

SEDGEMOOR DISTRICT COUNCIL

DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held in the Canalside Centre, Marsh Lane, Huntworth, Bridgwater on Tuesday 13 December 2022 at 9.30am

Councillors R D Filmer (Chairman)

Present: T Grimes (Deputy Chairman)

A Betty

B Bolt

M Facey

A Glassford

G Granter

A Hendry

T Heywood

S Kingham

M Murphy

L Perry

L Scott

Apologies: K Pearce & B Revans Cllrs M Facey (am), G Granter (pm), L Scott (pm), L Perry (pm) & T Heywood (pm)

42. MINUTES

The minutes of the Development Committee held on 21 July 2022 were confirmed as a correct record subject to the following amendments:

- Application 31/19/00016, in the 2nd paragraph, to amend '2 were consented' to read '8 were consented'.
- Cllr A Betty's attendance recorded
- Cllr A Betty's declaration of a personal interest as the Council's representative on the Parrett Drainage Board recorded
- Cllr E Scott's declaration of a personal interest as the Council's representative on the Axe-Brue Drainage Board recorded
- That Cllr Hendry's declaration of interest in respect of application no. 08/22/00028 was personal interest only as he knew the applicant

43. URGENT BUSINESS

None.

44. PUBLIC SPEAKING TIME

The following persons spoke in respect of the indicated applications: -

Application No	Name	Spoke
34/21/00008	Nobby Turner	Against
	John Grisman	Middlezoy Parish Council – Against
	James McKechnie	Agent

13/21/00037	Barry James	Agent
37/22/00094	Mr Frasier Hawke	Applicant
50/22/00064	Cheryl Morris	Against
	Isobel Beacom	Wedmore Parish Council – Against
50/22/00085	Andy Reeson	Against

45. DECLARATION OF INTEREST

In accordance with the Mandatory Code of Member Conduct, the following declarations of interest were made:

Application No	Name	Nature of Interest	Reason
15/22/00014	Cllr T Grimes	Other Registrable Interest	Somerset County Councillor for this area but took no part in discussions on this application
13/21/00037	Cllr B Bolt	Other Registrable Interest	Somerset County Councillor and Ward Member for this area but took no part in discussions on this application
34/21/00008	Cllr A Betty	Other Registrable Interest	Ward member for this area but took no part in discussions on this application
34/21/00008	Cllr L Perry	Other Registrable Interest	Ward member for this area but took no part in discussions on this application
08/22/00116	Cllr T Heywood	Other Registrable Interest	Member of Bridgwater Town Council but took no part in discussions on these applications
08/22/00116	Cllr A Glassford	Other Registrable Interest	Member of Bridgwater Town Council but took no part in discussions on these applications
15/22/00014	Cllr B Filmer	Other Registrable Interest	Somerset County Councillor for this area but took no part in discussions on this application

Cllrs A Hendry, M Murphy, T Grimes, B Bolt & B Filmer all declare a Non-Registrable Interest as members of Somerset County Council.

Cllrs E Scott, A Hendry, M Murphy, S Kingham, A Betty and B Filmer all declared an other registerable interest as members of a drainage board.

43. MAJOR APPLICATIONS (AM)

Middlezoy	34/21/00008 registered 04/11/2021 Expiry Date 02/02/2022 (Full Planning Permission)
Proposal:	Erection of 26no. dwellings, incidental open space, drainage, landscaping and associated infrastructure. at Land to the East of, Back Lane, Middlezoy, Bridgwater, Somerset, TA7 for Summerfield Homes (agent: Jillings Hutton Planning)

The Planning Officer introduced the application, which had been deferred for a site visit, to the Committee with the assistance of a presentation. She provided the following updates to the written report:-

- Condition 22 has been amended so that it now refers to the latest drawing showing the hedgerow going all the way up.
- All the technical details of the drainage have been reviewed and agreed by the Lead Local Flood Authority
- Ecology reports have been reviewed by the Ecologist and a number of conditions are being proposed to secure improvements.

