Customer Services
Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT
Telephone: 0300 303 8588 Fax: 01749 344050
Email: customerservices@mendip.gov.uk
www.mendip.gov.uk

Chris Smaje
Vallis Veg
Egford
Frome
BA11 3JQ
UK

Application Number: 2017/3074/VRC
Date of Application: 21st November 2017
Application Type: Variation or Removal of Conditions

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

THE MENDIP DISTRICT COUNCIL, being the LOCAL PLANNING AUTHORITY for the said District, hereby **GRANT PLANNING PERMISSION** to carry out the development described in the application validated on 21st November 2017 subject to conditions hereunder stated.

Proposal: Application to vary condition 2 Approved drawing numbers 103A-2, 103A-3, 103A-1 of planning approval 2016/1649/FUL erection of rural workers dwelling to a new orientation of dwelling.
Location: Vallis Veg Elm Lane To Vallis Manor Egford Frome BA11 3JQ
Parish: Selwood Parish Council

DECISION: Approval with Conditions

REASON FOR APPROVAL

1. The site is located outside the development limit where development is strictly controlled. However, it has been demonstrated that the dwelling is essential to support the functioning of the enterprise and meets the other criteria set out in DP13 of the Mendip District Local Plan and paragraph 55 of the National Planning Policy Framework.
The proposal, by reason of its design, scale and layout will be in keeping with its surroundings and the wider landscape.
The proposal, by reason of its design, scale and layout, would safeguard the amenities of neighbouring residents and adjoining land users.
The means of access and parking arrangements meet the required safety standards and will ensure the free flow of traffic on the highway.
All practical measures for the conservation of energy have been included in the design, layout and siting of the proposal.
The proposal makes satisfactory arrangements for the protection of biodiversity.
The proposal makes satisfactory arrangements for drainage and the disposal of foul sewage
Policies CP1, 2, 3 and 4 and DP1, 4, 5, 6, 7, 8, 9, 10, 13 and 23 of the Mendip District Local Plan 2006-2029, Part 1: Strategy and Policies - Adopted 15th December 2014
National Planning Policy Framework (NPPF), 2012
Planning Practice Guidance (NPPG), 2012
Somerset County Council - Transport Policies - Parking Strategy, 2013
Somerset County Council - Highways Standing Advice, 2015

CONDITIONS

1. The development hereby approved shall be carried out in full accordance with drawing numbers: 103A-1.1; 103A-2.1; 103A-3.1 and 103A-6/2 validated on 21st November 2017 only.
Reason: For the avoidance of doubt and in the interest of proper planning.

2. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.
Reason: Permission has only been granted on the basis of a specified need, in a location where isolated new dwellings would not otherwise be permitted, and to ensure an adequate availability of dwellings to meet agricultural or forestry needs in the locality.

3. Within 3 months of the occupation of the permanent agricultural workers dwelling hereby approved the existing temporary agricultural workers dwelling (static caravan), shall be removed from the application site.
Reason: Permission has only been granted on the basis of the replacement of the temporary agricultural workers dwelling with the permanent dwelling hereby approved to serve the functional need identified. An additional dwelling in this location is restricted by Local and National Policy as it is remote and isolated (unsustainable) and located outside the development limits of any settlement.

4. No external facing materials in respect of the walls and roof of the development hereby approved shall be constructed or installed unless a schedule of materials and finishes and samples of the materials to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning

Authority. The development hereby approved shall be carried out in accordance with the approved details and shall not be occupied until the approved external facing materials have been installed.
Reason: In the interests of the appearance of the development and the surrounding area.

5. No ducts, pipes, rainwater goods, vents or other external attachments shall be fitted or installed unless in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. All such attachments shall thereafter be retained in that form.
Reason: In the interests of the appearance of the development and the surrounding area.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development falling within Classes A, B, C, D and E of Part 1 of that Order shall be carried out.
Reason: The introduction of additional extensions require further consideration by the LPA having regard to the nature of the development proposed.

