

SEDGEMOOR DISTRICT COUNCIL

DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held in the Canalside Centre, Marsh Lane, Huntworth, Bridgwater on Tuesday 10 January 2023 at 9.30am

Councillors R D Filmer (Chairman)
Present: T Grimes (Deputy Chairman)
 A Betty A Hendry
 M Facey (AM only) S Kingham
 A Glassford K Pearce (PM only)
 C Riches

Apologies: Cllrs B Bolt, M Facey (PM), G Granter, K Pearce (AM), L Perry, M Murphy, L Scott

48. URGENT BUSINESS

None.

49. PUBLIC SPEAKING TIME

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

Application No	Name	Spoke
11/22/00039	Toni Hammick	Agent
17/22/00051	Clive Panchaud on behalf of Cheddar Parish Council	Against
17/22/00076	John White Clive Panchaud on behalf of Cheddar Parish Council	Agent Against
19/22/00004	James Tadman	Applicant
27/22/00008	Simon Martin	Agent
31/22/00013	Ward Cllr Andrew Gilling Christopher Saunders	For Applicant
37/22/00104	Lyndon Brett	Agent
38/21/00028	Andrew Tizzard on behalf of Othery Parish Council James Venton	Against Agent

50. DECLARATION OF INTERESTS

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

Application No	Name	Nature of Interest	Reason
09/22/00033 09/22/00034 13/22/00035	Cllrs A Hendry, T Grimes, K Pearce & B Filmer	Other Registrable Interest	Members of Somerset County Council and therefore financial interest in the applications
11/22/00039	Cllr A Hendry	Other Registrable Interest	Somerset County Councillor Division Member for this area but took no part in discussions on this application
11/22/00039	Cllr M Facey	Other Registrable Interest	Ward member for this area but took no part in discussions on this application
09/22/00033 09/22/00034	Cllr A Betty	Other Registrable Interest	Ward member for this area but took no part in discussions on this application
08/22/00169	Cllr A Glassford	Other Registrable Interest	Member of Bridgwater Town Council but took no part in discussions on these applications
17/22/00051 17/22/00076	Cllr C Riches	Other Registrable Interest	Ward member for this area but took no part in discussions on this application
19/22/00004	Cllr S Kingham	Other Registrable Interest	Ward member for this area but took no part in discussions on this application
31/22/00013	Cllrs B Filmer and T Grimes	Other Registrable Interest	Somerset County Councillor for this area but took no part in discussions on this application
38/21/00028	Cllr A Betty	Non-Registrable Interest	Predetermination

Cllrs A Betty, B Filmer, A Hendry and C Riches all declared an Other Registrable Interest as they were members of the Drainage Boards.

51. MAJOR APPLICATION (AM)

Burnham & Highbridge 11/22/00039 registered 07/06/2022
Expiry Date 05/09/2022
(Full Planning Permission)

Proposal: **Residential development of 29no. apartments with ancillary parking (revised scheme). at Canal House, 1 Market Street, Highbridge, Somerset, TA9 3BW** for New Shore Developments - Market Street Highbridge Ltd (agent: Property Link Consultants)

There were a number of updates to the report, these being:

The S106 agreement had been amended to include maintenance and ongoing access to the flat at Island House and the following conditions, the wording of which was provided in the officer's presentation.

Condition 17 – plans updated

Condition 20 – updated details of plans

Condition 21 – additional condition relating to the EV points

Condition 22 – additional condition relating to pedestrian access

The list of plans submitted had also been updated as detailed above pursuant to condition 2.

It was noted by the committee that there had been a number of negotiations to the application which included the balcony screens and an additional higher wall to protect residents privacy, entrances for pedestrians and barriers for the vehicular access with an atrium area at the rear of the building.

During discussion, it was acknowledged that the basement flat at Island House would be impacted but there was already an issue with the lack of natural light and the amendments proposed would not make this worse. There would also be access via a lift from the basement. Members accepted the amendments to the conditions as noted.

PROPOSED: Cllr M Facey

SECONDED: Cllr A Betty

(Unanimous)

RESOLVED:

To Grant Permission subject to the following conditions and subject to the amendment of the S106 agreement to include the ongoing maintenance and access to the basement flat at Island House and the additional conditions as detailed by the officer.

