

SEDGEMOOR DISTRICT COUNCIL

DEVELOPMENT COMMITTEE

Minutes of the meeting of the Development Committee held in the Canalside Centre, Marsh Lane, Huntworth, Bridgwater on Tuesday 7 February 2023 at 9.30am

Councillors R D Filmer (Chairman)
Present: T Grimes (Deputy Chairman)
 A Betty S Kingham
 B Bolt M Murphy
 A Glassford K Pearce
 G Granter C Riches
 A Hendry L Scott

Apologies: Cllrs M Facey, T Heywood and L Perry

55. URGENT BUSINESS

None.

56. MINUTES

The minutes of the meetings held on 23 August 2022 and 26 September 2022 were confirmed as a correct record subject to adding Councillor Anthony Betty to the attendance list for both meetings.

57. PUBLIC SPEAKING TIME

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

Application No	Name	Spoke
09/21/00017	David Preece	Against
	Liz Browne on behalf of Bridgwater Without Parish Council	Against
	Tim Mander on behalf of Bridgwater Town Council	Against
	Adjoining Ward Cllr Diogo Rodrigues	Against
	Phil Jones	Agent

07/22/00025	Tim Griffiths-Jones Colin Townsend on behalf of Brent Knoll Parish Council Arran Adams	Against Against Applicant
38/21/00013	James Venton	Agent
42/22/00039	Anthony Gibbons	Applicant

57. 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
07/19/00025 07/22/00025 24/22/00031 49/22/00010	Councillors B Filmer & T Grimes	Other Registrable Interest	Somerset County Councillor Division Member for this area but took no part in discussions on these applications
09/21/00017	Councillor A Betty	Other Registrable Interest	Ward member for this area but took no part in discussions on this application
09/21/00017	Councillors A Glassford and K Pearce	Other Registrable Interest	Members of Bridgwater Town Council but took no part in discussions on these applications
24/22/00031	Councillor A Hendry	Other Registrable Interest	Somerset County Councillor for this area but took no part in discussions on this application
	Councillors B Bolt, B Filmer, T Grimes, A Hendry and K Pearce	Other Registrable Interest	Members of Somerset County Council and therefore financial interest in the applications
38/21/00013	Councillor A Betty	Non-registrable Interest	Pre-Determination
49/22/00010	Councillor L Scott	Other Registrable Interest	Ward member for this area but took no part in discussions on this application

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

58. MAJOR APPLICATION (AM)

Bridgwater Without 09/21/00017 registered 12/04/2021
Expiry Date 02/08/2021
(Outline Planning Permission)

Proposal: **Outline application with some matters reserved, for erection of up to 530 dwellings including vehicular, pedestrian and cycle access, car parking, public open space, landscaping, infrastructure and other associated works. at Folletts Farm, Dunwear Lane, Bridgwater, TA6 5HH for Lance Alec Rainey House and Hannick Homes Developments Limited (agent: Turley)**

Also present at the meeting were officers from Somerset County Highways Authority and Sedgemoor`s Planning Policy manager. This application had previously been considered and deferred from the December committee as it was requested that further information be received relating to healthcare provision and highways information.

The planning officer updated the meeting on a number of issues as follows:

- The number of dwellings proposed has been reduced to 530
- NHS had confirmed that they did not wish for any financial contributions from this application
- A petition had been received with approximately 600 signatures against the proposal
- Affordable housing contributions have been reduced to 10% with viability to be reviewed and it was noted that an uplift clause would need to be added
- Air quality and noise – additional assessment and information had been received and it was noted that there were conditions covering these areas which would include distance from M5 for the dwellings, design of the dwellings and a landscaped bund to be created.
- County Highways Authority had also provided clarification on the proposals and that off site contributions requested for the proposed changes to the road network, these included amending traffic flows, changes to junctions and other improvements that would be needed.
- S106 Agreement – clauses updated to reflect the application on the County land that had been received.
- Buildings have been reduced from 3 storey to no more than 2.5 storeys

During debate, a number of concerns were raised by the councillors, including:

The reduction of Affordable Housing, however it was confirmed that an independent viability assessment had been undertaken and an uplift clause would be added to the application, it was also explained that there was a number of contributions being made for other things including highway upgrades and additional off site improvements.

The planning officer also confirmed that the NHS had responded and their comments had been included on P51 of the report which confirmed that no financial contributions were requested and that the current provision of healthcare would be sufficient for the needs of the area.

The County Highways officer confirmed that modelling had been undertaken at the start of the application process and had been worked through with additional information requested and received. There would be other works in the area including a new roundabout and highway improvements to Westonzoyland Road, St John Street and cycle and pedestrian routes around the town; these amendments had been taken into account with the aim being to increase active transport and lessen car use; it was also noted that Bower Lane would not be upgraded.

There being some reservations, a proposal for refusal of the application was made on the grounds of B3 overdevelopment, D6 and lesser amount of Affordable Housing being proposed and D13 sustainable transport with suitable road network that should be in place, this proposal was seconded. The officers explained that some of the issues discussed were not within the control of the developer including the bus provision in the area and that there had been no objections from the statutory consultees with the viability of the scheme being assessed independently and with an uplift clause.

