

Application Details	
Application Reference Number:	42/23/0022
Application Type:	Approval of Reserved Matters
Earliest decision date:	19 May 2023
Expiry Date:	17 July 2023
Description	Application for the approval of reserved matters following outline application 42/14/0069 for the access, appearance, landscaping, layout and scale for the erection of a substation to service the Primary School at Orchard Grove, Comeytrove
Site Address:	Orchard Grove, Land at Comeytrove/Trull, Taunton
Parish:	Taunton Town Council
Conservation Area:	No
Somerset Levels and Moors RAMSAR Catchment area:	Yes
AONB:	No
Case Officer:	Simon Fox, Major Projects Officer (Planning) 07392 316159 simon.fox@somerset.gov.uk Should you wish to discuss the contents of this report item please use the contact details above by 12 noon on the day before the meeting, or if no direct contact can be made please email: planningwest@somerset.gov.uk
Agent:	Boyer Planning
Applicant:	Comeytrove Consortium
Reason for reporting application to Members:	Each application at the Comeytrove Garden Community, known as Orchard Grove, has been subject to Planning Committee scrutiny, as required by the Chair, given the significance of the scheme and the public interest.

1. Recommendation

That planning permission be **GRANTED** subject to conditions.

To delegate approval to the Service Manager, Development Management in consultation with the Chair and Vice Chair subject to no adverse comments being received by end of 19 May 2023 (the end of the consultation period).

2. Executive Summary of key reasons for recommendation

2.1 This application seeks the approval of reserved matters for the erection of sub-station to facilitate the use of the already consented Primary School.

2.2 After consideration of all representations and consultations, planning policy and material considerations including the planning history and the scope of the application as one for approval of reserved matters, the application is considered appropriate to be recommended for approval subject to the conditions listed at Appendix 1 to this report.

3. Planning Obligations, conditions and informatives

3.1 Obligations

No agreement is needed in connection with this application because the outline is accompanied by a site-wide section 106 agreement.

3.2 Conditions (see Appendix 1 for full wording)

- 1) Drawing Schedule
- 2) Landscaping compliance
- 3) Materials compliance
- 4) Floor Levels to be confirmed

3.3 Informatives (see Appendix 1 for full wording)

- 1) Reminder of Outline Planning Conditions
- 2) Statement of positive working

4. Proposed development, Site and Surroundings

Details of proposal

- 4.1 The proposal includes the provision of infrastructure to serve future development, in particular and more immediately the approved Primary School located in the Eastern Neighbourhood.
- 4.2 The sub-station is utilitarian in design but is to be constructed from sympathetic materials and of a design to match two other sub-stations already constructed in the Western Neighbourhood.
- 4.3 The sub-station is approx. 4m square and 4m high to a pyramidal roof. Materials are to be conditioned as brick and tile of a type to match the sub-stations already built in the Western Neighbourhood. A small amount of additional planting is proposed.
- 4.4 The siting of the sub-station is partly dictated by having to serve the Primary School and be adjacent to a highway, for access purposes. As such it will be located to the southeast corner of the Primary School, adjacent to the spine road and will sit alongside the approved bin store of the Primary School.

Site and surroundings

- 4.5 Outline consent with all matters reserved (except points of access) has been granted for a residential and mixed-use garden community at Comeytrove/Trull to include up to 2,000 dwellings, up to 5.25ha of employment land, 2.2ha of land for a primary school, a mixed use local centre and a 300 space 'park and bus' facility (application ref. 42/14/0069). The site area for the outline application was approx. 118ha and was bounded by the A38 Wellington Road to the north-west, the suburb and parish of Comeytrove to the east and the village of Trull to the south. The Blackdown Hills AONB is located approximately 2.5 miles to the south of the site.
- 4.6 Through a Masterplan process the Primary School was located in the Eastern Neighbourhood and now has a consent and it is intended to start development imminently.
- 4.7 The site of the sub-station is not near any Conservation Area and the nearest listed building is located approx. 500m to the northwest, Comeytrove Manor.

4.8 The wider site is under construction, occupations commenced in April 2022 with currently circa 100 properties occupied at present.

