

Planning Committee – 24 September 2014

Present: - Councillor Nottrodt (Chairman)
Councillor Coles (Vice-Chairman)
Councillors Mrs Allgrove, Bowrah, Gaines, C Hill, Mrs M Hill,
Miss James, Mrs J Reed, Watson and A Wedderkopp,

Officers: - Bryn Kitching (Development Management Lead), John Burton (Major Applications Co-Ordinator), Julie Moore (Major Applications Co-Ordinator), Maria Casey (Planning and Litigation Solicitor) and Tracey Meadows (Corporate Support Officer)

Also present: Councillor Morrell in connection with application Nos 05/14/0021, 05/14/0022 and 05/14/0023 and Mrs A Elder, a Co-opted Member of the Standards Committee.

(The meeting commenced at 5.00 pm)

92. Apologies/Substitution

Apologies : Councillors Bishop, Tooze, D Wedderkopp and Wren

Substitution : Councillor Mrs J Reed for Councillor Bishop

93. Minutes

The minutes of the Planning Committee meeting held on the 3 September 2014 were taken as read and were signed.

94. Declarations of Interest

Councillors Coles and A Wedderkopp declared personal interests as Members of Somerset County Council. Councillor Nottrodt declared a personal interest as a Director of Southwest One. Councillor Gaines declared that he had attended a public meeting where application No 09/14/0016 had been discussed. He declared that he would not take part in the discussion of this application.

95. Applications for Planning Permission

The Committee received the report of the Development Management Lead on applications for planning permission and it was **resolved** that they be dealt with as follows:-

- (1) That **planning permission be granted** for the under-mentioned development:-

05/14/0021

Erection of an agricultural building for the housing of cows and erection of an above ground slurry store with reception pit at Newley Farm, Upcott, Bishop's Hull

Conditions

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans:-
- (A1) DrNo VEN/CU/PH1/PLN/002 Site Plan;
 - (A1) DrNo VEN/CU/PH1/PLN/001 Location Plan;
 - (A1) VEN/CU/PH1/PLN/003 Site Plan;
 - (A1) VEN/CU/PH1/PLN/004 Floor Plan;
 - (A1) VEN/CUI/PH1/PLN/005 Roof Plan;
 - (A1) VEN/CU/PH1/PLN/006 Elevations;
 - (A1) VEN/PH2/PLN/MP/001 Site Section;
 - (A1) VEN/PH2/PLN/MP/001 Site Plan;
- (c) The development hereby permitted shall be carried out in accordance with the phasing plan as approved by Dr No VEN/CU/PH1/003, VEN/CU/PH2/0003 and VEN/CU/PH3/0003, and no part of the building shall be brought into use until all three phases of the development hereby approved are complete;
- (d) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority;
- (e) (i) Prior to implementation, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to, and approved in writing by, the Local Planning Authority; (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority; (iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority;
- (f) No development shall take place until a surface water drainage scheme for the site has been submitted to, and approved in writing by, the Local

Planning Authority. The scheme shall include details of phasing of all drainage infrastructure and its maintenance thereafter together with plans and details of any attenuation pond to be provided. Once approved, the development shall be implemented and maintained in accordance with the details of the approved scheme.

(Notes to applicant: - (i) Applicant was advised of the following;-
WILDLIFE AND THE LAW. The protection afforded to wildlife under UK and EU legislation is irrespective of the planning system and any activity undertaken on the tree(s) must comply with the appropriate wildlife legislation;
BREEDING BIRDS. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) and if discovered must not be disturbed. If works are to be carried out during the breeding season (from February to August, possibly later) then the tree(s) should be checked for nesting birds before work begins;
BATS. The applicant and contractors must be aware that all bats are fully protected by law under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Natural Habitats and Species (Amendment) Regulations 2012, also known as the Habitat Regulations. It is an offence to intentionally or recklessly damage, destroy or obstruct access to structures or places of shelter or protection used by bats, or to disturb bats whilst they are using these places;
Trees with features such as rot holes, split branches or gaps behind loose bark, may be used as roost sites for bats. Should a bat or bats be encountered while work is being carried out on the tree(s), work must cease immediately and advice must be obtained from the Government's advisers on wildlife, Natural England. Bats should preferably not be handled (and not unless with gloves) but should be left in situ, gently covered, until advice is obtained; (ii) Applicant was advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.)

