

Planning Committee – 25 June 2014

Present: - Councillor Nottrodt (Chairman)
Councillor Coles (Vice-Chairman)
Councillors Mrs Allgrove, Bishop, C Hill, Mrs Hill, Miss James,
Morrell, Tooze, Mrs Reed, Watson and A Wedderkopp

Officers: - Bryn Kitching (Development Management Lead), Gareth Clifford (Area Co-ordinator – East), Matthew Bale (Area Co-ordinator - West), Roy Pinney (Legal Services Manager), Maria Casey (Planning and Litigation Solicitor) and Tracey Meadows (Corporate Support Officer)

Also present: Mrs A Elder, a Co-opted Member of the Standards Committee.

(The meeting commenced at 5.00 pm)

69. Apologies/Substitutions

Apologies : Councillors Bowrah, Gaines, D Wedderkopp and Wren

Substitution : Councillor Mrs Reed for Councillor Bowrah

70. Minutes

The minutes of the Planning Committee meetings held on the 21 May 2014 and 4 June 2014, were taken read and were signed.

71. Declarations of Interest

Councillors Coles and A Wedderkopp declared personal interests as Members of Somerset County Council. Councillor Mrs Hill declared a personal interest as an employee of Somerset County Council. Councillor Nottrodt declared a personal interest as a Director of Southwest One. He also declared that he had previously used the garage the subject of application Nos 20/14/0015CA and 20/14/0016 but felt that he had not 'fettered' his discretion.

72. Applications for Planning Permission

The Committee received the report of the Growth and Development Manager 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 developments:-

20/14/0015 CA

Demolition of garage building, erection of detached dwelling with integral garage and erection of detached double garage to serve existing dwelling in the garden of 'Rossiters' at Kingston Garage, Kingston St Mary

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:-
 - (A4) DrNo 5019_01 Location Plan;
 - (A2) DrNo 5019_04 Existing Building to be Demolished ;

(Note to applicant: - (i) 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 and has granted planning permission. (ii) You are reminded of the need to comply with the conditions placed on planning permission 20/14/0016.)

20/14/0016

Demolition of garage building, erection of detached dwelling with integral garage and erection of detached double garage to serve existing dwelling in the garden of 'Rossiters' at Kingston Garage, Kingston St Mary (as amended)

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:-
 - (A4) DrNo 5019_01 Location Plan;
 - (A3) DrNo 5019_02 Site Layout Plan ;
 - (A2) DrNo 5019_04 Existing Building to be Demolished;
 - (A1) DrNo 5018_ 03 B Proposed Floor Plan and Elevations House and Detached Garage;
- (c) Prior to the commencement of the erection of any part of the dwelling or garage hereby permitted, a sample of the materials to be used in the construction of the external surfaces of the roof shall 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) Prior to the commencement of the erection of any part of the dwelling or garage hereby permitted, a panel of the proposed stonework measuring at least 1m x 1m shall have been built on the site and both the materials and the colour and type of mortar for pointing used within the panel shall have been agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority;
- (e) The development hereby permitted shall not be commenced until percolation tests to determine the suitability of the soil for drainage have been carried out and details of the proposed drainage have been submitted to, and approved by, the Local Planning Authority. The drainage shall be implemented in accordance with the approved details prior to occupation and thereafter retained as such;
- (f) The access, parking and turning area shall be hard surfaced before it is brought into use, in accordance with details which shall have been submitted to, and agreed in writing by, the Local Planning Authority and shall thereafter be retained as such, unless otherwise agreed in writing;
- (g) (i) Before any part of the dwelling hereby permitted is brought into use, 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 following agreement with the Local Planning Authority, 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;
- (h) Before any part of the development hereby permitted is commenced, detailed drawings showing existing and proposed site levels, floor levels and contours of the development site, shall be submitted to, and approved in writing by, the Local Planning Authority;
- (i) The area allocated for parking and turning on submitted plan 5019_02 shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted;
- (j) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that Order, with or without modifications, no vehicular access gates shall be erected at any time unless they are set back a minimum

distance of 5m behind the highway boundary and hung so as to open inwards only;

