

Amendment Sheet

7 **20/2006/037**

AMENDMENT TO WORDING OF CONDITION 05 OF PERMISSION 20/2005/05 AT MILL MEADOW, PARSONAGE LANE, KINGSTON ST MARY

Submission from consultants on behalf of applicant as follows:- "We have been foremost in the marketing of property in the West of England for over 30 years and particularly active in the tourism accommodation sector in all types of location, coastal rural and urban. Through that time we have observed numerous changes in trends that have formed the basis of our considerable experience and knowledge of the holiday accommodation market and business. We have been advising the Heayns family in connection with Mill Meadow for the past 18 months and have during that time consulted with them on the varying options in so far as the style of the units and the relevant markets. The current format of Mill Meadow has been arrived at after full consideration of the current and anticipated market. The decision to proceed with a high quality form of construction with impeccable green credentials is in response to an identified niche market for discerning tourists and investors and we feel is best suited to the local environment. The carbon neutral status of the development, its sustainable construction methods and renewable energy sources prepare Mill Meadow for the clear changing trend towards Eco Tourism that is rapidly increasing as the public become more aware of environmental issues surrounding traditional tourism. Our clients unwavering commitment to this green ethos is defined by its application to the Building Research Establishment (BRE) for accreditation under their stringent Eco Homes Scheme and the anticipated "Excellent" rating. Whilst tourism within Taunton Deane itself may be considered small scale, and we are not sure that the broader analysis supports this, there are clear signs that tourism in the area is strong and has the capacity to become stronger. The area, and therefore Mill Meadow, is central to a wide range of leisure and recreational activities both within the rural and urban communities that make it an excellent base from which to explore. We naturally shared our clients disappointment when the 4 week in 12 week condition was applied. This was a format not commonly seen in our experience. Subsequently in the light of the issue of the Good Practice Guide for Planning on Tourism we directed our client to the increased flexibility that the guidance identified as being essential to the changing tourist market and encouraged a fresh application to revise the occupancy condition wording. Mill Meadow offers its self as high quality tourist accommodation with excellent transport links to the rest of the UK and Europe and this has been recognised by enquiring parties. Although not formally launched Mill Meadow has attracted significant interest from investors, tourism companies and individuals. The one area of concern with all parties is that of the restrictive occupancy condition currently in place and the perception that it curtails commercial and tourist flexibility. Of the many enquirers the majority are seeking accommodation with the flexibility to have prolonged and repeated occupancy without the restriction of cumulative visits leaving them in breach of time constraints on occupancy conditions. There is no evidence to indicate that the contributions and benefits to local economies are likely to be affected by prolonged or repeated tourist visits. Indeed there are indications that such patterns can benefit local enterprises through the establishment of ongoing relationships. As a part of our assessments Mill Meadow has established initial links with local service providers such as stables for livery, riding schools, restaurants, activity centres, golf courses, bicycle retailers all of which are able to offer repeated services to regular or long term tourists. In addition it

must be highlighted how the changing nature of Tourism, as opposed to the Holiday market, is accentuating the differences between the two and in particular the new trends and distinctly different trends that are being established within Tourism. This is acknowledged within the spirit and wording of the GPGPT. We consider that Mill Meadow offers itself as a more appealing base for tourists who wish to move away from the traditional city option for a more select and ecologically sound option. However to meet this demand Mill Meadow needs the flexibility contained within the spirit of the Good Practice Guide on Planning for Tourism and reflected in the proposed revised wording. In conclusion we are aware that comment has been made regarding the commercial viability of Mill Meadow. The assessments that have been made as a part of the evaluation of the development were based on occupancy levels of 40% throughout the year and on revenue in line with the national average at the time of £350 -£400 per week. The standard of the accommodation and the target market are likely to combine to achieve average revenue in excess of the national average and with the benefit of the more flexible revised wording the occupancy will exceed the 40% "low season" guide offered by the Tourism Officer and at least meet the 80% occupancy seen in 2006. Mill Meadow is a unique development ahead of its time, and its competitors, in terms of its green credentials and offering high quality tourist accommodation to meet the expectations of the more demanding tourist. The approval of the revised wording will undoubtedly enable Mill Meadow to full employ its resources within the tourism industry and remove the historic influence of seasonal fluctuations as reflected in Annex B of the GPGPT. We urge the Council to approve the revised wording as submitted."

