be live streamed and viewable on YouTube by selecting the committee meeting at: https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

This Agenda was issued on Tuesday 28 February 2023.

Jane Portman, *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 usually held monthly, usually at 10.00am, on the second Wednesday of the month in the Council Offices, Brympton Way, Yeovil (unless specified otherwise).

Agendas and minutes of meetings are published on the council’s website

<https://modgov.southsomerset.gov.uk/ieDocHome.aspx?bcr=1>

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 at the meeting they should contact Democratic Services (democracy@southsomerset.gov.uk) by 9.00am on the day prior to the meeting and provide their name and whether they have supporting comments or objections, or who they are representing. If this is not possible and 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 should 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.

The full 'Policy on Audio/Visual Recording and Photography at Council Meetings' can be viewed online at:

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

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Area East Committee

Wednesday 8 March 2023

Agenda

Preliminary Items

1. Minutes of Previous Meeting

To approve as a correct record the minutes of the previous meeting held on 11 January 2023.

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 Tony Capozzoli, Sarah Dyke, 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. Public Question Time

5. Chairman Announcements

6. Reports from Members

Items for Discussion

7. **SSDC Community Support with the Cost of Living Crisis - Verbal Update** (Page 6)
8. **Area East Committee - Achievements 2019-2023** (Pages 7 - 12)
9. **Update on Section 106 Schemes** (Pages 13 - 22)
10. **Planning Appeals** (Pages 23 - 29)

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.



SSDC Community Support with the Cost of Living Crisis - Verbal Update

Strategic Director: Jan Gamon, Place, Recovery, Arts & Entertainment
Lead Officer: David Crisfield, Specialist (Communities)
Contact Details: David.crisfield@southsomerset.gov.uk

Purpose of the Report

The Specialist (Communities) will be attending the meeting (virtually on Zoom) to provide a brief verbal update on the support provided with the cost of living crisis, including the funding of Warm Spaces, food projects and community organisations experiencing hardship in meeting their running costs.



Area East Committee – Achievements 2019-2023

Strategic Director: Kirsty Larkin, Service Delivery
Service Manager: Tim Cook, Locality Manager
Lead Officer: Tim Cook, Locality Officer
Contact Details: tim.cook@southsomerset.gov.uk or 01963 435088

Purpose of the Report

To provide Members with an overview of the progress made on local priorities, achievements and investment made through grants during the term from May 2019 to present.

Public Interest

SSDC invests in projects and schemes that aim to improve the health and wellbeing of residents of South Somerset. This report gives a summary of work undertaken over the last four years in response to local priorities raised by local communities through ward members.

Recommendations

It is recommended that members note the report.

Background

Area Chapter

Members will recall that as part of the annual council plan cycle, local priorities identified by ward members were used to produce a programme of work with resource identified and committed from across the authority as a chapter of the council plan.

Community Grants

The Area Capital budget has carried forward with regular top-up for many years. Grants of between £1,000 and £12,500 up to a maximum of 50% of the total project cost could be applied for by community groups in Area East.

Each area committee has an annual budget allocation of revenue money to award as grants to local community organisations, subject to application and assessment against the SSDC Community Grants Scheme criteria.

Members will be aware that the scheme in its current form has come to an end.

Area Priorities

The process of agreeing the chapter was possible in the first year of the term. However, delivery of the programme was severely impacted by the Covid pandemic. Officers continued to work on many areas of the chapter throughout the pandemic and through recovery and progress has been made in several areas. This last year the priorities changed to focus activity on key areas and to prepare for the transition to a Unitary Council.

Key priorities identified include the following: -

- Local Cycling & Walking Infrastructure Plans & Active Travel
- Support Neighbourhood planning as a tool to deliver suitable and appropriate local housing.
- Pilot project to facilitate communities to give advice and improve energy efficiency measures in existing housing stock by identifying heat loss using tools such as thermal imaging
- Support a range of improvements to community facilities through S106 and Community grant
- Campaign and engage with Town and Parish Councils and residents around local enforcement related issues
- To support community groups and Environment Champions to deliver a range of ecological and environmental
- Work towards providing employment land and business units of appropriate sizes readily available for uptake by business
- To support the creation of business directories to support; the food and drink sector, tourism sector and environmental
- Maintain the network of volunteer led health walks through promotion, training and support
- Deliver a programme of Play Days in towns/villages in Area East.

Progress on these areas of work will be presented at the meeting.

Community Grants

Area East Committee has had a revenue budget each year of approximately £10,000 to support grant applications of up to £1000.

Decisions are delegated to officers with support of ward members.

Applications for grants over £1000 (usually capital projects) have been assessed by a Locality Officer and recommendations are considered by the Area Committee.

The Locality Officer will have dealt with the initial enquiry and worked with and supported the community group, giving guidance to ensure a smooth process throughout.

Meetings will have been held on site to get the full picture and discuss the project in full, this has given the groups confidence and answered any questions at the outset. A key part of the process is signposting to other funding sources to support the grant application.

Once the grant had been awarded, the project is monitored to ensure it stayed on track and funds spent as agreed.

A breakdown of all grants given over the past four years is provided in Appendix A.

Area East Committee has awarded a total of £145,074 over the last four years. This investment has attracted over £320,000 of funding from other sources. This is purely the financial investment and does not include the hours of unpaid work that individuals have committed to delivering for communities.

Financial Implications

There are no new financial implications as a direct result of this report.

Council Plan Implications

Healthy, self-reliant Communities – Priority 2

To enable healthy communities which are cohesive, sustainable and enjoy a high quality of life

- Work with partners to keep our residents safe and feel safe in their homes and communities
- Collaborate with local partners to reduce the impact of social isolation and create a feeling of community
- Work with local partners to support people in improving their physical and mental health and wellbeing and reduce inequalities
- Enable quality and inclusive cultural, leisure and sport activities
- Proactively support residents facing hardship and tackle the causes of economic & social exclusion, poverty and low social mobility

Carbon Emissions and Climate Change Implications

Providing and enabling local access to a range of activities and services reducing the need to travel which therefore reduces carbon emissions.

