

SWT Planning Committee

Thursday, 23rd February, 2023,
1.00 pm

The logo for Somerset West and Taunton, featuring the text "Somerset West and Taunton" in white on a teal background with a white swoosh.

The John Meikle Room - The Deane
House

[SWT MEETING WEBCAST LINK](#)

Members: Simon Coles (Chair), Marcia Hill (Vice-Chair), Ian Aldridge, Ed Firmin, Steve Griffiths, Roger Habgood, John Hassall, Mark Lithgow, Craig Palmer, Vivienne Stock-Williams, Ray Tully, Brenda Weston, Keith Wheatley, Loretta Whetlor and Gwil Wren

Agenda

1. Apologies

To receive any apologies for absence.

2. Minutes of the previous meeting of the Planning Committee

To approve the minutes of the previous meeting of the Committee.

3. Declarations of Interest or Lobbying

To receive and note any declarations of disclosable pecuniary or prejudicial or personal interests or lobbying in respect of any matters included on the agenda for consideration at this meeting.

(The personal interests of Councillors and Clerks of Somerset County Council, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes.)

4. Public Participation

The Chair to advise the Committee of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public who have submitted any questions or statements, please note, a three minute time

(Pages 5 - 10)

limit applies to each speaker and you will be asked to speak before Councillors debate the issue.

We are now live webcasting most of our committee meetings and you are welcome to view and listen to the discussion. The link to each webcast will be available on the meeting webpage, but you can also access them on the [Somerset West and Taunton webcasting website](#).

- | | |
|--|---|
| <p>5. 3/37/22/019 - Erection of memorial to Derek the Goose (retention of works already undertaken) Land at the Marina Edge, The Esplanade, Watchet, TA23 0AJ</p> <p>6. 42/22/0008 - Application for approval of reserved matters, following outline application 42/19/0045, for the appearance, landscaping, layout and scale for the erection of 1 No. dwelling on land to the north west of Applecombe Cottage, Wild Oak Lane, Trull (resubmission of 42/21/0047) LAND TO THE NORTH WEST OF APPLECOMBE COTTAGE, WILD OAK LANE, TRULL, TAUNTON, TA3 7JS</p> <p>7. Next Committee Date</p> <p> The next Committee date is Thursday 2 March at 1pm.</p> | <p>(Pages 11 - 28)</p> <p>(Pages 29 - 42)</p> |
|--|---|



ANDREW PRITCHARD
CHIEF EXECUTIVE

Please note that this meeting will be recorded. At the start of the meeting the Chair will confirm if all or part of the meeting is being recorded and webcast. You should be aware that the Council is a Data Controller under the Data Protection Act 2018. Data collected during the recording will be retained in accordance with the Council's policy. Therefore unless you are advised otherwise, by entering the Council Chamber and speaking during Public Participation you are consenting to being recorded and to the possible use of the sound recording for access via the website or for training purposes. If you have any queries regarding this please contact the officer as detailed above.

Members of the public are welcome to attend the meeting and listen to the discussions. There is time set aside at the beginning of most meetings to allow the public to ask questions. Speaking under "Public Question Time" is limited to 3 minutes per person in an overall period of 15 minutes and you can only speak to the Committee once. If there are a group of people attending to speak about a particular item then a representative should be chosen to speak on behalf of the group. These arrangements do not apply to exempt (confidential) items on the agenda where any members of the press or public present will be asked to leave the Committee Room.

If you would like to ask a question or speak at a meeting, you will need to submit your request to a member of the Governance Team in advance of the meeting. You can request to speak at a Council meeting by emailing your full name, the agenda item and your question to the Governance Team using governance@somersetwestandtaunton.gov.uk

Any requests need to be received by 4pm on the day that provides 1 clear working day before the meeting (excluding the day of the meeting itself). For example, if the meeting is due to take place on a Tuesday, requests need to be received by 4pm on the Friday prior to the meeting.

We are now live webcasting most of our committee meetings and you are welcome to view and listen to the discussion. The link to each webcast will be available on the meeting webpage, but you can also access them on the [Somerset West and Taunton webcasting website](#).

The meeting rooms, including the Council Chamber at The Deane House, are on the first floor and are fully accessible. Lift access to The John Meikle Room (Council Chamber), is available from the main ground floor entrance at The Deane House. The Council Chamber at West Somerset House is on the ground floor and is fully accessible via a public entrance door. Toilet facilities, with wheelchair access, are available across both locations. An induction loop operates at both The Deane House and West Somerset House to enhance sound for anyone wearing a hearing aid or using a transmitter.

Full Council, Executive, and Committee agendas, reports and minutes are available on our website: www.somersetwestandtaunton.gov.uk

For further information about the meeting, please contact the Governance and Democracy Team via email: governance@somersetwestandtaunton.gov.uk

If you would like an agenda, a report or the minutes of a meeting translated into another language or into Braille, large print, audio tape or CD, please email: governance@somersetwestandtaunton.gov.uk

SWT Planning Committee - 2 February 2023

Present: Councillor Simon Coles (Chair)

Councillors Marcia Hill, Ian Aldridge, Roger Habgood, John Hassall, Mark Lithgow, Craig Palmer, Vivienne Stock-Williams, Ray Tully, Brenda Weston, Loretta Whetlor and Gwil Wren

Officers: Alison Blom-Cooper, Sarah Stevens, Martin Evans (Shape Legal Partnership), Kieran Reeves, Gareth Clifford, and Tracey Meadows

Also Present: Councillor Rigby

(The meeting commenced at 1.00 pm)

100. Apologies

No apologies were received from Councillors. Councillor Habgood arrived at 13:15.

101. Minutes of the previous meeting of the Planning Committee - to follow

Minutes of the previous meetings to follow.