- (k) Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions (a) to (c) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition (d) has been complied with in relation to that contamination;

a) Site Characterisation

An investigation and risk assessment, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- The collection and interpretation of relevant information to form a conceptual model of the site, and a preliminary risk assessment of all the likely pollutant linkages.
- If the preliminary risk assessment identifies any potentially significant pollutant linkages a ground investigation shall be carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants.
- An assessment of the potential risks to
 - Human health,
 - Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - Adjoining land,
 - Groundwater and surface waters,
 - Ecological systems,
 - Archaeological sites and ancient monuments;

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

b) Submission of Remediation Scheme

If any unacceptable risks are identified as a result of the investigation and assessment referred to in a) above, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared. This should detail the works required to remove any unacceptable risks to human health, buildings and other property and the natural and historical environment, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be

undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.

c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of section a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section b), which is subject to the approval in writing of the Local Planning Authority.

e) Verification of remedial works

Following completion of measures identified in the approved remediation scheme a verification report (referred to in PPS23 as a validation report) must be produced. The report should demonstrate the effectiveness of the remedial works.

A statement should also be provided by the developer which is signed by someone in a position to confirm that the works detailed in the approved scheme have been carried out (The Local Planning Authority can provide a draft Remediation Certificate when the details of the remediation scheme have been approved at stage b) above).

The verification report and signed statement are subject to the approval in writing of the Local Planning Authority.

f) Long Term Monitoring and Maintenance

If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to, the Local Planning Authority for approval until the remediation objectives have been achieved.

All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance;

- (l) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (“the 1995 Order”) (or any order revoking and re-enacting the 1995 Order with or without modification), no extensions; alterations to any part of the dwelling, including the roof; outbuildings; or porches, other than that expressly authorised by this permission shall be carried out without the further grant of planning permission.

(Notes to applicant:- (i) 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 application to enable the grant of planning permission (ii) Notes regarding Wessex Water:

- New water supply and waste water connections will be required from Wessex Water to serve this development. Application forms and guidance information is available from www.wessexwater.co.uk/developerservices
- DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence.
- Separate systems of drainage will be required to serve the proposed development.
- No surface water connections will be permitted to the foul sewer system.
- Further information can be obtained from our New Connections Team.
- On 1 October 2011, in accordance with the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, Wessex Water became responsible for the ownership and maintenance of thousands of kilometres of formerly private sewers and lateral drains (section 105a sewers). At the date of transfer many of these sewers are unrecorded on public sewer maps. These sewers can be located within property boundaries at the rear or side of any premises in addition to the existing public sewers shown on our records plans. They will commonly be affected by development proposals and we normally advise applicants to survey and plot these sewers on plans submitted for Planning or Buildings Regulations purposes. More information relating to this transfer can be found on the Wessex Water website. It is important to undertake a full survey of the site and surrounding land to determine the local drainage arrangements and to contact our sewer protection team at an early stage of you suspect that a section 105a sewer may be affected (iii) Wessex Water records show that there is a public foul sewer crossing the site. Wessex Water normally require a minimum 3 metre easement width either side of its apparatus, for the purpose of maintenance and repair Diversion or protection works may need to be agreed (iv) with reference to Condition 6, the driveway should be properly consolidated and surfaced, not loose stone or gravel and provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the proposed dwelling (v) With reference to Condition 13, the site investigation and report should be in line with the latest guidance. Sources of such guidance, although not exclusively, publications led by the Department for Environment, Food and rural Affairs, the Environment Agency

and the British Standards Institute. The council has produced a Guide to the Assessment and Remediation of Contaminated Land, which gives more details on the relevant sources of information available. This is available on the Council's web site or by contacting the Environmental Protection Team (vi) Meter boxes can have a jarring effect on the appearance of buildings. The applicant is respectfully requested to consider carefully the position, materials and colour of the meter box (vii) Soakaways should be constructed in accordance with British Research Digest 365 (September 1991).