Equality and Diversity Implications

<i>An Equality Impact Relevance Check Form has been completed in respect of the Proposal?</i>	<i>No</i>
<i>The Impact Relevance Check indicated that a full EIA was required?</i>	<i>No</i>
<i>If an EIA was not required please attach the Impact Relevance Check Form as an Appendix to this report and provide a brief summary of its findings in the comments box below.</i>	
<i>If an EIA was required please attach the completed EIA form as an Appendix to this report and provide a brief summary of the result of your Equality Impact Assessment in the comment box below.</i>	
Additional Comments	
This item is for information only. Equality Impact was considered for all decisions related to updates in the report.	

Area East Community Grants since April 2019

Appendix A

Area	Project	Applicant	Award (£)	Capital Revenue	Total Project Cost (£)
East	Wincanton LIC	Wincanton Town Council	500	Revenue	N/A
East	Castle Cary LIC	Castle Cary Town Council	500	Revenue	N/A
East	Bruton LIC	Bruton Town Council	500	Revenue	N/A
East	Wincanton Skate Park	Wincanton Town Council	12,500	Capital	151,124
East	North Vale Speed Indicator Device	North Vale Parish Council	1,000	Revenue	2,110
East	SSCAT Minibus	South Somerset Community Accessible Transport	12,000	Capital	41,784
East	Defibrillator	Charlton Horethorne Parish Council	1,000	Revenue	2,125
East	Accessibility Lift Project	Castle Cary Methodist Church	1,000	Revenue	18,201
East	Brewham Village Hall Restoration	Brewham Village Hall Restoration Group	3,511	Revenue	7,022
East	Project Charltons - feasibility work	Charltons Parish Council	995	Revenue	3,891
East	VAS speed sign	Ilchester Parish Council	944	Revenue	2,550
East	Village Hall Roof	Mudford Memorial Village Hall	2,966	Capital	6,590
East	Kitchen improvements	Bayford Mission Hall Society	620	Revenue	1,246
East	Defibrillator	Stoke Trister & Bayford PC	1,000	Revenue	3,060
East	Rights of way improvements	Marston Magna Parish Council	1,000	Revenue	Ongoing
East	Drinking water for play area	Milborne Port Parish Council	684	Revenue	1,410
East	EAT: Castle Cary	The People's Plot	940	Revenue	6,286
East	Defibrillator - Town Hall	Milborne Port Parish Council	1,000	Revenue	2,561
East	Castle Cary LIC (SLA)	Castle Cary Town Council	500	Revenue	N/A
East	Play area	Project Charltons	12,226	Capital	53,820
East	Amateur theatre show support	Cary Amateur Theatrical Society	912	Revenue	5,700
East	Installation of new all-weather purpose accessible path	Bruton Town Council	4,405	Capital	23,241
East	Canopy for Memorial Hall	Wincanton War Memorial Hall	6,124	Capital	14,276
East	Defibrillator - Cemetery	Milborne Port Parish Council	1,000	Revenue	2,561
East	Playground equipment	Bruton Town Council	12,343	Capital	35,265
East	Defibrillator	Kingsdon Parish Council	1,000	Revenue	2,244
East	Allotments site improvements	Castle Cary Allotments Association	406	Revenue	1,036
East	Village Hall – external works	Brewham Village Hall	10,557	Capital	21,263
East	Bruton LIC (SLA)	Bruton Town Council	500	Revenue	N/A

Area	Project	Applicant	Award (£)	Capital Revenue	Total Project Cost (£)
East	Castle Cary LIC (SLA)	Castle Cary Town Council	500	Revenue	N/A
East	Wincanton LIC (SLA)	Wincanton Town Council	500	Revenue	N/A
East	Installation of FM transmitter - Wincanton	Radio Ninesprings	5,748	Capital	11,496
East	Jubilee Commemorative Mugs	Charltons Parish Council	232	Revenue	464
East	Benches for Platinum Jubilee	Tintinhull Parish Council	1,000	Revenue	4,863
East	Plant preparation project	Wincanton Growing Space	1,000	Revenue	2,708
East	Jubilee events	Ilchester Parish Council	910	Revenue	1,922
East	Speed indicator device	Charltons Parish Council	1,000	Revenue	2,359
East	Jubilee celebrations	Cary Moor Parish Council	512	Revenue	1,051
East	Kitchen extension and patio shelter	Yarlington Club & Reading Room	12,500	Capital	Ongoing
East	Toilet conversion	Queen Camel Community Land Trust	3,509	Capital	Ongoing
East	Play equipment and wildlife area	Chilthorne Domer Recreational Trust	7,638	Capital	29,097
East	Extension	Wincanton Men's Shed	11,500	Capital	Ongoing
East	Pavilion Improvement Project	Castle Cary Town Council	4,200	Capital	Ongoing
East	Purchase of projector	Bayford Movies	500	Revenue	1,602
East	Wincanton LIC SLA	Wincanton Town Council	250	Revenue	N/A
East	Castle Cary LIC SLA	Castle Cary Town Council	500	Revenue	N/A
East	Bruton LIC SLA	Bruton Town Council	441	Revenue	N/A
Total			145,074		464,927

Update on Section 106 Schemes

Executive Portfolio Holder: Tony Lock, Protecting Core Services
Strategic Director: Kirsty Larkins, Service Delivery
Lead Officer: Kirsty Larkins, Director for Service Delivery
Contact Details: Kirsty.larkins@southsomerset.gov.uk

Purpose of the Report

1. The purpose of this report is to give an update on the Section 106 (s106) schemes across South Somerset and update Members regarding the new system for monitoring s106.

Public Interest

2. Appendix A sets out the money we have received and allocated in relation to Section 106 (s106) agreements. The report also explains how the public will be able to view up-to-date information through the Council's website.

Recommendations

3. That Area East Committee agree to:-
 - a) note the contents of the report;
 - b) review Appendices A and B and inform the CIL & S106 Monitoring Officer by 24th March 2023 if they are concerned that any development schemes, whether live or completed, do not appear to feature on the list, to ensure that the record of section 106 contributions reflects local understanding.