05/14/0022

Erection of an agricultural building for the housing of cattle at Newley Farm, Upcott, Bishop's Hull

Conditions

(a) The development hereby permitted shall be carried out in accordance with the following plans:-

- (A1) DrNo VEN/CU/PH2/PLN001 Location Plan;
- (A1) DrNo VEN/CU/PH2/PLN/002 Site Plan;
- (A1) DrNo VEN/CU/PH2/PLN/003 Site Plan;
- (A1) DrNo VEN/CU/PH1/PLN/004 Floor Plan;
- (A1) DrNo VEN/CU/PH1/PLN/005 Roof Plan;
- (A1) DrNo VEN/CU/PH2/PLN/006 Elevations;
- (A1) DrNo VEN/PH2/PLN/MP/001 Site Section;
- (A1) DrNo VEN/PH2/PLN/MP/001 Site Plan;

- (b) The development hereby permitted shall be carried out in accordance with the phasing plan as approved by DR No VEN/CU/PH1/003, VEN/CU/PH2/003 and VEN/CU/PH3/0003, and no part of the building shall be brought into use until all three phases of the development hereby approved are complete;
- (c) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority;
- (d) (i) Prior to implementation, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority;
(ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority; (iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority;
- (e) No development shall take place until a surface water drainage scheme for the site has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of phasing of all drainage infrastructure and its maintenance thereafter together with plans and details of any attenuation pond to be provided. Once approved, the development shall be implemented and maintained in accordance with the details of the approved scheme.

(Notes to applicant:- (i) Applicant was advised of the following:- WILDLIFE AND THE LAW. The protection afforded to wildlife under UK and EU legislation is irrespective of the planning system and any activity undertaken on the tree(s) must comply with the appropriate wildlife legislation;
BREEDING BIRDS. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) and if discovered must not be disturbed. If works are to be carried out during the breeding season (from February to August, possibly later) then the tree(s) should be checked for nesting birds before work begins;
BATS. The applicant and contractors must be aware that all bats are fully protected by law under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Natural Habitats and Species (Amendment) Regulations 2012, also known as the Habitat Regulations. It is an offence to intentionally or recklessly damage, destroy or obstruct access to structures or

places of shelter or protection used by bats, or to disturb bats whilst they are using these places;

Trees with features such as rot holes, split branches or gaps behind loose bark, may be used as roost sites for bats. Should a bat or bats be encountered while work is being carried out on the tree(s), work must cease immediately and advice must be obtained from the Government's advisers on wildlife, Natural England. Bats should preferably not be handled (and not unless with gloves) but should be left in situ, gently covered, until advice is obtained; (ii) Applicant was advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.)

05/14/0023

Erection of an agricultural building for the housing and feeding of Dairy cows at Newley Farm, Upcott, Bishop's Hull

Conditions

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans:-
- (A1) DrNo Ven/CU/PH3/PLN 001 Location Plan;
 - (A1) DrNo VEN/CU/PH3/PLN 002 Site Plan;
 - (A1) DrNo VEN/CU/PH3/PLN 003 Site Plan;
 - (A1) VEN/CU/PH3/PLN/004 Floor Plan;
 - (A1) VEN/CU/PH3/PLN 005 Roof Plan;
 - (A1) VEN/CU/PH3/PLN 006 Elevations;
 - (A1) VEN/PH2/PLN/MP/001 Site Section;
 - (A1) VEN/PH2/PLN/MP/001 Site Plan;
- (c) The development hereby permitted shall be carried out in accordance with the phasing plan as approved by Dr No VEN/CIU/PH1/003, VEN/CU/PH2/0003 and VEN/CU/PH3/0003, and no part of the building shall be brought into use until all three phases of the development hereby approved are complete;
- (d) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority;
- (e) (i) Prior to implementation, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to, and approved in writing by, the Local Planning Authority;

(ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority; (iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority;

(f) No development shall take place until a surface water drainage scheme for the site has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of phasing of all drainage infrastructure and its maintenance thereafter together with plans and details of any attenuation pond to be provided. Once approved, the development shall be implemented and maintained in accordance with the details of the approved scheme.