102. Declarations of Interest or Lobbying

Members present at the meeting declared the following personal interests in their capacity as a Councillor or Clerk of a County, Town or Parish Council or any other Local Authority:-

Name	Minute No.	Description of Interest	Reason	Action Taken
Cllr I Aldridge	All Items	Williton	Personal	Spoke and Voted
Cllr S Coles	All Items	SCC, Taunton Charter Trustee & Shadow Taunton Town	Personal	Spoke and Voted
Cllr Mrs Hill	All Items	Taunton Charter Trustee & Shadow Taunton Town	Personal	Spoke and Voted
Cllr M Lithgow	All Items	Wellington	Personal	Spoke and Voted
Cllr C Palmer	All Items	Minehead.	Personal	Spoke and Voted
	3/21/22/119	Further declaration added. Chair of		

		Minehead TC's Planning Committee. Did not speak or vote on the application.		
Cllr R Tully	All Items	West Monkton	Personal	Spoke and Voted
Cllr B Weston	All Items	Taunton Charter Trustee & Shadow Taunton Town	Personal	Spoke and Voted
Cllr L Whetlor	All Items	Watchet. Further declaration added. Correspondence received from a member of the public regarding application 3/21/22/119	Personal	Spoke and Voted
Cllr G Wren	All Items	SCC & Clerk to Milverton PC	Personal	Spoke and Voted

103. **Public Participation**

Application	Name	Position	Stance
3/39/22/007	Mr N Leaney	Agent	In favour
19/22/0021	P Fowler R Fowler J Marks	Local Resident Local Resident Applicant	Against Against In favour

104. **3/39/22/007 Installation of a battery energy storage facility, substation, underground cabling, access, landscaping, biodiversity enhancements and ancillary infrastructure and equipment to include acoustic fence, security fence, CCTV and gates. Land adjacent to Gas Substation, Smithyard Lane, Williton**

Comments from members of the public included;
(summarised)

- Previous highway concerns had been identified and discussed with the highways department and therefore within the construction traffic management plan it is proposed that traffic exiting the site would be routed north to the B3190 and then back to the roundabout at the A39 by the junction by Tropiquaria Wildlife Park;
- All points raised at the meeting where the application was deferred had been addressed;

Comments from Members included;
(summarised)

- Concerns with the proximity of the gas substation to this proposal;
- Safety concerns with the storage of the batteries;

Councillor Hill proposed and Councillor Aldridge seconded a motion for permission to be GRANTED subject to conditions.

The motion was carried.

105. **19/22/0021 Erection of 1 No. self build, sustainable, carbon neutral dwelling with associated works on land adjacent to The Meadows, Hatch Green, Hatch Beauchamp**

Comments from members of the public included;
(summarised)

- There was a brownfield site within the settlement boundary for residential development that the applicant could use;
- Concerns that the development would be built on productive agricultural land outside of the settlement boundary which last summer was growing wheat;
- The village was small with no infrastructure and was reliant on the private car;
- The development would not benefit the overall housing needs of the community;
- The development did not meet the affordable housing criteria;
- Visual amenity concerns;
- This development would set a precedent, building on agricultural land outside the village envelope;
- The term 'affordable' was to demonstrate the commitment that this dwelling would be lived in by the applicant in perpetuity and the dwelling would not be able to be sold for anywhere near the market value, removing any concerns that we would sell at a later date.
- The development would make the most of the natural resources for energy preservation and consumption, as well as utilising waste timber from my business to provide a clean and efficient method of heating, the dwelling;
- An Orchard has been included to provide landscape screening but also has the benefits of removing phosphates from the decades of fertiliser which had been applied to the ground;
- Concerns that there were no self-build policy for the area;
- Concerns that self-build policies were not understood by the District Council as CIL was exempt from this type of development;

Comments from Members included;
(summarised)

- Concerns that the development was outside of the village envelope and against numerous Local Plan Policies;
- Concerns on the statement that this development would be affordable or protected in some sort of perpetuity;
- Concerns that this was not a sustainable location for this development;
- An interesting design, just in the wrong place;
- Clarification sought on what constituted a 'self-build';
- What other features does this home have to make it sustainable/carbon neutral;

Councillor Hill proposed and Councillor Weston seconded a motion for the application to be REFUSED as per Officer recommendation.

The motion was carried.

106. **3/21/22/119 Erection of a detached garage, widening of vehicle access and repairs to boundary wall (retention of part works already undertaken) Barn Cottage, Combeland Road, Alcombe, Minehead, TA24 6BS**

Comments from Members included;
(summarised)

- The development was in a Conservation area and seemed very tall;
- Further hedging needed to soften the impact;
- Concerns that this was a retrospective planning application in a Conservation area;
- Flooding concerns;
- Drainage issues;

Councillor Hill proposed and Councillor Whetlor seconded a motion for permission to be GRANTED subject to conditions.

The motion was carried.

At this point in the meeting a 10-minute break was proposed.

107. **Report on Somerset Council Statement of Community Involvement**

The report was introduced by Alison Blom-Cooper, Assistant Director, Strategy, Place and Planning, supported by Laura Higgins, Principal Planning Policy Officer.

The Planning Committee was asked to note the content of the report and feedback any comments on the draft SCI.

On the 18 January 2023, Somerset County Council Executive Committee approved a draft Statement of Community Involvement for public consultation. The draft SCI was produced collaboratively by all five Somerset authorities. The Consultation will take place between 1 February and 16 March 2023.

Following consultation, the intention is to then finalise the document to be formally adopted by Somerset Council as soon as possible following Vesting day.

Comments from the Committee included:-

- Stated that a list of development plan documents should be in appendix order so that you could reference it;
- Concerns were raised over the proposed public speaker arrangements proposed;
- Unitary concerns with planning applications not being heard by Councillors from the proposed area;
- What involvement will be there from Stakeholders. Will there be any involvement for them to have their say?;
- Pleased that acronyms in the document would be written clearly and concisely;
- Concerns that the current adopted plans would not remain adopted;

Resolved that the report be noted.

108. **Appeals Decided** – noted.

(The Meeting ended at 2.59 pm)

Application Details	
Application Reference Number:	3/37/22/019
Application Type:	Full Planning Permission
Earliest decision date:	07 February 2023
Expiry Date	16 February 2023
Extension of Time Date	
Decision Level	Planning Committee
Description:	Erection of memorial to Derek the Goose (retention of works already undertaken)
Site Address:	Land at the Marina Edge, The Esplanade, Watchet, TA23 0AJ
Parish:	37
Conservation Area:	Watchet Conservation Area
Somerset Levels and Moors RAMSAR Catchment Area:	N/A
AONB:	NO
Case Officer:	Ben Gilpin
Agent:	Mr John Richards
Applicant:	Ms Carron Clark
Committee Date:	
Reason for reporting application to Committee	Town Council and 4 persons express views contrary to the officer's recommendation.