24/14/0020

Erection of 10800 ground mounted Photovoltaic panels to provide a 1242 KWP installation on land at Pondpool Lane, Helland, North Curry (Amended scheme to 24/13/0044) as amended and supplemented

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:-
- (A2) DrNo 001 Rev A Topographical Plan;
 - (A2) DrNo FD1a Perimeter Fencing and Hedging;
 - (A2) DrNo LSP1b Landscape Plan;
 - (A3) DrNo 200ajc Proposed PV Mounting Framework;
 - (A2) DrNo 402 Rev A Transformer Unit;
 - (A2) DrNo 401 Rev A LV Unit;
 - (A2) DrNo 403 Rev A HV Switchgear Unit ;
 - (A2) DrNo 001 Rev A Location Plan;
 - (A1) DrNo BP2b Site Plan;
- (c) 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;
- (d) 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;
- (e) The development hereby permitted shall not be commenced until details of a strategy to protect and enhance the development for wildlife has been submitted to, and approved in writing by, the Local Planning Authority. The strategy shall be based on the advice of Abbas Ecology's Extended Phase

1 Survey submitted report; dated May 2013 and February 2014, and Kevin Cook's Ornithological assessment report dated February 2014 and include

1. Details of protective measures to include method statements to avoid impacts on wildlife during all stages of development;
2. Details of the timing of works to avoid periods of work when wildlife could be harmed by disturbance.
3. Measures for the enhancement of habitat and places of rest for, wildlife

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.

The development shall not be occupied until the scheme for the maintenance and provision of the new bat boxes and related accesses have been fully implemented. Thereafter the resting places and agreed accesses shall be permanently maintained;

- (f) The development hereby permitted shall not be commenced until details of a strategy to monitor the impact of the development on birds and aquatic invertebrates has been submitted to, and approved in writing by, the Local Planning Authority. The monitoring strategy shall be developed in consultation with specialists and be undertaken for a period of three years post construction. Data from the monitoring should be made publicly available;

Once approved the monitoring strategy shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the Local Planning Authority;

- (g) (i) Before any part of the permitted development is commenced, 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) Alongside the above details, a landscape management scheme, which also contains details of the existing hedges and proposed actions to those hedges, shall be submitted to, and approved by, the Local Planning Authority, and the approved landscape scheme shall be retained and maintained for so long as the development remains in existence;

- (h) The fencing around the arrays hereby permitted shall be erected prior to the commencement of any other works on site unless otherwise agreed in writing by the Local Planning Authority;

- (i) There shall be no stockpiling of material or ground-raising (temporary or permanent) on any part of the site;

- (j) 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;

- (k) All new access tracks associated with the development shall be constructed using permeable materials;
- (l) No external artificial lighting shall be installed on the site;
- (m) A Condition Survey of the existing public highway will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site;
- (n) The Development hereby permitted shall not be commenced until sufficient temporary consolidated parking and turning spaces for vehicles have been provided on the construction site itself to be constructed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Such parking and turning space shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted;
- (o) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway or public footpath together with an Operational Maintenance Manual, details of which shall have been submitted to, and approved in writing by, the Local Planning Authority. Such provision shall be installed before the commencement of construction of the development hereby approved and thereafter maintained at all times;
- (p) 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;
- (q) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the agreed scheme or some other scheme that may otherwise be agreed in writing by the Local Planning Authority;

- (r) 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.