Permission be REFUSED for reason that the proposed amended wording would make it difficult to enforce against the accommodation being occupied on a long term/permanent basis rather than as short term holiday accommodation, which would be contrary to open countryside policies and sustainable development objectives and would reduce the economic benefits of the accommodation, which justifies its presence in this open countryside location in accordance with Taunton Deane Local Plan Policies S7 and EC24.

8 20/2006/038

**AMENDMENT TO WORDING OF CONDITION 06 OF PERMISSION 20/2005/022
AT MILL MEADOW, PARSONAGE LANE, KINGSTON ST MARY**

Submission from consultants on behalf of applicant as follows:- "We have been foremost in the marketing of property in the West of England for over 30 years and particularly active in the tourism accommodation sector in all types of location, coastal rural and urban. Through that time we have observed numerous changes in trends that have formed the basis of our considerable experience and knowledge of the holiday accommodation market and business. We have been advising the Heayns family in connection with Mill Meadow for the past 18 months and have during that time consulted with them on the varying options in so far as the style of the units and the relevant markets. The current format of Mill Meadow has been arrived at after full consideration of the current and anticipated market. The

decision to proceed with a high quality form of construction with impeccable green credentials is in response to an identified niche market for discerning tourists and investors and we feel is best suited to the local environment. The carbon neutral status of the development, its sustainable construction methods and renewable energy sources prepare Mill Meadow for the clear changing trend towards Eco Tourism that is rapidly increasing as the public become more aware of environmental issues surrounding traditional tourism. Our clients unwavering commitment to this green ethos is defined by its application to the Building Research Establishment (BRE) for accreditation under their stringent Eco Homes Scheme and the anticipated "Excellent" rating. Whilst tourism within Taunton Deane itself may be considered small scale, and we are not sure that the broader analysis supports this, there are clear signs that tourism in the area is strong and has the capacity to become stronger. The area, and therefore Mill Meadow, is central to a wide range of leisure and recreational activities both within the rural and urban communities that make it an excellent base from which to explore. We naturally shared our clients disappointment when the 4 week in 12 week condition was applied. This was a format not commonly seen in our experience. Subsequently in the light of the issue of the Good Practice Guide for Planning on Tourism we directed our client to the increased flexibility that the guidance identified as being essential to the changing tourist market and encouraged a fresh application to revise the occupancy condition wording. Mill Meadow offers its self as high quality tourist accommodation with excellent transport links to the rest of the UK and Europe and this has been recognised by enquiring parties. Although not formally launched Mill Meadow has attracted significant interest from investors, tourism companies and individuals. The one area of concern with all parties is that of the restrictive occupancy condition currently in place and the perception that it curtails commercial and tourist flexibility. Of the many enquirers the majority are seeking accommodation with the flexibility to have prolonged and repeated occupancy without the restriction of cumulative visits leaving them in breach of time constraints on occupancy conditions. There is no evidence to indicate that the contributions and benefits to local economies are likely to be affected by prolonged or repeated tourist visits. Indeed there are indications that such patterns can benefit local enterprises through the establishment of ongoing relationships. As a part of our assessments Mill Meadow has established initial links with local service providers such as stables for livery, riding schools, restaurants, activity centres, golf courses, bicycle retailers all of which are able to offer repeated services to regular or long term tourists. In addition it must be highlighted how the changing nature of Tourism, as opposed to the Holiday market, is accentuating the differences between the two and in particular the new trends and distinctly different trends that are being established within Tourism. This is acknowledged within the spirit and wording of the GPGPT. We consider that Mill Meadow offers itself as a more appealing base for tourists who wish to move away from the traditional city option for a more select and ecologically sound option. However to meet this demand Mill Meadow needs the flexibility contained within the spirit of the Good Practice Guide on Planning for Tourism and reflected in the proposed revised wording. In conclusion we are aware that comment has been made regarding the commercial viability of Mill Meadow. The assessments that have been made as a part of the evaluation of the development were based on occupancy levels of 40% throughout the year and on revenue in line with the national average at the time of £350 -£400 per week. The standard of the accommodation and the target market are likely to combine to achieve average revenue in excess of the national average and with the benefit of the more flexible revised wording the occupancy will exceed the 40% "low season" guide offered by the Tourism Officer and at least meet the 80% occupancy seen in 2006. Mill Meadow is a unique development ahead of its time, and its competitors, in terms of its green credentials and offering high quality tourist accommodation to meet the expectations of the more demanding tourist. The approval of the revised wording will undoubtedly enable Mill Meadow to full employ its resources within the tourism industry and remove the historic influence of seasonal fluctuations as reflected in Annex B of the GPGPT. We urge the Council to approve the revised wording as submitted."

