



Notice of Meeting of

PLANNING COMMITTEE - WEST

Tuesday, 16 May 2023 at 1.00 pm

John Meikle Room, The Deane House, Belvedere Road, Taunton TA1 1HE

To: The members of the Planning Committee - West

Chairman: Councillor Simon Coles

Vice-chairman: Councillor Derek Perry

Councillor Norman Cavill

Councillor Andy Hadley

Councillor Andy Sully

Councillor Gwil Wren

Councillor Dixie Darch

Councillor Ross Henley

Councillor Sarah Wakefield

Councillor Caroline Ellis

Councillor Steven Pugsley

Councillor

Rosemary Woods

For further information about the meeting, including how to join the meeting virtually, please contact Democratic Services democraticserviceswest@somerset.gov.uk

All members of the public are welcome to attend our meetings and ask questions or make a statement **by giving advance notice** in writing or by email to the Monitoring Officer at email: democraticservicesteam@somerset.gov.uk by **12noon on Friday, 12 May 2023**.

This meeting will be open to the public and press, subject to the passing of any resolution under the Local Government Act 1972, Schedule 12A: Access to Information.

The meeting will be webcast and an audio recording made.

Issued by Scott Wooldridge on Friday, 5 May 2023

AGENDA

Planning Committee - West - 1.00 pm Tuesday, 16 May 2023

Public Guidance Notes contained in Agenda Annexe 7 - 8

Click here to join the online meeting 9 - 10

1 Apologies for Absence

To receive any apologies for absence.

2 Minutes from the Previous Meeting

Minutes from the previous Planning Committee meetings of Somerset West and Taunton Council held on 23 February, 2 March, 27 March and 30 March 2023 (two meetings) will be approved at the meeting of the Full Council on 24 May 2023.

3 Declarations of Interest (Pages 11 - 12)

To receive and note any declarations of disclosable pecuniary or prejudicial or personal interests in respect of any matters included on the agenda for consideration at this meeting.

(The personal interests of Councillors of Somerset Council, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes.)

4 Public Question Time

The Chair to advise the Committee of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public who have submitted any questions or statements, please note, a three minute time limit applies to each speaker and you will be asked to speak before Councillors debate the issue.

We are now live webcasting most of our committee meetings and you are welcome to view and listen to the discussion. The link to each webcast will be available on the meeting webpage, please see details under 'click here to join online meeting'.

- 5 19/22/0023 Erection of a detached garage with store and office above at Deep Springs, Village Road, Hatch Beauchamp (Pages 13 - 24)**
- 6 32/22/0004 Application for Outline Planning with all matters reserved, except for access, for the erection of 1 No. agricultural workers dwelling on land to the South East of Home Farm, Breach Hill, Sampford Arundel (Pages 25 - 46)**
- 7 42/23/0022 Application for the approval of reserved matters following outline application 42/14/0069 for the access, appearance, landscaping, layout and scale for the erection of a substation to service the Primary School at Orchard Grove, Comeytrove (Pages 47 - 68)**

8 Access to Information - Exclusion of the Press and Public - Agenda item 9

During discussion of the following item (Agenda Item 9) it may be necessary to pass the following resolution to exclude the press and public having reflected on Section 1.34 in Part A of the Constitution (decisions are as open and transparent as possible). This decision may be required because consideration of this matter in public may disclose information falling within one of the descriptions of exempt information in Schedule 12A to the Local Government Act 1972. The Committee will need to decide whether, in all the circumstances of the case, the public interest in maintaining the exemption, outweighs the public interest in disclosing the information.

Recommend that under Section 100A(4) of the Local Government Act 1972 the public be excluded from the next item of business (Agenda Item 9) on the ground that it involves the likely disclosure of exempt information as defined in paragraph 3 respectively of Part 1 of Schedule 12A of the Act, namely information relating to the financial or business affairs of any particular person (including the authority holding that information).

9 Enforcement Action (Pages 69 - 70)

This page is intentionally left blank

Guidance notes for the meeting

Council Public Meetings

The legislation that governs Council meetings requires that committee meetings are held face-to-face. The requirement is for members of the committee and key supporting officers (report authors and statutory officers) to attend in person, along with some provision for any public speakers. Provision will be made wherever possible for those who do not need to attend in person including the public and press who wish to view the meeting to be able to do so virtually.

Inspection of Papers

Any person wishing to inspect minutes, reports, or the background papers for any item on the agenda should contact Democratic Services at

democraticserviceteam@somerset.gov.uk or telephone 01823 357628.

They can also be accessed via the council's website on [Committee structure - Modern Council \(somerset.gov.uk\)](#)

Members' Code of Conduct requirements

When considering the declaration of interests and their actions as a councillor, Members are reminded of the requirements of the Members' Code of Conduct and the underpinning Principles of Public Life: Honesty; Integrity; Selflessness; Objectivity; Accountability; Openness; Leadership. The Code of Conduct can be viewed at: [Code of Conduct](#)

Minutes of the Meeting

Details of the issues discussed, and recommendations made at the meeting will be set out in the minutes, which the Committee will be asked to approve as a correct record at its next meeting.

Public Question Time

If you wish to speak or ask a question about any matter on the Committee's agenda please contact Democratic Services by 12noon providing 1 clear working day before the meeting. (for example, for a meeting being held on a Wednesday, the deadline will be 12noon on the Monday prior to the meeting) Email democraticserviceteam@somerset.gov.uk or telephone 01823 357628.

Members of public wishing to speak or ask a question will need to attend in person or if unable can submit their question or statement in writing for an officer to read out, or alternatively can attend the meeting online.

You must direct your questions and comments through the Chair. You may not take a direct part in the debate. The Chair will decide when public participation is to finish.

If an item on the agenda is contentious, with many people wishing to attend the

meeting, a representative should be nominated to present the views of a group.

For details for speaking at Planning Committee, please visit our website: [Speaking at Planning Committee \(somerset.gov.uk\)](https://www.somerset.gov.uk/planning-committee)

Meeting Etiquette for participants

Only speak when invited to do so by the Chair.

Mute your microphone when you are not talking.

Switch off video if you are not speaking.

Speak clearly (if you are not using video then please state your name)

If you're referring to a specific page, mention the page number.

There is a facility in Microsoft Teams under the ellipsis button called turn on live captions which provides subtitles on the screen.

Exclusion of Press & Public

If when considering an item on the agenda, the Committee may consider it appropriate to pass a resolution under Section 100A (4) Schedule 12A of the Local Government Act 1972 that the press and public be excluded from the meeting on the basis that if they were present during the business to be transacted there would be a likelihood of disclosure of exempt information, as defined under the terms of the Act.

If there are members of the public and press listening to the open part of the meeting, then the Democratic Services Officer will, at the appropriate time, ask participants to leave the meeting when any exempt or confidential information is about to be discussed.

Recording of meetings

The Council supports the principles of openness and transparency. It allows filming, recording, and taking photographs at its meetings that are open to the public - providing this is done in a non-disruptive manner. Members of the public may use Facebook and Twitter or other forms of social media to report on proceedings. No filming or recording may take place when the press and public are excluded for that part of the meeting.

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 311 831 730 475

Passcode: rJH2PX

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+44 1823 772277,,429138279#](#) United Kingdom, Taunton

Phone Conference ID: 429 138 279#

This page is intentionally left blank



Somerset
Council

SOMERSET COUNCIL

UNITARY COUNCILLORS WHO ARE ALSO TOWN AND/OR PARISH COUNCILLORS

UNITARY COUNCILLOR	TOWN AND/OR PARISH COUNCIL
Norman Cavill	West Monkton Parish Council / Taunton Shadow Town Council
Simon Coles	Taunton Shadow Town Council
Dixie Darch	Taunton Shadow Town Council
Caroline Ellis	Taunton Shadow Town Council
Ross Henley	Wellington Town Council

Their memberships of Parish or Town Councils will be taken as being declared by these Councillors to be Personal Interests in the business of the Somerset Council meeting and need not be declared verbally.

Any Unitary Councillor who has a Prejudicial Interest by virtue of their Membership of a Parish or Town Council, or who has a special involvement by virtue of being a Parish or Town Councillor, in a matter to be discussed by the Somerset Council will be expected to declare that prejudicial interest personally or bring to the attention of the Somerset Council meeting their special involvement.

H CLARKE, Unitary Solicitor, April 2023

This page is intentionally left blank

Application Details	
Application Reference Number:	19/22/0023
Application Type:	Full Planning Permission
Earliest decision date:	28 October 2022
Expiry Date	02 December 2022
Extension of time	NA
Decision Level	Chair
Description:	Erection of a detached garage with store and office above at Deep Springs, Village Road, Hatch Beauchamp
Site Address:	DEEP SPRINGS, VILLAGE ROAD, HATCH BEAUCHAMP, TAUNTON, TA3 6TH
Parish:	Hatch Beauchamp
Conservation Area:	Not Applicable
Somerset Levels and Moors RAMSAR Catchment Area:	Within
AONB:	Not Applicable
Case Officer:	Briony Waterman
Agent:	Williams Planning Ltd
Applicant:	MR R MILLER
Committee Date:	16/05/2023
Reason for reporting application to Committee	Agent submitting the application is an agency member of staff, working in the Employment, Economy and Planning Service.

1. Recommendation

1.1 That permission be GRANTED subject to conditions.

2. Executive Summary of key reasons for recommendation

2.1 The proposal is considered to comply with policy and would and not have an adverse impact upon the neighbouring properties. Amended plans have been submitted to take into account the comments received from the Parish Council and reduce the height by approximately 1m. The proposals were re consulted on and no further comments were received.

3. Planning Obligations and conditions and informatives

3.1 Conditions (full text in appendix 1)

3.1.1 Time limit - 3 years

3.1.2 Drawing numbers

3.1.3 Garage retained for parking

3.1.4 Office for ancillary use only

3.2 Informatives (bullet point only)

3.2.1 Proactive Statement

4. Proposed development, site and surroundings

4.1 Details of proposal

Erection of a detached garage with store and office above and following amended plans the structure measures approximately 7m in height 9.4m wide and 7.1m deep. It would be constructed in red brick with a Breckland brown double roman tiles.