(Notes to applicant:- (i) Applicant was advised that The conditions relating to wildlife requires the submission of information to protect and monitor species. The Local Planning Authority will expect to see a detailed method statement clearly stating how wildlife will be protected through the development process, be provided with a mitigation proposal that will maintain favourable status for these species that are affected by this development proposal and be provided with a Monitoring programme developed by specialists;

It should be noted 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;

(ii) County Highways has requested that: Where works are to be undertaken on or adjoining the publicly maintained highway, a licence under Section 171 of the Highway Act 1980 must be obtained from the Highway Authority. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services;

The applicant should be advised that at least seven days before access works commence the Highway Service Manager Taunton Deane Area Highways must be consulted;

Under Section 59 of the Highways Act 1980 allows the Highway Authority to recover certain expenses incurred in maintaining highways, where the average cost of maintenance has increased by excessive use. The condition survey will be used as evidence should damage to the highway network occur during the construction phase of the development;

It is suggested that the use of temporary signage would be beneficial to notify other highway users of the construction operation. Whilst there are no objections to the erection of temporary signage along the proposed route, the locations of such signage will need to be agreed in writing with the Area Highway Office if the signage is on highway land;

The condition survey will require the involvement of the Taunton Deane Area Highways Office;

(iii) The Environment Agency advises:-

Please ensure that the proposals accord with Natural England Technical Information Note TIN101 "Solar Parks: Maximising Environmental Benefits".

There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.

However, since the site is relatively flat, we are satisfied that the proposals will not have a significant impact on surface water drainage patterns and that site-specific mitigation measures are not required in this particular instance.

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- The use of plant and machinery.
- Oils/chemicals and materials.
- The use and routing of heavy plant and vehicles.
- The location and form of work and storage areas and compounds.
- The control and removal of spoil and wastes.

We would expect all works to be undertaken in accordance with the Environment Agency's Pollution Prevention Guidelines.

In the event of a pollution incident, the site operator must contact the Environment Agency immediately.

The developer should ensure that the guidance in the Environment Agency: Pollution Prevention Guidelines 6: Working at construction and demolition sites (PPG 6) and Pollution Prevention Guidelines 5: Works and maintenance in and near water (PPG 5) is followed.

Where possible, waste washings from any concrete should be discharge into the foul sewer, with the agreement of Wessex Water. If not, the developer should ensure compliance with the Environment Agency Regulatory Position Statement 107: Managing concrete wash waters on construction sites: good practise and temporary discharges to ground and surface waters.

Any waste generated must be disposed of in accordance with Waste (England and Wales) Regulations 2011.

If waste material is brought onto site for construction purposes, the developer should ensure that appropriate permits are held according to Waste (England and Wales) Regulations 2011.

CL: AIRE sites must be identified and declared prior to construction and all protocols followed, if not Environmental Permits will apply.

There is the potential for the proposed installation to act as an "ecological trap" for certain types of insect that are attracted to polarised light. This is an area that has been researched with particular reference to aquatic insects. Therefore it is recommended that ponds are placed strategically around the site.

(iv) The Rights of Way Officer advises:

Any proposed works must not encroach on to the current available width of the footpath. We have no objections to the proposal, but the following should be noted:

The health and safety of the public using the footpath must be taken into consideration during works to carry out the proposed development. Somerset County Council (SCC) has maintenance responsibilities for the surface of the footpath, but only to a standard suitable for pedestrians. SCC will not be responsible for putting right any damage occurring to the surface of the footpath resulting from vehicular use during or after works to carry out the proposal. It should be noted that it is an offence to drive a vehicle along a footpath unless the driver has lawful authority (private rights) to do so.

If it is considered that the development would result in any of the outcomes listed below, then authorisation for these works must be sought from Somerset County Council Rights of Way Group.

- A PROW being made less convenient for continued public use.
- New furniture being needed along a PROW.

- Changes to the surface of a PROW being needed.
 - Changes to the existing drainage arrangements associated with the PROW.
- If the work involved in carrying out this proposed development would
- make a PROW less convenient for continued public use (or)
 - create a hazard to users of a PROW

then a temporary closure order will be necessary and a suitable alternative route must be provided;

(v) The Drainage Board advises:-

If there is a need to undertake any additional access works to allow the proposals to be carried out or cabling works/fencing near any watercourse then Land Drainage Consent will need to be obtained for any of the watercourses within or abutting the site. Clearly the proposals indicate work will be proposed within 9.0 meters of the riparian watercourses abutting the site and the Board would require consent for any work or fencing or landscaping in the protection zone. The Board would also expect that the surrounding watercourse be maintained to improve the standard of protection before works commences on the proposed development;

(vi) Regarding the landscaping condition, some details have been submitted, but a plan showing all species, density, plant protection and maintenance is required;

(vii) 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).