(A)

- 1.the applicant first entering into an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the delivery of at least 15% of the dwellings as affordable housing to the satisfaction of the development manager in consultation with the Affordable Housing Policy & Development Manager; and
2. Secure the provision and maintenance of ongoing access to the basement flat of Island House; and

(B) the Assistant Director - Legal and Governance, being authorised to prepare and seal the Agreement; and

(C) 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 Prior to the commencement of development, including any site clearance, groundworks or construction within each sub-phase (save such preliminary or minor works that the Local Planning Authority may agree in writing), a Construction Management Plan (CMP) to manage the impacts of construction during the life of the works, shall be submitted to and approved in writing by the Local Planning Authority. Such details should include details to manage contractor movements and parking, the impact of piling, dust and noise and hours of construction. The details so approved and any subsequent amendments as shall be agreed in writing by the Local Planning Authority shall be complied with in full and monitored by the applicants to ensure continuing compliance during the construction of the development.

Reason: This condition is pre commencement to protect the amenity of local residents from potential impacts whilst site clearance, groundworks and construction is underway and in the interests of highway safety in accordance with Policies D13 and D25 Sedgemoor Local Plan.

- 4 Prior to the commencement of development, a written commitment to the sourcing of local labour shall be submitted to and approved in writing by the local planning authority. The written commitment, as a minimum, shall set out the following matters: i) The proportion of construction workers to be sourced from the local labour pool, ii) Work experience/ apprenticeship opportunities; iii) The proportion of local procurement and sourcing; iv) On-going skills development and training opportunities; v) The steps that will be taken to ensure that the above is implemented; vi) The operator shall maintain a record of i - v above and shall make that information available to the local planning authority at all reasonable times upon request.

Reason: In accordance with policy D15 the Sedgemoor Local Plan. This matter needs to be agreed prior to commencement in order to ensure that local labour is used in the project from the start.

- 5 The development shall not be occupied unless it has been provided with a surface water drainage scheme in accordance with the details set out in:-

- Letter responding to LLFA response points (JRC Consulting Engineers, 21

November 2022)

- Proposed Drainage Strategy (JRC Consulting Engineers, 21/11/2022)
- Wessex Water Network Map (21/11/2022)
- Culverted Watercourse Maintenance proposal (JRC Consulting Engineers)

In this respect you are reminded that any works required for any new connections will need to be agreed under Land Drainage Consent with the IDB and any works required within 7m of the watercourse will require a Land Drainage Consent from the IDB.

Reason: To ensure the development is properly drained in accordance with policy D1 of the Sedgemoor Local Plan 2011-2032.

- 6 Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority. The WSI shall include details of the archaeological excavation, the recording of the heritage asset, the analysis of evidence recovered from the site and publication of the results. The development hereby permitted shall be carried out in accordance with the approved scheme.

Reason: To safeguard the archaeological potential of the site in accordance with policy D26 of the Sedgemoor Local Plan.

- 7 With the exception of ground works, no works to construct the development hereby approved shall be carried out unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority:-
- a. materials (including the provision of samples where appropriate) to be used for all external walls and roofs;
 - b. details of the design, materials and external finish for all external doors and windows;
 - c. 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.

- 8 Prior to the first occupation of the any of the units hereby approved a flood evacuation plan will be submitted to and approved in writing with the Local Planning Authority including details of any early warning systems and rescue/evacuation routes. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason: To reduce the risk of flooding to future users in accordance with Policy D1 of the Sedgemoor Local Plan.

- 9 The development hereby approved shall not be occupied until such time as details of how use/operation of the lift during times of flood will be prevented has first been submitted to and approved in writing by the local planning authority in consultation with the Environment Agency. The lift shall thereafter be operated in accordance with the approved details.

Reason: To reduce the risk of lift entrapment during times of flood in accordance with Policy D1 of the Sedgemoor Local Plan.

- 10 The development hereby approved shall not be occupied until such time as a scheme detailing the maintenance requirements and responsibilities of the approved flood resilience/mitigation measures utilised in the construction of this development has first been submitted to and approved in writing by the local planning authority in consultation with the Environment Agency. Such measures shall include details of:-
1. measures to reduce risk of flood waters immobilising vehicles.
 2. Flood resilient lift shaft to ground floor, waterproof sealant on the walls and provision for a demountable flood barrier on the fire door.
 3. Ground floor set at a minimum of 7.8mAOD.
 4. Provision of upper floor safe refuge areas.