4.2 Sites and surroundings

The site is located between the highway and the dwelling and there is mature hedging along the boundary. The site lies within the village of Hatch Beauchamp.

5. Planning (and enforcement) history

Reference	Description	Decision	Date
19/18/0010	Replacement of garage	Conditional approval	12/09/2018

6. Environmental Impact Assessment

NA

7. Habitats Regulations Assessment

The site lies within the catchment area for the Somerset Moors and Levels Ramsar site. As competent authority it has been determined that a project level appropriate assessment under the Conservation of Habitats and Species Regulations 2017 is not

required as the Council is satisfied that as the proposed development is the erection of a detached garage it does not increase nutrient loadings at the catchment's waste water treatment works. The Council is satisfied that there will be no additional impact on the Ramsar site (either alone or in combination with other plans or projects) pursuant to Regulation 63(1) of the Habitats Regulations 2017.

8. Consultation and Representations

Statutory consultees (the submitted comments are available in full on the Council's website).

8.1 Date of consultation: 07 October 2022

8.2 Date of revised consultation (if applicable): 07/03/2023

8.3 Press Date: NA

8.4 Site Notice Date : 26/10/2022

8.5 **Statutory Consultees** the following were consulted:

Consultee	Comment	Officer Comment
HATCH BEAUCHAMP PARISH COUNCIL	The proposed development exceeds the height of the bungalow and not felt to be in proportion. Alternative storage facilities already exist for a campervan on the premises. There is an adverse impact on residential sight lines.	Comments are noted. No comments have been received following the re consultation.
SCC - ECOLOGY	No comments received	
SCC - TRANSPORT DEVELOPMENT GROUP	Standing advice	

8.6 **Internal Consultees** the following were consulted:

Consultee	Comment	Officer comment
NA		

8.7 Local representations

Neighbour notification letters were sent in accordance with the Councils Adopted Statement of Community Involvement.

One letter has been received making the following comments (summarised):

8.7.1 Summary of objections

- Replaces a lapsed application for a garage which was significantly smaller in size and height and did not include the office and additional storage
- Proposed garage plan does not truly represent the required building height headroom required to accommodate a motorhome and office space, if it did it would exceed the height of the bungalow and be clearly visible from the highway
- Existing barn structure would adequately store the motorhome mentioned in the application
- Object and question the need for a more "modern office accommodation and storage space".
- Plans to continue running his building business and is asking the planning authority to condone a subversive change of use to a business use environment
- Obvious that the site has been used as a business
- Accident whilst turning into the property, increase use of the property by office/building supply vehicles can only increase the likelihood of further accidents
- 2018 application is more in keeping that the current proposal
- Climate Emergency Checklist offers conflicting answers.

No new letters have been received since the amended plans have been submitted.

9. Relevant planning policies and Guidance

Section 70(2) of the Town and Country Planning Act 1990, as amended ("the 1990 Act"), requires that in determining any planning applications regard is to be had to the provisions of the Development Plan, so far as is material to the application and to any other material planning considerations Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act") requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The site lies in the former Taunton Deane area. The Development Plan comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (SADMP) (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015) and Somerset Waste Core Strategy (2013).

As a result of local government reorganisation Somerset Council was established from the 1 April 2023. The Structural Change Order agreeing the reorganisation of local government requires the Council to prepare a local plan within 5 years of the 1 April 2023 and the Council will be bringing forward a Local Development Scheme to agree the timetable for the preparation of the local plan and scope in due course.

Relevant policies of the development plan in the assessment of this application are listed below:

DM1 - General requirements,
D7 - Design quality,
A1 - Parking Requirements,
CP8 - Environment,

Supplementary Planning Documents

Public Realm Design Guide for the Garden Town, December 2021

District Wide Design Guide, December 2021

Other relevant policy documents:

Somerset West and Taunton Council's Climate Positive Planning: Interim Guidance Statement on Planning for the Climate Emergency (March 2022).

9.1 National Planning Policy Framework

The proposal is considered to accord with the general principles of the NPPF.

10. Material Planning Considerations

The main planning issues relevant in the assessment of this application are as follows:

10.1.1 The principle of development

The principle of a garage in this location was established under application 19/18/0010. It is noted that the current proposal is larger and now contains a home office.

Policy DM1 (d) of the Taunton Deane Core Strategy states that "*the appearance and character of any affected landscape, settlement, building or street scene would not be unacceptably harmed by the development*". The proposal is not considered to impact upon the area given that it is located within the residential curtilage of an existing building within the settlement limits.

The proposal is therefore, considered acceptable in principle.

10.1.2 Highways

The proposal for a garage on the site is not considered to have an impact upon the highway network as it increases the parking capacity at the site whilst not impacting on the access or turning arrangements. It is therefore considered not to have a detrimental impact upon the highway network.

10.1.3 Visual amenity

Whilst the height of the proposal is larger than that previously permitted this is to accommodate a motorhome with an office above, which allow the removal of the the motorhome from land outside the residential curtilage. The proposed garage will sit between the highway and the main dwelling. This area is characterised by a number of different dwelling styles and plot sizes with buildings sitting almost adjacent to the boundary or set back into the plot and it is considered that the proposed garage will be read in context with the surrounding streetscene.

The proposal will be largely screened by the existing road side hedge and will form part of the built form within the site and along this stretch of highway. The use of red brick and double roman tiles is considered to complement the surroundings. It is therefore considered that the proposal would not have an adverse impact upon the visual amenity of the area. Amended plans have been submitted in response to the comments received over the size of the garage. The plans show a reduction in the height and the width of the garage whilst still remaining a functioning space for the storage of motorhomes.

10.1.4 Residential amenity

Due to the location, to the north west of Deep Springs, there are no near neighbours to the north and south and the property "Ladymead" to the west is separated by the main road which runs through the village. Therefore, the proposal it is not considered to have an impact upon the residential amenity of the neighbouring properties, The existing dwelling maintains sufficient amenity space.

10.1.5 Additional comments

Comments received suggest that the office will be used to run the business which is a change of use, however it is considered that the proposed office would be de minimus with the main use of the site being residential. Each application is determined upon its own merits and it is considered that in this instance the

addition of an office would not require a change of use application. Comments were received questioning the need for the home office, however this is considered an acceptable use of space and increasingly common since the Covid-19 pandemic.

11 Local Finance Considerations

11.1 Community Infrastructure Levy

Residential extensions of 100 sqm or larger are CIL liable.
This proposed development measures approximately 124 sqm.

The application is for residential development outside the settlement limits of Taunton and Wellington where the Community Infrastructure Levy (CIL) is £125 per square metre. Based on current rates, the CIL receipt for this development is approximately £15,500.00. With index linking this increases to approximately £22,000.00.

12 Planning balance and conclusion

12.1 The general effect of paragraph 11 of the NPPF is that, in the absence of relevant or up-to-date development plan policies, the balance is tilted in favour of the grant of permission, except where the policies within the NPPF that protect areas or assets of particular importance provides a "*clear reason for refusing the development proposed*" or where the benefits of the proposed development are "*significantly and demonstrably*" outweighed by the adverse impacts when assessed against the policies in the NPPF taken as a whole.

12.2 For the reasons set out above, having regard to all the matters raised, it is therefore recommended that planning permission is granted subject to conditions.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998 and the Equality Act 2010.

Appendix 1 – Planning Conditions and Informatives

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) DrNo DR-A-050-001 Rev A Plans, Elevations & Section

(A1) DrNo DR-A-050-002 Site,Block & Location Plan

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

3. The parking spaces in the garage hereby approved shall at all times be kept available for the parking of vehicle/s and shall be kept free of obstruction for such use.

Reason: To retain adequate off-street parking provision in the interests of highway safety.

4. The garage and office hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling currently known as Deep Springs.

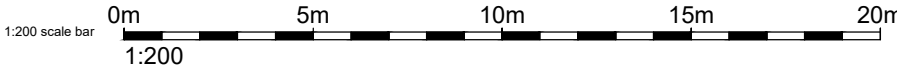
Reason: To prevent the building being occupied separately to the main dwelling.

Notes to applicant.

- . In accordance with paragraph 38 of the National Planning Policy Framework 21 the Council has worked in a positive and creative way and has imposed planning conditions to enable the grant of planning permission.