25/14/0015

Erection of conservatory (retention of work already undertaken) at 2 Glen Frome Villas, Norton Fitzwarren

Conditions

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

- (A4) DrNo 010414_01 Site and Location Plan;
- (A2) DrNo 010414_02 Plan, Elevation and Section;

(b) Unless within 2 months of the date of this decision a scheme for the disposal of surface water from the conservatory hereby permitted is submitted in writing to the Local Planning Authority for approval, and unless the approved scheme is implemented within 4 months of the Local Planning Authority's approval, the conservatory shall be removed from the site;

(c) If no scheme in accordance with condition 2 above is approved within 6 months of the date of this decision, the conservatory shall be removed from the site;

(Notes to applicant:- (i) 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 and had granted planning

permission; (ii) it had been suggested that the extension may not have been built to building regulation standards. You are therefore advised to contact Building Control in order to seek further advice in relation to the matters that have been brought to the Council's attention.)

35/14/0006

Conversion of three cottages and barns to self-catering holiday accommodation complex, to include games room, swimming pool, terrace, plant room and construction of tennis court at Stawley Wood Farm, Stawley

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 X23/9A Location Plan;
 - (A3) DrNo X23/10 Block Plan;
 - (A3) DrNo X23/12 Landscaping;
 - (A3) DrNo X23/13C Proposed Elevations 1;
 - (A3) DrNo X23/14B Proposed Elevations 2;
 - (A3) DrNo X23/15D Proposed Elevations 3;
 - (A3) DrNo X23/16C Proposed Proposed Cottage Plans;
 - (A3) DrNo X23/18C Proposed South and West Elevations of Cow Shed and Modern Barn;
 - (A3) DrNo X23/19B Plan of Proposed Swimming Pool;
 - (A3) DrNo X23/21 Proposed Tennis Court;
 - (A3) DrNo X23/20A Proposed Link Building;
- (c) (i) 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;
- (d) The windows and doors hereby permitted shall be timber and thereafter maintained as such, in accordance with details to and finished treatment that shall first have been agreed in writing by the Local Planning Authority prior to their installation;

- (e) The ancillary accommodation and amenity buildings hereby permitted shall be used solely for the benefit of the holiday lets and not for any other commercial or business use without the prior approval of the Local Planning Authority;
- (f) Prior to its implementation, a detailed external lighting scheme for the site shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be fully implemented before the use of the buildings to be converted is first commenced and shall thereafter be so maintained. No other external lights shall be installed without the further grant of planning permission;
- (g) Before any works commence for the construction of the tennis court hereby permitted, a plan indicating the position, design, materials and type of boundary treatment to be erected around the court shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed boundary treatment shall be completed before the use hereby permitted is commenced and shall thereafter be maintained as such;
- (h) The occupation of the bedroom to be provided within the East range of the buildings shall be occupied for holiday purposes only, in conjunction with the use of the existing complex and at no time shall it be occupied as an independent unit of accommodation;

(Notes to Applicant:- (i) 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 entered into pre-application discussions to enable the grant of planning permission; (ii) You should ensure that the existing foul drainage system is in a good state of repair, regularly emptied and of sufficient capacity to deal with any potential increase in load which may occur as a result of this proposal. If it is found that a new system is necessary its discharge will require the consent of the Environment Agency;

(iii) 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;

(iv) Your attention is drawn to the needs of the disabled in respect of new housing and the requirements under Part M of the Building Regulations.)