Permission be REFUSED for reason that the proposed amended wording would make it difficult to enforce against the accommodation being occupied on a long term/permanent basis rather than as short term holiday accommodation, which would be contrary to open countryside policies and sustainable development objectives and would reduce the economic benefits of the accommodation, which justifies its presence in this open countryside location in accordance with Taunton Deane Local Plan Policies S7 and EC24.

9 20/2006/039

AMENDMENT TO WORDING OF CONDITION 3 OF PERMISSION 20/2006/026 AT MILL MEADOW, PARSONAGE LANE, KINGSTON ST MARY, TAUNTON

Submission from consultants on behalf of applicant as follows:- "We have been foremost in the marketing of property in the West of England for over 30 years and particularly active in the tourism accommodation sector in all types of location, coastal rural and urban. Through that time we have observed numerous changes in trends that have formed the basis of our considerable experience and knowledge of the holiday accommodation market and business. We have been advising the Heayns family in connection with Mill Meadow for the past 18 months and have during that time consulted with them on the varying options in so far as the style of the units and the relevant markets. The current format of Mill Meadow has been arrived at after full consideration of the current and anticipated market. The decision to proceed with a high quality form of construction with impeccable green credentials is in response to an identified niche market for discerning tourists and investors and we feel is best suited to the local environment. The carbon neutral status of the development, its sustainable construction methods and renewable energy sources prepare Mill Meadow for the clear changing trend towards Eco Tourism that is rapidly increasing as the public become more aware of environmental issues surrounding traditional tourism. Our clients unwavering commitment to this green ethos is defined by its application to the Building Research Establishment (BRE) for accreditation under their stringent Eco Homes Scheme and the anticipated "Excellent" rating. Whilst tourism within Taunton Deane itself may be considered small scale, and we are not sure that the broader analysis supports this, there are clear signs that tourism in the area is strong and has the capacity to become stronger. The area, and therefore Mill Meadow, is central to a wide range of leisure and recreational activities both within the rural and urban communities that make it an excellent base from which to explore. We naturally shared our clients disappointment when the 4 week in 12 week condition was applied. This was a format not commonly seen in our experience. Subsequently in the light of the issue of the Good Practice Guide for Planning on Tourism we directed our client to the increased flexibility that the guidance identified as being essential to the changing tourist market and encouraged a fresh application to revise the occupancy condition wording. Mill Meadow offers its self as high quality tourist accommodation with excellent transport links to the rest of the UK and Europe and this has been recognised by enquiring parties. Although not formally launched Mill Meadow has attracted significant interest from investors, tourism companies and individuals. The one area of concern with all parties is that of the restrictive occupancy condition currently in place and the perception that it curtails commercial and tourist flexibility. Of the many enquirers the majority are seeking accommodation with the flexibility to have prolonged and

repeated occupancy without the restriction of cumulative visits leaving them in breach of time constraints on occupancy conditions. There is no evidence to indicate that the contributions and benefits to local economies are likely to be affected by prolonged or repeated tourist visits. Indeed there are indications that such patterns can benefit local enterprises through the establishment of ongoing relationships. As a part of our assessments Mill Meadow has established initial links with local service providers such as stables for livery, riding schools, restaurants, activity centres, golf courses, bicycle retailers all of which are able to offer repeated services to regular or long term tourists. In addition it must be highlighted how the changing nature of Tourism, as opposed to the Holiday market, is accentuating the differences between the two and in particular the new trends and distinctly different trends that are being established within Tourism. This is acknowledged within the spirit and wording of the GPGPT. We consider that Mill Meadow offers itself as a more appealing base for tourists who wish to move away from the traditional city option for a more select and ecologically sound option. However to meet this demand Mill Meadow needs the flexibility contained within the spirit of the Good Practice Guide on Planning for Tourism and reflected in the proposed revised wording. In conclusion we are aware that comment has been made regarding the commercial viability of Mill Meadow. The assessments that have been made as a part of the evaluation of the development were based on occupancy levels of 40% throughout the year and on revenue in line with the national average at the time of £350 -£400 per week. The standard of the accommodation and the target market are likely to combine to achieve average revenue in excess of the national average and with the benefit of the more flexible revised wording the occupancy will exceed the 40% "low season" guide offered by the Tourism Officer and at least meet the 80% occupancy seen in 2006. Mill Meadow is a unique development ahead of its time, and its competitors, in terms of its green credentials and offering high quality tourist accommodation to meet the expectations of the more demanding tourist. The approval of the revised wording will undoubtedly enable Mill Meadow to full employ its resources within the tourism industry and remove the historic influence of seasonal fluctuations as reflected in Annex B of the GPGPT. We urge the Council to approve the revised wording as submitted."