The measures shall thereafter be maintained in accordance with the approved details unless otherwise agreed in writing by the local planning authority in consultation with the Environment Agency.

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

- 11 A. 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 B, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition C, which is subject to the approval in writing of the Local Planning Authority.

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 A has been complied with in relation to that contamination.

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 D.

B. 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'.

C. 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.

D. 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.

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 in accordance with policy D24 of the Sedgemoor local plan.

- 12 The area allocated for cycle parking and for the parking and turning of vehicles on the approved plans shall be kept clear of obstruction at all times and shall only be use for the parking of vehicles and bicycles in connection with the development hereby permitted.

Reason: In the interests of highway safety in accordance with policy D14 of the Sedgemoor Local Plan.

- 13 All the recommendations of the Approved Travel Plan shall be implemented in accordance with the timetable therein. Thereafter the development shall operate the Approved Travel Plan or any variation of the Travel Plan agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable travel in accordance with Policy D13 of the Sedgemoor Local Plan.

- 14 The dwelling(s) 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:-

- Bat boxes
- Bird boxes

Reason: To safeguard and enhance biodiversity in accordance with policy D20 of the Sedgemoor Local Plan.

- 15 The development hereby approved shall not be occupied until such time as a refuse management plan has been submitted to and agreed in writing by the local planning authority. Once approved such management plan shall be implemented for the duration of the occupation of the development.

Reason: In the interests of residential amenity in accordance with policies D24 and D25 of the Sedgemoor Local Plan.

- 16 No development hereby approved shall be commenced until details of measures to be taken to achieve Secure by Design accreditation have been submitted to and agreed in writing by the local planning authority. Once approved such measures shall be implemented as part of the development.

Reason: In the interests of residential amenity in accordance with policy D25 of the Sedgemoor local plan.

- 17 Units 6, 16 and 25 shall not be occupied unless their balconies/terraces have been provided with the privacy screens in accordance with the details shown on drawing numbers 1516-P12 Rev A (Section GG) and 1516 –P14 (Section H-H) . Thereafter such screens shall be retained in accordance with the approved drawings at all times thereafter.

Reason: To safeguard the living conditions of the occupiers of 2 Market Street in accordance with policy D25 of the Sedgemoor Local Plan 2011 to 2032

- 18 Units 19, 20, 28 and 29 shall not be occupied unless they have been provided with the screen walls to the balconies shown on the drawings here by approved. Thereafter such screen walls shall be retained in accordance with the approved drawings at all times thereafter.

Reason: To safeguard the living conditions of the occupiers of 2 Market Street in accordance with policy D25 of the Sedgemoor Local Plan 2011 to 2032.

- 19 Units 18 and 27 shall not be occupied unless privacy screens have been fitted to their balconies in accordance with details that have been submitted to an agreed in writing by the local planning authority. Thereafter such screens shall be retained in accordance with the approved details at all times thereafter.

Reason: To safeguard the living conditions of the occupiers of 2 Market Street in accordance with policy D25 of the Sedgemoor Local Plan 2011 to 2032.

- 20 Unit 8 shall not be occupied unless a privacy screen has been fitted to its terrace area in accordance with the details shown on drawing numbers 1516 –P14 (Section H-H) and Drg No. 1516-P13 Rev A (Section F-F). Thereafter such screen shall be retained in accordance with the approved details at all times thereafter.

Reason: To safeguard the living conditions of the occupiers of 2 Market Street in accordance with policy D25 of the Sedgemoor Local Plan 2011 to 2032

- 21 No unit hereby approved shall be occupied until the EV charging points shown on drawing number 1516 –P01 Rev Q have been fully provided in accordance with a specification that has been submitted to and approved in writing by the local planning authority.

Reason: In the interests of sustainable transport in accordance with policy D13 of the Sedgemoor Local Plan 2011 to 2032.