This page is intentionally left blank

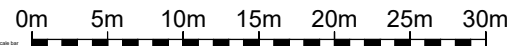
Proposed site plan @1:200



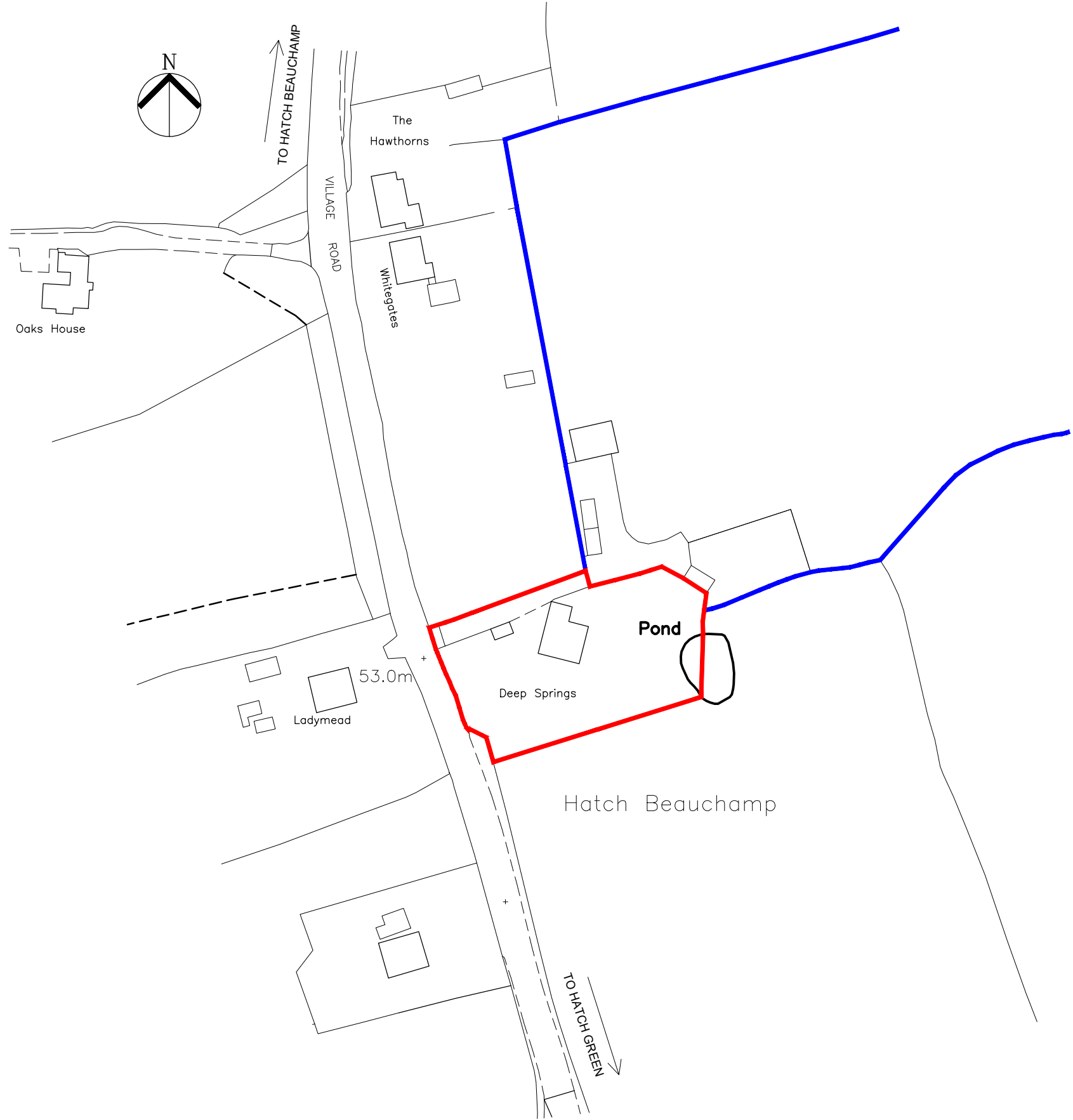
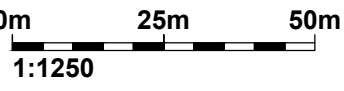
Page 23



Block plan @ 1:500



Location plan @ 1:1250



Ordnance Survey (c) Crown Copyright 2018. All rights reserved. Licence number 100022432

Notes:

DO NOT SCALE from this drawing (printed or electronic versions) other than for planning purposes. Contractors must check all dimensions on site.

Discrepancies and / or ambiguities within this drawing, between it and information given elsewhere, must be reported immediately for clarification prior to proceeding with works on site.

All works are to be carried out in accordance with the latest British Standards and Codes of Practice, unless specifically directed otherwise in the specification.

Responsibility for the reproduction of this drawing in paper form, or if issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image. Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

This original document is issued for the purpose indicated below and contains information of confidential nature.

This document is issued for the party which commissioned it and for specific purposes connected with the project detailed below in the project title.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by others.

B	Depth and height reduced	KO	28/02/23
A	Minor amendments	KO	24/09/22
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



CHANNEL ARCHITECTURE
Email: keelan@channelarchitecture.co.uk
Website: www.channelarchitecture.co.uk
Mobile: 07703441179

SITE: Deep Spring, Hatch Beauchamp
TA3 6TH

PROJECT : Proposed new garage

DRAWING TITLE: Site, Block & Location plan

SCALE:	DATE:	DRAWN:	CHECKED:
As noted @A1	22/09/22	KO	
PROJECT NO:	DRAWING NO:	REVISION:	
031	DR-A-050-002	B	

This page is intentionally left blank

Application Details	
Application Reference Number:	32/22/0004
Application Type:	Outline Planning Permission
Earliest decision date:	18 November 2022
Expiry Date	22 December 2022
Extension of time	31/03/2023
Decision Level	Committee
Description:	Application for Outline Planning with all matters reserved, except for access, for the erection of 1 No. agricultural workers dwelling on land to the south east of Home Farm, Breach Hill, Sampford Arundel
Site Address:	LAND TO THE SOUTH EAST OF HOME FARM, BREACH HILL, SAMPFORD ARUNDEL, TA21 9QN
Parish:	Sampford Arundel
Conservation Area:	No
Somerset Levels and Moors RAMSAR Catchment Area:	Yes
AONB:	Quantock Hills/ Blackdown Hills
Case Officer:	Denise Todd
Agent:	
Applicant:	AF & RD TUCKER & SONS
Committee Date:	16 May 2023
Reason for reporting application to Committee	Called to committee by Chairman who considers that the development meets the requirements of Policy H1a

1. Recommendation

1.1 That permission be REFUSED

2. Executive Summary of key reasons for recommendation

2.1 The proposed development has failed to comply with policy H1a (d), as details have been submitted to demonstrate that *“there is other existing accommodation in the local area which is suitable and available for occupation by the workers concerned. “*

3. Planning Obligations and conditions and informatives

3.1 Conditions (full text in appendix 1) N/A

None as the recommendation is to refuse

3.2 Informatives (bullet point only)

None

3.2.1 Proactive Statement

3.3 Obligations - N/A

4. Proposed development, site and surroundings

4.1 Details of proposal

The proposal is an outline application with all matters reserved, except for access, for the erection of No.1 agricultural workers dwelling on land to the south east of Home Farm, Breach Hill, Sampford Arundel.

4.2 Sites and surroundings

The development site is to the south east of the existing non-tied farm house (Home Farm), on the edge of the hamlet of Sampford Arundel, outside of any defined settlement boundary in a countryside location.

To the rear are existing agricultural buildings and to the east are fields.

There is an existing farmhouse associated with the farming enterprise however that dwelling is occupied by elderly relatives and has no agricultural tie.

5. Planning (and enforcement) history

Reference	Description	Decision	Date
32/21/0005	Erection of a general purpose agricultural building at Home Farm, Breach Hill, Sampford Arundel	Conditional Approval	24 Jan 2021
32/22/0002/ENQ	Erection of a permanent agricultural workers dwelling at Home Farm, Breach Hill, Sampford Arundel	Advice provided	13 July 2022

6. Environmental Impact Assessment - N/A

7. Habitats Regulations Assessment – Not submitted

8. Consultation and Representations

Statutory consultees (the submitted comments are available in full on the Council's website).

8.1 Date of consultation: 28 October 2022

8.2 Date of revised consultation (if applicable):

8.3 Press Date: 28 Oct 2022

8.4 Site Notice Date: 06 Nov 2022

8.5 **Statutory Consultees** the following were consulted:

Consultee	Comment	Officer Comment
SAMPFORD ARUNDEL PARISH COUNCIL	This application was considered at our meeting on Tuesday and Councillors are in support of this proposal.	Email dated 3 November 2022, however Case office only received on 22 March 2023 - see paragraph 10.1.1
SCC - ECOLOGY	No objection subject to conditions: - <ul style="list-style-type: none">• Retention of hedgerows and trees• Lighting for bats• Excavations over 1m should not be left uncovered overnight (badgers)• Enhancements as set out in the ecology report shall be adopted and implemented.	Application recommended for refusal therefore no conditions required on ecology grounds
SCC - RIGHTS OF WAY	No Objection Confirmed that there is a public right of way (PROW) recorded on	Application recommended for refusal therefore no requirement for an

	<p>the Definitive Map that runs along the proposed access to the site (public footpath WG 10/1) at the present time.</p> <p>1. Specific Comments</p> <p>The local planning authority needs to be confident that the applicant can demonstrate that they have an all-purpose vehicular right to the property along path WG 10/1.</p> <p>2. General Comments</p> <p>Any proposed works must not encroach onto the width of the PROW.</p> <p>The following bold text must be included as an informative note on any permission granted.</p>	informative regarding encroachment on to the public right of way
SCC - TRANSPORT DEVELOPMENT GROUP	Standing Advice applies	See para 10.1.3
WESSEX WATER	No objection subject to informative regarding new connections	Application recommended for refusal therefore no requirement for an informative regarding new connections
LANDSCAPE	N/A	

8.6 Internal Consultees the following were consulted:

Consultee	Comment	Officer comment
Monument ward District Councillor	<ul style="list-style-type: none"> I wish that this application be put to the appropriate committee (I say appropriate given the current Local Government reorganisation) for consideration there. The Parish Council have contrary views and has expressed its support 	See Para 10.1.9

	<p>for this application to you.</p> <ul style="list-style-type: none"> • I also have contrary views having viewed the planning portal content, having considered SWT planning policy and the facts available to me and at this time. • I would therefore request this application be decided by a planning committee. • I draw particular attention to the veterinary letters that draws attention to the welfare needs of the 500 plus animals at the farm. • There is a clear and unequivocal need for "sight and sound" on-site presence as highlighted by the Vet. 	
--	--	--

8.7 Local representations

Neighbour notification letters were sent in accordance with the Councils Adopted Statement of Community Involvement.

One letters have been received making the following comments (summarised):

Material Planning Considerations	
Objections	Officer Comment
N/A	
Support	Officer comment
Parish Councillor - <i>that Mr A Tucker and his family have farmed in the village for probably over 100 years and the proposed property is to house a fourth</i>	See paragraph 10.1.9

<i>generation member who needs to live on site to care for the stock day and night all year round. The proposed property will be at the side of the current farmhouse and will not be out of keeping with the area”.</i>	
--	--

8.7.1 Summary of objections - non planning matters

None

8.7.2 Summary of support - non planning matters

None

9. Relevant planning policies and Guidance

Section 70(2) of the Town and Country Planning Act 1990, as amended ("the 1990 Act), requires that in determining any planning applications regard is to be had to the provisions of the Development Plan, so far as is material to the application and to any other material planning considerations Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act") requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The site lies in the former Taunton Deane area. The Development Plan comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (SADMP) (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015) and Somerset Waste Core Strategy (2013).