Amended Recommendation:- Permission be REFUSED for reason that the proposed amended wording would make it difficult to enforce against the accommodation being occupied on a long term/permanent basis rather than as short term holiday accommodation, which would be contrary to open countryside policies and sustainable development objectives and would reduce the economic benefits of the accommodation, which justifies its presence in this open countryside location in accordance with Taunton Deane Local Plan Policies S7 and EC24.

21/2007/002

DEMOLITION OF FARM HOUSE AND FARM BUILDINGS AND THE ERECTION OF 9 DWELLINGS ON LAND AT COURTLANDS FARM, LANGFORD BUDVILLE, AS AMENDED BY LETTER DATED 1ST MARCH, 2007 WITH ACCOMPANYING DRAWING NOS. REV 1, 10, 11 AND 12

COUNTY HIGHWAY AUTHORITY the proposal is located within the development limit for Langford Budville, and I have no objection in principle to the proposed development. The Estate Roads Team have assessed the submitted plans and I have created a list of the issues, regarding the above-mentioned site. Comments made in relation to submitted drawing No. 1 Rev E 23.2.07 Pt 8&9 MOD: (1) The carriageway should be a minimum of 5 m width throughout the site, with 500

mm margins: (2) The junction should encompass 6 m radii's; (3) I recommend that the first 6 m of proposed highway from the junction of the existing carriageway should be type 4 carriageway to allow the block paving to be secured; (4) The maximum gradient for shared surface carriageway is 1:80; (5) On drawing No.13A, the red boundary line appears to contain a section of highway between Courtlands Farm and Meadowsweet. This point will need to be clarified. If the applicant does not own/control all of the land edged in red, then drawing no. 13A will need to be amended accordingly; (6) If soakaways are to be used, can the developer please be aware that soakaways shall only be used when all engineering means to provide a positive drainage system have been thoroughly explored, and have been found to be impracticable; (7) The soakaway should be located at least 5 m away from any structure. It must not be located in a position where the ground below foundations is likely to be adversely affected; (8) The soakaway should be between 3 m and 5 m from an adoptable carriageway; (9) The soakaway shall not be sited under carriageways or footpaths; (10) Suitable access must be provided for future cleaning and maintenance; (11) After speaking with the Area Highways Assistant Manager, it has been ordered that no surface water can discharge onto the existing highway or any highway ditches or streams. Any proposed use of existing private ditches, outside the applicants ownership, for disposal of surface water, shall require a written right of discharge from the owner of said ditch. Copy of which to be sent to Somerset County Council; (12) All surface water from private areas must be intercepted by private drainage systems to prevent any discharge onto the proposed adoptable highway; (13) There should be a 6 m gap between private garages and the highway; (14) Private driveways shall have a gradient no steeper than 1:10; (15) Please could the applicant advise, what machinery will be using the field access, and will it be via the proposed shared surface access road?; (16) Turning area - The applicant shall include a turning area based on dimensions set out in 'Estate Roads in Somerset' - Design Guidance Notes clause 3.15. A 'Type A' would be appropriate in this particular instance. (17) The gradient of the proposed access road should not at any point be steeper than 1:20 for a distance of 10 m from its junction with the adjoining road; (18) No doors, gates or low-level windows/utility boxes/down pipes to obstruct footways/shared surface roads. The highway limits shall be limited to that area of the footway/carriageway clear of all private service boxes, inspection chambers, rainwater pipes, vent pipes, meter boxes (including wall mounted), steps etc.; (19) Tie into existing carriageway- Allowances shall be made to resurface the full width of the carriageway where disturbed by the extended construction and to overlap each construction layer of the carriageway by a minimum of 300 mm; (20) The applicant should be aware that it is likely that the internal layout of the site will result in the laying out of a private street, and as such under Section 219 to 225 of the Highways Act 1980, will be subject to the Advanced Payments Code (APC); (21) If there is street lighting in other parts of the village, it is normal practice to require new estate roads to be lit. However, the wishes of the P.C will be taken into account in making a final decision in respect of this issue. In addition a plan needs to be submitted showing the development (including visibility splays etc) that includes the entire width of the main road as drawing No. 1 Rev D21.1.07, does not include the entire carriageway width, so that the Highway Authority can agree maintenance of the road width. The visibility splays agreed during pre-application consultation appear to be accurate, however clarification needs to be provided with regard to boundary treatment within the visibility splays, i.e., will it be kerbed off and/or hard surfaced. Taking all the above points into consideration I would seek an amended plan addressing and clarifying the issues raised above on receipt of which I will conclude my formal highway observations.