Background

4. This report was presented to District Executive on 05 January 2023 and it was recommended that the report be circulated to all Area Chairman and Members to seek assistance in identifying any missing data. At the Area Chairman's discretion the report would be presented to the relevant Area Committee for a collated response.
5. Section 106 of the Town and Country Planning Act 1990 allows a local planning authority, to enter into a legally binding agreement or planning obligation with a landowner as part of granting planning permission. The obligation is termed a section 106 agreement.
6. These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They can be used to support the



South Somerset

District Council

provision of services and infrastructure, such as highways, recreational facilities, education, health, and affordable housing.

7. Following Audit Recommendations for a complete and accurate record of all S106 agreements, a team has been working on improving record keeping and reporting capabilities through the implementation of a new system called Exacom.

Section 106 Data

8. Appendix A sets out by area, the s106 contributions we have received between January 2010 and November 2022, along with the monies we have allocated/spent. Members will see from the information we have received c£11.9M in s106 contributions and allocate/spent c£6.9M. The Localities Team will remain focused on ensuring remaining balances are spent on the agreed obligations, continuing as we move into the new Somerset authority.

Next Steps

9. Over the last few months, a team have been cleansing and collating data from several sources to bring all the s106 information together in one place. This work is now nearly complete. There has been a slight delay whilst the team worked with the other districts to bring all the data together ready for the Somerset Authority in April 2023. The data on the Exacom system will be show information from the year 2000, until present day.
10. Appendix B shows an example of the types of reports and information we will be able to obtain from Exacom. These reports will be run monthly from March and uploaded to the Council's (SSDC and then Somerset Council) website giving much greater transparency about the money we receive from developers and how the money is spent.
11. As demonstrated by the example, we will be able to provide much greater detail of the planning obligation(s) when the trigger points occur and the status of the projects. The system provides a big step forward in the way we share this information, and will mark a huge improvement.
12. In addition to the information provided in appendix A and B we are due to release our latest annual Infrastructure Funding Statement (IFS), covering the period April 1st 2021 to March 31st 2022. This is required by Government and provides a summary of receipts and spending of developer contributions under S106 Agreements and the Community Infrastructure Levy (CIL). The IFS will be available to view by 31 December on our [website](#) under South Somerset District Council CIL Reports and Infrastructure Funding Statements (IFS).

Financial Implications

13. No financial implications, the report is for information only

Legal implications (if any) and details of Statutory Powers

14. There are no legal implications.

Council Plan Implications

15. Section 106 funding supports all the Council's Values listed in the Council Plan 2020 – 2024 at this link: [Council Plan | South Somerset District Council](#)

Carbon Emissions and Climate Change Implications

16. No implications, as the report is for information only.

Equality and Diversity Implications

<i>An Equality Impact Relevance Check Form has been completed in respect of the Proposal?</i>	Yes
<i>The Impact Relevance Check indicated that a full EIA was required?</i>	No
<i>If an EIA was not required please attach the Impact Relevance Check Form as an Appendix to this report and provide a brief summary of its findings in the comments box below.</i>	
<i>If an EIA was required please attach the completed EIA form as an Appendix to this report and provide a brief summary of the result of your Equality Impact Assessment in the comment box below.</i>	
Additional Comments	

Privacy Impact Assessment

17. No assessment required as no personal data will be shared.

Background Papers

None

APPENDIX A

Planning Reference	Parish	Area	Site	Deposit £	Allocated/Spent	Balance	Notes
08/05323/FUL	Abbas/Templecombe	East	Hillcrest Road, Templecombe	39,654.00	39,654.00	0.00	
17/00335/FUL	Abbas/Templecombe	East	Vine St, Templecombe	8,610.20	0.00	8,610.20	
13/03593/OUT	Ansford	East	Well Farm, Castle Cary (Land Off Station Road)	176,822.21	118,552.24	58,269.97	
15/00519/OUT	Ansford	East	Land East of Station Road, Castle Cary	275,558.17	40,555.30	235,002.87	
15/02388/OUT	Ansford	East	Station Road, Castle Cary	119,186.93	27,308.00	91,878.93	
13/04069/FUL	Barton St David	East	Laurels Farm, Barton St David	26,210.82	26,210.82	0.00	
06/03915/OUT	Bruton	East	The Pastures, Frome Road, Bruton	191,284.00	139,166.00	52,118.00	
08/04305/FUL	Bruton	East	Cox's Close, Bruton	23,965.00	23,965.00	0.00	
11/00411/FUL	Bruton	East	New House Farm Burrowfield Bruton	39,386.56	9,023.25	30,363.31	
10/04370/FUL	Castle Cary	East	Cumnock Crescent Ansford Castle Cary	45,086.00	45,086.00	0.00	
04/01594/FUL	Charlton Horethorne	East	Suncrest, Level Lane, Charlton Horethorne	4,000.00	4,000.00	0.00	
07/05552/FUL	Henstridge	East	Woodhayes Henstridge Phase 2	40,727.00	40,727.00	0.00	
12/01887/OUT	Henstridge	East	Furge Lane, Henstridge	78,581.56	43,819.62	34,761.94	
14/03788/FUL	Keinton Mandeville	East	Land at Coombe Hill, Keinton Mandeville	10,905.04	10,905.04	0.00	
18/03740/FUL	Keinton Mandeville	East	Barton Road, Keinton Mandeville (Land North Of The Light House)(14/02896/OUT)	26,372.33	0.00	26,372.33	
12/03098/FUL	Kingsdon	East	Kingsdon Manor School	55,495.96	19,723.77	35,772.19	
15/04446/OUT	Limington	East	The Old Forge Limington	7,685.00	0.00	7,685.00	
09/04978/OUT	Milborne Port	East	Wheathill Lane Milborne Port	50,895.00	50,895.00	0.00	
14/03724/FUL	Milborne Port	East	Wheathill Nurseries, Milborne Port	170,775.29	142,906.05	27,869.24	
16/04237/OUT	Milborne Port	East	Gainsborough, Milborne Port	73,111.99	38,490.00	34,621.99	
09/04701/S73	North Cadbury	East	Home Farm, North Cadbury	6,984.00	6,984.00	0.00	
10/03926/FUL	Sparkford	East	Old Coal Yard, Sparkford	36,761.00	36,761.00	0.00	
14/05052/FUL	Sparkford	East	Land at The Burrows, Sparkford	79,107.03	0.00	79,107.03	
16/01436/OUT	Sparkford	East	Land OS 4859 off A303 Sparkford	9,560.81	0.00	9,560.81	
17/02044/FUL & 17/02045/FUL	Sparkford	East	Long Hazel Farm, Sparkford	54,608.48	0.00	54,608.48	
15/00288/OUT	Wincanton	East	Vedelaers Hey, Balsm Park, Wincanton	48,783.60	10,245.00	38,538.60	