Member then gave their comments following the Committee's site visit. They all agreed that it had been worthwhile to see the narrow nature of the roads, hearing from the Highways Officers and to gauge the strength of feeling of the local residents.

During discussion, the following points were made by Members:-

- The organic nature of development in the village
- The narrowness of the lanes and the variety of access lanes and drives off of them
- The restrictive access to the site
- Increased traffic and the potential danger to pedestrians without a pavement.

A Highways officer outlined the proposed new road layout and that a Transport Regulation Order (TRO) would be required. Members acknowledged that with a TRO the proposals would possible mitigate the risk. However, as the process for obtaining a TRO sat outside the planning framework they were reluctant on approving the application as the necessary highways improvements could not be guaranteed.

PROPOSED: Cllr T Grimes

SECONDED: Cllr Liz Perry

(For 11, Abstentions 1)

RESOLVED:

To Refuse Permission due to insufficient certainty regarding the ability of the highway improvements recommended to be secured through a TRO concerns were raised in terms of scale of traffic generation and intensification of the existing highway network which was considered to be substandard and would increase potential pedestrian and vehicular conflict within the vicinity of the site to the detriment of highway safety and contrary to Policy D13 and D14 of the Local Plan.

The Committee then adjourned for a 10 minute comfort break.

44. OTHER PLANNING APPLICATIONS (AM)

Cannington	13/21/00037 registered 02/01/2022 Expiry Date 26/02/2022 (Full Planning Permission)
Proposal:	Conversion of agricultural buildings (barns 4 & 5) to 1no. dwelling and ancillary accommodation with carport, including partial demolition of barn 5 and associated works (revised scheme). at Chilton Trivett Farm, Blackmore Lane, Cannington, Bridgwater, Somerset, TA5 2LG for Mr & Mrs Coles (agent: James Planning & Development Services Ltd)

The Planning Officer outlined the application to the Committee with the assistance of a presentation.

Members believed that the application would help tidy up the site and felt that it was appropriate to grant permission.

PROPOSED: Cllr B Bolt

SECONDED: Cllr A Hendry

(Unanimous)

RESOLVED:

To Grant Permission subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

- 3 With the exception of ground works, no works to convert the barn hereby approved shall be carried out unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority:-

- materials (including the provision of samples where appropriate) to be used for all external walls and roofs;
- details of works to conserve and preserve original materials to be retained
- details of the design, materials and external finish for all external doors and windows;

- details of rainwater goods;
- details of all hard surfacing and boundary treatments.

Once approved such details shall be implemented as part of the development unless agreed otherwise in writing by the local planning authority.

Reason: In the interest of visual amenity in accordance with policy D2 of the Sedgemoor Local Plan 2011-2032.

- 4 The site of the proposed development may be contaminated. Therefore, unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions A to C have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

Please note this condition also includes any asbestos containing materials (ACM) that should be identified, removed and disposed of according to current legislation.

A. Site Characterisation

A detailed site investigation and risk assessment must be completed in accordance with current UK guidance to assess the nature, extent and scale of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The investigations, risk assessments and written reports must be approved in writing by the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) desk study information, conceptual models, investigation methods, investigation results and interpretation and any other information required by the local planning authority to justify and appraise the report findings.
- (iii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iv) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with current UK guidance including DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

B. Submission of Remediation Scheme

In cases where contamination is shown to exist a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human

health, buildings and other property, the natural and historical environment and surrounding land must be prepared and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced and approved in writing by the local planning authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

E. Long Term Monitoring and Maintenance

If a monitoring and maintenance scheme, to include monitoring the long-term effectiveness of the proposed remediation, is required as part of the approved remediation scheme then the monitoring and maintenance scheme will need to be approved in writing by the local planning authority.

Following completion of the measures identified in that monitoring and maintenance scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority for approval.