7. No external lighting shall be installed in connection with the development hereby approved unless in accordance with details that shall have first been submitted to and approved, in writing, by the Local Planning Authority. Such details shall include the location, number, luminance, angle of illumination and type of each luminaire or light source and a lux diagram showing the light spill from the scheme. The external lighting shall be installed, operated and maintained operated in accordance with the details thereby approved.
Reason: In the interests of the preserving the amenities of the area and bats from light pollution.

8. The proposed parking spaces serving the development shall be kept clear of obstruction at all times and be permanently retained for the purpose of parking private motor vehicles.
Reason: To ensure that sufficient parking is provided to serve the needs of the development in the interests of highway safety.

9. Details showing two artificial swallow nest cups of the Schwegler type 10 or similar shall be submitted to and approved in writing by the Local Planning Authority, which shall be installed and maintained away from windows and under the overhanging eaves of the east elevation. The works shall be carried out in accordance with the approved details, prior to the occupation of the permanent agricultural workers dwelling, and shall be permanently retained and maintained thereafter.
Reason: In the interests of ecological mitigation.

10. Should the solar pv or solar thermal equipment no longer be needed for the purpose of microgeneration then they shall be removed from the site/ buildings as soon as reasonably practicable and the site shall be restored to its previous condition.
Reason: In the interests of preserving the visual character of the locality and wider landscape.

11. The existing building to be retained (including farm office, shared dining room, seasonal workers bedroom, workshop, store, WC etc..) shall not be occupied at any time other than for purposes ancillary to the commercial use of Vallis Veg and shall not be occupied as a separate unit.

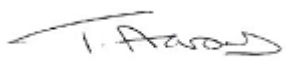
Reason: In the interests of the overall character and appearance of the countryside, and to ensure a sustainable pattern of development, isolated new dwellings are not permitted in the countryside unless special circumstances have been demonstrated. This permission only allows 1 permanent rural workers dwelling on site.

NOTES

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

2. Your attention is drawn to the condition/s in the above permission, some of which require(s) the submission and approval of certain information PRIOR to the commencement of certain activities (e.g. development, use or occupation). Failure to comply with these conditions may render the development unauthorised and liable to enforcement action. Please note that there is a fee for the council's consideration of details submitted pursuant to a condition on a planning permission. The fee is £116 per request (or £34 where it relates to a householder application) and made payable to Mendip District Council. The request must be made in writing or using the Standard Application form (available on the council's website www.mendip.gov.uk). For clarification, the fee relates to each request for the discharge of condition/s and not to each condition itself. There is a no fee for the discharge of conditions on a Listed Building Consent, Conservation Area Consent or Advertisement Consent although if the request concerns condition/s relating to both a planning permission and Listed Building Consent then a fee will be required. You should allow up to eight weeks for these condition/s to be discharged, following the submission of details to the Local Planning Authority. If the Local Planning Authority fails to give a decision within this time or should it refuse approval of the submitted details then the applicant is entitled to lodge an appeal to the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0117 372 6372, www.planning-inspectorate.gov.uk

3. Where a Planning Permission, Listed Building Consent, Certificate of Lawful Development or Prior Approval has been issued, approval may also be required under the Building Regulation Legislation before any work is commenced, and throughout the building process. Somerset Building Control Partnership works in tandem with our Development Management team to offer a number of helpful and efficient services that can be accessed via their website www.sedgemoor.gov.uk/SomersetBCP/ by email at somersetBCP@sedgemoor.gov.uk, or by telephoning 0300 303 7790. Our Building Control team includes chartered surveyors, fire and building engineers and support staff that are available for free pre-application discussions and/or site meetings, to plan and facilitate a streamlined pathway to the completion and final sign-off of all projects.



Tracy Aarons

Deputy Chief Executive

If you have any queries regarding this notice please contact our Customer Services Team on 0300 303 8588

Dated 31st August 2018