1. Recommendation

1.1 That permission be GRANTED subject to conditions.

2. Executive Summary of key reasons for recommendation

2.1 The retention of the memorial is not considered incongruous or detrimental to the character of the Watchet Conservation Area. The retention of the memorial would not interfere with the safe operation of Watchet Harbour and would not impede vehicle / pedestrian flows. The proposal accords with policies of the Development Plan, notably NH1, NH2 and NH13.

3. Planning Obligations and conditions and informatives

3.1 Conditions (full text in appendix 1)

1. Time Limit (retrospective)
2. Plans

3.2 Informatives (full text in appendix 1)

3.2.1 Proactive Statement

3.3 Obligations

None

4. Proposed development, site and surroundings

4.1 Details of proposal

The Public Art, as in situ, is 1.75m tall, and 0.5m wide. The public art piece is finished to stainless steel and has 4 x low level solar powered spotlights directed onto the form.

4.2 Sites and surroundings

The public art is positioned at the edge of the Esplanade and is not on the highway or footpath.

The site is in the Watchet Conservation area but has no other statutory designations.

5. Planning (and enforcement) history

None directly applicable

6. Environmental Impact Assessment

N/A

7. Habitats Regulations Assessment

N/A

8. Consultation and Representations

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

8.1 Date of consultation: 22 December 2022

8.2 Date of revised consultation (if applicable):

8.3 Press Date: 12 January 2023

8.4 Site Notice Date: 17 January 2023

8.5 Statutory Consultees the following were consulted:

Consultee	Comment	Officer Comment
<u>Watchet Town Council</u>	The Committee wish to	The Town Council have

	<p>support local artists and community initiatives and are supportive of the efforts of all involved in commissioning the design and production of this tribute piece in memory of Derek the goose but consider that as this memorial has been sited within a conservation area subject to stringent requirements it is in the wrong location. As a result, the Town council would like to see it re-sited elsewhere around the harbour side and is probably best suited to a site on the eastern quayside.</p> <p>Therefore, the Council recommend refusal of this retrospective application.</p> <p>The Council regrets that planning permission was not sought before proceeding to put the statue in place which would have enabled consultation to take place within the community.</p> <p>The reason for this recommendation is that the installation breaches policy CA/1 of the Local Plan to 2032 in multiple respects.</p> <p>The policy states:</p> <p>POLICY CA/1: New Development and Conservation Areas Development proposals in conservation areas will be permitted only where they are compatible with the</p>	<p>objected to the proposal on heritage grounds (it is their belief that the public art does not preserve or enhance the Conservation area).</p>
--	---	--

	<p>preservation or enhancement of the architectural and historic character or appearance of the conservation area. In particular, proposals should meet the following requirements: The proposal must be in keeping with the scale, architectural quality and features of the area and not detract from the setting of historic or architecturally important buildings. External building materials must be appropriate to those that are traditional in the conservation area. The proposal should not detract from the existing landscape elements of the conservation area including trees, hedgerows, walls, banks, footpaths and open spaces.</p> <p>The proposal is out of scale with the mass and height of nearby features. The preserved sea anchor recovered mine and statues of the Ancient Mariner and Yankee Jack are substantial landscape features whereas the proposal is flimsy and see through in places.</p> <p>The proposed sculpture is by a developing local artist and contains an advert for his work. There is a plaque containing a poem attached to railings. Previously, the District Council has not granted licences for the promotion of artists and businesses</p>	
--	--	--

	<p>along the Esplanade railings. The adjacent Ancient Mariner statue is by a respected internationally renowned artist, Alan B Herriot, responsible for the internationally respected statue of Donald Dewar outside the Scottish parliament in Edinburgh. The statue of the Ancient Mariner was unveiled in 2003 by Dr Katherine Wyndham who at the time was the heir of the local Wyndham family. The Yankee Jack statue situated further along the Esplanade is also by Alan B Herriot.</p> <p>The proposal sits behind the marina railings overlooking the site where Derek the goose was frequently observed. There is a small copper model of a goose on top of one of the pontoon polls in the marina nearby already to commemorate him / her. The proposal has nothing in common with the maritime features of area which are exemplified by the marina setting, the adjacent preserved sea anchor, the reclaimed wartime mine repurposed as a collection box for the distressed sailors fund and the two statues. One commemorates a sea farer immortalised in the poem by Samuel Taylor Coleridge, written in Watchet and important cultural draw for visitors. The second is a statue to a</p>	
--	---	--

	<p>local sailor, Yankee Jack who came to fame in the American Civil war and became an important source of sea shanties preserved by Cecil Sharp - he is also commemorated by a plaque outside his cottage in the town.</p> <p>The proposed statue is made of stainless steel. This material is completely absent in the surrounding area. The mine, anchor and the aforementioned statues are not made of stainless steel but are cast in bronze which is a recognised standard for sculptures and statues in the public realm. Stainless steel is much used in the new East Quay building which suggests again that the proposal would be better sited at the other end of the Esplanade from where it is proposed.</p> <p>The lighting of the proposed statue introduces a new element by using a solar panel connected to four lights with the cabling contained within white plastic ducts. Whilst the use of solar power is welcome in terms of carbon reduction, the white plastic is a visually intrusive element in an area dominated by dark colours.</p> <p>For these reasons, the Council believe the proposal is in breach of policy CA/1 which is designed to protect and</p>	
--	--	--

	enhance conservation area status.	
<u>Highways Development Control</u>	No observations	Neither support or object
<u>Conservation Officer</u>	<p>Application Details</p> <p>The application site is located on the corner of the Esplanade and Market Street at Watchet Harbour. This is located within the Watchet Conservation Area and in the vicinity of several Listed Buildings - including the Grade II Listed No. 1 Market Street (National Heritage List for England (NHLE) List Entry Ref. 1345583, Dec 1982), as well as several Locally Listed structures, comprising several public art features - such as the bronze statue of the Ancient Mariner (Somerset Historic Environment Record (HER) 47103). The historic core of the town and harbour are designated by the Watchet Conservation Area. Many of the Listed or Locally Listed building in the vicinity have origins as local amenities, serving the core of the historic coastal village. A site visit was undertaken by the Conservation Officer on the 08 February 2023. Proposed works Erection of memorial to Derek the Goose (retention of works already undertaken).</p> <p>Significance The Watchet Conservation Area is focused on the</p>	It is stated that, from a professional heritage perspective, the retention of the proposal will as a minimum preserve the heritage assets

