

Planning Committee – 29 April 2015

Present: - Councillor Bowrah (Chairman)
Councillors Mrs Allgrove, Gaines, Hayward, C Hill, Mrs Hill,
Miss James, Morrell, Mrs Reed, Watson, A Wedderkopp and Wren

Officers: - Bryn Kitching (Area Planning Manager), Matthew Bale (Area Planning
Manager), Gareth Clifford (Principal Planning Officer), Roy Pinney
(Legal Services Manager), Maria Casey (Planning and Litigation
Solicitor) and Tracey Meadows (Democratic Services Officer)

Also present: Councillors Hall and Mrs Herbert in connection with application
Nos.38/14/0394 and 38/15/0098. Mrs A Elder, a Co-opted Member of
the Standards Committee.

(The meeting commenced at 5.00 pm)

44. Apologies/Substitution

Apologies: Councillor Coles (Vice-Chairman) and Councillors Bishop, Tooze
and D Wedderkopp

Substitution: Councillor Hayward for Councillor Bishop

45. Minutes

The minutes of the meeting of the Planning Committee held on the 8 April
2015 were taken and read and were signed.

46. Declarations of Interest

Councillor A Wedderkopp declared a personal interest as a Member of
Somerset County Council. Councillor Mrs Hill declared a personal interest as
an employee of Somerset County Council. Councillor Wren declared a
personal interest as he was Clerk to Milverton Parish Council. He also
declared that he was also the Firepool Champion. The Chairman declared
that he had received various correspondence concerning application No.
38/15/0098 which he had sent to all Planning Committee Members.

47. Applications for Planning Permission

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

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

38/13/0477

Outline planning permission for the erection of up to 99 No. dwellings, vehicular accesses and associated works at areas H and I, Firepool Lock, Taunton

Conditions

- (a) Approval of the details of the layout, scale, appearance, and landscaping of the site or any phase thereof (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 or any phase thereof, 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 any development works, the applicant shall, examine the premises/land and identify what measures, if any, may be necessary to ensure that noise from existing sources and the proposed strategic road will not be detrimental to the amenity of the occupants of the premises on the completed development; The applicant shall submit to the Local Planning Authority all details of any sound reduction scheme recommended and the reasoning upon which any such scheme is based. Such details are to be agreed, in writing, by the Local Planning Authority prior to the commencement of development works. All works that form part of the scheme shall be completed before the development is occupied;
- (c) 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;

- (d) No development shall take place until there has been submitted to, and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The agreed boundary treatment shall be completed before the buildings are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority;
- (e) (i) Before any part of the development hereby permitted is commenced a phased landscaping scheme which shall include details of species, siting and numbers to be planted, shall be submitted to, and approved in writing by, the Local Planning Authority;
- (ii) Each phase of the landscaping scheme shall be completed before the development of the following phase commences unless otherwise agreed in writing by the Local Planning Authority;
- (iii) 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;

- (f) The applicant shall ensure that all 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 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 commencement of development, and thereafter maintained until the use of the site discontinues;
- (g) No development shall commence unless a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:-

- Construction vehicle movements;
- Construction operation hours;
- Construction vehicular routes to and from site;
- Construction delivery hours;
- Expected number of construction vehicles per day;
- Car parking for contractors;
- Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
- A scheme to encourage the use of Public Transport amongst contractors; and
- Measures to avoid traffic congestion impacting upon the Strategic Road Network;

- (h) The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, 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, motorcycle and cycle 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;
- (i) The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway;

- (j) In the interests of sustainable development none of the dwellings hereby permitted shall be occupied until a network of cycleway and footpath connections has been constructed within the development site in accordance with a scheme to be submitted to, and approved in writing by, the Local Planning Authority;
- (k) No work shall commence on the development site until an appropriate right of discharge for surface water has been obtained before being submitted to, and approved in writing by, the Local Planning Authority. A drainage scheme for the site showing gullies, connections, soakaways and means of attenuation on site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority;
- (l) There shall be no obstruction to visibility greater than 300mm above adjoining road level in advance of lines drawn 2.4m back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43m either side of the access. Such visibility shall be fully provided before the development hereby permitted is commenced and shall thereafter be maintained at all times;

(Notes to applicant:- (1) 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 to enable the grant of planning permission; (2) Applicant was advised that noise Guidance on suitable internal noise levels can be found in British Standard BS8233 1999. This recommends that internal noise levels arising from external sources should not exceed 40 decibels LAeq in all living and bed rooms during the day (0700h to 2300h) and 30 decibels LAeq during the night (2300h) to 0700h). In addition a 45 decibel LAm_{ax} applies in all bedrooms during the night (2300h to 0700h); (3) Applicant was advised that the condition relating to wildlife requires the submission of information to protect wildlife. The Local Planning Authority will expect to see a method statement clearly stating how wildlife will be protected through the development process and to be provided with a mitigation proposal that will maintain favourable status for wildlife that are affected by this development proposal. 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.)