Planning Reference	Parish	Area	Site	Deposit £	Allocated/Spent	Balance	Notes
11/02783/FUL	Curry Mallet	North	Lyddons Farm, Curry Mallet	15,500.00	10,198.00	5,302.00	
09/00023/FUL	Curry Rivel	North	Westfield Road, Curry Rivel	52,209.00	21,713.00	30,496.00	
13/04224/OUT	Curry Rivel	North	Land off Heale Lane, Curry Rivel	32,462.00	23,253.00	9,209.00	
16/04522/S73	Curry Rivel	North	Land North of Stanchester Way, Curry Rivel	129,203.20	47,238.46	81,964.74	
05/02818/OUT	Huish Episcopi	North	Bartletts Elm School, Field Road Huish Episcopi	227,479.49	9,524.00	217,955.49	
08/00652/FUL	Huish Episcopi	North	2/4/6 Bedwin Close Newtown Road Huish Episcopi	32,823.00	26,480.13	6,342.87	
10/03541/FUL	Huish Episcopi	North	Fern Green POS, Langport (Land North Of Newtown Park, Huish Episcopi)	209,065.88	152,823.00	56,242.88	
11/02448/FUL	Huish Episcopi	North	Chapel Yard, Babcary (Bartletts Elm)	199,097.36	117,530.72	81,566.64	
13/01232/FUL	Huish Episcopi	North	Old Kelways, Langport	56,091.86	50,156.69	5,935.17	
13/03483/OUT	Huish Episcopi	North	The Trial Ground, Somerton Rd, Langport	323,744.33	0.00	323,744.33	
08/05090/FUL	Ilton	North	Copse Road, Ilton	98,101.00	98,101.00	0.00	
07/03534/FUL	Langport	North	Land at Old Kelways, Somerton Road, Langport	236,721.03	212,755.38	23,965.65	
09/02237/FUL	Langport	North	Eastover, Langport	36,266.00	30,772.00	5,494.00	
12/04897/OUT	Martock	North	Water Street, Martock	205,389.48	25,019.22	180,370.26	
14/04642/FUL	Norton Sub Hamdon	North	Land forming part of the former Garden Centre, New Road, Norton Sub Hamdon	44,759.93	0.00	44,759.93	
14/01461/FUL	Seavington St Mary	North	New Road, Seavington St Mary	20,774.25	20,774.25	0.00	
13/03272/OUT	Somerton	North	Somerton Road, Langport (Land South Of Langport Road.)	268,671.35	6,834.94	261,836.41	
13/03663/FUL	Somerton	North	1-4 West Street, Somerton	52,367.26	15,114.51	37,252.75	
13/05122/OUT	Somerton	North	Town Farm ,Sutton Road,Somerton	65,830.49	42,627.10	23,203.39	
15/03232/FUL	Somerton	North	Former Highways Depot, Etsome Terrace, Somerton	15,426.11	0.00	15,426.11	
15/04331/S73	Somerton	North	Northfield Farm, Northfield, Somerton	156,704.37	1,405.00	155,299.37	
18/03483/OUT	Somerton	North	Land to the North of Bancombe Road Somerton (Phase 1)	66,583.33	3,494.28	63,089.05	
07/03984/FUL	South Petherton	North	Land Adjoining St Michaels Gardens,Lightgate Lane,South Petherton	175,286.89	174,709.25	577.64	
09/03095/FUL	South Petherton	North	Prigg Lane, South Petherton development	44,194.72	44,194.72	0.00	
12/04885/FUL	South Petherton	North	Hayes End, South Petherton	93,086.69	44,371.75	48,714.94	
13/02239/FUL	South Petherton	North	St Micheals Gardens, South Petherton	196,773.45	128,813.00	67,960.45	
17/04381/FUL	South Petherton	North	West End Close, South Petherton (Land Rear Of Beaufort Gardens)	51,346.80	502.00	50,844.80	
13/03622/FUL	Stoke Sub Hamdon	North	Land at East Stoke, Stoke Sub Hamdon	119,865.93	53,165.12	66,700.81	
16/03872/FUL	Stoke Sub Hamdon	North	Land at Greenfield Road, Stoke Sub Hamdon (Greatfield Lane)	65,730.69	630.35	65,100.34	
17/01096/OUT	Stoke Sub Hamdon	North	South side of West Street Stoke Sub Hamdon (Orchard View)	66,859.53	451.36	66,408.17	