This must be conducted in accordance with current UK guidance including DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'*.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

and security lighting shall be submitted to and approved in writing by the local planning authority. The strategy shall be informed by up to date information regarding how the site is being used by bats and shall show how through the choice of light units and the provision of a lighting and contour plan and technical specifications how the site will be lit so as not disturb or prevent bats using their territory or having access to their breeding sites and resting places. Once approved all external lighting shall be installed in accordance with the approved details and shall be maintained thereafter in accordance with the agreed design.

Reason: To prevent light pollution in the interests of visual amenity and to safeguard the biodiversity of the site and European protected species in accordance with policies D20 and D24 of the Sedgemoor Local Plan.

6 The development hereby approved shall not be occupied until measures for the enhancement and protection of biodiversity have been installed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Such enhancement measures shall include:-

- A Beaumaris Woodstone maxi bat box or similar
- 2x Vivara Pro Woodstone Nest Boxes or similar
- a Barn Owl roosting space be created in a nearby tree or within nearby farm buildings
- provision of 2x artificial nest cups.

Once installed such measures shall be retained at all times thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard and promote biodiversity in accordance with policy D20 of the Sedgemoor Local Plan 2011-2032.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising revoking and re-enacting that Order with or without modifications), there shall be no enlargement or extension of the development hereby permitted, including any additions or alterations to the roof, or insertion of new or enlargement of existing window or door openings, or erection of any new building or means of enclosure within the application site without the prior written approval of the local planning authority.

Reason: In the interest of visual amenity and the interest of the amenity of adjoining occupants in accordance with policies D2 and D25 Sedgemoor Local Plan

8 Prior to the occupation of the dwelling hereby approved, the existing barn located immediately to the north-east of the barns to be converted shall be demolished and the land cleared of debris.

Reason: to safeguard the amenity of future residents from noise and disturbance.

9 With the exception of the part of the building marked on the approved plans to be demolished, no approval is hereby granted for the demolition of the existing barns or for the

erection of a new dwelling. The dwelling hereby approved shall be created through the conversion of the existing structures.

Reason: To protect the countryside from unjustified new residential development in accordance with policy CO1 of the Sedgemoor Local Plan 2011 to 2032.

Schedule A

Site Location Plan Drg No. EX SLP PLN-A
Existing Site Plan Drg No. EX BLK PLN Rev A
Existing Ground Floor Plans (Combined) Drg No. EX GFC PLN-A received 18th February 2022
Existing Ground Floor Plan Barn B1 Drg No. EX GF1 PLN
Existing Ground Floor Plan Barn B2 Drg No. EX GF2 PLN-A received 18th February 2022
Existing Elevations Barn 1 Drg No. EX EL1 PLN
Existing NW & NE & SW Elevations Barn 2 Drg No. EX EL2 PLN 1
Existing SE & SW Elevations Barn 2 Drg No. EX EL2 PLN 2 Rev A
Existing Roof Plans Barn 1 and Barn 2 Drg No. EX ROOF PLN-A received 18th February 2022
Proposed Site Plan Drg No. PR SPL COMB Rev A
Proposed Floor Plans Barn 1 and Barn 2 Drg No. PR FPS PLN Rev-F received 2nd November 2022
Proposed Elevations (Combined) Drg No. PR ELE COMB Rev E received 2nd November 2022
Proposed Roof Plans Barn 1 & Barn 2 Drg No. PR ROOF PLN-A received 18th February 2022

Bridgwater	08/22/00116 registered 13/07/2022 14:00:20 Expiry Date 06/09/2022 14:00:20 (Full Planning Permission)
Proposal:	Change of use and conversion of warehouse into 4no. residential flats (revised scheme). at 4-6 St Mary Street, Bridgwater, TA6 3LT for Mr Kesterton (agent: Shattock Associates).