(Notes to applicant:- (i) Applicant was advised of the following:-
WILDLIFE AND THE LAW. The protection afforded to wildlife under UK and EU legislation is irrespective of the planning system and any activity undertaken on the tree(s) must comply with the appropriate wildlife legislation;
BREEDING BIRDS. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) and if discovered must not be disturbed. If works are to be carried out during the breeding season (from February to August, possibly later) then the tree(s) should be checked for nesting birds before work begins;
BATS. The applicant and contractors must be aware that all bats are fully protected by law under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Natural Habitats and Species (Amendment) Regulations 2012, also known as the Habitat Regulations. It is an offence to intentionally or recklessly damage, destroy or obstruct access to structures or places of shelter or protection used by bats, or to disturb bats whilst they are using these places;
Trees with features such as rot holes, split branches or gaps behind loose bark, may be used as roost sites for bats. Should a bat or bats be encountered while work is being carried out on the tree(s), work must cease immediately and advice must be obtained from the Governments advisers on wildlife, Natural England. Bats should preferably not be handled (and not unless with gloves) but should be left in situ, gently covered, until advice is obtained (ii) Applicant was advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council had worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.)

09/14/0016

Erection of Telecommunications Base Station, comprising 1 No. mast, 6 No. Antennas 2 No. dishes and 6 No. radio equipment cabinets at land east of Bouchers Lane, Waterrow

Conditions

- (a) The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent;
- (b) If the mast and its base station becomes redundant, ceases to be used, or if technology makes it no longer necessary, the mast and all accompanying equipment shall be dismantled and entirely removed from the site, to the satisfaction of the Local Planning Authority, and the land restored to its former condition in accordance with a scheme of work that shall be submitted to, and approved by, the Local Planning Authority prior to those approved works being carried out.

(Notes to applicant:- (i) Applicant was advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework that Council had worked in a positive and pro-active way with the applicant and entered into pre-application discussions to enable the grant of planning permission; (ii) Applicant was advised of the following:- WILDLIFE AND THE LAW. The protection afforded to wildlife under UK and EU legislation is irrespective of the planning system and any activity undertaken on the tree(s) must comply with the appropriate wildlife legislation;

BREEDING BIRDS. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) and if discovered must not be disturbed. If works are to be carried out during the breeding season (from February to August, possibly later) then the tree(s) should be checked for nesting birds before work begins;

BATS. The applicant and contractors must be aware that all bats are fully protected by law under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Natural Habitats and Species (Amendment) Regulations 2012, also known as the Habitat Regulations. It is an offence to intentionally or recklessly damage, destroy or obstruct access to structures or places of shelter or protection used by bats, or to disturb bats whilst they are using these places;

Trees with features such as rot holes, split branches or gaps behind loose bark, may be used as roost sites for bats. Should a bat or bats be encountered while work is being carried out on the tree(s), work must cease immediately and advice must be obtained from the Government's advisers on wildlife, Natural England. Bats should preferably not be handled (and not unless with gloves) but should be left in situ, gently covered, until advice is obtained.)