- 22 No unit hereby approved shall be occupied until secure access to the basement flat of Island House has been provided in accordance with details that have been submitted to and approved in writing by the local planning authority. Such details shall include the provision of a pedestrian access gate , a safe footpath route through the parking area , an intercom system to enable visitors and delivery drivers to notify the occupiers of the flat of their arrival and a secure drop point for postal deliveries. Once installed such details shall be maintained at all times thereafter.

Reason: To maintain access to the basement flat of Island House and safeguard the amenities of the occupier of this property in accordance with policy D25 of the Sedgemoor Local Plan 2011 to 2032.

Schedule A

- Location Plan Drg No. 1516-001 Rev A
- Existing Site Plan Drg No. 1516-002
- Existing Site Sections & Levels Plan Drg No. 1516-008 Rev A
- Lower Ground Floor & Block Plan Drg No. 1516-P01 Rev O
- Ground Floor Plan Drg No. 1516-02 Rev P
- First Floor Plan Drg No. 1516-P03 Rev C
- Second Floor Plan Drg No. 1516-P04 Rev B
- Roof Plan Drg No. 1516-P06 Rev N
- Sections A-A & B-B Drg No. 1516-P07 Rev O
- Sections C-C & D-D Drg No. 1516-P09 Rev A
- Sections E-E Drg No. 1516-P10 Rev P
- Street Elevation Drg No. 1516-P08 Rev N
- Refuse Collection Plan Drg No. 1516-P11 Rev N
- Visibility Splay Plan Drg No. 1516-003
- Sections G-G Drg No. 1516-P12 Rev A

52. OTHER PLANNING APPLICATIONS (AM)

Councillors Filmer, Grimes and Hendry left the meeting as they were County Councillors and Councillor Kingham then took the chair for the following applications.

Cannington 13/22/00035 registered 15/11/2022
 Expiry Date 09/01/2023
 (Advertisement consent)

Proposal: **The erection of 3no non illuminated roundabout advertisement / sponsorship signs. at Cannington Roundabout North, Cannington Bypass, Cannington, Bridgwater for L Simms**

The speaker that had registered did not join the meeting, however the application was considered at this point.

It was confirmed that the advertisement signs would advertise local businesses and would show the County logo too.

PROPOSED: Cllr S Kingham

SECONDED: Cllr A Glassford

(Unanimous)

RESOLVED:

TO GRANT ADVERTISEMENT CONSENT

- 1 1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to-
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the

public or impair visual amenity.

Reason for the above five conditions: To accord with the provisions of Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 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.

Schedule A

Location Plan Drg No. CB001

Block Plan Drg No. CB002

Sign Layout 1 Drg No. Cannington Bypass (N)

Sign Layout 2 Drg No. Cannington Bypass (N)

Proposed sign Dimensions Drg No. CB003

Bridgwater Without 09/22/00033 registered 15/11/2022
Expiry Date 09/01/2023
(Advertisement consent)

Proposal: **The erection of 4no non illuminated roundabout advertisement/sponsorship signs. The fascia of each sign measures 500 x 1000 mm with a depth of 2mm, installed at a height of 260mm from the ground to the base of the sign. at Ascot and Kings Drive Roundabout, Kings Drive, Bridgwater, TA6 for Somerset County Council**

This application was for 4 signs with the design being identical to the other applications received.

PROPOSED: Cllr M Facey
SECONDED: Cllr A Glassford

(Unanimous)

RESOLVED:
TO GRANT ADVERTISEMENT CONSENT

- 1
 - No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
 - No advertisement shall be sited or displayed so as to-
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance

or for measuring the speed of any vehicle.

- Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason for the above five conditions: To accord with the provisions of Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 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.

Schedule A

Location Plan Drg No. AK001

Block Plan Drg No. AK002

Sign Layout 1 Drg No. Ashcot and King Drive

Sign Layout 2 Drg No. Ashcot and King Drive

Proposed Sign Dimensions Drg No. AK003

Bridgwater Without 09/22/00034 registered 15/11/2022
Expiry Date 09/01/2023
(Advertisement consent)

Proposal: **The erection of 3no non illuminated roundabout advertisement / sponsorship signs. The fascia of each sign measures 500 x 1000 mm with a depth of 2mm, installed at a height of 260mm from the ground to the base of the sign. at Bath Road Roundabout, Bath Road, Bridgwater, Somerset, TA6 for Somerset County Council**

This application was for 3 signs and would be erected when the roundabout is redesigned, for which there is no date but the consent lasts for 5 years. There was an objection to the proposal as the councillor considered that the proposal would not be safe.