	<p>historic core of the town, harbour and coastline. Therefore, the conservation area and the buildings within it have significance focused on their illustrative historic interest, in the information that they provide about past activity, ways of life in this area and the historic development of the amenities of the town. Its setting, as a coherent group of buildings within the historic core of the town and harbour, the visual connection with its predecessor, the high-status settlement at Daw's Castle to the west, and view towards the surrounding hills to the south, west & east, have aesthetic, communal and illustrative historic values and makes a positive contribution to its significance.</p> <p>The harbour area of the town and conservation area also holds a degree of communal value, as a focal point in the town, where the existing public art contributes to a sense of history and place for the community. This also makes a positive contribution to the significance of the conservation area.</p> <p>Assessment of harm</p> <p>The memorial is small in scale and its open and see-through form reduces the visibility of the feature.</p>	
--	---	--

	<p>Due to the height of the memorial, elements of the surrounding street furniture obscure the memorial from several views. It is also not visible from the east side of the harbour, due to its scale and mass.</p> <p>The scale of the memorial also means that it does not form a visual intrusion with the Conservation Area, in the key views from Market Street towards the harbour, or across the harbour from either the west or east. Nor does it form a visual intrusion in the setting of the adjacent heritage assets.</p> <p>The memorial has communal value, compliments the street scene of the Esplanade, and contributes to the sense of place that the existing public art and street furniture creates.</p> <p>Recommend approval.</p>	
--	---	--

8.6 Internal Consultees the following were consulted:

Consultee	Comment	Officer comment
Watchet Conservation Society	<p>RE - COMMENTS FROM WATCHET CONSERVATION SOCIETY 25 JAN 2023</p> <p>Following further discussion, it is clear that a Watchet Conservation Society should take a neutral position in regard to this application and withdraws its objection</p>	The Conservation Society has a neutral position

SWT Coastal, Leisure and Assets Team	No comment on the memorial beyond that I believe it is located where it cannot cause a trip hazard. If permitted it will become 'another' statue in the area alongside at least 2 that are there already. Maintenance may become an issue and this must be the responsibility of the Town Council, in particular to repair any damage and ensure that the lights, if permitted, are both checked for safety and working as intended so as not to cause light pollution. It won't affect traffic or pedestrians, beyond that it's a question of whether it's permitted under planning regulations	No objection is recorded
--------------------------------------	--	--------------------------

8.7 Local representations

Neighbour notification letters were sent in accordance with the Councils Adopted Statement of Community Involvement.

59 letters have been received at the time of writing (4 objections; 1 neutral; 54 support) making the following comments (summarised):

Material Planning Considerations	
Objections	Officer Comment
Effect on Heritage Asset	Consideration is given in the Heritage section / wider report below
Support	Officer comment
Point of Interest	The memorial to a period in the history of Watchet Harbour is acknowledged
Contributes to Character	Consideration is given in the Heritage section / wider report below

8.7.1 Summary of objections - non planning matters

None

8.7.2 Summary of support - non planning matters

None

9. Relevant planning policies and Guidance

Section 70(2) of the Town and Country Planning Act 1990, as amended ("the 1990 Act"), requires that in determining any planning applications regard is to be had to the provisions of the Development Plan, so far as is material to the application and to any other material planning considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act") requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The site lies in the former West Somerset area. The Development Plan comprises the Adopted West Somerset Local Plan to 2032, Somerset Mineral Local Plan (2015), and Somerset Waste Core Strategy (2013).

Both the Taunton Deane Core Strategy and the West Somerset Local Plan to 2032 were subject to review and the Council undertook public consultation in January 2020 on the Council's issues and options for a new Local Plan covering the whole District. Since then the Government has agreed proposals for local government reorganisation and a Structural Change Order agreed with a new unitary authority for Somerset to be created from 1 April 2023. The Structural Change Order requires the new Somerset authority to prepare a local plan within 5 years of vesting day.

Relevant policies of the development plan in the assessment of this application are listed below:

NH1	Historic Environment
NH2	Management of Heritage Assets
NH13	Securing high standards of design
SC1	Hierarchy of settlements
SD1	Presumption in favour of sustainable development
T/14	Harbour Facilities at Minehead and Watchet

Neighbourhood Plans:

Stogumber Neighbourhood Plan

Supplementary Planning Documents:

District Wide Design Guide, December 2021

Other relevant policy documents:

Somerset West and Taunton Council's Climate Positive Planning: Interim Guidance Statement on Planning for the Climate Emergency (March 2022)

9.1 National Planning Policy Framework

10. Material Planning Considerations

The main planning issues relevant in the assessment of this application are as follows:

10.1.1 *The principle of development*

The principle of development within the settlement limits is ordinarily deemed acceptable in principle.

Such acceptance is caveated with the proviso that any development should also accord with other elements of the Development Plan.

10.1.2 *Design of the proposal*

Public Art and its acceptance is, by its nature, subjective.

The memorial art piece in this instance is finished to stainless steel, and occupies a small 'built footprint'. In addition, with the height of 1.75m the memorial is not so high as the interrupt rooflines or other defining silhouettes that may form the backdrop to the harbour area.

Although the LPA does not have an adopted policy that explicitly refers to public art, section 5.17 of the SWT Design Guide Supplementary Planning Document (SPD) is relevant. It reads:

"Public art can enhance our experience of places, in terms of celebrating aspects of our local heritage, (events, traditions, influential figures., former activities, place names, local materials, etc), aspects of a buildings function and design (through the use of colour, materials, murals or low relief, texture, detail, signage, lighting, roofline etc) and the public realm (through the use and design of paving materials and textures, street furniture and signage, landscape and water, etc).