10/14/0028

Installation of 500 ground mounted PV solar panels producing 125.50kWp with ancillary cut out/metering housing and transformer/substation in the Paddock adjacent to Heather Cottage, Churchstanton (re-submission of 10/13/0025)

Conditions

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans:-
- (A3) DrNo S/S 16/03A Section and Elevations;
 - (A3) Cable Entry Requirements/Cut-out building;
 - (A2) DrNo S/S 16/01B Site and Location Plans;
- (c) No development shall take place until samples or details of the colour to be used in the construction of the external surfaces of the structures hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority;
- (d) Within 25 years and 6 months following the development hereby permitted being brought into use, or within six months of the cessation of electricity generation by the solar PV facility hereby permitted, whichever is the sooner, the solar PV panels, frames, ground screws, inverter housings and all associated structures, foundations and fencing approved shall be dismantled and removed from the site. The site shall subsequently be restored in accordance with a scheme and method statement (that shall include deconstruction traffic management) that shall have been submitted to, and approved in writing by, the Local Planning Authority no later than three months following the cessation of power production;
- (e) The site operator shall inform the Local Planning Authority within 5 days of being brought into use that the site is operational and producing electricity;
- (f) i) The landscaping/planting scheme shown on the submitted plan shall be completely carried out within the first available planting season from the date of commencement of the development;
ii) For a period of five years after the completion of the landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow, shall be replaced by trees or shrubs of similar size and species or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority;
- (g) (i) Before any part of the permitted development is commenced, a wildflower enhancement scheme including details of suitable wildflower plug species, siting and numbers to be planted, shall be submitted to, and approved in writing by, the Local Planning Authority. This shall be accompanied by a management plan that ensures the future maintenance of the wildflowers;
ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as

otherwise extended with the agreement in writing of the Local Planning Authority;

(iii) For a period of five years after the completion of wildflower enhancement scheme, the wildflowers shall be protected and maintained and any plants that cease to grow shall be replaced by wildflower plugs of similar size and species, or the appropriate species as may be approved in writing by the Local Planning Authority;

- (h) There shall be no stockpiling of material or ground-raising (temporary or permanent) on any part of the site;
- (i) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order amending, replacing or re-enacting that Order), no fixed plant or machinery, buildings, structures and erections or private ways shall be erected, extended, installed, rearranged, replaced, repaired or altered at the site, other than those hereby permitted, without the further grant of planning permission;
- (j) No external artificial lighting shall be installed on the site;
- (k) Prior to the commencement of development a construction traffic management plan providing details on the delivery of the photovoltaic panels and equipment to the site shall be submitted to, and approved in writing by, the Local Planning Authority (and Local Highway Authority) and fully implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority;
- (l) All services and cable connections shall be placed underground unless otherwise agreed in writing by the Local Planning Authority.

(Note to applicant:- Applicant was advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council had worked in a positive and pro-active way with the applicant and had negotiated amendments to the applicant to enable the grant of planning permission.)

96. Application for outline planning with all matters reserved for a residential development of up to 30 No. dwellings and 3 No. live/work units, public open space, allotments and associated infrastructure on land east of West Villas, Cotford St Luke (Resubmission and amended scheme to 53/13/0012)

Reported this application.

Resolved that subject to the applicant entering into a Section 106 Agreement to secure the following:-

- (a) 8 units of affordable housing comprising 60% social rented, 40% intermediate housing;
- (b) Provision of public open space to include an 'enhanced' 8-piece LEAP together with ongoing maintenance provision;

- (c) Provision of allotments;
- (d) Ongoing maintenance for Surface Water drainage infrastructure;
- (e) Provision of highway access to the site, including the realignment of Old Dene Road;
- (f) Reconfiguration of the southern end of the adjoining cycleway to provide a safe junction with the realigned road;
- (g) Provision and implementation of travel plan; and
- (h) Provision of public art integrated into the development or via the payment of 1% of development value;

the Development Management Lead be authorised to determine the application in consultation with the Chairman or Vice-Chairman and, if outline planning permission was granted, the following conditions be imposed:-