5. Relevant Planning History

Reference	Description	Decision	Date
42/14/0069	Outline planning permission with all matters reserved (except access) for a residential and mixed use urban extension at Comeytrove/Trull to include up to 2,000 dwellings, up to 5.25ha of employment land, 2.2ha of land for a primary school, a mixed use local centre and a 300 space 'park and bus' facility	Approved	8 August 2019
42/15/0042	Demolition of a section of wall on the western side of Honiton Road for creation of the access to the south west Taunton Urban Extension (Under Planning Application No. 42/14/0069) on Honiton Road, Trull	Approved	9 August 2019
42/19/0053	Application for approval of reserved matters following outline application 42/14/0069 for construction of the strategic infrastructure associated with the Western Neighbourhood, including the spine road and infrastructure roads; green infrastructure and ecological mitigation; strategic drainage, earth re-modelling works and associated retaining walls on land at Comeytrove/Trull	Approved	18 March 2020
42/20/0005/DM	Prior notification of proposed demolition of chicken coops on land south west of Taunton	No objection subject to conditions	21 February 2020

42/20/0006	Application for approval of reserved matters following Outline Application 42/14/0069 for the appearance, landscape, layout and scale for the erection of 70 No. dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works (Phase H1b) on land at Comeytrove/Trull	Approved	22 July 2020
42/20/0024	Application for approval of reserved matters following outline application 42/14/0069 for the erection of a foul pumping station, water booster station and gas pressure reducing station to serve the permitted 2000 dwellings on land at Comeytrove/Trull	Withdrawn on procedural grounds – not a Reserved Matters	10 August 2021
42/20/0031	Approval of reserved matters in respect of the appearance, landscape, layout and scale, pursuant to planning permission reference (42/14/0069) for the erection of 76 dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works at Phase H1a on land at Comeytrove/Trull	Approved	8 April 2021
42/20/0042	Erection of a foul pumping station, water booster station and gas pressure reducing station to serve the permitted 2000 dwellings under outline application	Approved	08 April 2021

	42/14/0069 on land at Comeytrove/Trull		
42/20/0043	Non-material amendment to application 42/19/0053 for the relocation of the approved sub-station on land at Comeytrove/Trull	Approved	19 October 2020
42/20/0056	Approval of reserved matters in respect of the appearance, landscape, layout and scale, pursuant to planning permission reference (42/14/0069) for the erection of 64 dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works at Phase H1c(i) on land at Comeytrove/Trull	Approved	8 April 2021
42/21/0004	Application for approval of reserved matters following outline application 42/14/0069 in respect of the appearance, landscape, layout and scale for the erection of 166 No. dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works at Parcel H1d on land at Comeytrove/Trull	Approved	3 February 2022
42/21/0020	Non-material amendment to application 42/20/0006 to allow for adjustments to highway alignments (Phase 1a and Parcel H1b) on land at Comeytrove/Trull	Approved	10 January 2022
42/21/0032	Erection and installation of an electricity sub-station on land	Approved	31 August 2021

	falling within Phase H1C/H1F at Comeytrowe/Trull		
42/21/0035	Approval of reserved matters in respect of the appearance, landscape, layout and scale, pursuant to planning permission reference (42/14/0069) for the erection of 55 dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works at Parcel H1c(ii) on land at Comeytrowe/Trull (resubmission of 42/20/0056)	Approved	20 September 2022
42/21/0046	Application for approval of reserved matters following outline application 42/14/0069 for a local equipped play area (LEAP), landscaping, drainage and associated engineering operations, referred to as Garden Park, on land at Comeytrowe/Trull	Approved	4 April 2022
42/21/0058	Re pointing of former kitchen garden wall (Building A) with removal of loose stones, removal of attached modern industrial shed along stable blocks northern wall and making good of gable end (Building B), and removal of stub wall (Building G) at the stable block associated with Comeytrowe Manor, Manor Industrial Estate, Taunton	Pending	
42/21/0077	Application for a non-material amendment to application 42/14/0069 for realignment of the approved A38 roundabout on land south of the A38, Comeytrowe	Approved	17 December 2021