PROPOSED: Cllr A Glassford

SECONDED: Cllr M Facey

(For 3, Against 2)

RESOLVED:

To **GRANT ADVERTISEMENT CONSENT**

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to-
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason for the above five conditions: To accord with the provisions of Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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.

Schedule A

Location Plan Drg No. BR001

Block Plan Drg No. BR002

Sign Layout 1 Drg No. Bath Road

Sign Layout 2 Drg No. Bath Road

Proposed Sign Dimensions Drg No. BR003

All councillors returned to the meeting and councillor Filmer returned to the Chair.

Bridgwater 08/22/00169 registered 01/11/2022
Expiry Date 26/12/2022
(Full Planning Permission)

Proposal: **Erection of 1no. attached dwelling. at 78 Sydenham Road, Bridgwater, Somerset, TA6 4QQ** for Mr Barwood (agent: Mr Barwood)

The planning officer explained to the committee that the previous application for this site had been refused and this application had been amended and included the previous refusal reasons. It was agreed that the proposal did not have any adverse impacts on neighbouring dwellings.

PROPOSED: Cllr S Kingham
SECONDED: Cllr C Riches

(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 Prior to the first occupation of the development hereby approved flood resilience measures will be carried out in accordance with the measures set out in the submitted Flood Risk Assessment and will be maintained thereafter in perpetuity.

Reason: In accordance with Policy D1 of the Sedgemoor Local Plan 2011-2032.

Schedule A

Block and Site Location Plan Drg No. P-200
Existing Elevations Drg No. P-201
Proposed Plans Drg No. P-203 Rev 0
Proposed Elevations Drg No P-202

53. INFORMATION SHEETS

The committee considered the following Information sheets:

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

RESOLVED:

To note the Information Sheets.

54. REMAINING PLANNING APPLICATIONS (PM)

Cheddar 17/22/00051 registered 03/10/2022
Expiry Date 27/11/2022
(Full Planning Permission)

Proposal: **Erection of rural worker's dwelling at Land North Of, Hythe Lane, Hythe, Cheddar, Somerset, BS27** for Ms T Shaw (agent: Arena Global Management Ltd)

The committee were informed that the application was for a rural workers dwelling to replace the current dwelling that was subject to a temporary consent. The proposed dwelling would be restricted to the business, however condition 3 would be amended to include "widow/Widower".

In response to queries raised, the planning officer confirmed that Policy D10 didn't just include agricultural workers but also those rural workers with the functional and financial tests needed to be met including a business case being met through 3 years assessments showing a profit. Committee members supported the proposal as it was a modern bungalow proposed, that met policy and would not impact the area.

PROPOSED: Cllr K Pearce

SECONDED: Cllr A Hendry

(/unanimous)

RESOLVED:

To Grant Permission subject to the following conditions and subject to amended condition 3 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 The dwelling hereby permitted shall only be occupied by a worker solely or mainly employed at the adjoining equestrian enterprise known as Rictless Stables and any resident dependents.

Reason: To ensure that the accommodation meets the needs of the enterprise upon which it's need has been justified as an exceptional development in the countryside and in accordance with policy D10 of the Sedgemoor Local Plan 2011-2032.

- 4 No later than three months from the date of first occupation of the dwelling hereby permitted, the mobile home granted temporary consent under application 17/19/00053 shall be removed from site.

Reason: The mobile home was granted temporary permission only to facilitate the development of the business. The need for a rural worker in connection with the business would be adequately met by the development approved under Local Plan policy D10.

- 5 Prior to the first occupation of the dwelling house hereby approved, a lighting design shall be submitted to, and approved in writing by the Local Planning Authority.

The design shall show how and where external lighting, including any amenity and security lighting, will be installed, including through the provision of technical specifications so that it can be clearly demonstrated that areas to be lit or affected by light spill will not disturb or prevent bats using their territory, and details of how glare from internal lighting is to be mitigated through materials such as anti-glare glazing.

All external lighting and glazing 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. Under no circumstances should any other external lighting or glazing be installed without prior written consent from the Local Planning Authority.