Planning Reference	Parish	Area	Site	Deposit £	Allocated/Spent	Balance	Notes
05/00931/OUT	Brympton	South	Lufton Key Sites	446,442.57	0.00	446,442.57	
08/04357/FUL	Brympton	South	Alvington Farm Alvington Farmhouse 1 Alvington Lane Brympton	34,889.00	34,889.00	0.00	
97/01574/FUL	Brympton	South	Land at Alvington Land Adjoining Alvington Farm Alvington Lane Brympton	4,941.22	4,941.22	0.00	
15/02974/FUL	East Coker	South	Townsend Farm Main Street East Coker	48,265.54	0.00	48,265.54	
15/05598/FUL	Hardington Mandeville	South	Moor Lane, Hardington Moor, Hardington Mandeville	18,118.05	8,868.26	9,249.79	
11/04443/FUL	Mudford	South	13 Primrose Lane Mudford Yeovil	29,381.67	14,317.87	15,063.80	
12/02610/FUL	West Coker	South	Font Villas, West Coker	23,173.15	13,740.00	9,433.15	
13/01869/OUT	West Coker	South	Bunford Heights, West Coker	526,389.37	304,740.22	221,649.15	
05/00677/OUT	Yeovil	South	Former Seatons Garage, West Hendford, Yeovil	348,937.98	184,628.80	164,309.18	
07/03834/FUL	Yeovil	South	Dodham Crescent Yeovil	31,681.00	27,182.00	4,499.00	
07/04664/FUL	Yeovil	South	St Thomas Cross Yeovil	24,000.00	24,000.00	0.00	
07/04833/OUT	Yeovil	South	Land at Rear of Pen Mill Hotel	157,557.59	157,557.59	0.00	
08/04366/FUL	Yeovil	South	Milford Road, Hillcrest Road & Wingate Avenue, Yeovil	68,152.00	51,265.24	16,886.76	
08/05133/FUL	Yeovil	South	Larkhill Road, Yeovil	67,453.76	50,882.59	16,571.17	
09/02228/FUL	Yeovil	South	Greenhill Road Yeovil	87,355.00	87,347.26	7.74	
09/03801/FUL	Yeovil	South	St Georges Avenue, Yeovil	209,486.00	209,486.00	0.00	
09/04939/FUL	Yeovil	South	Land at Northbrook Road, Yeovil	92,790.00	92,731.00	59.00	
11/01793/FUL	Yeovil	South	Orchard Mews, 4 - 6 Orchard Street Yeovil	26,691.12	20,272.00	6,419.12	
13/02023/FUL	Yeovil	South	Land west of Cooksons Orchard Preston Grove Yeovil	15,000.00	0.00	15,000.00	
14/03581/FUL	Yeovil	South	Milford Inn, Yeovil	4,750.00	4,500.00	250.00	
14/05634/FUL	Yeovil	South	Queensway Place, Yeovil	24,525.93	24,525.93	0.00	
17/02896/FUL	Yeovil	South	Former Olds Motor Group, Sherborne Rd, Yeovil	160,956.47	0.00	160,956.47	
18/02462/FUL	Yeovil	South	8 Goldcroft, Yeovil	20,000.00	0.00	20,000.00	
06/01050/OUT	Yeovil Without	South	Linear Park / Wyndham Park (Lyde Road - Key Site)	1,068,849.80	721,334.73	347,515.07	

Planning Reference	Parish	Area	Site	Deposit £	Allocated/Spent	Balance	Notes
15/01053/OUT	Broadway	West	Land at Vardens farm, Broadway Street, Broadway	41,176.99	8,856.79	32,320.20	
16/03261/REM	Broadway	West	Land at Tanyard, Broadway	48,000.00	12,146.00	35,854.00	O/S £34,982.20
00/01878/OUT	Chard	West	Furnham Road, Chard	30,579.65	30,579.65	0.00	
07/00583/FUL	Chard	West	Beckington Cres, Auckland & Montague Way, Chard	23,168.00	10,000.00	0.00	
08/01695/OUT	Chard	West	Touches Lane, Chard	52,675.00	39,559.00	13,116.00	
09/01372/FUL	Chard	West	Cedar Close, Chard	67,211.49	42,089.55	25,121.94	
10/01967/FUL	Chard	West	Old Station Yard, Victoria Avenue, Chard	45,060.00	45,060.00	0.00	
11/04212/FUL	Chard	West	Mitchell Gardens, Chard	326,702.33	249,699.33	77,003.00	
12/02448/FUL	Chard	West	Manor Court, Chard	50,000.00	50,000.00	0.00	
12/04283/FUL	Chard	West	Plot 5 Chard Business Park, Thorndun Park	41,743.00	41,743.00	0.00	
12/04319/OUT	Chard	West	Land at Avishayes Road, Oaklands Chard	169,944.36	15,141.24	154,803.12	
14/05511/FUL	Chard	West	Land North of Dolling Close Chard	83,856.89	83,856.89	0.00	
18/02588/FUL	Chard	West	Land at Jarman Way, Chard	28,916.46	185.35	28,731.11	
12/03221/FUL	Chiselborough	West	Minchington Close Norton Sub Hamdon	8,602.18	8,602.18	0.00	
07/04736/FUL	Crewkerne	West	Maiden Beech Land At Maiden Beech Cathole Bridge Road Crewkerne	799,608.50	772,920.00	26,688.50	
18/01737/OUT	Crewkerne	West	Land South Of Kit Hill Crewkerne	92,341.10	0.00	92,341.10	to be passed to British Rail
18/02363/FUL	Crewkerne	West	North Street Trading Estate, North Street, Crewkerne	25,200.35	0.00	25,200.35	
01/01991/REM	Ilminster	West	Station Rd Ilminster	10,000.00	8,547.66	1,452.34	
06/02906/OUT	Ilminster	West	Shudrick Lane, Ilminster	138,994.62	138,994.62	0.00	
07/05553/FUL	Ilminster	West	Land at North Yard, 122 Station Road, Ilminster	42,148.00	42,148.00	0.00	
13/04760/FUL	Ilminster	West	Canal Way, Ilminster	543,533.48	416,362.68	127,170.80	
14/00025/FUL	Ilminster	West	Summervale Medical Centre, Ilminster	42,003.74	17,291.89	24,711.85	
17/04802/REM	Ilminster	West	Winterhay Lane, Ilminster	157,648.73	33,289.60	124,359.13	
12/02126/FUL	Merriott	West	Moorland Farm, Merriott	49,175.76	45,000.85	4,174.91	
12/04940/FUL	Merriott	West	Broadway Farm Barn Broadway	36,854.69	30,036.63	6,818.06	
18/01917/FUL	Merriott	West	Land off Shiremoor Hill, Merriott	35,304.46	0.00	35,304.46	
10/03721/FUL	Misterton	West	Bradforfs Site, Station Road, Misterton	209,172.00	86,005.00	123,167.00	
17/03074/LBC	Tatworth and Forton	West	Manor Farm, Forton	97,960.00	97,960.00	0.00	