Both the Taunton Deane Core Strategy and the West Somerset Local Plan to 2032 were subject to review and the Council undertook public consultation in January 2020 on the Council's issues and options for a new Local Plan covering the whole District. Since then the Government has agreed proposals for local government reorganisation and a Structural Change Order agreed with a new unitary authority for Somerset to be created from 1 April 2023. The Structural Change Order requires the new Somerset authority to prepare a local plan within 5 years of vesting day

Relevant policies of the development plan in the assessment of this application are listed below:

CP8 - Environment,

SD1 - Presumption in Favour of Sustainable Development

SP1 - Sustainable Development Location

DM1 - General requirements

DM2 - Development in the Countryside
CP1 - Climate Change
CP2 - Economy
SB1 - Settlement Boundaries
A1 - Parking Requirements
H1a - Permanent housing for rural worker

Supplementary Planning Documents

Public Realm Design Guide for the Garden Town, December 2021

District Wide Design Guide, December 2021

Other relevant policy documents:

Somerset West and Taunton Council's Climate Positive Planning: Interim Guidance Statement on Planning for the Climate Emergency (March 2022).

Neighbourhood plans: N/A

9.1 National Planning Policy Framework

10. Material Planning Considerations

This application follows on from pre-planning application advice that concluded as follows:-

Conclusion

There is insufficient evidence submitted in the pre-application advice enquiry to confirm if a permanent workers dwelling would be supported for this site under policy H1a.

The location of the dwelling, subject to the principle of a rural workers dwelling being accepted, should be in the orchard area adjacent to the existing Farmhouse (non-tied dwelling) so that it is adjacent to the village settlement boundary. This would site the proposed dwelling within the existing farm complex.

The following issues are considered to be of relevance in the determination of this application:

- Principle of development
- Function/Financial Requirements
- Impact on amenities of adjoining residential occupiers
- Highway safety, traffic generation, turning and parking
- Any other material planning considerations

As the proposal is an outline application issues of design and scale would be dealt with at reserve matters stage.

The main planning issues relevant in the assessment of this application are as follows:

10.1.1 The principle of development

The proposal relates to a site outside of any defined settlement boundary and within a countryside location as defined by Policy SP1 and therefore the principle of development will be subject to the proposal successfully addressing Policies SB1 and H1a of the Site Allocations Development Management Plan (SADMP) which requires further assessment against policies SP1, CP1 and CP8 of the Core Strategy.

Policy SP1 defines sustainable development locations and clearly states that 'outside of the settlements identified above, proposal will be treated as being within Open Countryside'. The location for this proposal is not identified within SP1 as a major or minor rural centre, nor it is one of the villages listed that retain settlement boundaries and have no further allocations made though the site allocations and development management DPD, but some scope for small scale proposals. The proposal is therefore considered to be in the open countryside.

Policy SB1 seeks to maintain the quality of the rural environment and ensure a sustainable approach to development, proposals outside of the boundaries of settlements identified in the Core Strategy policy SP1 will be treated as being within open countryside and assessed against Core Strategy policies CP1, CP8 and DM2 unless:

- A It accords with a specific development plan policy or proposal: or
- B Is necessary to meet a requirement of environmental or other legislation; and in all cases, is designed and sited to minimise landscape and other impacts.

The proposal is an outline planning application for an agricultural workers dwelling therefore the requirements of policy H1a will need to be met in full in order to overcome the issue of location.

Policy CP1 deals with Climate Change and requires that 'development proposals should result in a sustainable environment and will be required to demonstrate that the issue of climate change has been addressed by:

- a. 'Reducing the need to travel through locational decisions and where appropriate, providing a mix of uses' and/or
- h. 'Impact on the local community, economy, nature conservation or historical interests does not outweigh the economic and wider environmental benefits of the proposal.'

The location is in the countryside in an area that relies on the private motor vehicle rather than public transport, which offers a poor service. The proposal is however for an

agricultural workers dwelling on an established farming unit, therefore subject to meet the criteria of policy H1a, the proposal is considered to meet the requirements of CP1 as the accommodation would allow a n agricultural worker to resident on site.

Policy CP8 further reinforces this authority's aims of protecting the environment from development in locations outside of settlement boundaries. The proposal is for an agricultural workers dwelling on an established farming unit. The design of the dwelling would be addressed at Reserved Matters stage and would need to ensure that the proposal protected, conserved or enhanced the village setting. Planning conditions regarding landscaping to mitigate the proposal and details of boundary treatments to ensure the rural location was respected would be considered necessary to protect the proposals appearance and setting. The country ecologist has requested conditions regarding the retention of hedgerows and trees, lighting for bats, protection of badgers and bio-diversity net gain.

The proposed development is therefore considered, subject to the above conditions capable of complying with policy CP8, subject to meeting the criteria of policy H1a.

Policy DM2 does not offer support for new residential dwellings of any type in countryside locations however Policy H1a of the SADMP address 'Permanent housing for rural workers'. The proposed dwelling would be located adjacent to the existing farmhouse and to the fore of existing agricultural buildings. A planning restriction to ensure that the occupant was a person solely of mainly working or last working in agriculture or in forestry, or a widow or widower of such a person and to any resident dependant's, would be considered necessary to ensure the proper use of the proposed dwelling. If approved a further condition restricting the size of the dwelling should also be considered as necessary. This would ensure the dwelling would be commensurate with the functional requirements set out in policy H1a.

The proposed development could therefore be considered acceptable in general planning term subject to meeting the requirements of policy H1a.

Policy H1a - Permanent housing for rural workers

Policy H1a sets out the criteria for new permanent housing for rural workers. The policy makes clear that development will only be allowed to support existing activities on well-established units where:

- A There is a clearly established existing functional need;
- B The need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;
- C The unit and the activity concerned have been established for at least three years, has been profitable for a t least one of them, are currently financially sound, and has a clear prospect of remaining so;

- D The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the local area which is suitable and available for occupation by the workers concerned; and
- E Other planning requirements, including definition of domestic curtilage, siting and access and impact on the countryside are satisfied.

The policy further states *'Where the above criteria can be satisfied by an applicant, new dwellings will be of a size commensurate with the established functional requirement. Occupancy conditions will be applied to new permanent dwellings.'*

Applications to remove these or other related conditions will not be permitted unless: -

- *The dwelling is no longer needed on that unit for the purposes of agriculture or other rural based enterprises;*
- *There is no current demand for dwellings for agriculture or other rural based industrial in the locality; and*
- *The dwelling cannot be sold or let at a price which reflects its occupancy condition for a reasonable period to be agreed with the local planning authority'*

A - Is there a clearly established functional need?

Regarding the location of the proposed development, the justification for the relevant planning policy H1a, does not refer to the need for agricultural workers dwellings to be within sight and sound of the animals. It does state in paragraph 1.3.3 that *"The Council will need to be satisfied that applications can established a functional need for a dwelling to be provided related to the proper functioning of the enterprise. Examples of where such a need may arise may include workers needing to be on hand day and night in order that essential care is provided to animals or agricultural processes at short notice; or, where there is a need to deal quickly with emergencies which could otherwise cause serious loss of crops or products. On this basis, for the purpose of criterion D, the 'local area' shall be defined as being within a 10-15 minute drive time"*

Furthermore paragraph 1.3.4 states that ***"The protection of livestock from theft or injury may contribute to the need for an agricultural workers dwelling but will not by itself be sufficient to justify it."***

To clarify policy H1a does not require agricultural workers dwellings to be within sight and sound of the animals being farmed, but identifies a 10-15 minute drive time as the 'local area' within which accommodation should be located. As stated elsewhere in this report details of other available accommodation within the 'local area' has been submitted, of a price that is considered suitable for purchase by an agricultural worker.

The original submission of the planning application (29 Sep 2022) contained a Statement from Mount Vets, which explained the working of the farming enterprise and then stated *"For the reasons given above **it would be wise** to have at least one but preferably two experienced workers living full at Home farm or immediately adjacent to the site to allow for quick intervention should it be needed"*.

On learning that the recommendation was for the application to be refused, due to the proposal non-compliance with policy H1a, D, the vet sent a second letter of support, dated 28 Feb 2023 stating *" I would like to finish by clearly stating that this building is **essential** to the future success of this business and welfare of the animals within it"*.

The functional need for the dwelling can therefore be satisfied by other available accommodation, within a 10-15 minute drive as demonstrated by the agents submitted 'Alternative Accommodation Assessment'.

B - The need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement.

The agricultural appraisal confirmed that the dwelling would be occupied by a full-time worker employed by the business as Head Herdsman, (currently Mr Sam Tucker, grandson of Mr A Tucker)

The enterprise has been assessed in accordance with the standard man day calculations and assessed against the figures proposed in the agent's calculations at appendix C, which confirm that the needs of the business relate to at least 9.38 full time workers to service the existing business and therefore there is not a part time requirement. There is a need for 6.96 full-time workers solely to manage the livestock on the farm.

C - The unit and the activity concerned have been established for at least three years, has been profitable for at least one of them, are currently financially sound, and has a clear prospect of remaining so;

The financial records have been submitted from Wheelers Accountants who confirm that the Accounts are from the most recent three accounting years. The business is considered to be well established and consistently profitable. The financial accounts for the business for the past 3 years have been provided and show the business has been profitable for the last three years.

D - Can functional need be fulfilled by another existing dwelling on the unit or any other accommodation in the area which is suitable and available for occupation by the workers concerned?

The Agricultural Appraisal consistently refers to the need for the applicant to be

within sight and sound of the herd, however the justification for policy H1a D states in paragraph 1.3.4 that *"The protection of livestock from theft or injury may contribute to the need for an agricultural workers dwelling but will not by itself be sufficient to justify it"*.

Furthermore the functional need is explained in H1.a D as *'The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the local area which is suitable and available for occupation by the workers concerned.'* Paragraph 1.3.3 clearly states that *'for the purpose of criterion D, the local area shall be defined as being within a 10-15 minute drive time.'*

The agent has submitted an 'Alternative Accommodation Assessment' to address the requirements of H1a D, within which they have outlined 'Requirements of Accommodation' as follows:-

- a) Must be available and at a price affordable for a farm worker
- b) Must provide car parking space to enable a farm worker to travel to work
- c) "workers needing to be on hand day and night in order that essential care is provided to animals or agricultural processes at short notice"
- d) Must be able to "deal quickly with emergencies which could otherwise cause serious loss of crops or product"

The assessment includes data from a search on Rightmove, dated 31/01/2023, for properties within 5 miles (10-15 minute drive time) of Sampford Arundel for properties with a maximum asking price of £150,000. The submitted results show 2 x two-bedroom properties with an asking price of £130,000 as being available. The agent has however discounted both properties as they did not meet a), c) and d) of the above requirements.