42/21/0068	Conversion and change of use from commercial (Class E) to 1 No. residential dwelling at The Stable Block, Comeytrove Manor West, Lipe Hill Lane, Comeytrove	Pending	
42/21/0069	Conversion and change of use from commercial (Class E) to 1 No. residential dwelling at The Stable Block, Comeytrove Manor West, Lipe Hill Lane, Comeytrove	Pending	
42/22/0026	Application for a Non-Material Amendment to application 42/20/0042 to introduce a turning head at the entrance to the approved pumping station compound and associated delivery of designated cycle lane through the site on land at Comeytrove Rise, Trull	Refused on procedural grounds – not an NMA	21 April 2022
42/22/0040	SCC Consultation – Erection of primary school and nursery, to include construction of sports pitches, parking area and access onto spine road incorporating landscaping and infrastructure on land at Comeytrove, Taunton <i>For the full application file visit SCC's Planning register online, ref SCC/3938/2022</i>	Approved	SWT Comments sent to SCC 26 May 2022, application approved by SCC in December 2022
42/22/0043	Variation of Condition No. 02 (approved plans), for the inclusion of a turning head at the entrance of the approved pumping station compound, of application 42/20/0042 at Orchard Grove New Community, Comeytrove Rise, Taunton	Approved	03 February 2023
42/22/0054	Erection of a care home (Use Class C2) comprising of 68 No. bedrooms with associated staff	Approved	31 January 2023

	facilities, access, landscaping, parking and associated works on land at Comeytrove, Taunton		
42/22/0055	Application for approval of reserved matters following outline approval 42/14/0069 for the appearance, landscaping, layout and scale of the strategic infrastructure associated with the delivery of the employment zone including employment estate roads, green infrastructure, ecology mitigation, drainage, earth re-modelling works and hard landscaping associated with the local square at Orchard Grove Community Employment Zone, land adjacent A38, Taunton	Pending	
42/22/0056	Application for Approval of Reserved Matters following Outline Application 42/14/0069 for the appearance, landscaping, layout and scale for the strategic infrastructure works, including associated green infrastructure and drainage, associated with the delivery of infrastructure roads WR02 and WR03 at Orchard Grove Community, Comeytrove	Pending	
42/22/0062	Application for the approval of reserved matters following outline application 42/14/0069 for the appearance, landscaping, layout and scale for the erection of 20 No. dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works comprising	Approved	10 March 2023

	Parcel H1f(i) together with additional details as required by Condition No's. 7, 9, 12, 13, 14, 15, 16, 18, 19, 20, 21 and 23 on land west of Comeytrove Lane, Taunton		
42/22/0063	Application for the approval of reserved matters following outline application 42/14/0069 for the appearance, landscaping, layout and scale for the erection of 51 No. dwellings, hard and soft landscaping, car parking including garages, internal access roads, footpaths and circulation areas, public open space and drainage with associated infrastructure and engineering works comprising Parcel H1f(ii) together with additional details as required by Condition No's. 7, 9, 12, 13, 14, 15, 16, 18, 19, 20, 21 and 23 on land west of Comeytrove Lane, Taunton	Pending	
42/22/0064	Variation of Condition No's. 02, approved plans, (for alterations to common infrastructure, including drainage attenuation basins, retaining structures and earthworks, site remodelling, engineering works and landscape planting) and 04, landscaping details, of application 42/19/0053 on land at Comeytrove, Taunton	Pending	
42/22/0075/CB	Application to determine if prior approval is required for the proposed demolition (Class B) of former industrial buildings at Comeytrove Manor Industrial Estate, Lipe Hill Lane, Comeytrove	Prior Approval Required	18 January 2023
42/22/0076	Application for approval of reserved matters following outline approval 42/14/0069 for the	Approved	31 March 2023

	appearance, layout and scale for the erection of a bat house and associated works at Orchard Grove Urban Extension at Comeytrove		
42/23/0016	Variation of a Condition No. 02 (approved Plans) of application 42/14/0069 for the removal of 0.58ha of land from the approved employment area on land at Comeytrove, Taunton	Pending	
42/23/0019/CB	Application to determine if prior approval is required for the proposed demolition (Class B) of former industrial buildings at Comeytrove Manor Industrial Estate, Lipe Hill Lane, Comeytrove	Pending	

6. Environmental Impact Assessment

6.1 Upon receipt of an application the Council has to consider if the development falls into Schedule 1 or 2 of the Environment Impact Assessment Regulations. The Council concludes it falls into neither.