Additional Note re soakaways and surface water discharge onto highway.

Amended Recommendation:- Subject to the receipt of satisfactory amended plans incorporating the County Highway Authority requirements and any further views of the County Highway Authority on the amended plan, including conditions and further comments from the Council's Nature Conservation Officer, and the completion of a Section 106 Agreement in relation to affordable housing provision and leisure and recreation contributions by 23rd April, 2007 the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED (as printed)

Should the S.106 Agreement not be completed by 23rd April, 2007 the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be REFUSED as contrary to Taunton Deane Local Plan Policy C4 and H9 or an additional condition be added requiring the applicant to enter into a S.106 Agreement prior to the commencement of development.

11 38/2006/600

ERECTION OF 2 NO. (TWO AND A HALF STOREY) BLOCKS TO PROVIDE 12 FLATS (4 NO. 1 BEDROOM AND 8 NO. 2 BEDROOM) , PARKING AND TURNING ON WASTE LAND TO THE REAR OF 30 ILMINSTER ROAD, TAUNTON AS AMENDED BY AGENTS LETTER DATED 21ST FEBRUARY, 2007 WITH ATTACHED PLAN NOS. 1274/100A, 101B, 102B AND 104B

As amended by revised access statement INA-06-100 dated February 07.

12 38/2007/020

ERECTION OF 65 BEDROOM NURSING HOME AND 10 CLOSE CARE APARTMENTS AT FORMER EGG PACKING FACTORY, ROMAN ROAD, TAUNTON

Assessment:- 1st line of 4th paragraph "employment" should read "unemployment". 6th paragraph second line should read "offer" not officer".

COUNTY HIGHWAY AUTHORITY comment the Policy on car and cycle parking is contained in Somerset Local Transport Plan : LTP2. For care homes the guidance is 2 cycle spaces plus 1 for every member of staff and a maximum car space of 1 per 4 beds and 1 space per 2 staff. This equates to 10 cycle spaces and a maximum of 29 car spaces. The proposed 12 cycle parking spaces are therefore acceptable.

Regarding car parking LTP2 recommends a maximum of 29 and the application proposes 18. Given the site location, the existing use with limited car parking and the proposal to implement a staff travel plan the proposed level of parking could be considered acceptable. In the event of permission being granted I recommend conditions of parking, unloading, turning, visibility, secure cycle parking and staff travel plan.

182 SIGNATURE PETITION in support from 104 properties.

1 LETTER OF SUPPORT from Chair of Halcon Estate Community Group.

13 38/2007/065

ERECTION OF TIMBER FENCE ACROSS FOOTPATH AT 36 CRAIG LEA, TAUNTON

15 ADDITIONAL LETTERS OF SUPPORT have been received raising the following issues:- the fence will enable the continued closure of the footpath link and will act as a deterrent to burglars and vandals; the land is not a footpath but private garden and there is absolutely nothing wrong with fencing a garden; the fence will be an improvement to the existing unsightly barrier; this follows the advice of the Community Beat Managers to deter criminals; why a timber fence when one has already been burnt down surely something more resistant would be more appropriate.

14. 42/2007/002

CHANGE OF USE OF LAND TO DOMESTIC CURTILAGE AND ERECTION OF FIRST FLOOR AND TWO STOREY AND SINGLE STOREY EXTENSIONS AND DOUBLE GARAGE AT THE WHITE HOUSE, AMBERD LANE, TRULL

As amended by block plan received 5th March 2007.