The matter of affordability for an agricultural worker was discussed with a member of staff, who has recently worked in the private sector. It was considered reasonable for an agricultural worker to be able to purchase a dwelling of £130,000, therefore the properties do meet a) of above 'requirement' criteria.

One of the properties had communal parking, whilst the other would be reliant on on-road parking, therefore both properties can meet criteria b).

Criterion c), the need for a worker to be on hand day and night is a criteria set by the agent/applicant, and not one supported by relevant planning policy.

The justification for policy H1a, clearly states in the paragraph 1.3.3. *"The Council will need to be satisfied that applications can established a functional need for a dwelling to be provided related to the proper functioning of the enterprise. Examples of where such a need may arise may include workers needing to be on*

*hand day and night in order that essential care is provided to animals or agricultural processes at short notice; or, where there is a need to deal quickly with emergencies which could otherwise cause serious loss of crops or products. **On this basis, for the purposes of criterion D, the 'local area' shall be defined as being within a 10-15 minute drive time.***

Paragraph 1.3.4 further clarifies that "*The protection of livestock from theft or injury may contribute to the need for an agricultural workers dwelling but will not by itself be sufficient to justify it.*"

The proposed development therefore has no planning policy support regarding criterion c) above.

Part d) of the agents/applicants criterion relates to quickly dealing with 'emergencies which could otherwise cause serious loss of crops or product' however as stated above policy H1a D, defines a 10-15 minute drive time as 'local area' sufficient to deal with such emergencies.

The submitted 'Alternative Accommodation Assessment' has therefore demonstrated that the functional need can be fulfilled by "*other existing accommodation in the local area which is suitable and available for occupation by the worker concerned*".

E - Other planning requirements, including definition of domestic curtilage, siting and access and impact on the countryside are satisfied.

The site is served by an existing access to the west of Home Farm, that leads into and through the farmyard to the development site.

This is an existing arrangement and the visibility in both directions from the access onto the public highway, appears to be acceptable.

There appears to be sufficient space on site for the turning and parking of vehicles so that they can join the highway in a forward gear however this would be a matter for the Reserve Matters application. Traffic movements will increase, although there is already a number of vehicle movements associated with existing operations. Any increase in vehicle movements is deemed to be minimal and therefore acceptable. The proposal is considered capable of meeting the requirements of policies H1a (e) and A1 of the SADMP

The siting and domestic curtilage would be assessed at the Reserve Matters stage.

Further Material Considerations

Has the need for the dwelling arisen due to a recent subdivision of the holding

and or recent disposal of a dwelling from the holding?

The dwelling that is associated with the farming unit has no agricultural tie and will continue to be occupied by family members who are part-owners of the farming enterprise.

Is the dwelling in keeping with the character of the area in terms of scale, design and materials, and is it commensurate with the functional need?

This is an outline application with all matters reserved and therefore the LPA could be satisfied following submission of reserved matters that the size and scale of the proposed dwelling would be commensurate with the functional need, if the proposed development was to be approved. It is usual to remove 'Permitted Development' rights from an agricultural workers dwelling in order to ensure that the dwelling remains of an acceptable size and scale and commensurate with the functional need of the agricultural enterprise.

Neighbour Amenity – The nearest neighbour is the existing farmhouse which is adjacent to the proposed development. The design of the proposed dwelling would need careful consideration at the Reserve Matters stage to ensure there is no overlooking and the existing levels of private amenity remained.

Ownership - In the submitted agricultural appraisal, the agent has confirmed the business is a mixed farming enterprise consisting of dairy, beef, sheep, and arable operations and that it is jointly owned by four family members; AF & RD Tucker & Sons. The enterprise is made-up of 263 hectares (121.5 hectares rented and 141.5 hectares owned).

Highway safety - The highway authority has stated that their Standing Advice should be applied therefore conditions, if the proposed development was to be approved, would be required to address the level of parking provision which should be kept free of obstruction and possible entrance gates.

Parish Council comments – The Parish Council submitted comments on 3 November 2022, however these comments were not received and therefore not placed on the file or website. The reason for this is not known, and this issue has only recently been raised. The comments stated "*Councillors are in support of this proposal*", however the Parish Council did not include any valid or relevant planning reasons for their support, which could be addressed within this report.

It should be noted that as a result of this discrepancy two councillors have emailed to confirm the Parish Council comments, whilst two others have emailed their support.

10.1.2 Design of the proposal

The design, scale and materials of the proposed dwelling would be addressed under a Reserve Matters application.

10.1.3 Access, Highway Safety and Parking Provision

The recommendation is to refuse the proposal due to non-compliance with policy H1a d) therefore no conditions regarding highway safety and parking requirements are required.

10.1.4 The impact on neighbouring residential amenity

The proposed dwellings impact on character, appearance and neighbouring residential amenity would be considered if/when a Reserve Matters application is submitted.

10.1.5 The impact on trees and landscaping

If the application is approved the county ecologist has requested a condition for the retention of hedgerows and trees. There is no objection to this requested which is considered to be reasonable and necessary.

10.1.6 The impact on ecology and biodiversity and the Somerset Levels and Moors Ramsar Site.

An NNA has been received and is under consideration, however if found to be acceptable it would not overcome the reason to refuse the proposed development which relates to policy H1a d) and the availability of existing accommodation in the local area.

The county ecologist has requested condition for the retention of hedgerows and trees, lighting for bats, uncovered excavations and enhancements as per the submitted ecology report. If planning consent was to be granted then these conditions would need to be included as they are considered to be both necessary and relevant.

10.1.7 Waste/Recycling facilities

This would be considered at the Reserve Matters stage if planning consent was obtained.

10.1.8 Flood risk and energy efficiency

The site is within Flood Zone 1 and therefore not considered to be at risk of flooding.

The matter of energy efficiency would be considered at Reserve Matter stage subject to this proposed development gaining planning consent.

10.1.9 Any other matters

There was an issue with the Parish Councils comments dated 3 November 2022

which were not received in this office until 22 March 2023, therefore two of the parish councillors emailed in to confirm the comments.

In addition to the above a councillor confirm *“that Mr A Tucker and his family have farmed in the village for probably over 100 years and the proposed property is to house a fourth generation member who needs to live on site to care for the stock day and night all year round. The proposed property will be at the side of the current farmhouse and will not be out of keeping with the area”*.

There is no contention that the proposed development would meet the financial test of policy H1a, however the agent has demonstrated that there is other available accommodation that would meet criteria D of that policy. It is unclear as to how the proposed dwelling would not be out of keeping with the area, as the design, scale and materials of the proposed dwelling would be a matter for a Reserved Matters planning application.

Furthermore, another councillor has requested that as the recommendation is to refuse the proposed development, the application is heard by the planning committee. They considered that due to Local Government Reorganisation this would be an appropriate course of action. They have confirmed that as a District Councillor, their view is contrary to the officer recommendation. The Councillor has viewed the planning portal content, considered SWT planning policy and the available facts and therefore request this application be decided by a planning committee. The Councillor has drawn the officers attention to the second veterinary letters and the *"clear and unequivocal need for "sight and sound" on-site presence as highlighted by the Vet."*

11 Local Finance Considerations

11.1 Community Infrastructure Levy

Creation of a dwelling is CIL liable regardless of size and the proposed development measures approximately 173 sqm.

The application is for residential development outside the settlement limits of Taunton and Wellington where the Community Infrastructure Levy (CIL) is £125 per square metre. Based on current rates, the CIL receipt for this development is approximately £21,750.00. With index linking this increases to approximately £30,500.00.

12 Planning balance and conclusion

12.1 The general effect of paragraph 11 of the NPPF is that, in the absence of relevant or up-to-date development plan policies, the balance is tilted in favour of the grant of

permission, except where the policies within the NPPF that protect areas or assets of particular importance provides a "*clear reason for refusing the development proposed*" or where the benefits of the proposed development are "*significantly and demonstrably*" outweighed by the adverse impacts when assessed against the policies in the NPPF taken as a whole.

12.2 For the reasons set out above, having regard to all the matters raised, it is therefore reluctantly recommended that planning permission is refused as it has been demonstrated that there is other available accommodation within the 'local area', a 10-15 minute drive time, for occupation by the workers concerned and therefore contrary to policy H1a D.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998 and the Equality Act 2010.

Appendix 1 – Reason/s for refusal

- 1 The site lies in a countryside location, where it is the policy of the Local Planning Authority to resist new housing development unless it is demonstrated that the proposal serves a genuine appropriate rural need. There is a farming business being operated from the site with an associated dwelling that has no occupancy restriction. It has however demonstrated that there is other available accommodation within the 'local area', a 10-15 minute drive time, for occupation by the workers concerned and therefore contrary to Policy H1a D of the Taunton Deane Adopted Site Allocations and development Management Plan 2016. The scheme therefore represents an unjustified dwelling outside of settlement limits, increasing the need to travel by private car. As such, the proposal is contrary to Policies CP1 and SP1 of the Taunton Deane Core Strategy and Policy H1a of the Site Allocations and Development Management Plan.

Notes to applicant.

1. In accordance with paragraph 38 of the National Planning Policy Framework 2021 the Council has worked in a positive and creative way with the applicant and entered into pre-application discussions to enable the grant of planning permission. However, in this case the applicant was unable to satisfy the key policy test and as such the application has been refused.

This page is intentionally left blank

Notes
This document and its design content is copyright © MIME Architects Ltd and is only to be used for the purposes of a Planning Application. Not for the purposes of construction. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. All existing dimensions to be checked on site. Any discrepancies, errors or omissions on this document should be reported immediately to the Originator. If in doubt ASK.