6.2 Then the Council must consider if the application is:

- (i) a subsequent application in relation to Schedule 1 or Schedule 2 development
- (ii) has not been subject to a screening opinion and
- (iii) is not accompanied by an ES (under Reg 9 of the EIA regulations).

6.3 In this case the Garden Community development fell within Category 10b (Urban Development Projects) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and the outline application was accompanied by a full Environment Statement.

6.4 The Council therefore must assess whether the information it has within the outline ES is sufficient to determine the application now before it.

6.5 The conclusions hereon are such that the Council considers the application as an application for reserved matters will not have any further significant

environmental effects over and above those assessed at the outline stage and a further environmental statement is not required.

7. Habitats Regulations Assessment

- 7.1 Since the granting of outline planning permission in August 2019 there has been a material change in circumstances which has required the Council, as the competent authority, to reassess a matter in relation to the Conservation of Habitats and Species Regulations 2017 (as amended) ('the Habitats Regulations') and the lawful approach to the determination of planning applications in light of recent advice from Natural England ('NE').
- 7.2 In a letter, dated 17 August 2020, NE advised the Council that whilst the Somerset Levels and Moors Special Protection Area ('SPA') could accommodate increased nutrient loading arising from new development within its hydrological catchment that the Somerset Levels and Moors Ramsar Site ('the Ramsar Site') could not. The difference, NE state, is that whilst such increased nutrient deposition is *"...unlikely, either alone or in combination, to have a likely significant effect on the internationally important bird communities for which the site is designated"* as regards the SPA such a conclusion cannot be drawn in relation to the Ramsar Site.
- 7.3 The typical consequence of such excessive phosphate levels in lowland ditch systems is *"the excessive growth of filamentous algae forming large mats on the water surface and massive proliferation of certain species of Lemna"* NB: (Lemna refers to aquatic plants such as duckweed).
- 7.4 This excessive growth *"adversely affects the ditch invertebrate and plant communities through... shading, smothering and anoxia (absence of oxygen)"* which in turn allows those species better able to cope with such conditions to dominate. The result is a decline in habitat quality and structure. NE state that *"The vast majority of the ditches within the Ramsar Site and the underpinning SSSIs are classified as being in an unfavourable condition due to excessive phosphate (P) and the resultant ecological response, or at risk from this process"*.
- 7.5 NE identify the sources of the excessive phosphates as diffuse water pollution (agricultural leaching) and point discharges (including from Waste Water Treatment Works ('WWTWs')) within the catchment noting that P levels are often 2-3 times higher than the total P target set out in the conservation objectives underpinning the Ramsar Site. In addition NE note that many of

the water bodies within the Ramsar Site have a phosphate level classed as significantly less than 'Good' by reference to the Environment Agency's Water Framework Directive and that the river catchments within the wider Somerset Levels are classed as having a "*Poor Ecological Status*".

7.6 At the time of the letter the issue in terms of the Ramsar Site was that the conservation status of the designated site was 'unfavourable' but in a recent SSSI Condition Change Briefing Note for the Somerset Levels and Moors dated May 2021 (uploaded to this applications' online case file) the overall condition across all Somerset level and Moors SSSI's is 'Unfavourable Declining' due to evidence of failing water quality, most notably high Phosphate levels.

7.7 NE have advised the Council that in determining planning applications which may give rise to additional phosphates within the catchment they must, as competent authorities, undertake a Habitats Regulations assessment and undertake an appropriate assessment where a likely significant effect cannot be ruled out. NE identify certain forms of development affected including residential development, commercial development, infrastructure supporting the intensification of agricultural use and anaerobic digesters.

7.8 The Council considers this application, which is merely for infrastructure and therefore does not produce waste water, does not require an HRA. An HRA is only required in connection with reserved matters applications for residential development so long as the issue with the Ramsar persists.

8. Consultation and Representations

Statutory consultees (the submitted comments are available in full on the Council's website.

Date of Consultation: 17 April 2023

Date of revised consultation: N/A

8.1 Statutory Consultees

8.1.1 It should be noted not all statutory consultees are consulted on all planning applications. The circumstances for statutory consultation are set out in the Development Management Procedure Order.