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

38/15/0098

Demolition of 109 South Road, redevelopment (to include partial demolition) of 107 South Road and erection of student accommodation, comprising 63 No student beds and two No self-contained flats, at 107-109 South Road, Taunton (resubmission of 38/14/0413)

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 plans:-
- (A4) DrNo 01 Location Plans;
 - (A4) DrNo 02 Site Plan;
 - (A1) DrNo 03 Existing Topographical Survey;
 - (A1) DrNo 06 107 South Road Existing Elevations and Floor Plans;
 - (A1) DrNo 07 109 South Road Existing Plans, Elevations & Section;
 - (A1) DrNo 08 Proposed Site Layout Showing Ground Floor Plan;
 - (A1) DrNo 09 Proposed Site Layout Showing First Floor Plan;
 - (A1) DrNo 10 Proposed Site Layout Showing Second Floor Plan;
 - (A1) DrNo 15 Existing & Proposed Street Elevation Option A;
 - (A1) DrNo 17 Proposed Elevations (1 of 3);
 - (A1) DrNO 18 Proposed Elevations (2 of 3);
 - (A1) DrNo 19 Proposed Elevation and Section A-A (3 of 3);
 - (A1) DrNo 22 Proposed Roof Plan;
 - (A1) DrNo 26 Sunlight Diagrams Depicts Existing & Proposed Site on Mar/Sept 21 @ 9AM, 12 Noon and 3PM Survey Drawing;
 - (A1) DrNo 27 Sunlight Diagrams Depicts Existing and Proposed Site on June 21 @ 9AM, 12 Noon and 3PM Survey Drawing;
 - (A3) DrNo 28 Proposed Bin Store;
 - (A1) DrNo 29 Proposed Site Layout Depicting Bat Box Positions;
 - (A1) DrNo 30 Proposed Elevations Depicting Proposed Bat Roosts;
 - (A1) DrNo 1906-01 Tree Survey;
- (c) The materials to be used in the construction of the external surfaces of the extension and new build hereby permitted shall be as specified on the submitted schedule unless otherwise agreed in writing with the Local Planning Authority;
- (d) No construction shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted, including details for blocking up the existing accesses, 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) No wall construction works, shall begin until a panel of the proposed stone/brickwork measuring at least 1m x 1m has been built on the site and both the materials and the colour and type of mortar for pointing used within the panel 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;
- (f) (i) Before any part of the new construction 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) 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;
- (g) 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 Greena Ecological Consultancy's submitted reports dated September 2011, October 2014 and February 2015, and include:
1. Details of protective measures to include method statements to avoid impacts on protected species during all stages of development;
 2. Details of the timing of works to avoid periods of work when the species could be harmed by disturbance;
 3. Measures for the retention and replacement and enhancement of places of rest for the bats.

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 for bats shall be permanently maintained. 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;

- (h) Details of the means of surface water disposal on site shall be submitted to, and agreed in writing by, the Local Planning Authority and thereafter provided as agreed prior to the occupation of the buildings;
- (i) No demolition shall begin until a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides;

- (j) The premises shall be used for student accommodation associated with Richard Huish College only and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification);
- (k) Before development commences (including site clearance and any other preparatory works) a scheme for the protection of trees to be retained shall be submitted to, and approved in writing by, the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing, all in accordance with BS 5837:2012. Such fencing shall be erected prior to commencement of any other site operations and at least two working days' notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority;
- (l) The proposed access shall be constructed in accordance with details shown on the submitted plan, drawing number 14844/T02A, and shall be available for use before any of the dwellings or accommodation hereby permitted are first occupied. Once constructed the access shall be maintained thereafter in that condition at all times;
- (m) The area allocated for parking and turning on the submitted plan, drawing number 1415/08G, shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted;
- (n) All recommendations of the submitted Travel Plan shall be implemented in accordance with the timetable therein. Thereafter the development shall operate the Travel Plan or any variation of the Travel Plan agreed in writing by the Local Planning Authority;
- (o) The windows in the side elevation serving bedrooms 1-4, 39 and 53 shall be partially glazed with obscure glass to be agreed in writing by the Local Planning Authority and shall thereafter be so retained. There shall be no alteration or additional windows in this elevation without the further grant of planning permission;
- (p) Details of the windows and doors hereby permitted shall include sections, mouldings, profiles, working arrangements and finished treatment and shall be submitted to, and agreed in writing by, the Local Planning Authority prior to their installation and thereafter maintained as such;

(Notes to applicant:- (1) 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; (2) Applicant was advised that the protection afforded to species under UK and EU legislation was 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; (3) Bats are known to use the building(s) as identified in Greena Ecological Consultancy's bat reports, dated October 2014 and February 2015. The species concerned are European Protected Species within the meaning of The Conservation of Habitats Species Regulations 2010. Where the local population of European Protected Species may be affected in a development, a licence must be obtained from Natural England in accordance with the above regulations; Natural England requires that the Local Planning Authority must be satisfied that a derogation from the Habitats Directive is justified prior to issuing such a licence; (4) 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.)