Public art may be permanent, or temporary (events, flags, lighting, etc). It may be free standing or integral with a building or the public realm.

Public art contributes to our aesthetic senses, the experience of beauty (see NPPF para 126), whilst in some cases be challenging, and wellbeing. Public art can stimulate not only the visual sense, but those of touch, hearing and smell. It can also invite people to linger longer in the public realm, contributing to its animation, commercial viability and safety.

Works of public art can be most successful if they are designed to stimulate interaction with people generally, or with particular groups in the community, for instance, children, young people, elderly people, people with some form of disability, such as visual or hearing impairment, or people who suffer from anxiety in the public realm.

Location

Public art installations will often require the agreement with the planning and highway authorities and possibly utilities, regarding the location of any freestanding piece in the public realm, to ensure that it does not obstruct vehicular or pedestrian movement and is safe."

In this instance, and as evidenced from letters of support received in relation to the retention of the memorial, it is clear that the design is one that generates interest (and in some cases reflection) and is a point of reference (both social and physical). It is also suggested that the memorial does result in people 'lingering' in the area that bit more than may otherwise have been the case.

The memorial, to a large number of respondents to this application, enhances their experience of place, with its celebration of what is considered by many who have commented as an influential figure that has made a lasting contribution to the local heritage in this part of Watchet.

In these regards, the design is considered acceptable and accords with the objectives of the SPD.

10.1.3 Access, Highway Safety and Parking Provision

Comments received from consultees have identified no issues with the location of the memorial in relation to access or highway safety.

The development has no effect on parking provision.

10.1.4 The impact on the character and appearance of the locality

The site is in the Watchet Conservation Area.

It is clear from the comments received from the SWT Heritage Officer that the scale and form of the memorial is such that it would not detract from the character of the Conservation Area.

Knowing the above the scheme is considered acceptable and would not be incongruous in the street scene and would respect the character of the area.

10.1.5 The impact on neighbouring residential amenity

The position of the memorial, and its associated low level lighting, is not considered to be to the detriment of neighbouring amenity.

10.1.6 Any other matters

None

10.2 Heritage impact

The objections received have cited the memorial as inappropriate in this location, and that it appears as an incongruous addition.

Applications for planning permission affecting conservation areas or their setting must be determined in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that "(1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

In this instance, consideration of the memorial by the SWT Heritage Officer is important. It has been stated that:

"The harbour area of the town and conservation area also holds a degree of communal value, as a focal point in the town, where the existing public art contributes to a sense of history and place for the community. This also makes a positive contribution to the significance of the conservation area.

Assessment of harm

The memorial is small in scale and its open and see-through form reduces the visibility of the feature. Due to the height of the memorial, elements of the surrounding street furniture obscure the memorial from several views. It is also not visible from the east side of the harbour, due to its scale and mass.

The scale of the memorial also means that it does not form a visual intrusion with the Conservation Area, in the key views from Market Street towards the harbour, or across the harbour from either the west or east. Nor does it form a visual intrusion in the setting of the adjacent heritage assets.

The memorial has communal value, compliments the street scene of the Esplanade, and contributes to the sense of place that the existing public art and street furniture creates.

Recommend approval."

Knowing the above it is considered that the retention of the memorial would not be to the detriment of the Conservation Areas' character and would as a minimum, and in accordance with Policy and S.72 of the aforementioned Act, preserve the character and setting of the surrounding heritage assets.

11 Local Finance Considerations

11.1 Community Infrastructure Levy

N/A

12 Planning balance and conclusion

12.1 The general effect of paragraph 11 of the NPPF is that, in the absence of relevant or up-to-date development plan policies, the balance is tilted in favour of the grant of permission, except where the policies within the NPPF that protect areas or assets of particular importance provides a "clear reason for refusing the development proposed" or where the benefits of the proposed development are "significantly and demonstrably" outweighed by the adverse impacts when assessed against the policies in the NPPF taken as a whole.

12.2 For the reasons set out above, having regard to all the matters raised, it is therefore recommended that planning permission is granted subject to conditions.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998 and the Equality Act 2010.

Appendix 1 – Planning conditions and Informatives

Recommended Conditions

- 1 Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from October 2022.

Reason: To comply with Section 73A of the Town and Country Planning Act 1990.

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

281641-(A4) Location Plan
281642-(A4) Site plan
281640-Details of memorial

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

Notes to applicant.

- 1 In accordance with paragraph 38 of the National Planning Policy Framework 2021 the Council has worked in a positive and creative way and has imposed planning conditions to enable the grant of planning permission.

Application Details	
Application Reference Number:	42/22/0008
Application Type:	Reserved Matters
Earliest decision date:	11 March 2022
Expiry Date	12 April 2022
Extension of time	31 March 2023
Decision Level	Committee
Description:	Application for approval of reserved matters, following outline application 42/19/0045, for the appearance, landscaping, layout and scale for the erection of 1 No. dwelling on land to the north west of Applecombe Cottage, Wild Oak Lane, Trull (resubmission of 42/21/0047)
Site Address:	LAND TO THE NORTH WEST OF APPLECOMBE COTTAGE, WILD OAK LANE, TRULL, TAUNTON, TA3 7JS
Parish:	42
Conservation Area:	N/A
Somerset Levels and Moors RAMSAR Catchment Area:	Within
AONB:	N/A
Case Officer:	Briony Waterman
Agent:	
Applicant:	MR & MRS KARNATI
Committee Date:	
Reason for reporting application to Committee	Parish and 4+ objections.

1. Recommendation

1.1 That permission be GRANTED subject to the prior completion of a Section 106 Agreement and conditions.

2. Executive Summary of key reasons for recommendation

2.1 The proposal is for approval of reserved matters, following the permission on outline application 42/19/0045, in respect of the appearance, landscaping, layout and scale for 1 dwelling on land to the north west of Applecombe Cottage, Wild Oak Lane, Trull. The proposed development is considered to accord with adopted policy and will not result in a significant impact upon the visual or residential amenity of the area. The proposed development taking into account the mitigation proposed would not result in an adverse impact either alone or in combination with other plans and projects on the integrity of the Somerset Levels and Moors Ramsar site as a result of excessive phosphates.