The Planning Officer outlined the application to the Committee and in response to questions confirmed that provision of adequate fire escape routes would be covered by the Building Regulations.

Members noting the number of other flats in the vicinity felt that it was good to see old building being brought back into use.

PROPOSED: Cllr S Kingham

SECONDED: Cllr Liz Scott

(10 For, 1 Abstention)

RESOLVED:

To Grant Permission subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from

the date of this permission.

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

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

- 3 The development shall be carried out in accordance with the submitted flood risk assessment ('Flood Risk Assessment for Warehouse, adjoining 4-6 St Mary Street, Bridgwater, Somerset TA6 3LT', updated October 2022, Shattock Associates) and the following mitigation measures it details:

- a) Finished floor levels shall be set no lower than 7.65 metres above Ordnance Datum (AOD) as detailed in section 1.04
- All flats shall incorporate upper floors to act as places of safe refuge in the event of an extreme flood, as detailed in section 3.01
 - Flood resilient construction techniques shall be incorporated as detailed in section 3.02

These mitigation measures shall be fully implemented prior to first occupation. They shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To manage the residual risk of flooding to the proposed development and future occupants in accordance with Policy D1 of the Sedgemoor Local Plan.

Schedule A

Location Plan Drg No. 001

Block Plan Drg No. 002

Existing Ground Floor Plan & Elevations Drg No. 22115/01

Existing First Floor Plan Drg No. 22115/02

Proposed Ground Floor Plan & Elevations Drg No. 22115/03 Rev B

Proposed First Floor Plan Drg No. 22115/04

Chapel Allerton

15/22/00014 registered 18/07/2022

Expiry Date 11/09/2022

(Full Planning Permission)

Proposal:

Change of use of agricultural building for the storage and maintenance of agricultural vehicles and machinery (Retrospective). at Tynings Farm, New Road, Stone Allerton, Axbridge, Somerset, BS26 2NW for Taylor (agent: Whiteacre Planning Ltd)

The Planning Officer outlined the application to the Committee and that an amendment was proposed for condition 2 so that it referred to the storage and maintenance of 'agricultural vehicles' and not 'cars' and a revised description of the development.

In response to questions from members it was confirmed that the existing hedgerow, referred to by the Parish Council, was still there as far as the Officer was aware, and could be seen in the photos within the presentation and did not form part of the application.

PROPOSED: Cllr A Hendry

SECONDED: Cllr S Kingham

(Unanimous)

RESOLVED:

To Grant Permission subject to the following conditions and subject to the amended description and amended condition as detailed by the officer, the wording of this condition to be delegated to the Assistant Director (Inward Investment & Growth) to be agreed in consultation with the Chairman and Deputy Chairman of the Development Committee.

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

- 2 The storage and maintenance use hereby approved shall be limited to the storage and maintenance of cars and machinery solely within the private use of the occupier of the dwelling currently known as Tynings Farm and not for any commercial purpose whatsoever.

Reason: In the interest of sustainable development, highway safety and in order to protect amenity, as in accordance with Adopted Sedgemoor Local Plan 2011-2032 S1, D14 and D25.

Schedule A

Location Plan Drg No. 001

Site Plan Drg No. 1488-001

Plans & Elevations Drg No.1488-002

45. INFORMATION SHEETS

The committee considered the following Information sheets:

- Planning Appeals Received
- Planning Appeals Decided
- S106 Agreements
- Certificate of Lawfulness Decided

RESOLVED:

To note the Information Sheets.

46. REMAINING PLANNING APPLICATIONS (PM)

North Petherton	37/22/00094 registered 12/09/2022 14:00:13 Expiry Date 06/11/2022 14:00:13 (Full Planning Permission)
Proposal:	Conversion of storage building to form 1no. dwelling. at Nonum, Clare Street, North Petherton, Bridgwater, Somerset, TA6 6RG for Mr & Mrs F Hawke (agent: re:DSGN LTD)

The Planning Officer outlined the application.