The proposal was put to a vote but was lost (For 5, Against 6)

It was then proposed to go with the officer's recommendation as amended with the additional triggers detailed within the officer's presentation and was granted with the Chairman using his vote.

PROPOSED: Cllr A Hendry

SECONDED: Cllr S Kingham

(For 5, Against 5, Abstention 1, Chairman's vote For)

RESOLVED:

To Grant Permission subject to the applicant first entering into an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

- deliver at least 10% of the dwellings as affordable housing to the satisfaction of the development manager in consultation with the Affordable Housing Policy & Development Manager with provision for future review to meet the policy compliant position should the viability of the development change;
- secure the detail, provision and future management of the on-site public open space (including a NEAP, with MUGA, 2 LEAPs and 3 LAP), communal areas, paths and cycleways (necessary for public permeability through the site) and to the satisfaction of the development manager in consultation with the landscape officer, open space officers and ecologist.
- the landscaping, landscape management and general maintenance of the acoustic bund and fence to the satisfaction of the development manager in consultation with the council's environmental health officer, landscape officer and open space officers.
- A contribution of £1,250 per dwelling towards improvements at the Dunball roundabout
- A contribution £3,073,320 of toward the provision of primary education facilities to the satisfaction of the development manager in consultation with the county education officer
- A contribution £883,445 of towards off site highways improvements to Westonzoyland Rd, St John Stand cycle and pedestrian connection town to the satisfaction of the development manager in consultation with the county highways officer

- the delivery of the roundabout and access works through the necessary highways legal agreements to the satisfaction of the development manager in consultation with the county highways officer
- that the Assistant Director (Legal and Governance) be authorised to prepare and seal the Agreement and;
- subject to the following conditions:

- 1 Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Plans and particulars of the reserved matters referred to above, relating to the appearance, landscaping, layout and scale, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reasons: The application was submitted as an outline application in accordance with the provisions of Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015. In accordance with the provisions of Section 92 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 **Design Coding**

Prior to the submission of any reserved matters application a Design Code for the site shall be submitted to and agreed in writing by the local planning authority. Such code shall be generally in accordance with the submitted parameter plans ('Building Heights Parameters Plan' drawing 17110.412 Rev I; and 'Land Use, Access and Movement Plan' 17110.411 Rev G) and the design principles outlined in Sections 4.0 and 5.0 of the Design and Access Statement (March 2022 Final Issue V.3) and shall detail the phasing of the development.

Reason: To ensure the site is developed in a coherent and comprehensive manner in accordance with Policy B3 of the Sedgemoor District Local Plan and the adopted East Bridgwater Development and Design Principles Document – Feb 2018.

4 Highways

No dwelling hereby approved shall be occupied until a measures only travel plan has been submitted to an agreed in writing by the local planning authority. Such travel plans will set out the measures by which alternative means of travel to the private motor car will be promoted and the time scale for the implementation and duration of the travel plan. Once approved such measures shall be fully implemented In accordance with the approved details.

Reason: To promote sustainable travel options in accordance with policy D14 of the Sedgemoor Local Plan 2011 to 2032.

- 5 No development hereby approved which shall interfere with or compromise the use of footpath BW 3/1 shall take place until a path diversion/extinguishment order has been made and confirmed and the diverted route made available to the satisfaction of the Local Planning Authority.

Reason: In the interest of the safety of users of the right of way in accordance with policy D14 Sedgemoor Local Plan 2011-2032.

- 6 With the exception of site clearance and preparation, no development shall take place until the new roundabout on Westonzoyland Road and main vehicle access to the site has been installed and operational in accordance with details to be submitted to and approved in writing by the local planning authority. Such details shall be generally in accordance with the details shown on drawing No. PHL-104C and development hereby permitted shall be carried out in accordance with approved details.

Reason: In the interest of highways safety in accordance with policy D14 Sedgemoor Local Plan 2011-2032.

- 7 The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority

Reason: In the interest of highways safety in accordance with policy D14 Sedgemoor Local Plan 2011-2032.

- 8 The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: In the interest of highways safety in accordance with policy D14 Sedgemoor Local Plan 2011-2032.

- 9 The submission of all reserved matters applications for the layout of the development shall include details of cycleway and foot path permeability. Such details shall show permeability and links to existing development and to existing foot and cycle paths.

Reason: In the interest of sustainable development in accordance with policies D13 and D14 9 of the Sedgemoor Local Plan 2011-2032.

10 Noise

No dwelling hereby permitted shall be occupied until a scheme to mitigate against road traffic noise has been submitted to, and approved in writing by, the Local Planning Authority that demonstrates how the internal and external living spaces will not exceed the following maximum noise criteria:

Location	07.00 – 23.00	23.00 – 07.00
	Maximum Level	Maximum level
Living Room	35 dB $L_{Aeq,16hr}$	
Dining Room/Area	40 dB $L_{Aeq,16hr}$	
Bedroom	35 dB $L_{Aeq,16hr}$	30 dB $L_{Aeq,8hr}$ < 10 events >45 $L_{Amax,F}$
Private Amenity Areas and Gardens	55 dB $L_{Aeq,16hr}$	

Such scheme shall detail all necessary elements of the mitigation including: bunding, fencing, site layout, floor plan layout, building envelope construction, glazing and ventilation. The scheme shall include calculations showing the source noise levels, the attenuation characteristics of the building element or barrier and the resultant noise levels in the relevant internal and external spaces. Sufficient details of the construction of bunds or fences on bunds shall be provided to demonstrate the technical feasibility of the structure. The scheme shall be implemented in full prior to occupation.