The proposal complies with policies A1, CP8, DM1, SP1, DM4, D12 and D10 of the Taunton Core Strategy (2012).

3. Planning Obligations and conditions and informatives

3.1 Conditions (full text in appendix 1)

3.1.1 Time limit – 3 years

3.1.2 Drawing number – Approved Plans

3.1.3 Permitted development rights – Restrictions on Permitted Development Rights

3.1.4 Landscaping – A landscaping scheme shall be submitted to and approved in writing by the local Planning Authority prior to such a scheme being implemented

3.1.5 Electric charging point – Prior to first occupation, provision of facilities for charging of electric vehicles.

3.1.6 CEMP – Prior to commencement, a Construction Management Plan shall be submitted by the Local Planning Authority.

3.2 Informatives (bullet point only)

3.2.1 Proactive Statement

4. Proposed development, site and surroundings

4.1 Details of proposal

The application is for approval of reserved matters, following outline application 42/19/0045, for the appearance, landscaping, layout and scale for the erection of 1 dwelling.

The proposed dwelling includes a snug, kitchen, dining area, living room, study, laundry, a multi-function space at ground floor and a master suite including dressing room and ensuite, three bedrooms, and two bathrooms. A double garage with home cinema above is located to the west.

4.2 Sites and surroundings

The site is approximately 0.3ha in area. Residential development lies to the north and west, with Applecombe House to the south and open fields to the east. The site is accessed to the east of Wild Oak Lane, via a private track. The site is bound by hedging to the north south and west and is open to the east.

The site lies within the settlement limit of Taunton, is adjacent to the green wedge designation to the east of the site and is adjacent to the Trull Meadow local green space identified in the Trull Neighbourhood Plan.

5. Planning history

Reference	Description	Decision	Date
42/21/0047	Application for approval of reserved matters following outline application 42/19/0045 for the appearance, landscaping,	Withdrawn	26/11/2021

	layout and scale for the erection of 1 no dwelling		
42/19/0045	Outline application with all matters reserved, except access, for the erection of 1no. dwelling on land to the north west of Applecombe Cottage (resubmission of 42/19/0022)	Conditional approval	28/02/2020
42/22/0022	Outline planning permission with all matters reserved, except for access, for the erection of 1no. dwelling	Refused	01/08/2019

Application 42/22/0022 was refused for the following reason:

"The proposed development is located within the Vivary Green Wedge and within the Local Green Space. No very special circumstances have been demonstrated to outweigh the potential harm and as such the development would be contrary to the NPPF and to adopted local plan policies DM1d, and CP8 of the Taunton Deane Core Strategy and policy E1 of the Trull Neighbourhood Plan".

Since the refusal was issued in August 2019 an error was identified in the Trull Neighbourhood Plan, relating to the map identifying the Local Green Space designation at Trull Meadow.

The draft neighbourhood Development Plan (NDP) submitted for examination to the former Taunton Deane BC contained a plan showing Local Green Spaces (LGS). The Examiner made no recommendations relating to the extent of the Trull Meadow LGS - therefore legally the map submitted for examination is the one which defines the extent of the LGS. However, as part of the Independent Examiner's recommendations more detailed plans of the LGS were requested, produced and inserted into the NDP. It was during this transposing to a more detailed plan that the error appears to have occurred.

The Council has corrected this error by publishing the change and amending the Trull Neighbourhood Plan through a Decision by an Executive Member.

Somerset West and Taunton Council (SWT) are permitted to modify a neighbourhood development plan for the purpose of correcting errors under Section 61M(4) of the Town and Country Planning Act 1990 (TCPA 1990) as amended by Section 38C of the Planning and Compulsory Purchase Act 2004 (PCPA, 2004).

The process therefore for correcting this error was to publicise the correction of the error through a portfolio holders decision which has been appended to the plan on the Council's website and the LGS plan in the document amended.

The application site is therefore not designated as a Local Green Space. The decision was published on the 11th of October 2019 and was subject to a 'call in' period of a week.

6. Environmental Impact Assessment

N/A

7. Habitats Regulations Assessment

This application is subject to a Habitats Regulations Assessment (HRA) as there is the potential for adverse impacts on the Somerset and Moors Levels RAMSAR site as the result of additional phosphates. Further information is provided under Section 10 (Material Planning Considerations) of this report.

8. Consultation and Representations

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

8.1 Date of consultation: 17/02/2022

8.2 Date of revised consultation (if applicable): Natural England consulted on the HRA on 02/02/2023.

8.3 Press Date: N/A

8.4 Site Notice Date: 22/04/2022

8.5 **Statutory Consultees** the following were consulted:

Consultee	Comment	Officer Comment
TRULL PARISH COUNCIL	Object: <ul style="list-style-type: none">Against core strategy DM1(d) which states the appearance and character of any affected landscape, settlement, building or street scene would not be unacceptably harmed by the development.Overlooking and loss of privacy for Applecombe CottageNo design and access statement as required,	See para 10.1.1 and 10.1.
WESSEX WATER	No objections	
SCC – ECOLOGY	No comments received	Comments and conditions are included on application 42/19/0045
SCC - TRANSPORT DEVELOPMENT GROUP	Standing advice	Conditions included on application 42/19/0045

NATURAL ENGLAND		<p>Natural England has been consulted on the shadow HRA which SWT intends to adopt as the HRA for the proposed development. The Phosphate mitigation proposed is in accordance with Somerset Package Treatment Plant (PTP) guidance and the SWT Standard Appropriate Assessment for the Interim Phosphates Mitigation Strategy. Both of which have been previously approved by Natural England. In accordance with advice from Natural England, the Local Planning Authority does not expect to receive any material comment prior to the determination of this application. The decision will not be issued until after the consultation period has expired</p>
-----------------	--	--

8.6 **Internal Consultees** the following were consulted:

Consultee	Comment	Officer comment
Landscape	The Contextual Sections as PROPOSED drawing, reference no. S6313 / 105, helpfully demonstrates that although the proposed dwelling is large in size, that as a consequence of its elevation in relation to other properties, it will not overly dominate the context. In landscape terms, the proposed development, is considered acceptable.	
Tree Officer	Some garden trees throughout rather than just the western side to help soften the outline of the house	Landscape condition.