Reason: In the interests of the integrity of a European site, the 'Favourable Conservation Status' of populations of European protected species, and to prevent any unacceptable adverse impacts from light pollution within this countryside location; in accordance with policies D19, D20, and D24 of the Sedgemoor Local Plan 2011-2032.

- 6 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, without the prior written approval of the local planning authority.

Reason: In the interest of visual amenity in accordance with Adopted Sedgemoor Local Plan Policy D2.

7 Prior to first occupation of the dwelling hereby approved, a programme of biodiversity enhancement measures shall be included within the development. These shall thereafter be retained and maintained and shall include:

- a) the provision of at least 1 x no. bat box installed under the eaves of the dwelling
- b) the provision of at least 1 x no bird box installed on an appropriate tree/trees no lower than 3m from ground
- c) Any fencing shall be hedgehog friendly fencing

Once approved such measures shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

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

Schedule A

Existing and Proposed Site Plans Drg No. 281 PL2022 001

Proposed Floor and Roof Plans Drg No. 281 PL2022 002

Proposed Elevations Drg No. 281 PL2022 003

Cheddar 17/22/00076 registered 25/11/2022
Expiry Date 19/01/2023
(Full Planning Permission)

Proposal: **Erection of first floor side (SE) extension with integrated car port and front extension to existing garage below, installation of dormers to the front (SW) and rear (NE) elevations (revised scheme). at 11 Woodview Road, Cheddar, Somerset, BS27 3NF for Mrs Robertson (agent: Hill Reading Architects)**

This application was submitted as there that there was a structural issue and the rear wall was required to be changed by 50cms, this has led to a reduction of a gap but the windows would be glazed as it would be a bathroom or study and no objections had been received from the neighbours.

An additional condition would be added to cover biodiversity.

PROPOSED: Cllr S Kingham

SECONDED: Cllr T Grimes

(Unanimous)

RESOLVED:

To Grant Permission subject to the following conditions and subject to an additional 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 The windows to the en-suite and bathroom at first floor on the north east elevation of the dormer shall be fitted with obscure glass, which shall thereafter be retained and maintained.

Reason: In the interests of the residential amenities of the adjoining occupiers in accordance with Policy D25 of the Sedgemoor Local Plan 2011-2032.

- 4 The development hereby approved shall be carried out in accordance with the flood resilience measures as set out in submitted and approved Flood Risk Assessment 28/11/2022.

Reason: To safeguard the site and surrounding area from flood risk in accordance with Sedgemoor Local Plan 2011-2032 Policy D1.

Schedule A

Existing Plans Drg No. H6543 001

Proposed Plans Drg No. H6543 100D

Chilton Polden 19/22/00004 registered 22/04/2022
Expiry Date 16/06/2022
(Full Planning Permission)

Proposal: **Erection of 1no. dwelling, including parking provisions. at 88 Broadway, Chilton Polden, Bridgwater, Somerset, TA7 9EQ for JT Electrics Ltd (agent: Tadman Planning Consultants Ltd)**

The proposal was a dwelling which would be at the end of a terrace and set back slightly to mirror the other end of terrace, however it was noted that the third bedroom was smaller than normal but overall the space of the rooms were larger than the housing standards.

The committee had no objections and were satisfied with the proposal.

PROPOSED: Cllr S Kingham

SECONDED: Cllr T Grimes

(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 Prior to first occupation of the development hereby approved, the area allocated for parking on the submitted and approved drg.no.2125/06 A, shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: in the interests of highway safety and in accordance with policy D20 Sedgemoor Local Plan 2011-2032.

- 4 There shall be no external lighting erected on the dwelling hereby permitted or within the application site unless a lighting design has first been submitted to and approved in writing by the Local Planning Authority.

The design shall show how and where external lighting, including any amenity and security lighting, will be installed, including through the provision of technical specifications so that it can be clearly demonstrated that areas to be lit or affected by light spill will not disturb or prevent bats using their territory, and details of how glare from internal lighting is to be mitigated through materials such as anti-glare glazing.

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. Under no circumstances should any other external lighting or glazing be installed without prior written consent from the Local Planning Authority.