Statutory consultee	Comments	Officer comments
Taunton Town Council	At the time of writing no comments, of objection, or in support had been received.	A written or oral update will be given to the committee.
<p>NB: This application was submitted after 01 April 2023 and therefore falls within the parish area of the new Taunton Town Council.</p> <p>Taunton Town Council will also now administer an area previously part of Trull PC. This application site was previously in Trull parish.</p>		
Trull Parish Council (Neighbouring Parish)	At the time of writing no comments, of objection, or in support had been received.	A written or oral update will be given to the committee.
Bishops Hull Parish Council (Neighbouring Parish)	At the time of writing no comments, of objection, or in support had been received.	A written or oral update will be given to the committee.
Highway Authority - SCC	On the original plans – Comments regarding the access doors potentially overhanging the highway.	Plans will be reviewed to ensure compliance.

8.2 Non-Statutory Consultees

Non-Statutory consultee	Comments	Officer comments
Ecologist	No comments to make at this time.	<p>The outline consent contains 4 conditions (18-21) that provide a framework to further assess ecological impacts and provide mitigation and enhancement.</p> <p>The approval of these conditions is a separate matter and will not affect the layout and so this application can be approved.</p>

8.3 Local representation

- 8.3.1 In accordance with the Council's Adopted Statement of Community Involvement this application was publicised by letters of notification to neighbouring properties on 18 April 2023 and a site notice was displayed on 27 April 2023.
- 8.3.2 At the time of writing no comments, of objection, or in support had been received. An oral update will be given to the committee.

9. Relevant planning policies and Guidance

- 9.1 Section 70(2) of the Town and Country Planning Act 1990, as amended ("the 1990 Act"), requires that in determining any planning application regard is to be had to the provisions of the Development Plan, so far as is material to the application and to any other material planning considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act") requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The site lies in the former Taunton Deane area. The Development Plan comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (SADMP) (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).
- 9.2 Listed Buildings and Conservation Areas Act 1990 section 66 and 72 is relevant in order to assess the impact on heritage assets.
- 9.3 As a result of local government reorganisation Somerset Council was established from the 1 April 2023. The Structural Change Order agreeing the reorganisation of local government requires the Council to prepare a local plan within 5 years of the 1 April 2023 and the Council will be bringing forward a Local Development Scheme to agree the timetable for the preparation of the local plan and scope in due course.
- 9.4 Relevant policies of the development plan in the assessment of this application are listed below.

Core Strategy 2012

SD1 - Presumption in favour of sustainable development

CP1 - Climate change
CP7 - Infrastructure
CP8 - Environment
SS7 - Comeytrowe / Trull - Broad Location for Growth
DM1 - General requirements
DM4 - Design

Site Allocations and Development Management Plan 2016

ENV1 - Protection of trees, woodland, orchards and hedgerows
ENV2 - Tree planting within new developments
D7 - Design quality
Site allocation policy TAU1 - Comeytrowe / Trull

Other relevant policy documents

Somerset West and Taunton Design Guide
Taunton: The Vision for our Garden Town and the Taunton Design Charter and Checklist
Somerset West and Taunton Council's Climate Positive Planning: Interim Guidance Statement on Planning for the Climate Emergency

Neighbourhood Plans

The Trull Neighbourhood Plan is part of the development plan and a material consideration. The Trull Neighbourhood Plan includes policies that are aligned with the adopted policies in the Taunton Core Strategy and Site Allocations and Development Management Plan (SADMP), and provide for sustainable development in the parish. No policies expressly cover sub-stations.

The National Planning Policy Framework

The revised National Planning Policy Framework (NPPF), last update July 2021 sets the Governments planning policies for England and how these are expected to be applied.

Relevant Chapters of the NPPF include:

- 2. Achieving sustainable development
- 12. Achieving well-designed places

All policies and material considerations can only be considered as far as they relate to the details for which reserved matters approval is sought, as defined in the Development Management Procedure Order (DMPO) 2015.

10. Conclusion on Development Plan

- 10.1 To properly perform the S38(6) duty the LPA has to establish whether or not the proposed development accords with the development plan as a whole.
- 10.2 This is a relatively minor application given the context and generally the development plan seeks to ensure suitable infrastructure is delivered to support development.
- 10.3 This report assesses the material planning considerations and representations before reaching a conclusion on adherence with the development plan as a whole.