5 RESIDENTIAL DEVELOPMENT TO PROVIDE 69 NO DWELLINGS (COMPRISING 45 HOUSES AND 24 FLATS), FORMATION OF ACCESS AND ASSOCIATED WORKS, FORMER ABL AND WESTFORD PLASTICS PREMISES, PAYTON ROAD, WESTFORD, WELLINGTON AS AMENDED BY LETTER DATED 9TH FEBRUARY, 2007, LETTER DATED 20TH FEBRUARY, 2007 WITH ACCOMPANYING DRAWING NO. 0605-16/SK13 AND LETTER DATED 1ST MARCH, 2007 WITH ACCOMPANYING PRELIMINARY DRAINAGE STRATEGY AND AMPLIFIED BY LETTER DATED 28TH FEBRUARY, 2007

As also amended by letters dated 14th March, 2007 with accompanying flood risk assessment addendum and drawing Nos. 182104/P003A, P006A, P007, P23A, P30A, P40A and P41 – 53 and as amplified by e-mail dated 22nd March, 2007.

HEAD OF DEVELOPMENT fully supports the recommendation.

ECONOMIC DEVELOPMENT the Economic Development department is very concerned about the loss of employment sites to the borough. The loss of sites such as this gradually make the problem worse. We fully support policy EC9 which presumes against the loss of employment land except in exceptional circumstances. However we recognise that this particular site, has in practice, been seen by many as an area potentially suitable for housing (and affordable housing) for some years. Nowadays we would ask for evidence that the site had been appropriately marketed for employment uses; and that no interest in the site (for employment uses) had been forthcoming. Indeed, the issue of mixed use redevelopment seems not to have been considered either. This application would be much more straight forward if such evidence had been produced. Although there is a lack of available employment land in the borough generally, most of the land that *is* currently available (and coming forward in the near future), is in the Wellington area. The employment land supply problem is far worse in the Taunton (town) area. In considering this particular application, the availability of a range of alternative sites in Wellington, in this instance satisfactorily mitigates against the loss of the employment land. In the medium term Economic Development intends to establish (together with Development Control and Forward Plan), a 'sequential test' by which such potential exceptions to policy EC9 can be dealt with.

TOWN COUNCIL object as there are outstanding highway concerns and it is considered that the proposed number of dwellings is too many.

Amended Recommendation:- (a) delete "the receipt of satisfactory amended plans"; (b) also subject to the further views of the Nature Conservation Officer; (c) also subject to any additional conditions requested by the outstanding consultees

15 ERECTION OF 8 NO. TWO 2 BEDROOM HOUSES AND 3 NO. THREE BEDROOM HOUSES AT LAND OFF GAY CLOSE, WELLINGTON

As amplified by e-mail dated 28th March, 2007. (e-mail confirms agreement to Section 106 heads of terms).

Amended recommendation:- Permission be GRANTED subject to conditions set out in report with additional ones to provide for (i) no work to commence until a Section 106 Agreement has been concluded to provide for the dwellings to be affordable and the payment of £859 per dwelling towards local leisure facilities; (ii) details of surfacing of the access road; and (iii) relocation of existing lighting columns. Note re drainage, no obstruction of footways/carriageways, no discharge of surface water onto highways and encroachment/need to ensure applicant has control over land involved.

Delete "Should the Section 106 agreement not be completed by 30th March, 2007 the Development Control Manager be authorised to REFUSE permission for the following reason of inadequate provision has been made for the provision of affordable housing requirements facilities in accordance with Taunton Deane Local Plan Policy H9."

6 49/2006/071

USE OF LAND FOR B1 (LIGHT INDUSTRY) B2 (GENERAL INDUSTRY) AND B8 (WAREHOUSE AND DISTRIBUTION) DEVELOPMENT INCLUDING THE FORMATION OF VEHICULAR ACCESS FROM THE B3227, OS PLOT 8457, LAND SOUTH OF B3227, EAST OF WIVELISCOMBE

DRAINAGE OFFICER note that surface water run-off is to be disposed of to an adjacent watercourse via a retention pond, although no design details have been included. A condition should be attached to any approval that the applicant investigates the use of a Sustainable Drainage System (SUDs) for the treatment of surface water discharges from the proposal. This is in line with the requirements of PPS25 and building regulations 2000 (Part H).

PARISH COUNCIL support.

Amend Condition 28 "... details, which shall use Sustainable Drainage Systems (SUDs).

Additional Note re SUDs and contacting Drainage Officer.

Amended recommendation:- ... also subject to further views of the Nature Conservation Officer and any further conditions requested ... (as printed)

Copies to:

CHAIR/NTN/TB/JM/CDW/AG/DA/JH/KM/JLH/IC/TAB/CJW/HM/H&L/RWF/
Planning Reception/JJ/RB/17 Committee Members/15 Public