Reason: To safeguard local residents from undue noise and disturbance in accordance with policies D2 and D25 of the Sedgemoor Local Plan 2011-2032.

- 11 No dwelling hereby permitted shall be occupied until a certificate, to be provided by a suitably qualified acoustic engineer, has been provided to demonstrate that it has been constructed so as to meet all the requirements set out in the previous condition.

Reason: To safeguard local residents from undue noise and disturbance in accordance with policies D2 and D25 of the Sedgemoor Local Plan 2011-2032.

- 12 No dwelling hereby approved shall be occupied until a bund/acoustic barrier, of a minimum height of 6 metres above surrounding ground level, has been provided

along the length of the boundary adjoining the M5 in accordance with details to have been submitted to and approved in writing by the local planning authority. Such details shall include the method of construction of the bund, the specification and finish of any acoustic barrier to be installed onto of the bund, the landscaping of the bund and a maintenance regime detailing the management of the bund and setting out those responsible for the management and maintenance. The approved bund once installed shall be maintained in accordance with the approved details at all times thereafter so as to achieve the noise levels specified in the Table above.

Reason: To safeguard local residents from undue noise and disturbance and in the interests of visual amenity in accordance with policies D2 and D25 of the Sedgemoor Local Plan 2011-2032.

13 Flooding/Drainage

The finished floor levels of the dwellings hereby approved shall be set no lower than 6.5m AOD.

Reason: To ensure the risk of flooding is reduced in accordance with policy D1 of the Sedgemoor Local Plan 2011-2032.

- 14 All reserved matters applications shall include details of finished floor levels for all associated infrastructure including but not limited to roads, sub stations and pumping stations. Once approved such details shall be fully implemented as part of the Development.

Reason: To ensure the risk of flooding is reduced in accordance with policy D1 of the Sedgemoor Local Plan 2011-2032.

- 15 All reserved matters applications for the dwellings hereby approved shall include details of flood resilience measures to be incorporated in the proposed dwellings. Once approved such measures such be fully implemented as part of the development.

Reason: To ensure the risk of flooding is reduced in accordance with policy D1 of the Sedgemoor Local Plan 2011-2032.

- 16 The development hereby approved shall not be occupied until a sustainable surface water drainage scheme has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Such scheme shall include measures to prevent the run-off of surface water onto the highway.

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

- 17 No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority.

The approved drainage works shall be completed and maintained in accordance with the details agreed.

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

- 18 No dwelling hereby approved should be occupied unless a flood warning and evacuation plan has been submitted to an agreed in writing by the local planning authority. Such approved plan shall be made available to all first time occupiers.

Reason: To reduce the residual risk of flooding to the proposed development and future users in accordance with policy D1 of the Sedgemoor Local Plan 2011-2032.

19 **Construction Management**

Prior to the commencement of development, including any site clearance, groundworks or construction (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 in the local highways network and local residents shall be submitted to and approved in writing by the Local Planning Authority. The approved plan, and any subsequent amendments as may be agreed in writing by the Local Planning Authority, shall be complied with during the construction of the development.

Reason: In the interests of highways safety and to safeguard residential amenity in accordance with policies D13, D24 and D25 of the Sedgemoor Local Plan 2011-2032.

- 20 Prior to the commencement of development, including any site clearance, groundworks or construction (save such preliminary or minor works that the Local Planning Authority may agree in writing), a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:
- A. Risk assessment of potentially damaging construction activities.
 - B. Identification of “biodiversity protection zones”.
1. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) to biodiversity on site, including habitats (trees, hedgerows, waterbodies, rhyes and ditches) and protected species (bats, birds, badgers and water voles), followed by appropriate mitigation, as required.
 2. The location and timing of sensitive works to avoid harm to biodiversity features.
 3. The times during construction when specialist ecologists need to be present on site to oversee works.
 4. Responsible persons, lines of communication and written notifications of operations to the Local Planning Authority
 5. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person [
 6. Use of protective fences, exclusion barriers and warning signs.
 7. Ongoing monitoring, including compliance checks by a competent

person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard biodiversity with policy D20 of the Sedgemoor Local Plan 2011-2032. This is necessary as a pre-commencement condition as the development of the site needs to be informed by measures to protect biodiversity.

- 21 A report will be prepared by the Ecological Clerk of Works, or similarly competent person, certifying that the required mitigation and compensation measures identified in the CEMP (biodiversity), Biodiversity Chapter of the Environmental Statement (Chapter 8) and Appendix 8.5 – Ecology Technical Appendix have been completed to their satisfaction, and detailing the results of site supervision and any necessary remedial works undertaken or required, shall be submitted to the Local Planning Authority for approval before occupation of each phase or sub-phase of the development or at the end of the next available planting season, whichever is the sooner. Any approved remedial works shall subsequently be carried out under the strict supervision of a professional ecologist following that approval.