- Land necessary to carry out works (incl.access)
- Owned Land adjacent to the Farm Enterprise
- Rented Land Adjacent to the Farm Enterprise
- Sampfords Arundel Settlement Boundary



© Crown Copyright Database Rights 2022 OS 100047474

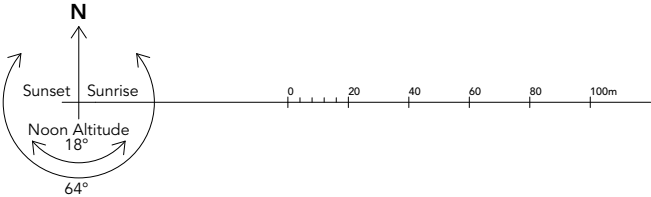
Office Address

49-50 East Street
Taunton
Somerset
TA1 3NA

Site Address

Land Southeast of Home Farm
Sampfords Arundel
Somerset
TA21 9QN

A	Ownership Updated	26/09/22
RevID	Notes	Date
Print Date	27/09/2022	Drawing Scale @A3 1:2500
Drawing Name	Location Plan	
Drawing No	2110/PL/050	Revision A



This page is intentionally left blank

Application Details	
Application Reference Number:	42/23/0022
Application Type:	Approval of Reserved Matters
Earliest decision date:	19 May 2023
Expiry Date:	17 July 2023
Description	Application for the approval of reserved matters following outline application 42/14/0069 for the access, appearance, landscaping, layout and scale for the erection of a substation to service the Primary School at Orchard Grove, Comeytrowe
Site Address:	Orchard Grove, Land at Comeytrowe/Trull, Taunton
Parish:	Taunton Town Council
Conservation Area:	No
Somerset Levels and Moors RAMSAR Catchment area:	Yes
AONB:	No
Case Officer:	Simon Fox, Major Projects Officer (Planning) 07392 316159 simon.fox@somerset.gov.uk Should you wish to discuss the contents of this report item please use the contact details above by 12 noon on the day before the meeting, or if no direct contact can be made please email: planningwest@somerset.gov.uk
Agent:	Boyer Planning
Applicant:	Comeytrowe Consortium
Reason for reporting application to Members:	Each application at the Comeytrowe Garden Community, known as Orchard Grove, has been subject to Planning Committee scrutiny, as required by the Chair, given the significance of the scheme and the public interest.

1. Recommendation

That planning permission be **GRANTED** subject to conditions.

To delegate approval to the Service Manager, Development Management in consultation with the Chair and Vice Chair subject to no adverse comments being received by end of 19 May 2023 (the end of the consultation period).

2. Executive Summary of key reasons for recommendation

- 2.1 This application seeks the approval of reserved matters for the erection of sub-station to facilitate the use of the already consented Primary School.
- 2.2 After consideration of all representations and consultations, planning policy and material considerations including the planning history and the scope of the application as one for approval of reserved matters, the application is considered appropriate to be recommended for approval subject to the conditions listed at Appendix 1 to this report.

3. Planning Obligations, conditions and informatives

3.1 Obligations

No agreement is needed in connection with this application because the outline is accompanied by a site-wide section 106 agreement.

3.2 Conditions (see Appendix 1 for full wording)

- 1) Drawing Schedule
- 2) Landscaping compliance
- 3) Materials compliance
- 4) Floor Levels to be confirmed

3.3 Informatives (see Appendix 1 for full wording)

- 1) Reminder of Outline Planning Conditions
- 2) Statement of positive working

4. Proposed development, Site and Surroundings

Details of proposal

- 4.1 The proposal includes the provision of infrastructure to serve future development, in particular and more immediately the approved Primary School located in the Eastern Neighbourhood.
- 4.2 The sub-station is utilitarian in design but is to be constructed from sympathetic materials and of a design to match two other sub-stations already constructed in the Western Neighbourhood.
- 4.3 The sub-station is approx. 4m square and 4m high to a pyramidal roof. Materials are to be conditioned as brick and tile of a type to match the sub-stations already built in the Western Neighbourhood. A small amount of additional planting is proposed.
- 4.4 The siting of the sub-station is partly dictated by having to serve the Primary School and be adjacent to a highway, for access purposes. As such it will be located to the southeast corner of the Primary School, adjacent to the spine road and will sit alongside the approved bin store of the Primary School.

Site and surroundings

- 4.5 Outline consent with all matters reserved (except points of access) has been granted for a residential and mixed-use garden community at Comeytrowe/Trull to include up to 2,000 dwellings, up to 5.25ha of employment land, 2.2ha of land for a primary school, a mixed use local centre and a 300 space 'park and bus' facility (application ref. 42/14/0069). The site area for the outline application was approx. 118ha and was bounded by the A38 Wellington Road to the north-west, the suburb and parish of Comeytrowe to the east and the village of Trull to the south. The Blackdown Hills AONB is located approximately 2.5 miles to the south of the site.
- 4.6 Through a Masterplan process the Primary School was located in the Eastern Neighbourhood and now has a consent and it is intended to start development imminently.
- 4.7 The site of the sub-station is not near any Conservation Area and the nearest listed building is located approx. 500m to the northwest, Comeytrowe Manor.

- 4.8 The wider site is under construction, occupations commenced in April 2022 with currently circa 100 properties occupied at present.

5. Relevant Planning History

Reference	Description	Decision	Date
42/14/0069	Outline planning permission with all matters reserved (except access) for a residential and mixed use urban extension at Comeytrove/Trull to include up to 2,000 dwellings, up to 5.25ha of employment land, 2.2ha of land for a primary school, a mixed use local centre and a 300 space 'park and bus' facility	Approved	8 August 2019
42/15/0042	Demolition of a section of wall on the western side of Honiton Road for creation of the access to the south west Taunton Urban Extension (Under Planning Application No. 42/14/0069) on Honiton Road, Trull	Approved	9 August 2019
42/19/0053	Application for approval of reserved matters following outline application 42/14/0069 for construction of the strategic infrastructure associated with the Western Neighbourhood, including the spine road and infrastructure roads; green infrastructure and ecological mitigation; strategic drainage, earth re-modelling works and associated retaining walls on land at Comeytrove/Trull	Approved	18 March 2020
42/20/0005/DM	Prior notification of proposed demolition of chicken coops on land south west of Taunton	No objection subject to conditions	21 February 2020

42/20/0006	Application for approval of reserved matters following Outline Application 42/14/0069 for the appearance, landscape, layout and scale for the erection of 70 No. dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works (Phase H1b) on land at Comeytrove/Trull	Approved	22 July 2020
42/20/0024	Application for approval of reserved matters following outline application 42/14/0069 for the erection of a foul pumping station, water booster station and gas pressure reducing station to serve the permitted 2000 dwellings on land at Comeytrove/Trull	Withdrawn on procedural grounds – not a Reserved Matters	10 August 2021
42/20/0031	Approval of reserved matters in respect of the appearance, landscape, layout and scale, pursuant to planning permission reference (42/14/0069) for the erection of 76 dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works at Phase H1a on land at Comeytrove/Trull	Approved	8 April 2021
42/20/0042	Erection of a foul pumping station, water booster station and gas pressure reducing station to serve the permitted 2000 dwellings under outline application	Approved	08 April 2021

	42/14/0069 on land at Comeytrowe/Trull		
42/20/0043	Non-material amendment to application 42/19/0053 for the relocation of the approved sub-station on land at Comeytrowe/Trull	Approved	19 October 2020
42/20/0056	Approval of reserved matters in respect of the appearance, landscape, layout and scale, pursuant to planning permission reference (42/14/0069) for the erection of 64 dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works at Phase H1c(i) on land at Comeytrowe/Trull	Approved	8 April 2021
42/21/0004	Application for approval of reserved matters following outline application 42/14/0069 in respect of the appearance, landscape, layout and scale for the erection of 166 No. dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works at Parcel H1d on land at Comeytrowe/Trull	Approved	3 February 2022
42/21/0020	Non-material amendment to application 42/20/0006 to allow for adjustments to highway alignments (Phase 1a and Parcel H1b) on land at Comeytrowe/Trull	Approved	10 January 2022
42/21/0032	Erection and installation of an electricity sub-station on land	Approved	31 August 2021

	falling within Phase H1C/H1F at Comeytrowe/Trull		
42/21/0035	Approval of reserved matters in respect of the appearance, landscape, layout and scale, pursuant to planning permission reference (42/14/0069) for the erection of 55 dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works at Parcel H1c(ii) on land at Comeytrowe/Trull (resubmission of 42/20/0056)	Approved	20 September 2022
42/21/0046	Application for approval of reserved matters following outline application 42/14/0069 for a local equipped play area (LEAP), landscaping, drainage and associated engineering operations, referred to as Garden Park, on land at Comeytrowe/Trull	Approved	4 April 2022
42/21/0058	Re pointing of former kitchen garden wall (Building A) with removal of loose stones, removal of attached modern industrial shed along stable blocks northern wall and making good of gable end (Building B), and removal of stub wall (Building G) at the stable block associated with Comeytrowe Manor, Manor Industrial Estate, Taunton	Pending	
42/21/0077	Application for a non-material amendment to application 42/14/0069 for realignment of the approved A38 roundabout on land south of the A38, Comeytrowe	Approved	17 December 2021

42/21/0068	Conversion and change of use from commercial (Class E) to 1 No. residential dwelling at The Stable Block, Comeytrove Manor West, Lipe Hill Lane, Comeytrove	Pending	
42/21/0069	Conversion and change of use from commercial (Class E) to 1 No. residential dwelling at The Stable Block, Comeytrove Manor West, Lipe Hill Lane, Comeytrove	Pending	
42/22/0026	Application for a Non-Material Amendment to application 42/20/0042 to introduce a turning head at the entrance to the approved pumping station compound and associated delivery of designated cycle lane through the site on land at Comeytrove Rise, Trull	Refused on procedural grounds – not an NMA	21 April 2022
42/22/0040	SCC Consultation – Erection of primary school and nursery, to include construction of sports pitches, parking area and access onto spine road incorporating landscaping and infrastructure on land at Comeytrove, Taunton <i>For the full application file visit SCC's Planning register online, ref SCC/3938/2022</i>	Approved	SWT Comments sent to SCC 26 May 2022, application approved by SCC in December 2022
42/22/0043	Variation of Condition No. 02 (approved plans), for the inclusion of a turning head at the entrance of the approved pumping station compound, of application 42/20/0042 at Orchard Grove New Community, Comeytrove Rise, Taunton	Approved	03 February 2023
42/22/0054	Erection of a care home (Use Class C2) comprising of 68 No. bedrooms with associated staff	Approved	31 January 2023

	facilities, access, landscaping, parking and associated works on land at Comeytrowe, Taunton		
42/22/0055	Application for approval of reserved matters following outline approval 42/14/0069 for the appearance, landscaping, layout and scale of the strategic infrastructure associated with the delivery of the employment zone including employment estate roads, green infrastructure, ecology mitigation, drainage, earth re-modelling works and hard landscaping associated with the local square at Orchard Grove Community Employment Zone, land adjacent A38, Taunton	Pending	
42/22/0056	Application for Approval of Reserved Matters following Outline Application 42/14/0069 for the appearance, landscaping, layout and scale for the strategic infrastructure works, including associated green infrastructure and drainage, associated with the delivery of infrastructure roads WR02 and WR03 at Orchard Grove Community, Comeytrowe	Pending	
42/22/0062	Application for the approval of reserved matters following outline application 42/14/0069 for the appearance, landscaping, layout and scale for the erection of 20 No. dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works comprising	Approved	10 March 2023