48. Miscellaneous Report – Application 38/14/0394 – Erection of 2 No detached bungalows with garages and the erection of 1 No garage to serve the existing property in the grounds of 1 Wheatleigh Close, Taunton

Reference Minute No 42/2015, considered further report in respect of the above application.

The Historic England response had now been received and circulated. This had provided a very detailed objection which lent considerable support to the Conservation Officer's original advice set out in the report.

Historic England had framed its objections with reference to some specific points that had not been addressed in previous reports and discussions.

In the circumstances, the Area Planning Manager felt that it was prudent that Members were asked to consider this advice before deciding on whether they still wished to grant planning permission in accordance with the Planning Committee's previous resolutions.

After careful consideration, the Committee decided that its previous stance with regard to the proposed development could not be maintained and therefore felt the application should not be approved.

Resolved that the application be refused for the following reason:-

The proposed dwelling to plot 2, by virtue of its prominent position and proposed elevated boundary treatment, exacerbated by the design and mix of materials, is considered to result in an incongruous addition to the street scene, to the detriment of the character and appearance of the surrounding area and the setting of the adjacent grade II* listed building. The proposal is therefore

deemed contrary to Policies DM1 (d) (General Requirements) and CP8 (Environment) of the Taunton Deane Core Strategy.

(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 applicants and looks for solutions to enable the grant of planning permission. However in this case the applicant was unable to satisfy the key policy test and as such the application had been refused.)

49. Outline application with all matters reserved for the development of 8 No. residential dwellings, comprising 4 No. affordable dwellings and 4 No. open market dwellings, on land adjoining the Village Hall, Langford Budville (resubmission of 21/13/0012)

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

- a) Provision of four dwellings to be Affordable in line with the size and tenure set out within the application; and
- b) The provision of (or equivalent financial contribution of £17,424 towards) children's play facilities in Langford Budville;

the Assistant Director - Planning and Environment 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) 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;
- (c) Prior to their construction, the layout and alignment, widths and levels of the proposed roads, road junctions, and points of access, visibility splays, footpaths and turning spaces shall be submitted to, and approved in writing by, the Local Planning Authority. The roads shall be laid out prior to the

occupation of any dwelling, or any dwelling in an agreed phase of the development that may have been agreed by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority;

- (d) The applicant shall ensure that all 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 start of construction, and thereafter maintained until the use of the site discontinues;
- (e) 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 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 for wildlife 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;

- (f) No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have previously been submitted to, and approved in writing by, the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the NPPG, and the results of the assessment provided to the local planning authority. Surface water drainage works will require a Sustainable Drainage System; prior to its installation the following details shall be submitted to, and approved in writing by, the Local Planning Authority:-
- Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - Include a timetable for its implementation; and
 - Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any

public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime;

- (g) 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), there shall be no extension, addition or other alteration to the dwelling houses hereby permitted without the further grant of planning permission;
- (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 gate, fence, wall or other means of enclosure shall be erected or constructed on or over the site, other than that expressly authorised by this permission, without the further grant of planning permission;
- (i) The development shall provide for bin storage facilities, details of which shall be indicated on the plans submitted in accordance with condition 01 above. Such facilities shall be provided prior to the occupation of any dwelling to which it relates and shall thereafter be retained for those purposes;
- (j) The development shall provide for covered and secure cycle storage facilities, details of which shall be indicated on the plans submitted in accordance with condition 01 above. Such facilities shall be provided prior to the occupation of any dwelling to which it relates and shall thereafter be retained for those purposes;

(Notes to applicant:- (1) 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 negotiated amendments to the application to enable the grant of planning permission; (2) Applicant was advised that the developer must agree a point of connection to the foul sewage network with Wessex Water; (3) Applicant was advised that the 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 the Developer Services web-page. As from 1st October 2011, all sewer connections serving more than a single dwelling will require a signed adoption agreement with Wessex Water before the connection can be made. Further information can be obtained from our New connections Team; (4) 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.)

50. Appeals

Reported that one appeal was received details of which were submitted.

Resolved that the report be noted

(The meeting ended at 8.30 p.m.)