Reason: In the interests of a European protected species and to prevent any unacceptable adverse impacts from light pollution; in accordance with policies D20, and D24 of the Sedgemoor Local Plan 2011-2032.

- 5 Prior to first occupation of the dwelling hereby approved, the following biodiversity

enhancement features shall be erected or installed within the development and shall thereafter be retained and maintained:

- a) 1x Beaumaris Woodstone maxi bat box or similar, installed directly under the eaves, or on a suitable tree on site and shall be correctly installed in line with the manufacturer's guidelines
- b) 2x integrated bee brick built into an appropriate external wall space. The bricks should be placed 1m above ground level and vegetation must not block the entrance holes. Please note, solitary bees are harmless and do not sting.
- c) Any new fencing installed on site must have accessible hedgehog holes, measuring 13cm x 13cm to allow the movement of hedgehogs into and out of the site

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 174(d) of the National Planning Policy Framework and policy D20 Sedgemoor Local Plan 2011-2032.

- 6 No development shall take place above damp proof course level until samples or details 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

Existing Location & Block Plans Drg No. 2125-01 Rev A
Existing Topographical Site Plan Drg No. 2125-04
Existing Elevations, Ground Floor, First Floor & Roof Plans Drg No. 2125-05
Proposed Location & Block Plans Drg No. 2125-02 Rev C
Proposed Site Plan Drg No. 2125-06 Rev A
Proposed Elevations, Typical Section, Ground Floor, First Floor & Roof Plans Drg No. 2125-07

Enmore 27/22/00008 registered 21/10/2022
Expiry Date 15/12/2022
(Full Planning Permission)

Proposal: **Erection of single storey extension to the South elevation. at Laburnum Villa, Enmore Road, Enmore, Bridgwater, Somerset, TA5 2DP for Mr and Mrs Hopkins (agent: David Salisbury Joinery)**

The planning officer updated the committee as the Ward Councillor Caswell had commented on the application supporting it as he considered that this application would not detract from the property or the listed building.

During discussion, members considered that the proposal would not have an adverse impact on the listed building and did not agree with the views of the conservation officer, considering that the reasons for granting would be the opposite of the refusal reasons.

PROPOSED: Cllr S Kingham

SECONDED: Cllr T Grimes

(Unanimous)

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.

Lympsham 31/22/00013 registered 05/10/2022
Expiry Date 29/11/2022
(Full Planning Permission)

Proposal: **Erection of 1no. residential dwelling with detached garage/workshop and provision of a community public open space. at Land East of, Boat Lane, Lympsham, Weston-super-mare, Somerset, BS24** for Mr & Mrs C Sanders (agent: Stephen Locke Associates)

The committee were informed that this application was for a dwelling with a community orchard, however the planning officer explained that it was considered that the proposal did not meet the Policies CO2 and D9 as it was not an infill plot nor did the application pass the sequential test although the local connection could be provided.

During discussion, there was a lot of comments about the local connection which could be proven, however it was agreed that this was not a brownfield site and was outside the development boundary and the proposed community benefit did not outweigh going against policy.

PROPOSED: Cllr T Grimes

SECONDED: Cllr S Kingham

(For 6, Against 2)

RESOLVED:

REFUSE PERMISSION for the following reason(s):

- 1 The erection of a dwelling in this location would not constitute an infill development in a clearly defined nucleus of at least 10 other dwellings as required by policy CO2 and would extend development into the countryside. As such, the proposal is contrary to policy CO2 of the Sedgemoor Local Plan 2011-2032 and would constitute unjustified and unsustainable development contrary to policies S2 and CO1 of the Sedgemoor Local Plan 2011-2032.
- 2 In the absence of a justification for the proposed dwelling in this location, the

development is not considered to have passed the Sequential Test in respect of flood risk and it has not therefore been clearly demonstrated that there are no alternative sites within a reasonable search area at a lower flood risk. As such the proposal is contrary to policy D1 of the Sedgemoor Local Plan 2011-2032.

North Petherton 37/22/00104 registered 31/10/2022
Expiry Date 25/12/2022
(Full Planning Permission)

Proposal: **Conversion of Cider House Barn to 1no. dwelling. at Parsons Farm House, Moon Lane, North Petherton, Bridgwater, Somerset, TA6 6NP for Mr A Bradford (agent: Lyndon Brett Partnership)**

This application had been submitted as the previous application had expired, there were no changes from the previous application and this was a resubmission only.