11. Local Finance Considerations

Community Infrastructure Levy

The development is not CIL liable.

12. Material Planning Considerations

- 12.1 As an application for Reserved Matters the application fundamentally seeks approval of layout, scale, appearance and landscaping.
- 12.2 The rationale for the development is to provide power to the Primary School which is to be delivered at Orchard Grove. The approval of this application is vital to the school being able to open to pupils in 2024 as planned.
- 12.3 The design, whilst utilitarian, will sit alongside the approved school (and approved timber bin store) and which match the brick and tile design of sub-stations already erected elsewhere at Orchard Grove. The inclusion of planting helps soften the structure to an extent.
- 12.4 It is considered there are no other envisaged impacts to the school and the planned residential parcels to follow in the Eastern Neighbourhood. The proposal does not pose noise, loss of light, lighting or overshadowing concerns. Sub-stations are built pursuant to regulations that set and enforce public safety considerations, given the use.
- 12.5 There are no ecological constraints, flood or surface water concerns or archaeological/conservation implications.

- 12.6 There have been no adverse comments received yet during the consultation period to question whether consent should be granted. Given the consultation period is still ongoing at the time of writing this report Members will receive an oral and/or written update.
- 12.7 As this is an application for reserved matters there are a host of conditions pursuant to the outline consent which will be dealt with separately.
- 12.8 Suitable conditions will be imposed on this application relating to landscaping, materials and levels.

13. Planning Balance and Conclusion

- 13.1. The continued delivery of the Garden Community is welcomed to provide much needed housing including affordable housing, and in this case the immediate delivery of the Primary School, and this application is required to maintain that momentum and deal with a very specific infrastructure requirement.
- 13.2. There are no outstanding issues that cannot be conditioned in their own right as part of this consent or are already covered by outline conditions.
- 13.3. In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998 and the Equality Act 2010.

Appendix 1 – Planning conditions and informatives

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

(A1) DrNo GTC-E-SS-0012-R2-1 1 Of 1	Close Coupled Substation Pyramid Roof Detail General Arrangement
(A1) DrNo 02-CS-31001 Rev A	Substation E2 Section Plan
(A1) DrNo 03-GA-31001 Rev A	Substation E2 General Arrangement Plan
(A1) DrNo 02-LP-31001 Rev A	Substation E2 Location Plan
(A0) DrNo BRL-L N2 PL001	Primary School Substation Landscape Proposals & Planting
(A0) DrNo BRL-L-N2-PL001	Primary School Substation Landscape Proposals & Planting

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

2. The planting scheme shown on the approved plans shall have been completely carried out by the end of the first available planting season after the first use of the sub-station.

For a period of ten years after the completion of the development, the planting shall be protected and maintained and any hedging/shrubs/trees that cease to grow or are damaged or otherwise removed, shall be replaced by new hedging/shrubs/trees of similar size and the same species or other appropriate hedging/shrubs/trees as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development is softened with greenery given its location in the interests of visual amenity, ecological enhancement and landscape character in accordance with Policy CP8 of the Taunton Deane Core Strategy and Policy ENV2 of the SADMP.

3. The walling material for the development hereby approved shall be Wienerberger Pembridge Red bricks and the roofing material shall be Redland, Brown Ø2 Granular Finish Double roman tiles, with black rainwater goods. The development shall thereafter be carried out in accordance with this stated specification unless any variation in writing is first agreed with the Local Planning Authority.

Reason: To accord with Policy DM4 of the Taunton Deane Core Strategy and Policy D7 of the SADMP.

4. Prior to commencement of the development hereby approved the finished floor level of the structure shall be agreed in writing by the Local Planning Authority. Once agreed the development shall be carried out in accordance with the agreed details.

Reason: In the interest of visual amenity to accord with Policy D7 of the Site Allocations and Development Management Plan 2016.

Notes to Applicant

1. Your attention is drawn to the original conditions on permission 42/14/0069 which still need to be complied with.
2. In accordance with the National Planning Policy Framework the Council has worked in a constructive and creative way with the applicant to find solutions to problems in order to reach a positive recommendation and to enable the grant of planning permission.