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

22 **Local Labour Agreement**

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:

- The proportion of construction workers to be sourced from the local labour pool;
- Work experience/ apprenticeship opportunities;
- The proportion of local procurement and sourcing;
- On-going skills development and training opportunities;
- The steps that will be taken to ensure that the above is implemented;

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: To promote opportunities for the local population in accordance with policy D15 of the Sedgemoor Local Plan 2011-2032.

23 **Contaminated Land**

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 and, if necessary, remediation strategy shall then be undertaken and submitted to and agreed in writing by the local planning authority prior to any further work on that part of the site. Thereafter the development shall be carried out in accordance with the agreed details.

Reason: To ensure that any risks from land contamination to are minimised in accordance with policy D25 of the Sedgemoor Local Plan 2011-2032.

24 **Archaeology**

Before the commencement of the development hereby permitted a Written Scheme of Investigation (WSI) shall be submitted to and approved in writing by the local planning authority. Such WSI shall include provision for geophysical surveying, trial trenching and paleoenvironmental assessment generally in accordance with the submitted Archaeological Impact and Mitigation Statement (AIMS). The development hereby permitted shall be carried out in accordance with the approved WSI.

Reason: To safeguard the archaeological potential of the site in accordance with policy D26 of the Sedgemoor Local Plan 2011-2032.

- 25 Following the completion of the investigations agreed by the approved WSI details of the results of trenching, surveying and the assessment, along with any works to investigate further and a timescale for doing so, shall be submitted to and approved in writing by the local planning authority. Once approved the additional investigations shall be carried out in accordance with the approved details.

Reason: To safeguard the archaeological potential of the site in accordance with policy D26 of the Sedgemoor Local Plan 2011-2032.

- 26 No building shall be occupied until the site archaeological investigation has been completed and post-excavation analysis has been initiated in accordance with Written Scheme of Investigation approved under the previous condition and provision made for analysis, dissemination of results and archive deposition has been secured in accordance with details that have been submitted to and agreed in writing by the local planning authority.

Reason: To safeguard the archaeological potential of the site in accordance with policy D26 of the Sedgemoor Local Plan 2011-2032.

27 **Ecology**

Prior to the installation of any external lighting in the public realm, a "lighting design for bats" 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 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 in the public realm 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.

28 A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to first occupation of the development. The content of the LEMP shall include the following:-

- i. Description and evaluation of features to be managed.
- ii. Ecological trends and constraints on site that might influence management.
 1. Aims and objectives of management.
 2. Appropriate management options for achieving aims and objectives.
 3. Prescriptions for management actions.
 4. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 5. Details of the body or organization responsible for implementation of the plan.
 6. On-going monitoring and remedial measures.

The LEMP shall also include details of the mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

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

29 Prior to the commencement of any demolition or commencement of construction activity on site all retained hedgerows and trees shall be protected from mechanical damage, pollution incidents and compaction of roots in accordance with details that have been submitted to and approved in writing by the local planning authority. such details shall accord with BS5837:2012. Thereafter during site clearance works, groundworks and construction no materials shall stored at within the protected areas.

Reason: To ensure adequate protection for the retained trees and hedges for the duration of the development in accordance with policy D20 of the Sedgemoor local Plan 2011-2032. This is necessary as a pre-commencement condition as the development of the site needs to be informed by measures to protect the retained trees and hedges.

31 Prior to the commencement of development, including vegetative clearance or groundworks, a survey for badger setts shall be carried out by an experienced

ecologist. The results of these surveys will be reported to the Local Planning Authority and subsequent actions or mitigation agreed in writing prior to the commencement of vegetative clearance or groundworks. Where a Natural England licence is required a copy will be submitted to the Local Planning Authority prior to works affecting the badger resting place commencing .

Reason: To safeguard the favourable conservation status of protected species in accordance with policy D20 of the Sedgemoor Local Plan 2011-2032. This is necessary as a pre-commencement condition as the development of the site needs to be informed by measures to safeguard protected species.

- 31 Works to the watercourse located in proximity to the access road which links to Dunwear Lane shall not commence unless the Local Planning Authority has been provided with either:
1. a copy of the licence issued by Natural England pursuant to the Wildlife and Countryside Act 1981 (as amended) authorising the development to go ahead; or
 2. a statement in writing from an experienced water vole ecologist to the effect that he/she does not consider that the specified development will require a licence.

Reason: A pre-commencement condition in the interest of the strict protection of UK protected species and in accordance with Sedgemoor Local Plan: Policy D20 - Biodiversity and Geodiversity.

- 32 Each reserved matters application shall include measures for the enhancement and protection of biodiversity which shall include:-
- Bat boxes
 - Bird boxes
 - Bee bricks
 - Species rich planting
 - Hedgehog friendly fencing to incorporate accessible hedgehog holes, measuring 13cm x 13cm to allow the movement of hedgehogs through the site

Thereafter no dwelling shall be occupied unless the features proposed for it have been installing in according with the approved plans and any planting shall be carried out in accordance the times for planting as agreed through the approval of the landscaping.