Members, whilst understanding the Officer's concerns over the lack of parking provision, felt that it was not unsimilar to living in a street of terraced housing and that in a town centre was something that an owner would have to accept.

They believed that the proposal would make the building more presentable and unlikely to become an eyesore, which would happen if nothing were done with it. In respect of the potential overlooking they felt that this could be address with the conditioning of obscure glass in the affected window.

PROPOSED: Cllr A Hendry

SECONDED: Cllr S Kingham

(8 For, 1 Against)

RESOLVED:

To Grant Permission subject to the imposition of appropriate conditions to be delegated to the Assistant Director (Inward Investment and Growth) to be agreed in consultation with the Chairman & Deputy Chairman of the Development Committee.

Wedmore	50/22/00064 registered 28/06/2022 Expiry Date 22/08/2022 (Reserved matters)
Proposal:	Approval of reserved matters for the erection of a dwelling. at The Hill, Mill Lane, Wedmore, Somerset, BS28 4DW for Mr P Cullen (agent: benjamin + beauchamp)

The Planning Officer outlined the application and updated members that County Councillor H Munt was now supporting the Parish Council's and local resident's objections highlighting the contradiction to policies D'' and D9 relating to design.

She also confirmed that the proposal had been revised since the outline application, to address some of the concerns raised, and that it now had a reduced ridge height and an overall reduction in size and scale. Additionally, the building had been moved closer to Mill Lane from which it would appear to be single storey dwelling

In response to questions from Members the Officer confirmed that the lighting design, which looked at things external lighting and the use of anti-glare glazing, would have to be submitted and approved by the local planning authority. Noting this and the changes to the proposal since the outline application the Committee believed that it was appropriate to grant permission.

PROPOSED: Cllr S Kingham

SECONDED: Cllr A Hendry

(8 For, 1 Against)

RESOLVED:

To Grant approval of reserved matters subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

- 2 The dwelling hereby permitted shall be planned, built and first occupied in an accordance with the definition of “self-build and custom housebuilding” as defined in the Self-build and Custom Housebuilding Act 2015 (as amended). The dwelling hereby permitted shall be first occupied by Jessica Cullen, as their sole or main residence.

Reason: Development in this location is only considered acceptable on the basis that it meets an identified local need for self or custom build development in accordance with Sedgemoor Local Plan 2011-2032 Policies CO2 and D9.

- 3 A landscape planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved planting scheme shall be implemented no later than the end of the first planting season following the first use of the development hereby approved. The proposed planting scheme shall include a detailed scaled drawing which identifies the proposed green infrastructure and includes a plant schedule and planting specification. The planting schedule shall detail the proposed species, quantities, stock sizes, planting densities and spacings. The landscaping shall be protected and maintained and any trees or plants that fail within a period of 5 years shall be replaced in the next planting season with those of a similar species and size.

Reason:

To ensure that development sites are appropriately landscaped to provide enhancement of the environment, mitigation for vegetation that is to be removed, to ensure biodiversity is maintained and that planting schemes are established and managed into the future in accordance policy D20 Sedgemoor Local Plan 2011-2032

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising revoking and re-enacting that Order with or without modifications), there shall be no enlargement or extension of the development hereby permitted, including any additions or alterations to the roof, or insertion of new or enlargement of existing window or door openings, or erection of any new

building or means of enclosure within the application site without the prior written approval of the local planning authority.

Reason: In the interest of visual amenity and the interest of the amenity of adjoining occupants in accordance with policies D2 and D25 Sedgemoor Local Plan

- 5 No development shall take place above damp proof course level until details and/or samples of the materials to be used on the external surfaces of the building hereby approved, to include windows, doors, walls and roof, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.

Reason: In the interests of visual amenity in accordance with Adopted Sedgemoor Local Plan 2011-2032 Policy D2.