	Parcel H1f(i) together with additional details as required by Condition No's. 7, 9, 12, 13, 14, 15, 16, 18, 19, 20, 21 and 23 on land west of Comeytrowe Lane, Taunton		
42/22/0063	Application for the approval of reserved matters following outline application 42/14/0069 for the appearance, landscaping, layout and scale for the erection of 51 No. dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works comprising Parcel H1f(ii) together with additional details as required by Condition No's. 7, 9, 12, 13, 14, 15, 16, 18, 19, 20, 21 and 23 on land west of Comeytrowe Lane, Taunton	Pending	
42/22/0064	Variation of Condition No's. 02, approved plans, (for alterations to common infrastructure, including drainage attenuation basins, retaining structures and earthworks, site remodelling, engineering works and landscape planting) and 04, landscaping details, of application 42/19/0053 on land at Comeytrowe, Taunton	Pending	
42/22/0075/CB	Application to determine if prior approval is required for the proposed demolition (Class B) of former industrial buildings at Comeytrowe Manor Industrial Estate, Lipe Hill Lane, Comeytrowe	Prior Approval Required	18 January 2023
42/22/0076	Application for approval of reserved matters following outline approval 42/14/0069 for the	Approved	31 March 2023

	appearance, layout and scale for the erection of a bat house and associated works at Orchard Grove Urban Extension at Comeytrowe		
42/23/0016	Variation of a Condition No. 02 (approved Plans) of application 42/14/0069 for the removal of 0.58ha of land from the approved employment area on land at Comeytrowe, Taunton	Pending	
42/23/0019/CB	Application to determine if prior approval is required for the proposed demolition (Class B) of former industrial buildings at Comeytrowe Manor Industrial Estate, Lipe Hill Lane, Comeytrowe	Pending	

6. Environmental Impact Assessment

- 6.1 Upon receipt of an application the Council has to consider if the development falls into Schedule 1 or 2 of the Environment Impact Assessment Regulations. The Council concludes it falls into neither.
- 6.2 Then the Council must consider if the application is:
- (i) a subsequent application in relation to Schedule 1 or Schedule 2 development
 - (ii) has not been subject to a screening opinion and
 - (iii) is not accompanied by an ES (under Reg 9 of the EIA regulations).
- 6.3 In this case the Garden Community development fell within Category 10b (Urban Development Projects) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and the outline application was accompanied by a full Environment Statement.
- 6.4 The Council therefore must assess whether the information it has within the outline ES is sufficient to determine the application now before it.
- 6.5 The conclusions hereon are such that the Council considers the application as an application for reserved matters will not have any further significant

environmental effects over and above those assessed at the outline stage and a further environmental statement is not required.

7. Habitats Regulations Assessment

- 7.1 Since the granting of outline planning permission in August 2019 there has been a material change in circumstances which has required the Council, as the competent authority, to reassess a matter in relation to the Conservation of Habitats and Species Regulations 2017 (as amended) ('the Habitats Regulations') and the lawful approach to the determination of planning applications in light of recent advice from Natural England ('NE').
- 7.2 In a letter, dated 17 August 2020, NE advised the Council that whilst the Somerset Levels and Moors Special Protection Area ('SPA') could accommodate increased nutrient loading arising from new development within its hydrological catchment that the Somerset Levels and Moors Ramsar Site ('the Ramsar Site') could not. The difference, NE state, is that whilst such increased nutrient deposition is *"...unlikely, either alone or in combination, to have a likely significant effect on the internationally important bird communities for which the site is designated"* as regards the SPA such a conclusion cannot be drawn in relation to the Ramsar Site.
- 7.3 The typical consequence of such excessive phosphate levels in lowland ditch systems is *"the excessive growth of filamentous algae forming large mats on the water surface and massive proliferation of certain species of Lemna"* NB: (Lemna refers to aquatic plants such as duckweed).
- 7.4 This excessive growth *"adversely affects the ditch invertebrate and plant communities through... shading, smothering and anoxia (absence of oxygen)"* which in turn allows those species better able to cope with such conditions to dominate. The result is a decline in habitat quality and structure. NE state that *"The vast majority of the ditches within the Ramsar Site and the underpinning SSSIs are classified as being in an unfavourable condition due to excessive phosphate (P) and the resultant ecological response, or at risk from this process"*.
- 7.5 NE identify the sources of the excessive phosphates as diffuse water pollution (agricultural leaching) and point discharges (including from Waste Water Treatment Works ('WWTWs')) within the catchment noting that P levels are often 2-3 times higher than the total P target set out in the conservation objectives underpinning the Ramsar Site. In addition NE note that many of

the water bodies within the Ramsar Site have a phosphate level classed as significantly less than 'Good' by reference to the Environment Agency's Water Framework Directive and that the river catchments within the wider Somerset Levels are classed as having a "*Poor Ecological Status*".

7.6 At the time of the letter the issue in terms of the Ramsar Site was that the conservation status of the designated site was 'unfavourable' but in a recent SSSI Condition Change Briefing Note for the Somerset Levels and Moors dated May 2021 (uploaded to this applications' online case file) the overall condition across all Somerset level and Moors SSSI's is 'Unfavourable Declining' due to evidence of failing water quality, most notably high Phosphate levels.

7.7 NE have advised the Council that in determining planning applications which may give rise to additional phosphates within the catchment they must, as competent authorities, undertake a Habitats Regulations assessment and undertake an appropriate assessment where a likely significant effect cannot be ruled out. NE identify certain forms of development affected including residential development, commercial development, infrastructure supporting the intensification of agricultural use and anaerobic digesters.

7.8 The Council considers this application, which is merely for infrastructure and therefore does not produce waste water, does not require an HRA. An HRA is only required in connection with reserved matters applications for residential development so long as the issue with the Ramsar persists.

8. Consultation and Representations

Statutory consultees (the submitted comments are available in full on the Council's website.

Date of Consultation: 17 April 2023

Date of revised consultation: N/A

8.1 Statutory Consultees

8.1.1 It should be noted not all statutory consultees are consulted on all planning applications. The circumstances for statutory consultation are set out in the Development Management Procedure Order.

Statutory consultee	Comments	Officer comments
Taunton Town Council	At the time of writing no comments, of objection, or in support had been received.	A written or oral update will be given to the committee.
<p>NB: This application was submitted after 01 April 2023 and therefore falls within the parish area of the new Taunton Town Council.</p> <p>Taunton Town Council will also now administer an area previously part of Trull PC. This application site was previously in Trull parish.</p>		
Trull Parish Council (Neighbouring Parish)	At the time of writing no comments, of objection, or in support had been received.	A written or oral update will be given to the committee.
Bishops Hull Parish Council (Neighbouring Parish)	At the time of writing no comments, of objection, or in support had been received.	A written or oral update will be given to the committee.
Highway Authority - SCC	On the original plans – Comments regarding the access doors potentially overhanging the highway.	Plans will be reviewed to ensure compliance.

8.2 Non-Statutory Consultees

Non-Statutory consultee	Comments	Officer comments
Ecologist	No comments to make at this time.	<p>The outline consent contains 4 conditions (18-21) that provide a framework to further assess ecological impacts and provide mitigation and enhancement.</p> <p>The approval of these conditions is a separate matter and will not affect the layout and so this application can be approved.</p>

8.3 Local representation

- 8.3.1 In accordance with the Council's Adopted Statement of Community Involvement this application was publicised by letters of notification to neighbouring properties on 18 April 2023 and a site notice was displayed on 27 April 2023.
- 8.3.2 At the time of writing no comments, of objection, or in support had been received. An oral update will be given to the committee.

9. Relevant planning policies and Guidance

- 9.1 Section 70(2) of the Town and Country Planning Act 1990, as amended ("the 1990 Act"), requires that in determining any planning application regard is to be had to the provisions of the Development Plan, so far as is material to the application and to any other material planning considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act") requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The site lies in the former Taunton Deane area. The Development Plan comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (SADMP) (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).
- 9.2 Listed Buildings and Conservation Areas Act 1990 section 66 and 72 is relevant in order to assess the impact on heritage assets.
- 9.3 As a result of local government reorganisation Somerset Council was established from the 1 April 2023. The Structural Change Order agreeing the reorganisation of local government requires the Council to prepare a local plan within 5 years of the 1 April 2023 and the Council will be bringing forward a Local Development Scheme to agree the timetable for the preparation of the local plan and scope in due course.
- 9.4 Relevant policies of the development plan in the assessment of this application are listed below.

Core Strategy 2012

SD1 - Presumption in favour of sustainable development

CP1 - Climate change
CP7 - Infrastructure
CP8 - Environment
SS7 - Comeytrove / Trull - Broad Location for Growth
DM1 - General requirements
DM4 - Design

Site Allocations and Development Management Plan 2016

ENV1 - Protection of trees, woodland, orchards and hedgerows
ENV2 - Tree planting within new developments
D7 - Design quality
Site allocation policy TAU1 - Comeytrove / Trull

Other relevant policy documents

Somerset West and Taunton Design Guide
Taunton: The Vision for our Garden Town and the Taunton Design Charter and Checklist
Somerset West and Taunton Council's Climate Positive Planning: Interim Guidance Statement on Planning for the Climate Emergency

Neighbourhood Plans

The Trull Neighbourhood Plan is part of the development plan and a material consideration. The Trull Neighbourhood Plan includes policies that are aligned with the adopted policies in the Taunton Core Strategy and Site Allocations and Development Management Plan (SADMP), and provide for sustainable development in the parish. No policies expressly cover sub-stations.