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

33 **Dunball Improvements**

No dwellings shall be occupied until contracts are let to deliver the infrastructure improvements to M5 J23 and A38 Dunball roundabout as generally shown on Drawing 70047731-WSP-HGN-TR6-SK-CH-6013 or an alternative scheme which provides equal

or greater capacity and safety benefit as may be agreed in writing by the Local Planning Authority (who shall consult with National Highways), has been completed in accordance with the Local Planning Authority's approval (who shall consult with the National Highways) and is open to traffic.'

Reason: To manage and mitigate operational traffic impacts in the interest of the safe and efficient operation of the Strategic Road Network and specifically M5 Junction 23.

OFFICER NOTE:- At the time of writing it is anticipated that the Dunball improvements will be implemented in early 2023. If, by the time the decision is to be issued, the contracts are let to deliver these infrastructure improvements it will not be necessary to impose this condition and it would be deleted.

Schedule A - Approved Plans

Location Plan Drg No. 17110.414C

Proposed Roundabout Access Drg No. PHL-104C

Proposed Site Access Plan - Southern Access Drg No. PHL-202B

Pedestrian Cycle Access Plan Drg No. PHL-203B

Schedule B - Plans for Information to guide subsequent reserved matters applications

Illustrative Masterplan Drg No. 17110.122 Rev C

Land Use, Access & Movement Parameters Plan Drg No. 17110.411G

Building Heights - Parameters Plan Drg No. 17110.412I

Design Strategies Land Use Budget Drg No. 17110.421C

Design Strategies Character Areas Drg No. 17110.422C

Design Strategies Green Infrastructure Drg No. 17110.423C

Design Strategies Movement Framework Plan Drg No. 17110.424B

Design Strategies Landscape Strategy Drg No. 17110.425A

Design Strategies Open Spcae Drg No. 17110.426A

Tree Constraints Plan Drg No. 181113-1.1-FFB-TCP-MM

Preliminary Drainage Layout Drg No. 01-PDL-1001E

Site Levels Sections Drg No. 17110.312A

59. OTHER PLANNING APPLICATIONS (AM)

Brent Knoll 07/22/00025 registered 07/11/2022
 Expiry Date 01/01/2023
 (Full Planning Permission)

Proposal: **Change of use of residential shed to Class B8 Storage, including the erection of new entrance gate and fencing to the Western boundary (retrospective). at Hafod, Wick Lane, Lympsham, Weston-super-mare, Somerset, BS24 0HG for Mr & Mrs Adams (agent: Gibson Architecture)**

This application was for a Change of Use of a residential shed and it was proposed that the building would be used for the storage of business materials; the officer confirmed that a condition restricts the use to the occupiers of the main dwelling who are the business owners. It was noted that comments from the CPRE stated that they considered that this should be in an industrial area and not within a residential property.

During discussions, there was comment on the use of the building and that there was a difference of opinion on what was suitable for the property. In respect to the proposed gates, there were comments that they seemed excessive, however it was agreed that it was not unreasonable for the gates to aid security on the site.

Members were mindful of the impact on neighbours and the surrounding area, therefore requested an additional condition relating to the hours of operation and amendment of the condition relating to storage on site.

PROPOSED: Cllr A Hendry

SECONDED: Cllr B Bolt

(Unanimous)

RESOLVED:

To Grant Permission subject to the following conditions and subject to the additional condition and 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 building hereby permitted shall be used for B8 storage use only and shall be used solely by occupants of the existing house known as Hafod.

Reason: In the interests of residential amenity in accordance with policy D25 of the Sedgemoor Local Plan 2011-2032.

- 4 Details of the colour and finishes to be used in the construction of the gates and fence hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The gates and fence shall be installed in accordance with the approved details and retained as such thereafter.

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

Schedule A

Site Location Plan Drg No. 001 Rev 2
Existing Block Plan Drg No. 002 Rev. 1
Proposed Site Plan Drg No. 003 Rev. 1
Existing and Proposed Plan Drg No. 004 Rev. 1
Existing and Proposed Elevations Drg No. 005 Rev. 1
Existing and Proposed Fence & Gate Drg No. 006 Rev. 1

Councillor Murphy left the committee at 1.13pm and took no further part in the meeting.

Brent Knoll 07/19/00025 registered 26/09/2019
Expiry Date 20/11/2019
(Full Planning Permission)

Proposal: **Part retrospective application for the change of use of land for travellers caravan site for 2 No. pitches - each pitch comprising 1 No. mobile home, 1 No. semi-detached dayroom and associated development. at Oakdale, Battleborough Lane, Brent Knoll, Highbridge, Somerset for Mr & Mrs Jones (agent: Murdoch Planning Ltd)**

The planning officer explained that there was a great deal of planning history to this site, however the applicant had provided further information with this application and there was now only one objection which was from the Environment Agency due to the national planning policy position, but the officer considered that there were defences in place within this site.