Schedule A

Site Location Plan Drg No. 0918.PL.000 Rev A
Existing Site Plan Drg No. 0918.S.001
Proposed Site Plan Drg No. 0918.PL.001 Rev C
Proposed Floor Plans Drg No. 0918.PL.101 Rev B
Proposed SW and NW Elevations Drg No. 0918.PL.201 Rev B
Proposed NE and SE Elevations Drg No. 0918.PL.202 Rev C
Proposed Street Elevation Drg No. 0918.PL.203 Rev B
Proposed Roof Plan Drg No. 0918.PL.102 Rev B

Wedmore	50/22/00085 registered 30/09/2022 Expiry Date 24/11/2022 (Full Planning Permission)
Proposal:	Erection of replacement livestock agricultural building and bat roosting shelter, with planting (revised scheme). at Land Off, Wells Road, Latcham, Wedmore, Somerset, BS28 for H G Tincknell & Son Ltd (agent: Michael Goff)

The Planning Officer outlined the application and advised members that an amendment to one of the conditions was required in respect of the plan reference for the siting of a bat box.

The Committee, understanding the need for agricultural building to adapt and change over time, considered the proposal acceptable.

PROPOSED: Cllr A Betty

SECONDED: Cllr S Kingham

(Unanimous)

RESOLVED:

To Grant Permission subject to the following conditions and subject to the amended condition as

detailed by the officer, the wording of this condition to be delegated to the Assistant Director (Inward Investment & Growth) to be agreed in consultation with the Chairman and Deputy Chairman of the Development Committee.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

- 3 No external lighting shall be erected or installed on the agricultural building hereby permitted, or on the land forming the application site without the prior written approval of the Local Planning Authority

Reason: In the interests of visual amenity, to protect the surrounding residential occupiers from light pollution, and in the interests of the Favourable Conservation Status of local populations of European Protected Species in accordance with policies D2, D20, D24 and D25 of Sedgemoor Local Plan 2011-2032

- 4 The new hedgerow planting as detailed in the supporting ecological appraisal dated 21 October 2021 shall be completed no later than the end of the first planting season following first use of the development hereby permitted. Thereafter, the landscaping shall be protected and maintained and any trees or plants that fail within a period of 5 years shall be replaced in the next planting season with those of a similar species and size.

Reason: in the interests of securing biodiversity enhancement through development and to ensure the application site is appropriately landscaped in accordance with policies D19 and D20 Sedgemoor Local Plan 2011-2032.

- 5 The bat box shown on approved plan drg no. XXX shall be installed prior to the first use of the agricultural building hereby permitted and shall thereafter be retained and maintained.

Reason: to ensure biodiversity enhancements are secured through development and in accordance with policy D20 Sedgemoor Local Plan 2011-2032.

Schedule A

Location & Proposed Block Plans Drg No. TIN/LAT/PLN/001A

Existing Site & Proposed Roof Plans Drg No. TIN/LAT/PLN/003

Proposed Floor Plan & Elevations Drg No. TIN/LAT/PLN/002A

Cossington 22/22/00008 registered 14/06/2022
Expiry Date 08/08/2022
(Full Planning Permission)

Proposal: **Variation of Conditions 2 and 8 of Planning Permission 22/19/00012 (Erection of detached dwellinghouse with garage and upgrading of existing access thereto.) to amend the approved drawings to include the retention of earthworks with the use of gabion baskets. at Land To The East Of, Station Road, Cossington, Bridgwater, Somerset, TA7 for Duncliffe Homes Ltd (agent: Tandem Architects)**

The Planning Officer presented the application and explained that it sought secure the retention of gabion baskets, which had been used , because of the slope, as retaining structures to contain soil. As well as a small section of post and rail fencing along the back of the dwelling. He also gave an update confirming the need to amend three conditions due to the referencing of a site plan drawing.

After the depth and arrangement of the gabion baskets was confirmed the Committee that it was appropriate to grant permission.