8.7 Local representations

Neighbour notification letters were sent in accordance with the Councils Adopted Statement of Community Involvement.

Six letters have been received making the following comments (summarised):

Objections	Officer Comment
Access to and from Wild Oak Lane is poor	Access was covered under the outline application
Proposal is different from the outline	The outline only granted the principle and access.
Out of keeping/out of character in rural setting	The area is characterised by a mixture of different house styles and designs.
Dominate other houses in the area	The cross section plan has shown that the proposal is comparable to other properties in the area.
Landscape officer considered the house to be "overly large"	Alterations have been made and the Landscape officer has removed their objection.
Vehicles would have to exit onto a busy and narrow throughfare	Access and highways have been considered under the earlier outline application.
Highly visible, particularly in winter	The site is adjacent to an existing residential area and is not considered to have a significant impact upon the visual amenity of the area.
Design more akin to a penthouse suite	A number of different designs in the area
Much larger than the scale of properties in the surrounding	A cross section of the site provided by the agent shows that the proposal would sit comfortably with the other properties.
Pool has been deleted	Noted.
Overall size of the proposed building is three times bigger than Applecombe Cottage	The building sits comfortably within the plot, it is noted that the proposal is larger than the modest Applecombe Cottage
No details of the materials	These have been confirmed by the agent
No details of the details required by the Ecological Report	Conditions were included on the outline application.
Not in accordance with the block plan	Earlier application was for outline permission only
Is visible from footpaths	Whilst the site may be visible from the footpaths it is considered that it will be read in the context of other residential properties.
No mention of renewable energy	Not a planning consideration, however a condition re an electric charging point has been included
Overlooking to Applecombe Cottage	The main outlook from the site is to the east, and it is considered that there would not be significant overlooking

	towards the neighbouring properties.
Extensive glazing on the south elevation	It is not considered to be "excessive" glazing to the south. The plans show a modest number of windows on this elevation with the majority of windows being located on the east elevation to reduce and overlooking
Suggest a Construction and Operational Phases Management Plan	A CEMP condition has been included.
Concerns over the delivery of building materials	A CEMP condition has been included.

9. Relevant planning policies and Guidance

Section 70(2) of the Town and Country Planning Act 1990, as amended ("the 1990 Act"), requires that in determining any planning applications regard is to be had to the provisions of the Development Plan, so far as is material to the application and to any other material planning considerations Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act") requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The site lies in the former Taunton Deane area. The Development Plan comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (SADMP) (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015) and Somerset Waste Core Strategy (2013).

Both the Taunton Deane Core Strategy and the West Somerset Local Plan to 2032 were subject to review and the Council undertook public consultation in January 2020 on the Council's issues and options for a new Local Plan covering the whole District. Since then the Government has agreed proposals for local government reorganisation and a Structural Change Order agreed with a new unitary authority for Somerset to be created from 1 April 2023. The Structural Change Order requires the new Somerset authority to prepare a local plan within 5 years of vesting day

Relevant policies of the Taunton Deane Core Strategy and the West Somerset Local Plan to 2032 in the assessment of this application are listed below:

Taunton Deane Core Strategy (2012)

A1 - Parking Requirements,
CP8 - Environment,
DM1 - General requirements,
SP1 - Sustainable development locations,
DM4 - Design,
D12 - Amenity space,
D10 - Dwelling Sizes,

Supplementary Planning Documents

Public Realm Design Guide for the Garden Town, December 2021
District Wide Design Guide, December 2021

Other relevant policy documents:

Somerset West and Taunton Council's Climate Positive Planning: Interim Guidance Statement on Planning for the Climate Emergency (March 2022).

Neighbourhood plans:

Trull Neighbourhood Plan to 2028

9.1 National Planning Policy Framework

The proposal is considered to accord with the general principles of the NPPF.

10. Material Planning Considerations

The principle of development and access arrangements have been established under application 42/19/0045, therefore the matters for consideration are the appearance, landscaping, layout and scale.

10.1.1 *Design, layout and materials*

The proposed design is for a single detached dwelling with an adjoining double garage. The design is considered to be in accordance with the local area and requirements under Policy DM1, criterion (d) in that *the "appearance and character of any affected landscape, settlement, building or street scene would not be unacceptably harmed by the development"*. There are a number of different architectural styles of detached single dwellings within the area. When approaching the site from the south the proposed dwelling would appear to be nestled in-between the existing dwellings, Applecombe Cottage and Applecombe so would not have a negative impact on this viewpoint. When approaching from the north the proposed site would be well screened from view by Wild Oak Cottage, Lanacre and The Paddock.

The layout of the site allows for sufficient parking, turning and amenity space. The orientation of the dwelling is appropriate to the surroundings and would not form an incongruous feature in the landscape.

The materials confirmed by an email from the agent on the 15/11/2022 state that the roof will be slate with the walls finished in monocouche white render and timber cladding. This use of materials is considered acceptable and would not have a significant impact upon the visual amenity of the area.

It is considered that the proposal complies with Policy DM1 and DM4 of the Taunton Deane Core Strategy (2012).

10.1.2 *Landscaping*

The site is bounded by mature hedging and trees with the access to the south adjacent to Applecombe Cottage. There are no changes proposed to the boundary treatments.

Comments from the Landscape Officer state that *"The contextual sections as proposed drawing, no S6313/105 demonstrated that although the proposed dwelling*

is large in size, that as a consequence of its elevation in relation to other properties, it will not overly dominate the context, in landscape terms there proposed development is considered acceptable".

The proposed site plan shows a number of new trees planted to the south along the access and to the north west, with the addition of a new boundary hedge to the east. A condition has been included to request details of the species to be planted and to ensure the landscaping scheme is implemented prior to occupation.

Landscape and Visual Impact Assessment submitted with the outline application concludes that the development of the site would meet the special circumstances cited in the policy through not impacting on the overarching purpose of the Policy E1 (Local Green Space) of the Neighbourhood Plan.

10.1.3 Scale

The existing houses along Wild Oak Lane are characterised by large detached, two storey dwellings, with a few exceptions. The proposed development is considered in keeping with the surrounding properties in terms of scale whilst maintaining adequate amenity space for the new dwelling.