Appendix B

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Balance Comments End Date
<p>Ward: AVISHAYES (CHARD)</p> <p>12/04319/OUT Parish Chard</p> <p>Land at Avishayes Road Oaklands Avenue Chard Somerset TA20 1HS</p> <p>Erection of 78 dwellings, new access and road (outline) (GR 333736/109130)</p> <p>Agreement Date: 15/09/2014</p>	<p>Sports and Leisure: Offsite Leisure Contribution: £142,691.29 towards enhancing one or more of the facilities in Chard: Changing Rooms, Community Halls, Equipped Play, Playing Pitches and/or Youth facilities. Community Health & Leisure Admin Fee: £1,426.91</p> <p>Education: Education: £98,056.00 as a contribution towards the provision of primary school education within Chard.</p> <p>Affordable Housing: Units Agreed: 20</p> <p>Miscellaneous Gains: Public Open Space</p>	<p>50% of the Off-site Recreation, Admin Fee & Education contributions payable on or before 25% of the dwellings.</p> <p>50% of the Off-site Recreation Contribution, Admin Fee & Education contributions payable on or before 50% of the dwellings.</p>	<p>Received:</p> <p>1 March 21 £84,919.66</p> <p>15 September 21 £85,024.70</p>	<p>Education: £98,056.00</p> <p>Miscellaneous Gains: Public Open Space</p>	<p>Status: Commenced</p> <p>Projects Funded: Guildhall Air Conditioning - £11,603.00</p> <p>Admin Fee £3,538.24</p>	<p>Balance: £154,803.12</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Balance Comments End Date
<p>Ward: AVISHAYES (CHARD)</p> <p>08/01695/OUT Parish Chard</p> <p>Land At Touches Lane Chard Somerset TA20 1RY</p> <p>Residential development of land by the erection of 14 dwellings)</p> <p>Agreement Date; 10/01/2011</p>	<p>Sports and Leisure: Playing Pitch Contribution: £28,332 comprised of £23,204 for enhancement or improvement of community sports pitches within Chard or local authority-maintained school in Chard together with £5,128 for the long term maintenance of those facilities. Youth Facilities Contribution: £2,170 for increasing capacity on the multi-use games area and skate park located at Jenson Park, Chard.</p> <p>Strategic Community Facilities Contribution: £10,768 towards one or more of the following projects: a) the improvement of sports halls & swimming pools within the Chard area b) the provision of synthetic sport pitches within the Chard area.</p> <p>Highways: Contribution towards the MOVA traffic control scheme.</p>	<p>Contributions shall be paid in 3 equal parts on the sale of the 5th, 10th & 14th dwelling</p>	<p>Received: 28 November 17 £52,675.00</p>		<p>Status: Underway</p> <p>Projects Funded: Chard Swimming Pool - £10,894.00</p> <p>Jocelyn Park including commuted sums - £28,665.00</p>	<p>Balance: £13,116.00</p>

Appendix B

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Balance Comments End Date
<p>Ward: COMBE (CHARD) 09/01372/FUL Parish Chard Land Off Cedar Close Chard Somerset TA20 1DB The erection of 14 dwellings together with garaging and associated site works. (GR 331920/109103) Agreement Date: 14/12/2009</p>	<p>Sports and Leisure: Sports, Art & Leisure Contribution: £41,208.64 for the provision of maintaining sports arts and leisure facilities in the area Equipped Play & Youth Contribution: £26,002.85 for the provision of maintaining equipped play and youth facilities in the area.</p>	<p>Contributions shall be paid before first occupation</p>	<p>Received: £67,211.49 8 June 2011</p>		<p>Status: Development Completed Projects Funded Changing Facilities Holyrood AGP £4,198.00 Forton playing fields pavilion £15,000 Holyrood Academy Sports Hall refurbishment £14,234.00 Redstart Park Equipped Play £8,657.55</p>	<p>Balance: £25,121.94 No time limits for spending monies.</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Balance Comments End Date
<p>Ward: CREWKERNE TOWN 07/04736/FUL Parish Crewkerne Land At Maiden Beech Cathole Bridge Road Crewkerne Somerset The erection of 114 No. dwellinghouses (GR 343850/108551) Agreement Date: 13/08/2010</p>	<p>Sports and Leisure: Changing Room Contribution: £175,378 to be paid immediately following the occupation of 35 Residential Units. To provide new or enhanced changing room facilities within 10 miles of Crewkerne. Playing Pitch Contribution: £40,652 to be paid immediately following the occupation of 35 Residential Units. To provide new or enhanced sports provision within 10 miles of Crewkerne. Equipped Play Area Commuted Sum: £44,000 to be transferred before no more that 50 Residential Units brought into occupation. To be provided to the District Council to adopt the LEAP and the recreational open space upon which it stands.</p>		<p>Received; £411,655.00 16 April 2012 £129,059.00 30 September 2013 £258,894.50 20 January 2015</p>		<p>Status: Development Completed Projects Funded Henhayes £237,697.00 Happy Valley Skate Park £19,0398.00 Crewkerne Aqua Center £32,927.00 Westlands £61,314.00 SCC Education £147,251.00</p>	<p>Balance: £0.00</p>