PROPOSED: Cllr S Kingham

SECONDED: Cllr B Bolt

(Unanimous)

RESOLVED:

To Grant Permission subject to the following conditions and subject to the amended conditions as detailed by the officer, the wording of this condition to be delegated to the Assistant Director (Inward Investment & Growth) to be agreed in consultation with the Chairman and Deputy Chairman of the Development Committee:

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

- 2 The access track shall be constructed in accordance with the details within the submitted and approved Proposed Landscape Layout Drg No. 105 rev E.

Reason: In the interest of highway safety in accordance with Sedgemoor Local Plan 2011-2032 Policies D13 and D14.

- 3 At the proposed access there shall be no obstruction to visibility greater than 300 millimetres above adjoining road level within the visibility splays shown on the submitted and approved Proposed Landscape Layout Drg No. 105 rev D. Such visibility splays shall be constructed prior to the first occupation of the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interest of highway safety in accordance with Sedgemoor Local Plan 2011-2032 Policies D13 and D14.

- 4 Prior to the first occupation of the dwelling hereby approved, a properly consolidated and surfaced access shall be constructed (not loose stone or gravel) and shall be maintained in that form thereafter at all times.

Reason: In the interest of highway safety in accordance with Sedgemoor Local Plan 2011-2032 Policies D13 and D14.

- 5 Prior to the first occupation of the dwelling hereby approved, a “lighting design for bats” shall be submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will be installed (including through the provision of technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. No other external lighting shall be installed without prior consent from the Local Planning Authority through submission of a planning application.

Reason: In the interests of the ‘Favourable Conservation Status’ of populations of European protected species and in accordance with policy D20 of the Sedgemoor Local Plan 2011-2032.

- 6 Prior to the first occupation of the dwelling hereby approved the following biodiversity enhancements will be integrated into the dwelling or mounted upon suitable trees/buildings within the application site:

- A Beaumaris Woodstone maxi bat box or similar will be mounted under the apex of the south elevation of the garage and maintained thereafter.
- Two Vivara Pro Woodstone Nest Boxes (32mm hole version) will be installed mounted on the northerly facing aspect of retained trees and maintained thereafter
- A Vivara Pro Barcelona Woodstone Bird Box (open front design) or similar mounted between 1.5m and 3m high on the shaded side of retained trees and maintained thereafter
- A bee brick built into the wall about 1 metre above ground level on the south or south elevation of the dwelling

Once installed, the biodiversity enhancements shall thereafter be retained.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 170(d) of the National Planning Policy Framework and policy D20 of the Sedgemoor Local Plan 2011-2032.

- 7 The development hereby approved shall be carried out in accordance with the details in the submitted and approved Proposed Landscape Layout Drg No. 105 rev E. The approved planting scheme shall be implemented no later than the end of the first planting season following the first occupation of the dwelling hereby approved. All landscape areas shall be protected and maintained, and any trees or plants which, within a period of five years from

the completion of the planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species

Reason: To ensure that development sites are appropriately landscaped to provide enhancement of the environment and to ensure adequate amenity for adjoining occupants in accordance with Sedgemoor Local Plan 2011-2032 Policies D20 and D25.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising revoking and re-enacting that Order with or without modifications), there shall be no erection of any means of enclosure within the application site without the prior written approval of the local planning authority by submission of a planning application.

Reason: In the interest of visual amenity in order to maintain the open aspect of the site in accordance with Sedgemoor Local Plan Policy 2011-D2.

Schedule A

Location Plan No. 002 rev A

Proposed Ground Floor Plan Drg No. 100

Proposed Roof Plan, Section & Elevations Plan Drg No. 101

Proposed Garage/Car Port Drg No. 2487-DR-A-004

Proposed Landscape Layout Drg No. 105 rev E

Proposed External Works Drg No. M2402-100A

The meeting ended at 3.23pm

CHAIRMAN