38/14/0147/TEN

Notification for prior approval for the replacement of antenna, cabinets and ancillary equipment and increase of height of pole to 17.5m to the Telecommunications mast at Shoreditch Road, Taunton

Conditions

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

- (A3) DrNo 100 Location Plan;
- (A3) DrNo 200 Site Plan as Existing;
- (A3) DrNo 201 Site Plan as Proposed;
- (A3) DrNo 300 Elevation 'A' as Existing;
- (A3) DrNo 301 Elevation 'A' as Proposed;
- (A3) DrNo 400 Antenna and Equipment Plan;
- (A3) DrNo 500 Antenna Schedules;
- (A3) DrNo 501 Antenna Schematic;
- (A3) DrNo 502 Equipment Schedules;

48/14/0010

Erection of an agricultural workers dwelling, demolition of stables and erection of extension to agricultural building for general purpose at the Willows, Noahs Hill, West Monkton

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:-

- (A4) DrNo 2462/01 Location Plan;
- (A3) DrNo 2462/02 Site Plan;
- (A1) DrNo 2462/03 House Floor Plan and Elevations;
- (A2) DrNo 2462/04 Barn Elevations;

(c) Prior to the commencement of the erection of any part of the dwelling or garage hereby permitted, a panel of the proposed stonework measuring at least 1m x 1m shall have been built on the site and both the materials and the colour and type of mortar for pointing used within the panel shall have been agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority;

- (d) Prior to the commencement of the erection of any part of the dwelling or garage hereby permitted, a sample of the materials to be used in the construction of the external surfaces of the roof shall 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) Before any part of the dwelling hereby permitted is brought into use, 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 following agreement with the Local Planning Authority, 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) The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working, or last working in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants;
- (g) Before any part of the development hereby permitted is commenced, detailed drawings showing existing and proposed site levels, floor levels and contours of the development site, shall be submitted to, and approved in writing by, the Local Planning Authority;
- (h) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 ('the 1995 Order') (or any order revoking and re-enacting the 1995 Order with or without modification), no extensions, additions or curtilage structures (of the types described in Schedule 2 Part 1 Class A, B and E of the 1995 Order), other than that expressly authorised by this permission shall be carried out without the further grant of planning permission;

(Notes to Applicant:- (i) 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 and had imposed planning conditions to enable the grant of planning permission (ii) Note at request of Wessex Water;

- New water supply and waste water connections will be required from Wessex Water to serve this development;
- (iii) Notes at the request of Drainage Officer:
1. Soakaways should be constructed in accordance with Building Research Digest 365 (September 1991);
- (iv) With reference to Condition 4 requiring

samples of the roof material, please be aware that there are many other more appropriate alternatives to slate than that suggested and this should be taken into account when providing the sample roof tile; (vi) As the proposal includes the use of a septic tank to treat foul sewage, percolation tests should be carried out to ascertain the required lengths of sub-surface irrigation drainage. The builder/developer should also consult the literature prepared by the Construction Industry Research and Information Association (CIRIA) regarding on-site sewage disposal and septic tank systems. Alternatively advice can be obtained from the Environment Agency on foul drainage systems.)

73. E/0174/30/13 – Unauthorised illuminated sign for McDonalds Restaurant, Taunton Deane Services, M5 Southbound, Pitminster, Taunton

Reported that this unauthorised sign had been brought to the Councils attention in September 2013. Contact was made with McDonalds and a retrospective advertisement application had been submitted to regularise the situation.

This application was refused on the 8 April 2014 as it appeared to be an over dominant and excessive form of advertisement in an open area of highway.

In this location it was possible that drivers would make last minute changes in direction to access the services when they viewed the advertisement which might have consequences for public safety.

Resolved that the Solicitor to the Council be authorised to take prosecution action in respect of the unauthorised illuminated sign at McDonalds Restaurant, Taunton Deane Services, M5 Southbound, Pitminster, Taunton unless the sign was removed within 28 days from the date of meeting.

74. Appeals

Reported that four appeals had been received details of which were submitted.

Resolved that the report be noted.

(The meeting ended at 7.35pm)