	<p>Sports Hall Contribution: £54,822 to be paid immediately following the occupation of 70 Residential Units. To provide new or enhanced sports hall provision within 10 miles of Crewkerne.</p> <p>Swimming Pool Contribution: £28,904 to be paid immediately following the occupation of 70 Residential Units. For new or enhanced swimming pool provision within 10 miles of Crewkerne.</p> <p>Youth Facilities Contribution: £17,028 to be paid immediately following the occupation of 105 Residential Units. To provide or enhance facilities for children above the age of 12 in the Crewkerne area.</p> <p>Highways: Highways & Transportation Contribution: £296,000 to be apportioned as follows: First Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 35 Residential Units.</p> <p>Second Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 70 Residential Units.</p> <p>Third Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 105 Residential Units.</p> <p>Traffic Management Contributions towards County Council costs of implementing the proposals contained in the Town Centre Study relating to the management of traffic in the town center of Crewkerne and highway works in the immediate vicinity of the application site.</p> <p>Rural Bus Interchange Contribution: £35,000 to be paid immediately following the occupation of 35 Residential Units. To be put towards cost of the rural bus interchange within Crewkerne.</p> <p>Education: Education Contribution: £236,251 to be apportioned as follows: Temporary Classroom Contribution: £89,000 to be paid immediately following the occupation of 15 Residential Units. First Education Contribution: £73,625.50 to be paid immediately following t</p> <p>Affordable Housing: Units Agreed: 40</p>					
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Planning Appeals

Strategic Director: Kirsty Larkins, Service Delivery
Lead Specialist: John Hammond, Principal Planner
Contact Details: john.hammond@southsomerset.gov.uk

Purpose of the Report

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

Public Interest

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.

Recommendation

That members note the report.

Appeals Received

21/03113/LBC – 24 & 26 High Street, Wincanton BA9 9JF
Alterations to shopfronts of 24 and 26 The High Street, with modified signage.

21/01053/OUT – The Red Lion Inn, Main Street, Babcary, Somerton TA11 7ED.
Outline application for the erection of 2 detached new dwellings within the Red Lion Inn car park and adaptation of existing vehicular access, with some matters reserved except for access, layout and scale.

21/01051/FUL - The Red Lion Inn, Main Street, Babcary, Somerton TA11 7ED.
Changes of use of the existing outbuildings from 6 short term letting units and garden/function room/store currently used in connection with the adjoining public house into a single independent, self-contained dwelling unit and ancillary annex accommodation to that dwelling unit, and provision of new vehicular access and relocation of public house car park to the rear of the public house.

21/01052/LBC - The Red Lion Inn, Main Street, Babcary, Somerton TA11 7ED.
Partial re-building and partial re-alignment of front boundary wall adjoined to the north end of the west elevation of the Red Lion Inn.



Appeals Dismissed

21/02741/DOC1 – Land Opposite Fox And Hounds Broadway Road Charlton Adam Somerton Somerset.

Discharge of condition No. 03 (access) of planning application 20/00690/S73

Appeals Allowed

None.

Background Papers

Decision notice attached.



Appeal Decisions

Site visit made on 5 December 2022

by **James Blackwell LLB (Hons) PgDip**

an Inspector appointed by the Secretary of State

Decision date: 18 January 2023

Appeal A Ref: APP/R3325/W/22/3295951

Land opposite Fox & Hounds, Broadway Road, Charlton Adam, Somerton

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant consent, agreement or approval to details required by a condition of a planning permission.
- The appeal is made by Mr D Reed against the decision of South Somerset District Council.
- The application Ref 21/02759/DOC1, dated 6 September 2021, sought approval of details pursuant to conditions nos 5, 10 and 11 of planning permission Ref 20/00871/REM, granted on 29 September 2020.
- The application was refused by notice dated 1 October 2021.
- The details for which approval is sought are conditions 5, 10 and 11 which say:
Condition 5: Before the dwellings hereby permitted are first occupied, the new accesses, drives and parking spaces shall be completed (or completed to a stage previously agreed in writing by the Local Planning Authority) and properly consolidated, surfaced, constructed, laid out and drained in accordance with details previously submitted to and approved in writing by the Local Planning Authority. Thereafter, such approved details shall be maintained and retained in the agreed form at all times for such purposes of access, parking and turning of vehicles (including motorcycles and bicycles) incidental to the occupation and enjoyment of the dwelling hereby permitted to which they serve, and kept permanently free from any other forms of obstruction. Reason: In the interests of highway safety and public convenience in accordance with Policies EQ2, TA5 and TA6 of the South Somerset Local Plan and relevant guidance within the NPPF.
Condition 10: The dwellings hereby permitted shall not be occupied until an electric vehicle charging point (EVCP) rated at a minimum of 16 amps has been provided for each dwelling within its associated parking space. Such provision shall be in accordance with details indicating the siting, design, rating and appearance of the EVCP which shall be previously submitted to and approved in writing by the Local Planning Authority. Reason: To ensure provision of an EVCP for low emission vehicles as part of the transition to a low carbon economy, having regard to Policy TA1 of the South Somerset Local Plan and relevant guidance within the NPPF.
Condition 11: Prior to first occupation of any of the dwellings hereby permitted, a scheme of soft landscaping, which shall include details of the location, number, species, density, form and size of proposed tree, hedge and shrub planting (this should include native species which occur locally and chosen to provide food for insects on which bats feed), as well as details of any changes in existing ground levels, shall be submitted to and approved in writing by the Local Planning Authority. The approved soft landscaping scheme shall be completely carried out within the first available dormant planting season (November to February inclusively) from the date of completion of the development or following occupation of the building, whichever is the sooner. Any trees or plants which within a period of ten years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To safeguard the character and appearance of the area, and to accord with Policy EQ2 of the South Somerset Local Plan and relevant guidance within the NPPF.