PROPOSED: Cllr A Betty

SECONDED: Cllr S Kingham

(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 Prior to the installation of any external lighting, a lighting design for bats, following Guidance Note 08/18 Bats and artificial lighting in the UK (ILP and BCT 2018), 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. The design should accord with Step 5 of Guidance Note 08/18, including submission of contour plans illustrating Lux levels. 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. Under no circumstances should external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European protected species and in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

- 4 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:-
- Installation of 1x Schwelger 1FF or 2FN bat box (or similar) to be installed within the site, facing a southerly direction and approximately 3-5m above ground level.
 - Installation of 1x National Trust Apex insect house (or similar)
 - Installation of 2x standard bird boxes, sited at a height of at least 3m above ground level.

Once installed, the features shall be maintained and retained thereafter in perpetuity.

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

- 5 If, during the works contamination is encountered which has not previously been identified, then the contamination shall be fully assessed and an appropriate remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land as in accordance with policy D25 of the Local Plan.

- 6 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 without the prior written approval of the local planning authority by submission of a planning application.

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

- 7 The permission hereby granted only permits the conversion of the building to a dwelling. The existing building shall not be demolished and/or replaced with a new structure.

Reason: The proposal is only acceptable as it involves the conversion of an existing building.

Schedule A

Existing Location Plan Drg No. A3/221213
Existing Block Plan Drg No. B5/221213
Existing Floorplans and Elevations Drg No.C1/220201
Proposed Location Plan Drg No. A1/221213
Proposed Block Plan Drg No. B2/221213
Proposed Floorplans and Elevations Drg No. C1/220201

Councillor Betty left the committee for the last application as he declared a prejudicial interest.

Othery 38/21/00028 registered 28/01/2022
Expiry Date 24/03/2022
(Full Planning Permission)

Proposal: **Retention of agricultural building (retrospective application) at Orchard Farm, Bedwell Lane, Othery, Bridgwater, Somerset, TA7 0QJ** for Mr Jennings (agent: James Venton Planning & Building Design)

The planning officer explained that the application for an agricultural building would be screened and adjacent to other agricultural buildings and although there were concerns expressed by the parish council, it was confirmed that the drainage scheme had been agreed and deemed acceptable and conditioned.

PROPOSED: Cllr C Riches
SECONDED: Cllr K Pearce

(Unanimous)

RESOLVED:

To Grant Permission 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 drainage scheme hereby approved (as set out in the submitted and approved Flood Risk Assessment and Drainage Report, Innervision Design, December 2022) shall be fully implemented within three months of the date of this permission. The system shall thereafter be retained and maintained in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding in accordance with Sedgemoor Local Plan policy D1.

- 3 No livestock shall be housed in the building.

Reason: To ensure the proposal does not unacceptably impact on nearby protected sites including SSSIs and the Somerset Levels and Moors Ramsar site, in accordance

with Sedgemoor Local Plan 2011-2032 policy D20.

- 4 Prior to the installation of any external lighting, a lighting design for bats, following Guidance Note 08/18 Bats and artificial lighting in the UK (ILP and BCT 2018), 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. The design should accord with Step 5 of Guidance Note 08/18, including submission of contour plans illustrating Lux levels. Lux levels should be below 0.5 Lux on the identified horseshoe bat commuting routes. 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.

- 5 Within 3 months of the date of the permission hereby approved, the following biodiversity enhancements shall be installed at the application site:
- Installation of 1x standard woodcrete bat box on to a building or mature tree on site, facing south or west, at a height above 3m.
 - Installation of 1x standard woodcrete bird box on to a building or a mature tree on site, facing east or north, at a height above 3m. Once installed the biodiversity enhancements shall thereafter be retained.

Reason: In the interests of biodiversity net gain in accordance with the National Planning Policy Framework and Sedgemoor Local Plan 2011-2032 policy D20.

Schedule A

Location Plan Drg No. 6795-21-01

Block Plan Drg No. 6795-21-02

Proposed Plan & Elevations Drg No. 6795-21-02

The meeting ended at 4.09pm

CHAIRMAN