The committee were informed that Condition 13 would be amended to include the visual impact on the nearby listed building, Condition 11 and 12 duplicated condition 3?.
The committee had no objections to the proposal.

PROPOSED: Cllr S Kingham

SECONDED: Cllr A Hendry

(Unanimous)

RESOLVED:

To Grant Permission subject to the following conditions and subject to the amended Conditions as detailed by the officer, the wording of these conditions 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.

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 pitches hereby approved shall not be occupied by any persons other than gypsies and travellers, as defined in Annex 1 to Planning policy for traveller sites (August 2015) or any such definition arising from amendments to that document. Each approved pitch shall comprise no more than 1 touring caravan and 1 mobile home at any one time, nor shall it be occupied by more than one family living as a single household at any one time.

Reason: In accordance with national policy on the provision of sites for gypsies and travellers.

- 4 No external lighting shall be erected on the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity and in accordance with Policy D25

- 5 Any entrance gates erected shall be hung to open inwards, set back a minimum distance of 7 metres from the carriageway edge and shall thereafter be maintained in that condition at all times.

Reason: in the interests of highway safety and in accordance with policy D14 Sedgemoor Local Plan 2011-2032

- 6 The areas allocated for parking and turning on the submitted plan (drawing number TDA.2299.03) shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety in accordance with Policy D14 of the Sedgemoor Local Plan 2011-32

- 7 The proposed access shall be constructed in accordance with details shown on the submitted plan, drawing number TDA.2299.03, and shall be available for use before first occupation of the mobile homes hereby approved. Once constructed the access shall be maintained thereafter in that condition at all times.

Reason: In the interests of highway safety and in accordance with Policy D14 of the Sedgemoor Local Plan 2011-32

- 8 Prior to the first occupation of the mobile homes hereby approved, details of a scheme for the management of surface water based on sustainable drainage principles and foul water shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented, managed and maintained in accordance with the approved details for the lifetime of the development.

Reason: In the interests of preventing food risk and ensuring the development is served by an appropriate drainage scheme in accordance with Policy D1 of the Sedgemoor Local Plan 2011-32.

- 9 Prior to the first occupation of the mobile homes hereby approved, a management and maintenance plan for the watercourses that bound the site shall be provided to, and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details.

Reason: In the interests of preventing food risk and ensuring the development makes provision for appropriate maintenance and management of adjacent watercourses in accordance with Policy D1 of the Sedgemoor Local Plan 2011-32.

- 10 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 fence, wall or other means of enclosure erected on the application site without the prior written approval by the Local Planning Authority

Reason: In the interests of landscape visual impact and in accordance with policies D2 and D19 Sedgemoor Local Plan 2011-2032.

- 11 The site shall not be occupied by any persons other than gypsies and travellers, as defined in Annex 1 to Planning policy for traveller sites (August 2015) or any such definition arising from amendments to that document.

Reason: In accordance with national policy on the provision of sites for gypsies and travellers.

- 12 There shall be no more than 2 touring caravans, 2 dayrooms and 2 mobile homes on the land subject to the application hereby approved at any one time.

Reason: The plot is not considered large enough to accommodate further caravans/mobile homes without compromising minimum separation distances (in the interests of fire safety) and in the interests of highway safety.

- 13 No construction activities relating to the development hereby approved shall take place until details of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. Development shall be carried out strictly in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development does

not have a detrimental impact on the setting of the adjacent listed building in accordance with Policies D2 and D26 of the Sedgemoor Local Plan 2011-32. This is a pre-commencement matter as materials need to be agreed in advance of development commencing.

Schedule A

Location Plan Drg No. TDA.2299.01

Site Layout and Landscape Scheme Drg No. TDA.2299.03

Plan and Elevations Drg No. TDA.2299.06

60. REMAINING PLANNING APPLICATIONS (PM)

Councillor Betty left the room as he had declared he was pre-determined on this application.

Othery 38/21/00013 registered 10/08/2021
Expiry Date 04/10/2021
(Full Planning Permission)

Proposal: **Erection of an agricultural workers dwelling. at Orchard Farm, Bedwell Lane, Othery, Bridgwater, Somerset, TA7 0QJ** for Mr Jennings (agent: Mr Venton)

The planning officer confirmed that additional comments had received from the Parish Council, however they reiterated their previous observations.

During discussions, it was confirmed that the core owned land remained the same and still met policy. It was also confirmed that the track that is referred to within the application was unregistered and now has had the correct certificate issued and that the design of the dwelling complies with the village design statement.

PROPOSED: Cllr S Kingham

SECONDED: Cllr L Scott

(/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 Hedgerows within 5m of the proposed dwelling and any mature trees on site (within the red line boundary) shall be protected from mechanical damage, pollution incidents and compaction of roots in accordance with BS5837:2012 during site clearance works, groundworks and construction and to ensure materials are not stored at the base of trees, hedgerows and other sensitive habitats. The measures shall be maintained throughout the construction period.

Reason: A pre-commencement condition in the interests of European and UK protected species and biodiversity generally and in accordance with policy accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

- 4 Prior to the installation of any external lighting on the dwelling hereby approved, 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. Lux levels should be below 0.5 Lux. 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 Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

- 5 Prior to the first occupation of the dwelling hereby approved the following biodiversity enhancements shall be provided at the application site:

- Two established shrubs to be planted with the curtilage of the dwelling hereby approved which must be high nectar producing to encourage a range of invertebrates to the site, to provide continued foraging for bats. The shrubs must also appeal to night-flying moths which are a key food source for bats. The Royal Horticultural Society guide, "RHS Perfect for Pollinators, www.rhs.org.uk/perfectforpollinators" provides a list of suitable plants both native and non-native plants. The shrubs shall be protected and maintained, and any 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
- 1x Beumaris Woodstone maxi bat box or similar, installed directly under the eaves or on a suitable tree on site and to be correctly installed in line with the manufacturer's guidelines. Once installed, the bat box shall thereafter be retained

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 in accordance with Sedgemoor Local Plan 2011-2032 policy D20.

- 6 Within three months of the date of the first occupation of the dwelling hereby approved the existing mobile home shall be permanently removed from the site and the land on which it was sited returned to its former condition.

Reason: It is the policy of the local planning authority to restrict additional dwellings in this area in accordance with Sedgemoor Local Plan 2011-2032 policy CO1.

- 7 The occupation of the dwelling hereby approved shall be limited to a person solely or mainly working in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependents.

Reason: This development is only acceptable in the locality on the basis of the agricultural need in connection with the existing business in accordance with Sedgemoor Local Plan 2011-2032 Policy D10.

Schedule A

Location Plan Drg No. 6872-21-03

Block Plan Drg No. 6872-21-02

Proposed Floor Plans & Elevations Drg No. 210226 - 01

Councillor Betty returned to the room for the remainder of the meeting.

Puriton 42/22/00039 registered 18/11/2022
Expiry Date 12/01/2023
(Full Planning Permission)

Proposal: **Change of use and erection of single storey extensions to North, West and South elevations of existing outbuilding to create a dwelling. at 7 Batch Road, Puriton, Bridgwater, Somerset, TA7 8BY for Mr Giddings**

This application was a new application which had been submitted amended design and the lessening of impact on the neighbours which were refusal reasons for the previous applications. The conservation officer was now satisfied with the proposal as the amendments were sympathetic to the listed building nearby.

Members considered that this proposal was modest and of a sympathetic design.

PROPOSED: Cllr C Riches
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 No external lighting shall be installed either on the dwelling hereby permitted or within the application site without 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, 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 impacts on residential amenity; in accordance with policies D20, and D25 of the Sedgemoor Local Plan 2011-2032.

- 4 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.

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

Reason: In the interest of visual amenity and to ensure no unacceptable impact on the nearby listed building and its setting in accordance with Adopted Sedgemoor Local Plan Policy D2 and D26.

- 6 Prior to the first occupation of the dwelling hereby permitted, the following biodiversity enhancement measures shall be erected and installed within the site and shall thereafter be retained and maintained:
- a. 2x Schwegler 1SP Sparrow terrace or similar and 2x Beaumaris Woodstone maxi bat box or similar, installed directly under the eaves and appropriately spaced in relation to one another, or on a suitable tree on site and to be correctly installed in line with the manufacturer's guidelines
 1. At least 1x refugia piles (e.g. log piles) as a shelter for reptiles, amphibians and small mammals constructed within the boundary of the site and maintained thereafter
 2. Installation of at least one insect hotel (National Trust Apex insect House or similar), to be installed appropriately and positioned at the correct orientation e.g., within one of the hedgerows

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

Schedule A

Location Plan Drg No. 0001
Proposed Elevations & Floor Plan Drg No. 0002
Proposed Street Scene Drg No. 0003
Garage - Proposed Plan & Elevations Drg No. 0004
Existing & Proposed Site Plans Drg No. 0005
Proposed Site Plan Drg No. 0006

Cossington 22/20/00006 registered 24/06/2021
Expiry Date 18/08/2021
(Full Planning Permission)

Proposal: **Retention of a stable building and erection of a dayroom. at Green Paddock, Cossington Lane, Cossington, Bridgwater, Somerset for Mr D Goddard (agent: Murdoch Planning Ltd)**

Members had no objections to the application as they considered there was no impact on the surrounding area or neighbours.

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 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 Hedgerows and trees shall be protected from mechanical damage, pollution incidents and compaction of roots in accordance with BS5837:2012 during site clearance works, groundworks and construction and to ensure materials are not stored at the base of trees, hedgerows and other sensitive habitats. The measures shall be maintained throughout the construction period.

Reason: In the interests of European and UK protected species and biodiversity generally and in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

- 3 Within three months of the date of this decision, a waste management plan for the proper storage and disposal of straw and dung, including an undertaking not to burn any straw and dung on site and no straw or dung shall be stored or disposed, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the submitted and approved plan.

Reason: To prevent undue problems to neighbours from flies, smells and unwanted smoke in accordance with Sedgemoor Local Plan 2011-2032 policy D25.

- 4 Within 3 months of the date of this decision, the following biodiversity enhancement(s) will 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 enhancement(s) shall thereafter be retained.

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 Sedgemoor Local Plan 2011-2032 policy D20.

- 5 The day room hereby permitted shall be used on an ancillary basis to the use of the existing gypsy and traveller pitch at the site (known as Green Paddocks) and shall not be used as a separate unit of accommodation.

Reason: For the avoidance of doubt as to the extent of the permission.

- 6 The stables hereby permitted shall be used on a basis ancillary to the residential occupation of Green Paddocks. It shall not be let or used for any commercial purpose.

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

Schedule A

Location Plan Drg No. 20166/03

Proposed Site Layout Plan Drg No. 20166/01B

Proposed Dayroom Plan & Elevations 20166/03A

Proposed Stables Plan & Elevations Drg No. 20166/02

Councillors Bolt, Filmer, Grimes, Hendry and Pearce left the room as they were Somerset County Councillors and had declared a non-registrable interest.

East Brent 24/22/00031 registered 16/11/2022
Expiry Date 10/01/2023
(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 East Brent Roundabout, A38, Bristol Road, East Brent, Highbridge, Somerset, TA7 for Somerset County Council**

The committee were satisfied with the proposal and considered that there would be no adverse impact on the area or road users.

PROPOSED: Cllr A Betty

SECONDED: Cllr A Glassford

(Unanimous)

RESOLVED:

To Grant Advertisement Consent subject to the following conditions:

- 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.
 - a) 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.
 - b) 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

Site Location Plan Drg No. 002

Block Plan Drg No. 001

Roundabout Advertisement Drg No. EAST BRENT (Sign Locations)

Proposed Sign Dimensions Drg No. 0001

Weare 49/22/00010 registered 07/09/2022 14:00:15
Expiry Date 01/11/2022 14:00:15
(Full Planning Permission)

Proposal: **Raising the ridge height of the property with the erection of a two-storey front (north east) and rear (south west) extensions to provide additional living accommodation with first floor balcony on rear elevation. The extension of existing garage on the northeast elevation. at Meadowbank, Sparrow Hill Way, Weare, Axbridge, Somerset, BS26 2LA for Mr & Mrs Brookes (agent: MB Architectural Drawings Ltd)**

This application came forward as the parish council had objected to the proposal as they considered that it would cause problems with drainage and flooding, however it was considered that the proposed extensions would not impact the rhynes situated within the site and that there would be no significant drainage issues.

PROPOSED: Cllr K Pearce

SECONDED: Cllr A Glassford

(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 Works will not in any circumstances commence until:
 - Construction and demolition operatives have been inducted by a licensed bat ecologist to make them aware of the possible presence of bats, their legal protection and of working practices to avoid harming bats.
 - An improved cavity bat box or similar, to accommodate any discovered bat(s), will be hung on a suitable tree or building on or adjacent to the site at a minimum height of 4 metres as directed by a licensed bat ecologist. Any such box will be maintained in-situ thereafter; and
 - Works potentially affecting bats will then proceed under the supervision of the licensed bat ecologist.

Reason: To ensure the strict protection of European protected species and in accordance with policy D20 of the Sedgemoor Local Plan 2011-2032.

- 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 roosting 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. 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 Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

6 Prior to first occupation of the extensions hereby approved, the following biodiversity enhancement(s) will be installed on the/at the property:

- 1x Schwegler 1SP Sparrow terrace or similar and 1x Beaumaris Woodstone maxi bat box or similar, installed directly under the eaves and away from windows or on a suitable tree on site and to be correctly installed in line with the manufacturer's guidelines;
- a) 1x new high-nectar shrubs to be planted to encourage a range of invertebrates to the site and to provide continued foraging for bats. The shrubs must also appeal to night-flying moths which are a key food source for bats. The Royal Horticultural Society guide, "RHS Perfect for Pollinators, www.rhs.org.uk/perfectforpollinators" provides a list of suitable plants both native and non-native plants.

Once installed, the biodiversity enhancement(s) shall thereafter be retained.

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 Sedgemoor Local Plan 2011-2032 policy D20.

Schedule A

Location and Block Plan Drg No. 2022/MEADOWBANK/09A
 Existing Floor Plan Drg No. 2022/MEADOWBANK/01
 Existing Elevations Drg No. 2022/MEADOWBANK/02
 Proposed Ground Floor Plan Drg No. 2022/MEADOWBANK/03
 Proposed Roof Plan Drg No. 2022/MEADOWBANK/04A
 Proposed Sections Plan Drg No. 2022/MEADOWBANK/05A
 Proposed Elevations Drg No. 2022/MEADOWBANK/07A
 Proposed Garage Details Drg No. 2022/MEADOWBANK/08

61. INFORMATION SHEETS

The committee considered the following Information sheets:

- S106 Agreements
- Certificate of Lawfulness Decided

RESOLVED:

To note the Information Sheets.

62. STATEMENT OF COMMUNITY INVOLVEMENT

Members considered a briefing which detailed the Somerset Statement of Community Involvement which the new Somerset Council were consulting on ready for after vesting day so that all the planning committees were engaging with the community in a consistent way.

RESOLVED:

To note the report.

The meeting ended at 3.10pm

CHAIRMAN