



**Committee update sheet for Agenda item 5: planning application: 20/23/0019**

Recommended conditions:

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

- (A3) Plot 15 Plots and Elevations
- (A3) Plots 16, 17, 18 Elevations
- (A3) Plots 16, 17, 18 First Floor Elevations
- (A3) Plots 16, 17, 18 Ground Floor Elevations
- (A3) Plots 16, 17, 18 Section A - A
- (A3) Site Layout
- (A4) Location Plan

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

2. The development shall be carried out in accordance with the details and materials provided in 2012 and formally approved on the 14<sup>th</sup> February 2012. No other materials shall be used without the written consent of the Local Planning Authority.

Reason: To reinforce the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D) and S2(A).

3. The landscaping scheme shall be carried out in accordance with the details submitted and approved May 2008.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and

distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2 (Revised Deposit numbering)

4. The detailed drawings submitted and subsequently approved in May 2008 relating the retention of trees on the site shall be adhered to with none of the trees so shown to be felled, lopped, topped, lifted or disturbed without the prior written consent of the Local Planning Authority.

Reason: In the interest of visual amenity of the area in accordance with Taunton Deane Local Plan Revised Deposit Policy EN7.

5. The chalets shall be occupied for tourism purposes only and shall not be occupied as a person's sole or main residence. The site operator and owners shall maintain an up-to-date register of the names of all owners/occupiers, including their guests, of individual chalets on the site and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.
6. The parking spaces provided and approved in June 2012 shall be retained, with any alterations or modifications first submitted to the Local Planning Authority for approval.

Reason: To ensure that there is adequate space within the site for the parking of vehicles clear of the highway in accordance with Taunton Deane Local Plan Policy M4.

7. All services shall be placed underground unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of the visual amenity of the area in accordance with Taunton Deane Local Plan Policies S1(D) and S2(F) (Revised Deposit Numbering).

8. Soakaways should be constructed in accordance with Building Research Digest 365 (September 1991\_)

Reason: To ensure satisfactory drainage of the site in accordance with Taunton Deane Local Plan Policy S1 (Revised Deposit Numbering).

9. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any subsequent order amending or revoking and re-enacting that Order), there shall be no addition or extension to the building(s) unless an application for planning permission in that behalf is first submitted to and approved by the Local Planning Authority.

Reason: The Local Planning Authority is not satisfied that the building(s) could be extended without detriment to the amenities of the area in accordance with Taunton Deane Local Plan Revised Deposit Policy S2.

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any subsequent Order amending or revoking and re-enacting that Order), no gate, fence, wall or other means of enclosure shall be erected on the site unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.

Reason: The Local Planning Authority wish to exercise control over the matters referred to in the interests of visual amenity in accordance with Taunton Deane Local Plan Policy S2 (A) (Revised Deposit Numbering).

11. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any subsequent order amending or revoking and re-enacting that Order), there shall be no further building, structure or other enclosure constructed or placed on the site unless an application for planning permission in that behalf is first submitted to and approved by the Local Planning Authority.

Reason: The Local Planning Authority consider that any further development on the site may prejudice a satisfactory layout which would be in conflict with Taunton Deane Local Plan Policies S1 and S2 (Revised Deposit Numbering).