- (a) Approval of the details of the layout, scale, appearance, access and landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced; Application for approval of the reserved matters shall be made to the Local Planning Authority not later than the expiration of three years from the date of this permission. The development hereby permitted shall be begun, not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved;
- (b) Prior to the commencement of the development hereby permitted a surface water drainage scheme for the site, based on sustainable drainage principles, together with a timetable for its implementation and details of how the scheme shall be maintained and managed after completion shall be submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details and agreed timetable;
- (c) The development hereby permitted shall not be commenced until details of a strategy to protect wildlife has been submitted to and approved in writing by the Local Planning Authority. The strategy shall be based on the advice of Country Contracts Protected Species undated Survey and an up to date survey and include:-
 - Details of protective measures to include method statements to avoid impacts on protected species during all stages of development;
 - Details of the timing of works to avoid periods of work when the species could be harmed by disturbance;
 - Measures for the retention and replacement and enhancement of places of rest for the species;

Once approved the works shall be implemented in accordance with the approved details and timing of the works unless otherwise approved in writing by the Local Planning Authority and thereafter the resting places and agreed accesses shall be permanently maintained. The development shall not be occupied until the scheme for the maintenance and provision of the new resting places and related accesses have been fully implemented;

- (d) Full details of the public open space, children's play facilities and allotments shall be submitted to, and approved in writing by, the Local Planning Authority as part of the details submitted pursuant to condition 1 of this planning permission. The children's play facilities shall include an enhanced (8 piece) Locally Equipped Area for Play. Prior to the occupation of the 20th dwelling hereby permitted, the public open space, children's play facilities and allotments shall be provided in accordance with those details and shall be capable of use by members of the public;
- (e) A pedestrian/cycle link to the adjoining land shall be provided up to the northern site boundary in accordance with details that shall be submitted to, and approved by, the Local Planning Authority pursuant to condition 1;
- (f) In respect of each live-work unit hereby permitted:
The details submitted and approved pursuant to condition 1 (submission of reserved matters) shall clearly identify the 'business floor space' and 'residential floor space' for each unit; The residential floor space shall not be occupied until the associated business floor space is fully fitted and capable of use; The occupation of the residential floor space shall be limited to a person solely or mainly working within the business floor space, their spouse (or partner) and to any resident dependants or relatives living together as a single family unit; The occupation of the business floor space shall be limited to a person who resides in the residential floor space connected with that unit; The business floor space shall be used only for purposes falling within Classes B1 or D1 and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification;
- (g) No more than 30 dwellings and 3 live-work units shall be erected on the site;
- (h) The proposed estate roads, footways, footpaths, tactile paving, cycleways, 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 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 agreed details shall be implemented such that each dwelling shall be accessed by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and the existing highway prior to its occupation;
- (i) The applicant shall ensure that all construction vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed, maintained and employed for cleaning the

wheels of all lorries leaving the site, details of which shall have been agreed in advance in writing by the Local Planning Authority and fully implemented prior to the commence of development, and thereafter maintained the completion of construction;

- (j) The requirements of the Travel Plan dated June 2014 and hereby approved, shall be implemented in full and in complete accordance with the document, unless the Local Planning Authority gives its written consent for any variation;

(Notes to applicants:- (i) Applicant was advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission; (ii) Applicant was advised that the condition relating to wildlife requires the submission of information to protect the species. The Local Planning Authority will expect to see a detailed method statement clearly stating how the wildlife will be protected through the development process and to be provided with a mitigation proposal that will maintain favourable status for the bats and birds that are affected by this development proposal; (iii) Applicant was advised that the protection afforded to species under UK and EU legislation is irrespective of the planning system and the developer should ensure that any activity they undertake on the application site (regardless of the need for planning consent) must comply with the appropriate wildlife legislation;(iv) In the UK badgers are protected under the Protection of Badgers Act 1992. All excavations left open at night should either be cover plated or have a means of escape should an animal fall in; Any chemicals should be stored away from any obvious badger runs, which should not be obstructed with any materials. Security lights should be directed away from areas of the site where badger runs are evident; (iv) Applicant was advised that the designs for the proposed live-work units in the design and access statement are not necessarily considered to be acceptable. It is likely that the Local Planning Authority will require a mix of residential floor space options (i.e. 2, 3, 4 bedroom options) to accompany the proposed business floor space.)

97. Appeals

Reported that four decisions were received details of which were submitted.

Resolved that the reports be noted.

(The meeting ended at 7.15 p.m.)