Appeal B Ref: APP/R3325/W/22/3295950

Land opposite Fox and Hounds, Broadway Road, Charlton Adam, Somerton

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant consent, agreement or approval to details required by a condition of a planning permission.
 - The appeal is made by Mr D Reed against the decision of South Somerset District Council.
 - The application Ref 21/02741/DOC1, dated 1 September 2021, sought approval of details pursuant to condition no 3 of planning permission Ref 20/00690/S73, granted on 7 April 2020.
 - The application was refused by notice dated 13 October 2021.
 - The details for which approval is sought is condition 3, which says:
Condition 3: Before the dwellings hereby permitted are first occupied, properly consolidated and surfaced accesses shall be constructed (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority. The accesses shall be constructed in accordance with the agreed design and shall be maintained in the agreed form thereafter at all times.
Reason: In the interests of highway safety further to Policies TA5 and EQ2 of the South Somerset Local Plan 2006 – 2028.
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Decision

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

Preliminary Matters

3. Both Appeal A and Appeal B concern a refusal by the Council to discharge a number of conditions in connection with outline permission Ref 20/00690/S73 (Outline Permission) and reserved matters consent Ref 20/00871/REM (RM Approval), which together granted permission for the construction of eight dwellings and associated works.
4. Appeal B concerns the discharge of condition 3 of the Outline Permission, and relates to the approval and construction of the accesses to serve the dwellings. These same details also require discharge under condition 5 of the RM Approval, which forms part of Appeal A. Given that the issues relating to both conditions are essentially the same, the reasoning relating to Appeal B and the same element Appeal A have been addressed together.
5. The application for discharge of conditions under Appeal A also sought discharge of condition no 7, which required approval of entrance gates to serve the new dwellings, and their subsequent implementation. This condition was discharged pursuant to application 21/02759/DOC1, and is therefore not addressed further in this decision.

Main Issues

6. In this context, the main issues are:
 - the importance of the proposed accesses to the development, with regard to highway safety;

- the importance of electric vehicle charging points to the ongoing sustainability of the development; and
- the importance of the landscaping scheme, with regard to the character and appearance of the development and the wider area.

Reasons

Access (Condition 3 of Outline Permission and Condition 5 of RM Approval)

7. Together, condition 3 of the Outline Permission and condition 5 of the RM Approval require details of the accesses, drives and parking spaces to serve the properties to be approved by the Council, before being laid out in accordance with those approved details. Provision of these components is essential to ensure that drivers, cyclists and pedestrians have appropriate levels of visibility along the highway that fronts on to the dwelling, thereby allowing them to safely manoeuvre when accessing and egressing the properties.
8. Provision of this infrastructure also reflects the objectives of Policies EQ2, TA5 and TA6 of the South Somerset Local Plan (2006 – 2028) (Local Plan), which together seek to ensure new development promotes a safe means of access, as well as an acceptable level of parking provision. Similarly, the conditions are consistent with the aims of the National Planning Policy Framework (2021) (Framework), which again seek to safeguard highway safety as part of new development.
9. The informative to both the Outline Permission and the RM Approval highlight the potential need for a legal agreement to be entered into to secure appropriate access arrangements. Indeed, technical approval, and where necessary, an agreement under s38 or s278 of the Highways Act 1980 (as amended) is a typical part of such process. These formalities are in place to ensure that the proposed works can be scrutinised in sufficient detail, to ensure they will adequately safeguard highway safety. They also help procure the long-term maintenance and use of such arrangements, thereby securing longevity of the works. It is therefore entirely reasonable (and commonplace) for technical details consent and an associated legal agreement to be required, before such conditions can be properly discharged.
10. The appellant suggests that the access works do not encroach on to the highway, and on that basis, should not necessitate a legal agreement. However, without appropriate technical drawings to show the necessary detail of the works, I am unable to determine whether or not this is the case.
11. Based on the information submitted, I am therefore unable to confirm whether the details submitted are sufficient to procure safe access and egress from the property, in perpetuity. In turn, I am not persuaded that condition 3 of the Outline Permission or condition 5 of the RM Approval can be discharged at this stage.

Electric Vehicle Charging Points (Condition 10, RM Approval)

12. Condition 10 of the RM Approval required details of electric vehicle charging points (EVCPs) to be approved, prior to their installation. Submission of these details is consistent with Policy TA1 of the Council's Local Plan, which requires new residential development to be equipped with EVCPs, to help promote low

carbon travel. It also reflects the overarching sustainability objectives of the Framework.

13. Whilst some headline information relating to the installed EVCPs has been submitted as part of this appeal, this information remains scant on detail. In particular, the manufacturer's specification is absent, which makes it difficult to determine the quality and longevity of the installed EVCPs. On this basis, I am not satisfied that sufficient detail has been submitted to enable condition 10 of the RM Approval to be discharged.

Landscaping Scheme (Condition 11, RM Approval)

14. Condition 11 of the RM Approval requires approval of a landscaping scheme to be submitted and approved by the Council prior to occupation of the development. Pursuant to the condition, the scheme should include details of the location, number, species, density, form and size of the proposed trees, hedges and shrub planting. The purpose of the condition is to ensure that landscaping is properly factored into the proposal, thereby procuring an attractive development which assimilates well with its wider setting. This objective reflects the requirements of Policy EQ2 of the Council's Local Plan, which seeks to ensure new development helps shape quality places, and which conserves and enhances the landscape character of the area. It also reflects the overarching design objectives of the Framework.
15. Whilst some details have of the planting scheme have been included on drawing S5738/200 H, the plan lacks detail of specific planting numbers, density and sizes. It therefore falls short of the scheme requirements pursuant to the condition. Moreover, the Council's specialist tree officer has advised that a mono-culture of any species, as has been proposed within parts of the site, is generally considered to be poor practice. This is because such planting arrangement increases vulnerability to pests and diseases, which in turn can undermine the health and longevity of the scheme.
16. On this basis, there are notable shortcomings with the submitted landscaping scheme, which could adversely affect the long-term character and appearance of the development. In turn, the scheme (as submitted) currently undermines the policy objectives outlined above. The condition should therefore not be discharged until more comprehensive details have been submitted and approved.

Conclusion

17. Insufficient details have been submitted to the Council to procure the discharge of conditions 5, 10 and 11 of the RM Approval (Appeal A) and condition 3 of the Outline Permission (Appeal B). There are no other considerations, including the provisions of the Framework, which outweigh this finding. Therefore, for the reasons given, Appeal A and Appeal B should both be dismissed.

James Blackwell

INSPECTOR

Appendix 1
List of those who have appealed

Reference	Case Reference	Appellant
Appeal A	APP/R3325/W/22/3295951	Mr D Reed
Appeal B	APP/R3325/W/22/3295950	Mr D Reed