It is considered that the proposal complies with Policy DM1 and DM4 of the Taunton Deane Core Strategy (2012).

10.1.4 Highways

Access arrangements were approved under application 42/19/0045 and do not form part of the determination of this application. It was concluded that the additional traffic created by 1 dwelling would be minimal and therefore would not be likely to have an adverse impact on the safety of other road users and pedestrians.

It is considered that the proposal complies with Policy A1 of the Taunton Deane Core Strategy (2012).

10.1.5 Biodiversity

An ecological appraisal was submitted with 42/19/0045 and a number of conditions were included within the outline application.

It is considered that the proposal complies with Policy CP8 of the Taunton Deane Core Strategy (2012).

10.1.6 Habitats Regulation Assessment and Nutrient Neutrality

The site is located in an area that is hydrologically connected to the Somerset Levels and Moors (SL&M) Ramsar site and as such the proposal has the potential to contribute to additional phosphates entering the Ramsar site. As a result this planning application has been subject to a Habitats Regulations Assessment (HRA) proceeding to an Appropriate Assessment.

Somerset West and Taunton Council, as the competent authority under The Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations') must be certain, beyond a reasonable scientific doubt that any new residential development will not have an adverse impact upon the Somerset Levels and Moors Ramsar Site. To do this, the proposed development must be 'nutrient neutral', demonstrated through an HRA, before planning permission can be granted.

Somerset West and Taunton Council has adopted an Interim Phosphates Mitigation Strategy in order to establish nutrient mitigation projects and create 'phosphate credits' known as 'SWT P-credits' associated with this mitigation, that developers can acquire.

The Interim Phosphates Mitigation Strategy, and projects therein, have received the approval of Natural England, as set out within the 'Standard Appropriate Assessment' of the Strategy, available to view on the Council's website. Natural England has confirmed that SWT P-credits generated through the Interim Strategy will enable a commensurate quantum of development to be approved on the basis that it is nutrient neutral and will not therefore adversely affect the integrity of the Somerset Levels and Moors Ramsar Site.

The applicant has prepared a Shadow HRA (sHRA) which the Council, as competent authority, intends to adopt as the HRA for the proposed development. The sHRA shows without mitigation the phosphorous output of the proposed development would be 0.96kg per year. As part of the foul drainage for the proposed development, the applicant is proposing to install a Biological PTP. This would reduce the phosphorus output of the proposed development to 0.11kg per year. In this case, the applicant has agreed to the acquisition of 0.2 SWT P-credits to make up the shortfall so that the proposed development would be nutrient neutral. The number of SWT P-credits required to ensure that the proposed development would be nutrient neutral have been derived using the Somerset Phosphorus Budget Calculator and reviewed by the Somerset West and Taunton Council Nutrient Neutrality Officer. They are based on best available evidence at the time of writing.

The HRA confirms that as a result of the installation of a biological PTP and the acquisition of 0.2 SWT P-credits it is possible to conclude beyond all reasonable scientific doubt that the proposed development would not have an adverse effect on the integrity of the Somerset Levels and Moors Ramsar site as a result of excessive phosphates. Somerset West and Taunton Council as the competent authority has therefore fulfilled its statutory duty under Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017.

The acquisition of the 0.2 SWT P-Credits required and the implementation and long term maintenance and monitoring of the biological PTP proposed would be secured by way of a Section 106 Agreement should the application be approved.

11 Local Finance Considerations

11.1 Community Infrastructure Levy

Creation of a dwelling is CIL liable regardless of size.

This proposed development measures approximately 461 sqm.

The application is for residential development in Taunton where the Community Infrastructure Levy (CIL) is £70 per square metre. Based on current rates, the CIL receipt for this development is approximately £32,250.00. With index linking this increases to approximately £45,500.00.

12 Planning balance and conclusion

12.1 For the reasons set out above, having regard to all the matters raised, it is therefore recommended that reserved matters are approved subject to conditions and Section 106 Agreement.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998 and the Equality Act 2010.

Appendix 1 – Planning conditions and Informatives

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

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

(A1) DrNo S6313-100A Floor Plans
(A1) DrNo S6313-101A Site Plan, Topographical Survey, Location plan
(A1) DrNo S6313-102D Floor Plans, Elevations
(A3) Contextual Plan
(A1) DrNo S63131/105 Contextual Sections as Proposed.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking and re-enacting the 2015 Order with or without modification), no extensions, alterations or outbuildings shall be added to the building(s) erected on the site other than that expressly authorised by this permission shall be carried out without the further grant of planning permission.

Reason: To ensure that the proposed development does not harm the character and appearance of the area.

4. (i) A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to such a scheme being implemented. The scheme shall include details of the species, siting and numbers to be planted.

(ii) The approved scheme shall be completely carried out within the first available planting season (1 October to 31 March) from the date of commencement of the development. Written confirmation of the completion of the landscaping scheme shall be submitted to 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 or are uprooted shall be replaced by trees or shrubs of similar size and species.

Reason: To ensure that the proposed development does not harm the character and appearance of the area.

5. Prior to first occupation of the development hereby permitted the provision of facilities for the charging of electric vehicles shall be provided on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of securing sustainable development.

6. Prior to the commencement of work on site the applicant shall submit a written Construction Management Plan for approval by the Local Planning Authority. No work shall take place until the Construction Management Plan has been agreed in writing by the Local Planning Authority. The agreed plan shall be adhered to throughout the construction period. The Construction Management Plan shall include:
- 1) Specification of hours of operation (7.30am-7pm Monday- Friday and 7.30am 1pm Saturday -no work Sundays and bank holidays)
 - 2) Display of a board in a prominent position, viewable from the public highway, displaying the name of the site manager and operational telephone number
 - 3) Approved route for construction traffic
 - 4) Parking area on site for construction workers and contractors
 - 5) Sound suppression measures for compressors and other noise generating equipment
 - 6) Wheel wash facilities to prevent mud on the public highway
 - 7) No on-site fires
 - 8) Details of tree protection during the process

Reason:- To minimise the disruption to neighbours during the construction process.

Notes to applicant.

- . In accordance with paragraph 38 of the National Planning Policy Framework 21 the Council has worked in a positive and creative way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