The National Planning Policy Framework

The revised National Planning Policy Framework (NPPF), last update July 2021 sets the Governments planning policies for England and how these are expected to be applied.

Relevant Chapters of the NPPF include:

- 2. Achieving sustainable development
- 12. Achieving well-designed places

All policies and material considerations can only be considered as far as they relate to the details for which reserved matters approval is sought, as defined in the Development Management Procedure Order (DMPO) 2015.

10. Conclusion on Development Plan

- 10.1 To properly perform the S38(6) duty the LPA has to establish whether or not the proposed development accords with the development plan as a whole.
- 10.2 This is a relatively minor application given the context and generally the development plan seeks to ensure suitable infrastructure is delivered to support development.
- 10.3 This report assesses the material planning considerations and representations before reaching a conclusion on adherence with the development plan as a whole.

11. Local Finance Considerations

Community Infrastructure Levy

The development is not CIL liable.

12. Material Planning Considerations

- 12.1 As an application for Reserved Matters the application fundamentally seeks approval of layout, scale, appearance and landscaping.
- 12.2 The rationale for the development is to provide power to the Primary School which is to be delivered at Orchard Grove. The approval of this application is vital to the school being able to open to pupils in 2024 as planned.
- 12.3 The design, whilst utilitarian, will sit alongside the approved school (and approved timber bin store) and which match the brick and tile design of sub-stations already erected elsewhere at Orchard Grove. The inclusion of planting helps soften the structure to an extent.
- 12.4 It is considered there are no other envisaged impacts to the school and the planned residential parcels to follow in the Eastern Neighbourhood. The proposal does not pose noise, loss of light, lighting or overshadowing concerns. Sub-stations are built pursuant to regulations that set and enforce public safety considerations, given the use.
- 12.5 There are no ecological constraints, flood or surface water concerns or archaeological/conservation implications.

- 12.6 There have been no adverse comments received yet during the consultation period to question whether consent should be granted. Given the consultation period is still ongoing at the time of writing this report Members will receive an oral and/or written update.
- 12.7 As this is an application for reserved matters there are a host of conditions pursuant to the outline consent which will be dealt with separately.
- 12.8 Suitable conditions will be imposed on this application relating to landscaping, materials and levels.

13. Planning Balance and Conclusion

- 13.1. The continued delivery of the Garden Community is welcomed to provide much needed housing including affordable housing, and in this case the immediate delivery of the Primary School, and this application is required to maintain that momentum and deal with a very specific infrastructure requirement.
- 13.2. There are no outstanding issues that cannot be conditioned in their own right as part of this consent or are already covered by outline conditions.
- 13.3. In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998 and the Equality Act 2010.

Appendix 1 – Planning conditions and informatives

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) DrNo GTC-E-SS-0012-R2-1 1 Of 1	Close Coupled Substation Pyramid Roof Detail General Arrangement
(A1) DrNo 02-CS-31001 Rev A	Substation E2 Section Plan
(A1) DrNo 03-GA-31001 Rev A	Substation E2 General Arrangement Plan
(A1) DrNo 02-LP-31001 Rev A	Substation E2 Location Plan
(A0) DrNo BRL-L N2 PL001	Primary School Substation Landscape Proposals & Planting
(A0) DrNo BRL-L-N2-PL001	Primary School Substation Landscape Proposals & Planting

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

2. The planting scheme shown on the approved plans shall have been completely carried out by the end of the first available planting season after the first use of the sub-station.

For a period of ten years after the completion of the development, the planting shall be protected and maintained and any hedging/shrubs/trees that cease to grow or are damaged or otherwise removed, shall be replaced by new hedging/shrubs/trees of similar size and the same species or other appropriate hedging/shrubs/trees as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development is softened with greenery given its location in the interests of visual amenity, ecological enhancement and landscape character in accordance with Policy CP8 of the Taunton Deane Core Strategy and Policy ENV2 of the SADMP.

3. The walling material for the development hereby approved shall be Wienerberger Pembridge Red bricks and the roofing material shall be Redland, Brown Ø2 Granular Finish Double roman tiles, with black rainwater goods. The development shall thereafter be carried out in accordance with this stated specification unless any variation in writing is first agreed with the Local Planning Authority.

Reason: To accord with Policy DM4 of the Taunton Deane Core Strategy and Policy D7 of the SADMP.

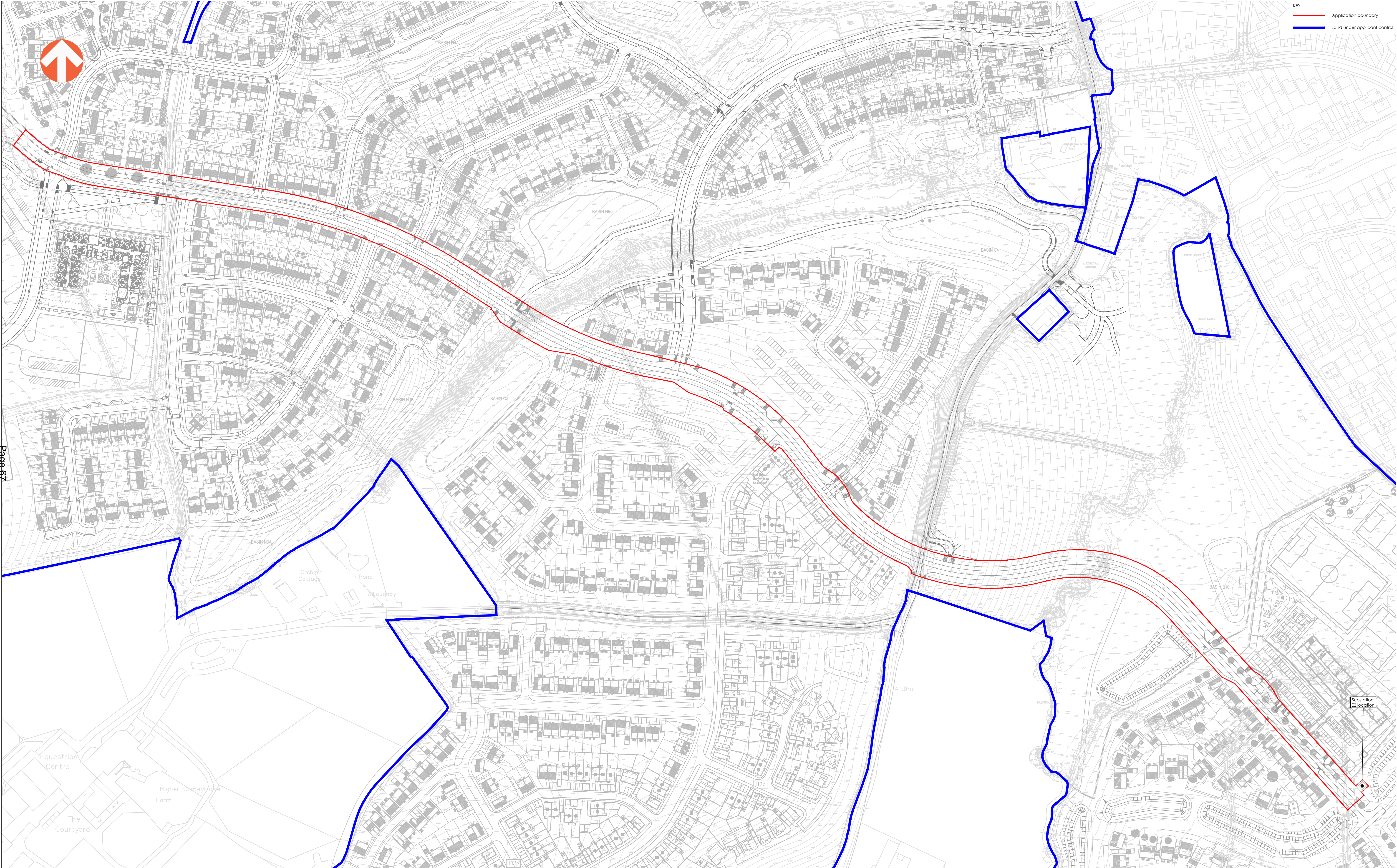
4. Prior to commencement of the development hereby approved the finished floor level of the structure shall be agreed in writing by the Local Planning Authority. Once agreed the development shall be carried out in accordance with the agreed details.

Reason: In the interest of visual amenity to accord with Policy D7 of the Site Allocations and Development Management Plan 2016.

Notes to Applicant

1. Your attention is drawn to the original conditions on permission 42/14/0069 which still need to be complied with.
2. In accordance with the National Planning Policy Framework the Council has worked in a constructive and creative way with the applicant to find solutions to problems in order to reach a positive recommendation and to enable the grant of planning permission.

This page is intentionally left blank



Page 67

KEY	
—	Application boundary
—	Land under applicant control

<div>Rev Table</div> <table><tr><th>A</th><th>14.04.2023</th><th>INITIAL ISSUE</th><th>OJT</th><th>RJM</th><th>PDM</th></tr><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th><th>CHK</th><th>APD</th></tr></table>			A	14.04.2023	INITIAL ISSUE	OJT	RJM	PDM	REV	DATE	DESCRIPTION	BY	CHK	APD	PROJECT: COMEYTROWE, TAUNTON		DESIGN BY:	
			A	14.04.2023	INITIAL ISSUE	OJT	RJM	PDM										
REV	DATE	DESCRIPTION	BY	CHK	APD													
CLIENT: Vistry Group Taylor Wimpey			TITLE: SUBSTATION E2 LOCATION PLAN		REV: A													
			PROJECT No: 1083	DRAWING No: 02-LP-31001														
DRAWING STATUS: FOR INFORMATION ONLY			SCALE @ A1: 0 1:1250 50 metres		 Awcock Ward Partnership, Ada House, Pynes Hill, Exeter, EX2 5TU Tel: 01392 409007 Web: www.awpexeter.com													

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank