

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 March 2023 at 9.30am

Councillors

Present: T Grimes (Deputy Chairman)
 A Betty S Kingham
 B Bolt (AM Only) M Murphy (AM Only)
 M Facey (AM Only)
 A Glassford K Pearce
 C Riches
 A Hendry L Scott

Apologies: Cllrs B Filmer and L Perry (Nothing received from Cllrs Heywood or Granter)

63. URGENT BUSINESS

None.

64. PUBLIC SPEAKING TIME

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

Application No	Name	Spoke
28/22/00003	Rod Cole	Against
	Wayne Hawley on behalf of Fiddington Parish Council	Against
	Ward Cllr Mike Caswell	Against
	Andrew Goodchild	Agent
24/22/00026	Jane Watkins	Against
	Kevin Bray on behalf of East Brent Parish Council	Against
	Ward Cllr Andrew Gilling	Against
	Alban Henderson	Agent

24/22/00034	Jane Watkins	Against
	Kevin Bray on behalf of East Brent Parish Council	Against
	Ward Cllr Andrew Gilling	Against
	Alban Henderson	Agent
24/22/00043	Jane Watkins	Against
	Kevin Bray on behalf of East Brent Parish Council	Against
	Ward Cllr Andrew Gilling	Against
	Alban Henderson	Agent

65. 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
28/22/00003	Cllr B Bolt	Other registerable interest	Somerset County Councillor Division Member for this area but took no part in discussions on this application
03/22/00015 24/22/00026 24/22/00034 24/22/00043	Cllr T Grimes	Other registerable interest	Somerset County Councillor Division Member for this area but took no part in discussions on these applications
02/22/00028 03/22/00015	Cllr L Scott	Non-registrable interest	Owns land adjacent to these sites

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 either the Axe Brue or Parrett Drainage Boards.

66. MAJOR APPLICATION (AM)

Fiddington

28/22/00003 registered 27/07/2022

Expiry Date 25/10/2022
(Full Planning Permission)

Proposal: **Development of 58 no. additional touring caravan pitches. Continued use of existing 53 no. touring caravan pitches in Home Meadow for use by HPC workers until 31st December 2025. Erection of welfare block and relocation of trampoline block adjacent to proposed welfare block. Repositioning of MUGA (previously approved through application reference 28/20/00006). at Mill Farm Caravan Park, Watery Lane, Fiddington, Bridgwater, Somerset, TA5 1JQ for Mill Farm Camping and Caravan Park (agent: EDF Energy)**

The committee considered a Habitats Regulation Assessment Report which had been prepared as the site was adjacent to a European Special Area of Conservation, this has been prepared by Somerset County Council. The assessment did not consider that there would impact on the habitat in the area, however it did highlight that mitigation measures were needed to protect wildlife from light spill and therefore a condition was requested to cover this area.

PROPOSED: Cllr S Kingham

SECONDED: Cllr M Murphy

(Unanimous)

RESOLVED:

To recommend that the Habitats Regulation Assessment Report dated 16th December 2022 and associated provision be endorsed by the Development Committee, as the competent authority. In reaching the decision to agree the Habitats Regulation Assessment, the Council considers that the proposed development would not have an adverse impact on the integrity of a European site.

The committee then considered the planning application. (After the officer gave his presentation, the meeting was adjourned and restarted at 10.40am due to technical issues).

It was explained that there were a number of planning consents for the site, however this application was to continue the use of 53 pitches and to create an additional 58 spaces. HPC workers would be using the site and they would be bussed to and from the site with no anticipated increase in vehicular movements, however County Highways Authority has requested that additional passing bays needed to be created but there were no objections.

In response to questions from members of the committee, the planning officer clarified the various planning consents as there had been some confusion of what had been authorised over the whole site; he also confirmed that the road to the site will need to be surveyed and any works needed had to be completed before the occupation of the additional pitches and this had been conditioned.

It was also noted that this was a mixed use site and included tourist pitches.

PROPOSED: Cllr A Hendry

SECONDED: Cllr S Kingham

(For 10, Abstention 1)

RESOLVED:

To Grant Permission subject to the following conditions:

- 1 The development hereby permitted, excluding the continued use of the existing 53 touring caravan pitches at Home Meadow Field (and as shown on Drawing Number: 984-01, Rev: I, (Proposed Site Layout for Touring Park) dated December 2021), 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 use of 111 caravan pitches hereby approved to be used and occupied solely by bona fide officially sanctioned Hinkley Point C workers (consisting of 53 existing pitches at Home Meadow and 58 proposed additional pitches in Glebe Field and as shown on Drawing Number: 984-01, Rev: I, (Proposed Site Layout for Touring Park) dated December 2021) as permitted by Condition 4 shall be discontinued from the 31st December 2025. The use of the 111 caravan pitches from the 1st January 2026 thereafter shall be for tourism purposes strictly in accordance with Condition 5.

Reason: In accordance with the application and because the proposed use for HPC workers on a permanent basis would be unacceptable in this location.

- 4 Up until 31st December 2025:

- a) The 111 caravan pitches hereby approved shall be occupied solely by bona fide officially sanctioned Hinkley Point C workers (or in accordance with condition 5) and shall not be occupied as a person's sole or main residence.

- b) The applicant, or their successor(s) in title, shall maintain a comprehensive up-to-date register listing all occupiers of the individual caravans on site hereby approved, evidence of their main home addresses and the dates of occupation of such accommodation. Evidence of their eligibility to reside as an officially sanctioned Hinkley Point C worker shall be recorded on the register. The said register shall be made available for inspection by the Local Planning Authority at reasonable notice.

Reason: To ensure the accommodation is only occupied in a residential manner that reflects the exceptional need for temporary accommodation for Hinkley Point C workers in accordance with policy MIP2 of the Local Plan and the Hinkley Point C SPD.

- 5 From the 1st January 2026 thereafter:

- a) the 111 caravan pitches hereby approved shall be occupied for holiday accommodation purposes only and shall not be occupied as a person's sole or main residence; and shall not be occupied by the same person or family at any time for no more than 3 months in any 12-month period.

b) The applicant, or their successor(s) in title, shall maintain a comprehensive up-to-date register listing all occupiers of the individual caravans on the site hereby approved, evidence of their main home addresses and the dates of occupation of such accommodation. The said register shall be made available for inspection by the Local Planning Authority at reasonable notice.

Reason: The development is not considered suitable for a full residential development and in accordance with Policy D17 of the Sedgemoor Local Plan.

6 Pre-Commencement Conditions

No development shall take place, excluding the continued use of the existing 53 touring caravan pitches at Home Meadow as shown on Drawing Number: 984-01, Rev: I, (Proposed Site Layout for Touring Park) dated December 2021 (but including any ground works or vegetation clearance) until a Construction Ecological Environmental Management Plan (CEEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEEMP: Biodiversity shall include the following:

- Risk assessment of potentially damaging construction activities.
- Identification of "biodiversity protection zones".
- 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), including for retained habitats, nesting birds, hazel dormice, badgers and hedgehogs. To include details of appropriate construction phase lighting measures.
- The location and timing of sensitive works to avoid harm to biodiversity features.
- The times during construction when specialist ecologists need to be present on site to oversee works.
- Responsible persons, lines of communication and written notifications of operations to the Local Planning Authority.
- The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person.
- Use of protective fences, exclusion barriers and warning signs.
- Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEEMP shall be strictly adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: In the interests of protecting European and UK protected species, UK priority species and habitats listed on s41 of the Natural Environment and Rural Communities Act 2006 prior to the commencement of development and throughout the duration of the use, and in accordance with Policy D20 of Sedgemoor Local Plan.

7 No development shall take place, excluding the continued use of the existing 53 touring caravan pitches at Home Meadow as shown on Drawing Number: 984-01, Rev: I, (Proposed Site Layout for Touring Park) dated December 2021, until a survey of the condition of the adopted highway has been submitted to and approved in

writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed by the Highways Authority prior to the survey being undertaken. The survey must consist of:

- A plan to a scale of 1:1000 showing the location of all defects identified.
- A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.
- No use hereby permitted shall be occupied or the use commenced until any damage to the adopted highway has been made good to the satisfaction of the Highway Authority.

Reason: To ensure that the transport implications of the development are sufficiently managed and that the access is acceptable, prior to the commencement of development and throughout the construction period and in accordance with Policy D13 of the adopted Sedgemoor Local Plan

- 8 No development shall take place, excluding the continued use of the existing 53 touring caravan pitches at Home Meadow as shown on Drawing Number: 984-01, Rev: I, (Proposed Site Layout for Touring Park) dated December 2021, but including any site clearance, material storage, demolition or construction, until a suitably qualified arboricultural consultant is appointed, and a site meeting held with the Local Authority Tree Officer.

Tree protection measures, as set out in the approved Arboricultural Impact Assessment and Arboricultural Method Statement (O Frost Forestry & Arboriculture Ltd, June 2022) shall be installed prior to the commencement of development, including any site clearance, material storage, demolition or construction. The approved tree protection fencing, and signage installations shall remain undisturbed and in-situ in their entirety for the duration of the construction of the development.

All tree works including tree pruning and hedge removal shall be completed strictly in accordance with the approved Arboricultural Impact Assessment and Arboricultural Method Statement.

Reason: To ensure compliance with best practice so that trees are effectively protected until construction and landscaping is completed.

9 Pre-Occupation Conditions

All construction activities in relation to the development hereby approved shall be carried out strictly in accordance with the measures set out within the approved Construction Management Plan (Hinkley Point C, Undated).

Reason: To ensure a satisfactory level of environmental protection and to minimise disturbance to sensitive receptors during the construction process and in accordance with Policy D24 of the adopted Sedgemoor Local Plan.

- 10 No part of the development hereby permitted, but excluding the continued use of the

existing 53 touring caravan pitches at Home Meadow as shown on Drawing Number: 984-01, Rev: I, (Proposed Site Layout for Touring Park) dated December 2021, shall be occupied or brought into use until proposed Carriageway Widening to SCC Approved Standards shown on General Arrangement Drawing numbers: BTC21101/P_10/P2, BTC21101/P_13/P2 and BTC21101/P_14/P2 has been carried out in accordance with a design and specification to be submitted to and approved in writing by the local planning authority and to be fully implemented in accordance with the approved details.

The provision of these works will require a legal agreement and contact should be made with the Highways Authority well in advance of commencing works so that the agreement is complete prior to starting the highways works.

Reason: to ensure that the transport implications of the development are sufficiently managed and that the access is acceptable.

- 11 Prior to occupation of the development hereby approved, excluding the continued use of the existing 53 touring caravan pitches at Home Meadow as shown on Drawing Number: 984-01, Rev: I, (Proposed Site Layout for Touring Park) dated December 2021, suitable and sufficient waste storage facilities for refuse and recycling shall be provided for the safe and secure on-site storage of waste derived from the site, to ensure that no detriment to amenity arises from the accumulation of waste, smell, flies or vermin. A scheme detailing the provisions to be made for the safe storage of waste must be submitted to and approved by the Local Planning Authority and shall be maintained for the life of the approved development.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policies D24 and D25 of the adopted Sedgemoor Local Plan.

- 12 The landscaping scheme (as shown on drawing SPP09, Swan Paul, Feb 2022) hereby approved shall be implemented prior to occupation of the development but excluding the continued use of the existing 53 touring caravan pitches at Home Meadow as shown on Drawing Number: 984-01, Rev: I, (Proposed Site Layout for Touring Park) dated December 2021. Following implementation, the landscaping shall be maintained throughout the duration of the use. Any plants that become diseased or die shall be replaced in the following planting season. Any variation to the planting specification shall be submitted to the local authority for approval.

Works to undertake the landscaping scheme (as shown on drawing SPP09, Swan Paul, Feb 2022) shall commence only when all main construction work has ceased.

Maintenance of the proposed hedgerows and landscaping shall be carried out in accordance with the guidance on approved drawing SPP09 (Swan Paul, Feb 2022) and the approved Preliminary Ecological Appraisal (Sarah Dale, May 2022).

Reason: To provide screening and enclosure to the site, in the interest of visual amenity in accordance with Policy D19 of the adopted Sedgemoor Local Plan.

- 13 The approved sustainable urban drainage measures shall be completed in accordance with the approved Drainage Strategy (Harcombe Environmental Services Ltd, Feb 2023) and prior to the occupation of the development hereby approved but excluding the 53 existing pitches at Home Meadow as shown on Drawing Number: 984-01, Rev: I, (Proposed Site Layout for Touring Park) dated December 2021).

The approved drainage scheme shall be maintained throughout the duration of the use in accordance with the approved Drainage Strategy.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal. This is in accordance with Policy D1 of the adopted Sedgemoor Local Plan.

14 Compliance Conditions

Any external lighting hereby approved must only directly illuminate the application site and shall be fully adjustable and shall be maintained as such thereafter.

Reason: To safeguard local residents from obtrusive light and in accordance with Policies D24 and D25 of the adopted Local Plan.

- 15 All external lighting shall be installed strictly in accordance with the specifications and locations set out in the design (as shown on External Lighting Strategy - Levels of Horizontal Illuminance Shown at Ground Level from External Lighting Only. Full Output Shown (MF=1), The Lighting Bee, 2022) as submitted, and shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting be installed without prior consent in writing 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 in accordance with Policy D20 of Sedgemoor Local Plan and Chapter 15 of the National Planning Policy Framework 2021.

- 16 No later than five years from the date of this decision, a report shall be submitted to the Local Planning Authority detailing the inspection of the retained trees identified in the approved Arboricultural Impact Assessment and Arboricultural Method Statement (O Frost Forestry & Arboriculture Ltd, June 2022) and any subsequent tree remedial work shall be agreed in writing with the Local Planning Authority.

Reason: In the interest of promoting tree health and in accordance with Policy D19 of the adopted Sedgemoor Local Plan.

Schedule A

Planning, Design & Access Statement Dated June 2022

Location Plan Drg. No. 984-06 Rev. A

Proposed Site Layout Plan Drg No. 984-01 Rev. I
Proposed Ground Floor Plan & Elevations Welfare Block Drg No. 984-03
Proposed Ground Floor Plan & Elevations Trampoline Building Drg No. 984-04 Rev. A
Covering Letter Dated July 2022
Planning, Design & Access and sustainability Statement Dated July 2022
Construction Environmental Management Plan July 2022
Transport Statement & Travel Plan Iss 3 Dated May 2022
environmental Health Statement V2 Dated July 2022
Preliminary Ecological Appraisal Dated May 2022
Flood Risk and Drainage Assessment Dated July 2022
AIA & AMS Report 07.06.2022
Touring Site & Leisure Building - Landscape Appraisal Rev. A
Mitigation Plan Drg No. SPP09 Rev. A
Figures & Viewpoints - Touring Site and Leisure Rev A

It was noted that application 37/22/00007 had been withdrawn from the agenda.

67. OTHER PLANNING APPLICATIONS (AM)

Ashcott 01/22/00025 registered 30/09/2022
Expiry Date 24/11/2022
(Full Planning Permission)

Proposal: **Hybrid application for the erection of 1no. self- building dwelling (full) and outline permission with some matters reserved for the erection of 1.no self-build dwelling. at Land East of, 42, Bath Road, Ashcott, Bridgwater, Somerset, TA7** for Mrs James (agent: Tandem Architects)

This application was for 2 dwellings, both self-build but one would be for outline permission only with the access agreed as this would be shared by the 2 dwellings. The plans show the properties would be in line with other dwellings and as the site was sloping, they would be the same height as the adjacent bungalows so it was considered that there would be no adverse impact on the neighbouring dwellings.

During discussions, it was confirmed that there would be landscape and ecological conditions; with the foul drainage being connected to the mains supply. It was also confirmed that the 1 property with full permission was conditioned as a self-build property and the 2nd dwelling for outline permission would need the same condition when the reserved matters application is received; this meets the Policy.

PROPOSED: Cllr K Pearce

SECONDED: Cllr A Hendry

(Unanimous)

RESOLVED:

To Grant Permission subject to the following conditions:

- 1 The dwelling for which full permission is 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 dwelling hereby approved in outline shall not commence until an application for the written approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") has been submitted and approved by the local planning authority in writing.

An 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 dwelling hereby permitted in outline shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two 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 partly 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).

- 3 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.

- 4 The dwelling for which full planning permission is hereby permitted shall be planned, built and first occupied in an accordance with the definition of "self-build and custom housebuilding" as defined in the Self-build and Custom Housebuilding Act 2015 (as amended). The dwelling hereby permitted shall be first occupied by the applicant, Mrs James, as their sole or main residence.

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

- 5 The dwelling for which outline consent (with some matters reserved) is hereby permitted shall be planned, built and first occupied in accordance with the definition of “self-build and custom housebuilding” as defined in the Self-build and Custom Housebuilding Act 2015 (as amended) and as the sole or main residence of a person on the Council’s Self Build Register with an appropriate local connection to the parish of Ashcott.

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

- 6 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 and in accordance with policy D24 Sedgemoor Local Plan 2011-2032

- 7 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, prior to construction. 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 potential bat commuting routes (hedgerows). 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 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

- 8 Prior to commencement, retained 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: A pre-commencement condition 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.

- 9 All foul water from the development hereby approved shall discharge via connection into the Wessex Water mains foul sewer. No other means of disposal of foul water shall be permitted.

Reason: To ensure that the proposal does not negatively impact upon the Somerset Levels and Moors Ramsar site (due to an increase in nutrient loads (phosphorous) from foul waste) in accordance with Sedgemoor Local Plan 2011-2032 Policy D20.

- 10 The following biodiversity enhancement measures shall be installed in accordance with the detail set out below and shall thereafter retained and maintained:

Prior to first occupation of each of the dwellings hereby permitted, a Habitat 001 bat box (or similar) shall be installed into the structure of a wall of the respective dwelling under the eaves and at a minimum height of 3-4m away from potential sources of disturbance and light pollution such as windows, doorways, and external lighting. The exposed bat entrance should face towards the nearest line of vegetation.

Prior to the first occupation of each of the dwellings hereby permitted, a nest box suitable for a house sparrow, a species of conservation concern and a UK and Somerset BAP Priority species will be installed facing between north and east.

As part of the construction of each of the dwellings hereby permitted, a bee brick shall be installed within a south facing external wall at a height of 1m above ground level.

Reason: To ensure biodiversity enhancement is secured through development in accordance with para 174 National Planning Policy Framework 2021 and policy D20 Sedgemoor Local Plan 2011-2032

- 11 Prior to commencement of each of the dwellings a landscape planting scheme for the specific plot shall be submitted to the Local Planning Authority for approval. For the avoidance of doubt, this shall take the form of a detailed scaled drawing which identifies the proposed green infrastructure and plant schedule and specification that complies with the recommendations set out in appendix 4 of the Preliminary Ecological Appraisal dated July 2022 and shall include the following:

a) details of how the retained hedgerow will be protected during the works, including groundworks, by the establishment of Root Protection Areas in accordance with BS 5837:2012. The measures shall be maintained throughout the construction period.

b) retention of all hedgerows with the exception of the hedgerow along the northern boundary that is to be limited to that necessary to provide access and visibility splays to the site.

c) replacement planting for the hedgerow and trees to be removed along the northern boundary to provide access and visibility splays to the site.

All landscape areas shall be protected and maintained, and any trees or plants which, within a period of five years from the completion of the planting, die, are removed or

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

Reason: A pre-commencement condition is necessary to ensure that the development site is appropriately landscaped to provide biodiversity enhancement, mitigation for vegetation that is to be removed and that planting schemes are established and managed into the future in accordance with policies D9, D19 and D20 Sedgemoor Local Plan 2011-2032.

- 12 There shall be no obstruction to visibility greater than 600 millimetres above adjoining road level within the visibility splays shown on the submitted plan (Drawing Number 122 Rev C). Such visibility splays shall be constructed prior to the commencement of the groundworks and shall thereafter be maintained at all times.

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

- 13 Any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 6 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 policies D13 and D14 Sedgemoor Local Plan 2011-2032

Schedule A

Existing Location Plan Drg No. 001 Rev A
Proposed Site Plan Drg No. 122 Rev C
Proposed Floor and Elevation Plans (Plot 1) Drg No. 120 Rev A
Topological Survey Drg No. 2937RS-01

Councillor Scott left the room before the following 2 applications were considered.

Axbridge	02/22/00028 registered 29/11/2022 Expiry Date 23/01/2023 (Full Planning Permission)
Proposal:	Erection of an extension to the West elevation. at 3 Court Orchard, Old Church Road, Axbridge, Somerset, BS26 2BQ for Ms Askwith (agent: Robinson Clark Ltd)

The committee considered that there would be no adverse impact on the neighbours or the conservation area although it was a contemporary design.

PROPOSED: Cllr C Riches

SECONDED: Cllr M Facey

(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.

Schedule A

Location Plan, Existing & Proposed Site Plan, Existing and Proposed Plans & Elevations Drg No. 668/005

Badgworth 03/22/00015 registered 22/12/2022
Expiry Date 15/02/2023
(Full Planning Permission)

Proposal: **Part retrospective change of use of land for the siting of 4 no. shipping containers. at Bow Farm, Bristol Road, Badgworth, Axbridge, Somerset, BS26 2QA** for Mr M Clements (agent: Axistor Design Ltd)

The committee were informed that there had been a previous application for caravan storage which used this access, however this application for the 4 containers, 2 of which were already on site were to be used for storage of the applicants equipment for his construction business.

During discussion it was confirmed that the application had a condition to restrict use for the dwelling and it was not considered that an additional lighting condition was needed as Condition 3 related to lighting.

PROPOSED: Cllr A Betty

SECONDED: Cllr A Hendry

(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 Any features such as rubble piles which potentially afford resting places for reptiles and/or amphibians will be dismantled by hand by a competent ecologist in April or August to October and any individuals found translocated to a location agreed with the Local Planning Authority prior to the siting of any further storage containers (over and above the two already on site).

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

- 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. 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.

- 4 No later than the end of the first planting season following the date of this permission 1x established shrub shall be planted on site 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. This planting shall be protected and maintained, and any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

Reason: 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.

- 5 The containers hereby approved shall only be used for activities ancillary to the existing dwelling on site (currently known as Bow Farm).

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. MJC BF SP01

Site Plan Drg No. MJC BF SP02

Container Plans and Elevations Drg No. MJC BFC P01

68. MINUTES

The minutes of the meetings held on 20 October 2022 and 15 November 2022 were confirmed as a correct record.

69. INFORMATION SHEETS

The committee received 1 information sheet:

- Certificate of Lawfulness Decided

RESOLVED:

To note the Information Sheet.

70. REMAINING PLANNING APPLICATIONS (PM)

The following 3 applications were presented to the committee by the planning officer with 1 power point presentation but was then voted on separately by the committee. Speakers were also allowed up to 9 minutes to speak on the 3 applications.

East Brent 24/22/00026 registered 14/09/2022
 Expiry Date 08/11/2022
 (Outline Planning Permission)

Proposal: **Variation of Condition 2 of Planning Permission 24/19/00015 (Outline application with some matters reserved, for the erection of up to 40 dwellings and formation of access.) to accurately show the position of site access, relocation of part of off-site footpath and the exclusion of some drawings listed in the condition. at Land To The North Of, Old Bristol Road, East Brent, Highbridge, Somerset, TA9 for Edenstone Group (agent:Walsingham Planning)**

This first application was to amend the plans to correctly show the position of the access to the site, relocate part of a footpath and to correct the specific plan numbers.

It was noted that a letter received from the Residents Association raising issues relating to the planning notice and access. There was also another letter from a resident of Old Taunton Road who raised issues with Highway Safety.

There were also a number of conditions that needed to be amended or deleted as follows:

Condition 16 to be amended to include first occupation of dwelling

Condition 17 with an amended plan number

During discussion the committee asked for clarification on land ownership as this had been raised during the public speaking, it was confirmed by the officer that the correct certificate had been issued as the land was not registered. This application was to correct the original application which had shown 2 accesses.

There were some concerns raised about the highways, however it was explained that HGV access was included within the Construction Management Plan and that the technical matters had been addressed.

PROPOSED: Cllr A Betty

SECONDED: Cllr A Hendry

(For 6, Against 2)

RESOLVED:

To Grant Permission subject to the amended conditions as detailed within the officer's presentation and:

- (A) subject to the applicant first entering into a supplemental agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to ensure that the agreement refers to the updated drawings.
- (B) that the Assistant Director (Legal and Governance) be authorised to prepare and seal the Agreement.

- 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 and the development shall be carried out as approved.

Application(s) for approval of the reserved matters shall be made to the local planning authority no later than three years from the date of the original planning permission no. 24/19/00015 dated 9th December 2021. The development hereby permitted shall take place not later than two years from the date of approval of the last of the reserved matters to be approved.

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 below:
 - a. Location Plan Drg No. 180403L0101C
 - b. Proposed access and off site footway 4297/012A

c. Proposed footpath plan and sections Drg No. 200-1 Rev D

d. Proposed footpath plan Drg No. 200-2 Rev G

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

- 3 Prior to the commencement of development, a landscape planting scheme shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in the first planting season following the completion of the development. Notwithstanding the submitted details and for the avoidance of doubt the landscape scheme shall comprise a landscape masterplan which identifies the trees to be retained, removed and proposed. The detailed planting scheme shall include a scaled drawing which identifies the proposed green infrastructure and includes a plant schedule and planting specification. The planting schedule shall detail the proposed species, quantities, stock sizes, planting densities and spacings.

Reason: To ensure that the site is appropriately landscaped to provide enhancement of the environment, mitigation for vegetation that is to be removed, to ensure biodiversity is maintained and that planting schemes are established and managed into the future.

- 4 All landscape areas shall be protected and maintained, and any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of visual amenity. This is in accordance with Section 12 of the NPPF and Policies D2 and D20 of the Sedgemoor District Local Plan.

- 5 In accordance with BS 5837:2012 (Trees in relation design, demolition & Construction - Recommendations), temporary protective fencing shall be erected in line with defined root protection areas (RPA). No fires shall be lit, liquids tipped, rubbish dumped, or materials and plant stored within defined RPA. No underground services shall be located within any RPA. The temporary protective fencing shall be retained for the duration of the works and shall not be altered or realigned.

Reason: To ensure that the health and stability of the retained trees and hedgerows is maintained and that operations can be undertaken with minimal risk of adverse impact on the protected and retained trees/hedgerows.

- 6 Tree surgery and vegetation removal shall not be carried out during the bird nesting season, which is approximately between March & September (inclusive). If this is not possible, a survey for nesting birds shall be carried out immediately prior to commencement of the works by a suitably qualified ecologist. Any nesting birds discovered will be buffered by an exclusion zone determined by the ecologist which will remain in force until any chicks have fledged.

Reason: In the interests of good arboricultural practice and to ensure compliance of the Wildlife & Countryside Act 1981.

- 7 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity) has been 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".
 - c. 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).
 - d. The location and timing of sensitive works to avoid harm to biodiversity features.
 - e. The times during construction when specialist ecologists need to be present on site to oversee works.
 - f. Responsible persons, lines of communication and written notifications of operations to the local planning authority
 - g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
 - h. Use of protective fences, exclusion barriers and warning signs.
- The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: In the interests of European and UK protected species. UK priority species and habitats listed on s41 of the Natural Environment and Rural Communities Act 2006 and in accordance with policy D20 of the Sedgemoor Local Plan.

- 8 A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the occupation of the first dwelling. The content of the LEMP shall include the following:
- a. Description and evaluation of features to be managed.
 - b. Ecological trends and constraints on site that might influence management.
 - c. Aims and objectives of management.
 - d. Appropriate management options for achieving aims and objectives.
 - e. Prescriptions for management actions.
 - f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g. Details of the body or organization responsible for implementation of the plan.
 - h. On-going monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which

the long-term implementation of the plan will be secured by the developer with the management body(ies) 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: In the interests of the 'Favourable Conservation Status' of populations of European and UK protected species, biodiversity generally and in accordance with policy D20 of the Sedgemoor Local Plan.

9 Prior to the commencement of construction above ground level, a "lighting design for bats shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a. identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b. show how and where external lighting will be installed (through the provision of lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter as approved. Under no circumstances should any other external lighting be installed if it has not been so approved.

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.

10 The following will be integrated into or mounted upon buildings:

a. A Habitat 001 bat boxes or similar will be built into the structure at least four metres above ground level and away from windows of the west facing elevations of four plots

b. A cluster of five Schwegler 1a swift bricks or similar built into the wall at least 60cm apart, at least 5m above ground level on the north facing elevation of two plots

c. Four Vivra Pro Woodstone House Martin nests or similar will be mounted directly under the eaves of the north elevation on the north facing elevation of two plots

d. Two Schwegler 1SP Sparrow terraces or similar at least one metre apart directly under the eaves and away from windows on the north elevations on the north facing elevation of four plots

e. A bee brick built into the wall about 1 metre above ground level on the east or southeast elevation of six dwellings

Plans showing the installed features will be submitted to and agreed in writing by the Local planning authority prior to the commencement of construction works above ground level.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 170(d) of the National Planning Policy Framework.

- 11 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.

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 highway safety.

- 12 The gradients of the proposed drives to the dwellings hereby permitted shall not be steeper than 1 in 10 and shall be permanently retained at that gradient thereafter at all times.

Reason: In the interest of highway safety.

- 13 Plans showing vehicle parking in accordance with the Somerset Parking Strategy shall be submitted to and approved in writing by the local planning authority before the development is commenced. This area shall be properly consolidated before the buildings are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interest of highway safety.

- 14 The development hereby permitted shall not commence until a Construction Traffic

Management Plan has been submitted to and approved in writing by the local planning authority (in consultation with Somerset County Council). The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interest of highway safety.

- 15 The proposed access shall be constructed generally in accordance with details shown on the submitted plan, drawing no. 4297/12A and shall be available for use before prior to occupation of the dwellings. Once constructed the access shall be maintained thereafter in that condition at all times.
The provision of these works will need to be included in a legal agreement and contact should be made with the Highway Authority well in advance of commencing the works so that the agreement is complete prior to starting the highway works.

Reason: In the interest of highway safety.

- 16 At the proposed access there shall be no obstruction to visibility greater than 600 millimetres above adjoining road level within the visibility splays shown on the submitted plan drawing no. 4297/12A. Such visibility splays shall be provided prior to first occupation of the dwellings hereby permitted and shall thereafter be maintained at all times.

Reason: In the interest of highway safety.

- 17 The proposed off-site footway shall be constructed generally in accordance with details shown on the submitted plan, drawing number Section 278 Agreement Plan Drg No. 200-2 Rev G, and drawing no. 200-1 Rev D and shall be available for use before prior to occupation of the dwellings. Once constructed the footway shall be maintained thereafter in that condition at all times. The provision of these works will need to be included in a legal agreement and contact should be made with the Highway Authority well in advance of commencing the works so that the agreement is complete prior to starting the highway works.

Reason: In the interest of highway safety.

- 18 No work shall commence on the development site until the developer has submitted and had approved by the local planning authority details of the box culvert to be provided at the site access. No part of the development hereby permitted shall be occupied until the approved box culvert has been constructed.

Reason: In the interest of highway safety.

- 19 Provision shall be made within the site for the disposal of surface water to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the local planning authority. Such provision shall be installed before first occupation and thereafter maintained at all times.

Reason: In the interest of highway safety.

- 20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), any existing garage, or garage hereby permitted, as part of this development shall not be used other than for the parking of domestic vehicles. Garages shall not be used for ancillary residential accommodation, business use or any other purpose whatsoever.

Reason: In the interest of highway safety.

- 21 No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with local plan policies, has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied. The scheme shall also include:
- a. Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events.
 - b. Full results of the proposed drainage system modelling in the above referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model.
 - c. Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers and all SuDS features.
 - d. A plan of the drained site area and which part of the proposed drainage system these will drain to.
 - e. Full details of the proposed attenuation and flow control measures.
 - f. Site Investigation and test results to confirm infiltration rates.
 - g. Temporary storage facilities if the development is to be phased.
 - h. A timetable for implementation if the development is to be phased.
 - i. Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants.
 - j. Full details of the arrangements for maintenance/adoption of the surface water drainage system.
 - k. Measures taken to prevent pollution of the receiving groundwater and/or surface water
 - l. Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the Framework and Planning Practice Guidance.

Reason: In the interest of highway safety.

- 22 Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to, and approved in writing by, the local planning authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be implemented as approved.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

- 23 No building hereby permitted shall be occupied until foul water drainage works have been implemented in accordance with details that to have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development.

- 24 Sedgemoor District Council (SDC) do not adopt any new SuDS system, above or below ground, or any SuDS feature that is part of any Public Open Space (attached to or surrounded by a public open space). All SuDS features will require a 6m maintenance strip around them with a clearly defined access track to, which is also not adopted. This site shows 'open spaces' abutting / surrounding SuDS features. All new SuDS & drainage features would need to be excluded from any SDC adoption of public open space, should they be offered. A plan, clearly showing the boundary of the open space and SuDS feature, including maintenance strip and access track, should be provided, with marked areas, on who is the responsibility body/company maintaining/owning the area. Details shall be submitted to and approved by the local planning authority before development is commenced.

Reason: To ensure that there is boundary between the SUD feature and public open spaces and it is know who the responsibility body / company is.

- 25 A plan is to be submitted, which details who the 'planned' riparian owners of water assets (non- Water Authority adopted) are to be. This is for the areas of land that abuts the ditches/watercourses/culverted watercourses, abutting and within the site boundary. Details are to be submitted and approved by the local planning authority before any part of the building is first sold/occupied, together with confirmation that details of riparian responsibility to be included in the title deeds of the land sold / transferred.

Reason: To ensure that it is clear on who the riparian owner is of water assets and

who then should maintain them.

- 26 The development hereby permitted shall be constructed with Finished Floor Levels set at a minimum of 5.93m AOD.

Reason: To reduce the impact of flooding on the proposed development and future occupants.

- 27 No approval of reserved matters shall take place until such time as a scheme detailing flood resilience measures to be incorporated in the construction of the proposed development has been submitted to and approved in writing by the local planning authority, and in consultation with the Environment Agency. The scheme shall be fully implemented as approved prior to occupation and subsequently maintained for the lifetime of the development.

Reason: To reduce the residual risk and impact of flooding to the proposed development and future occupants.

- 28 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:

- a. The proportion of construction workers to be sourced from the local labour pool.
- b. Work experience/ apprenticeship opportunities.
- c. The proportion of local procurement and sourcing.
- d. On-going skills development and training opportunities.
- e. The steps that will be taken to ensure that the above is implemented.
- f. The operator shall maintain a record of a - e above and shall make that information available to the local planning authority at all reasonable times upon request.

Reason: To ensure the development accords with the employment and skills charter.

- 29 No construction work (other than internal fitting out) or deliveries to and from the site shall take place outside the hours of 07:00 to 18:00 Mondays to Fridays, 08:00 to 13:00 on Saturdays, specific exemptions shall be submitted to and approved in writing by the local planning authority and shall include details of the task, the date and duration of works. No works shall take place on Sundays or Bank Holidays.

Reason: To protect the amenity of local residents from potential impacts whilst site clearance, groundworks and construction is underway.

- 30 Prior to the commencement of development, including any site clearance, groundworks or construction within each sub-phase, a Construction Environmental Management Plan (CEMP) 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. The CEMP shall, amongst other things, include:

- a. Measures to regulate the routing of construction traffic.
- b. The importation of spoil and soil on site.
- c. The removal /disposal of materials from site, including soil and vegetation.

- d. The location and covering of stockpiles.
 - e. Details of measures to prevent mud from vehicles leaving the site and must include wheel-washing facilities.
 - f. Control of fugitive dust from earthworks and construction activities; dust suppression measures.
 - g. Noise and Vibration control plan (which includes control methods) to include mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 'Code of practice for noise and vibration control on construction and open sites' shall be used to minimise noise or vibration disturbance from construction works.
 - h. A waste disposal policy (to include no burning on site).
 - i. Measures for controlling the use of site lighting whether required for safe working or for security purposes.
 - j. Details of any site construction office, compound and ancillary facility buildings.
 - k. Specified on-site parking for vehicles associated with the construction works and the provision made for access thereto.
 - l. A point of contact (such as a Construction Liaison Officer/site manager) and details of how complaints will be addressed, including an appropriate phone number.
- The details so approved shall be complied with in full and monitored by the applicants to ensure continuing compliance during the construction of the development.

Reason: To protect the amenity of local residents from potential impacts whilst site clearance, groundworks and construction is underway.

- 31 Following the Phase 1 and 2 site survey, further investigation is required as detailed in the report:
- a. Further sampling and analysis for PAHs and risk assessment required following elevated levels detected in the soil samples collected.
 - b. Following exceedances of Methane gas during ground gas monitoring, further gas monitoring will be required. Also, further assessment to determine the level of ground gas protection required for the proposed development.
- Assessments pursuant to a. and b. shall be submitted to and approved in writing by the local planning authority. Any necessary action identified through these assessments shall be implemented as approved. If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed in an appropriate remediation scheme submitted to and approved in writing by the local planning authority. Any remediation scheme shall be implemented as approved.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with local planning policy.

- 32 Prior to the commencement of each phase of development a Sustainability Statement (for each phase) shall be submitted to and approved in writing by the local planning authority. This statement shall set out the various sustainable actions/ technologies (including renewable or low carbon energy, water and energy conservation, waste minimisation and recycling) that are to be adopted in the development of this phase. Development shall be carried out in accordance with the approved details and permanently retained as such thereafter.

Reason: To ensure sustainable development in accordance with Policy S1, S4, S5 and D3 of the Local Plan.

Schedule A

Site Location Plan Drg No. 180403 L01 01C
Proposed Access and Off-Site Footway Drg No. 4297/012A
Section 278 Agreement Plan Drg No. 200-1 Rev D
Section 278 Agreement Plan Drg No. 200-2 Rev G

East Brent 24/22/00034 registered 22/09/2022 18:00:42
Expiry Date 16/11/2022 18:00:42
(Full Planning Permission)

Proposal: **Formation of temporary access from A38 Bristol Road. at Land to The North of, Bristol Road, East Brent, Highbridge, Somerset, TA7** for Edenstone Group and East Brent LVA LLP (agent: Walsingham Planning)

This application dealt with permission for a temporary access to accommodate the construction traffic so that it did not travel via Old Bristol Road but taken directly off the main Bristol Road.

During the officer`s presentation, they confirmed that Condition 6 would need to be deleted and replaced with 3 conditions to clarify details and that Conditions 9 and 10 would be deleted and replaced with 1 condition.

PROPOSED: Cllr A Betty

SECONDED: Cllr A Hendry

(For 7, abstention 1)

RESOLVED:

To Grant Permission subject to the conditions as follows:

- 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 At the access onto Bristol Road, there shall be no obstruction to visibility greater than 600 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 215 metres either side of the access. Such visibility shall be fully provided and shall thereafter be maintained until the temporary access is closed up.

Reason: In the interest of highway safety.

- 4 At the development entry and exit the proposed accesses over at least the first 6 metres of their length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) and drainage installed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The accesses shall thereafter be maintained in that condition until they are closed up.

Reason: In the interest of highway safety.

- 5 Provision shall be made within the site for the disposal of surface water so as to prevent its discharge on to the highway. Such provision shall be installed before the development hereby approved is first brought into use and shall thereafter be maintained for the duration of the time until the temporary accesses are closed up.

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

- 6 The access hereby approved shall only be used to access the development site in connection with the implementation of the development approved by 24/19/000015 as may be varied by S73 application 24/22/00026.

Reason: In the interest of highway safety.

- 7 The access hereby approved shall only be used in accordance with the Construction Traffic Management Plan as agreed through the discharge of condition no. 14 of 24/19/000015 as may be varied by s73 application 24/22/00026

Reason: In the interest of highway safety.

- 8 The access hereby approved shall not be brought into use unless the bollards to prevent access to Old Bristol Road to the west of the site have been installed in accordance with drawing number 2244-105 rev. F. At no time shall the access be used to gain vehicular access to Old Bristol Road to the west.

Reason: In the interest of highway safety.

- 9 No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the adopted highway has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed by the Highways Authority prior to the survey being undertaken. The survey must consist of:

- A plan to a scale of 1:1000 showing the location of all defects identified;
- A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.
- Any damage to the adopted highway as a result of the development will need to be made good to the satisfaction of the Highway Authority.

Reason: In the interest of highway safety.

- 10 The temporary access hereby approved shall be closed up and reinstated to its former condition, to the satisfaction of the local planning authority prior to either:
- a) the first occupation of the 40th dwelling approved within the site covered by application no. 24/22/00026 or
 - b) within 2 years of the temporary access hereby approved first coming into use, whichever is the sooner.

Reason: In the interest of highway safety.

- 11 All works shall be carried out in accordance with the details contained in the Ecological Technical Note (EAD Ecology, 05/08/2022) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. This includes relevant works that may impact water voles, reptiles and birds (and their habitats) being undertaken in line with the existing LEMP and CEMP for the site (Edenstone Group, October 2022) which shall be supervised by an Ecological Clerk of Works or similarly competent person. A letter confirming these operations shall be submitted by the person responsible for supervision to the Local Planning Authority prior to the first use of the access hereby approved or within 1 week of completion of works, which ever is sooner.

Reason: In the interests of European and UK protected species. UK priority species and habitats listed on s41 of the Natural Environment and Rural Communities Act 2006 and in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

- 12 Works to the watercourse shall not commence unless the Local Planning Authority has been provided with either:
- a) 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
 - b) 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: In the interest of the strict protection of UK protected species and in accordance with policy Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

Schedule A

Application Boundary Drg. No. 226551_SK02 Rev C received 01/12/22
Construction Management Plan Drg. No. 1259_01_CEMP Rev C
Temporary Access Review Drg. No. 226551_SK01 Rev B
Typography Survey Drg. No. Z18226_SX
Temp access 2244_105-F received 01/12/22

East Brent 24/22/00043 registered 05/01/2023
Expiry Date 01/03/2023
(Full Planning Permission)

Proposal: **Application for site access from Old Bristol Road. at Land To The North Of, Old Bristol Road, East Brent, Highbridge, Somerset, TA9**
for Edenstone Group (agent: Walsingham Planning Ltd)

This application was to include land between the development site and the highway as part of the site to enable access to be provided.

PROPOSED: Cllr A Hendry

SECONDED: Cllr A Betty

(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 The development hereby permitted shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority (in consultation with Somerset County Council). The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: A pre-commencement condition is required in the interest of highway safety.

- 4 The proposed access shall be constructed generally in accordance with details shown on the submitted plan, drawing no. 4297/12A and shall be available for use before prior to occupation of the dwellings. Once constructed the access shall be maintained thereafter in that condition at all times.

Reason: In the interest of highway safety.

- 5 At the proposed access there shall be no obstruction to visibility greater than 600 millimetres above adjoining road level within the visibility splays shown on the submitted plan drawing no. 4297/12A. Such visibility splays shall be provided prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.

Reason: A pre-commencement condition is required in the interest of highway safety.

- 6 No work shall commence on the development site until the developer has submitted and had approved by the local planning authority details of the box culvert to be provided at the site access. No part of the development hereby permitted shall be occupied until the approved box culvert has been constructed.

Reason: A pre-commencement condition is required in the interest of highway safety.

- 7 Provision shall be made within the site for the disposal of surface water to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the local planning authority and installed before first occupation and thereafter maintained at all times.

Reason: In the interest of highway safety.

Schedule A

Location Plan Drg No. 201

Proposed Site Access & Offsite Footway Drg No. 4297/012 Rev. A

Topographical Survey Drg No. Z18226_SX

Fiddington

28/22/00004 registered 23/11/2022

Expiry Date 17/01/2023

(Full Planning Permission)

Proposal:

Partial conversion of garage/workshop to 3 bed, two storey ancillary accommodation at New Barn, Farm Lane, Fiddington, Bridgwater, Somerset, TA5 1JH for Mr J Blackmore (agent: Blueprints Architectural Services Ltd)

The application was to convert a garage/workshop to a new dwelling which would be used as ancillary accommodation, however the planning officer considered that the proposal did not meet Policy 12.

During the debate the committee considered that the proposal, although large would be an annexe and that there would not be any adverse impact on the area or would be ancillary accommodation to allow for independent living.

PROPOSED: Cllr A Hendry

SECONDED: Cllr C Riches

(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.

Spaxton 45/23/00002 registered 18/01/2023 12:00:11
Expiry Date 14/03/2023 12:00:11
(Outline Planning Permission)

Proposal: **Outline planning permission with some matters reserved for the erection of 1no. dwelling and vehicular access formation. at Sunnyside Bungalow, Charlynch Road, Four Forks, Bridgwater, TA5 1BJ for Mrs J Merchant (agent: James Venton Planning & Building Design)**

This outline application for a new dwelling and access had been objected to by the parish council, however during discussion, the committee were informed that the reserved matters application would agree the drainage issues alluded to by the parish.

PROPOSED: Cllr S Kingham

SECONDED: Cllr K Pearce

(Unanimous)

RESOLVED:

To Grant Permission 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 five years from the date of this permission, or before the expiration of two 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 The proposed access shall be constructed in accordance with details shown on the submitted plan, drawing number 00106-22-02A, and shall be available for use prior to first occupation. Once constructed the access shall be maintained thereafter in that condition in perpetuity.

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

- 4 At the proposed access there shall be no obstruction to visibility greater than 600 millimetres above adjoining road level within the visibility splays shown on the submitted plan Drawing No00106-22-02A. Such visibility splays shall be constructed prior to the first occupation of the development hereby permitted and shall thereafter be maintained in perpetuity.

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

- 5 Before the development is commenced a landscape planting scheme shall be submitted including the following:

- confirmation of trees/shrubs to be planted.
- enhancement of border planting to the boundaries of the application site.
- the planting of a replacement hedgerow to the southeast boundary, which shall comprise native species including hawthorn, hazel, dogwood, wild privet and field maple planted as a double staggered row at 5 plants per linear metre. The new hedge shall be protected and maintained until it is fully established

The detailed landscaping scheme shall be approved in writing by the local planning authority and shall be carried out within nine months from the date of commencement of the development. The trees/hedgerow shall be protected and maintained until full established, and dead or dying trees/hedgerow shall be replaced

to the satisfaction of the local planning authority for a period of five years following their planting.

Reason: A pre-commencement condition in the interests of visual amenity in accordance with Policy D2 of the Sedgemoor Local Plan.

- 6 A Reasonable Avoidance Measures Method Statement (RAMMS) for amphibians and reptiles will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any groundworks. The RAMMS will provide details on sensitive and precautionary working practice which shall safeguard GCN and other amphibians and reptiles during works to and removal of hedgerows, rubble piles or any other areas that may afford resting places for these species. All works impacting potential habitats will be undertaken under the supervision of competent ecologist.

Reason: Pre-commencement condition in the interests of UK protected and priority species and in accordance with Sedgemoor District Council Local Plan: Policy D20 - Biodiversity and Geodiversity.

- 7 Prior to the first occupation of the dwelling hereby permitted the following biodiversity enhancement measures shall be provided on site and maintained as such thereafter:

- 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.
- 1x Schwegler 1SP Sparrow terrace or similar and 1x Beaumaris Woodstone maxi bat box or similar, installed on a suitable tree on site and to be correctly installed in line with the manufacturer's guidelines.

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

Schedule A

Location Plan Drg No. 00106-22-01A

Site Plan Drg No. 00106-22-03A (in respect of access only)

Proposed Block Plan Drg No. 00106-22-02A (in respect of access only)

The meeting ended at 4.05 pm

CHAIRMAN