

	A	B	C	D	E	F	G	H
1	Appc No.	Date	Description	Condition Number	Condition Text	Parish	House No.	Original Appc Type
2	04/19/0010	25/02/2021	Conversion of agricultural barn to 2 No. dwellings for agricultural workers at Bickenhall Farm, Bickenhall Lane, Bickenhall.	5	There shall be no commencement of any works hereby approved to the building unless the Local Planning Authority has been provided with either: a) a copy of the licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the development to go ahead; or b) a statement in writing from the licensed bat ecologist to the effect that he/she does not consider that the specified development will require a licence. Reason: A pre-commencement condition in the interests of the strict protection of European protected species and in accordance with policy CP8 of the Taunton Deane Core Strategy	04- Bickenhall		FP
3	04/19/0010	25/02/2021	Conversion of agricultural barn to 2 No. dwellings for agricultural workers at Bickenhall Farm, Bickenhall Lane, Bickenhall.		loft space for lesser horseshoe bats and opportunity for crevice dwelling species will be provided in the design of the converted barn, including the location of and specification of roost entrances and internal details as outlined in section 7.1.2 of the Bat & Protected Species Survey and Bat Emergence Survey report (Ecologic, ref. 190842 rev 04) . Any areas that are accessible to bats must be lined with traditional black bitumen felt (type 1F) to avoid the risk of entanglement of bats. Modern roofing membranes will not be permitted in areas which are accessible to bats. A scheme must be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site. The roosts will be maintained thereafter. Reason: A pre-commencement condition in the interests of the Favourable Conservation Status of populations of European protected species and in accordance with policy CP8 of the Taunton Deane Core Strategy.	04- Bickenhall		FP
4	08/18/0019	22/04/2021	Erection of 21 No. dwellings with associated roads, parking, landscaping and site works at Phase 3 Pyrland Fields, Cheddon Road, Taunton	8	Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before commencement and thereafter maintained at all times. Reason: In the interests of highway safety.	08- Cheddon Fitzpaine	21	FP
5	21/19/0017	01/04/2021	Conversion of agricultural building to 1 No. dwelling (Use Class C3), change of use of land to residential curtilage and erection of garage building on land at Bere Farm, Paloma House, Holywell Lake Road, Langford Budville		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. Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.	21- Langford Budville		FP
6	24/18/0036	10/03/2021	Erection of single dwelling and garage on land north of The Warren, Stoke Road, North Curry	8	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. Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. Reason for pre-commencement: The trees must be protected before construction starts on site.	24- North Curry		FP
7	24/18/0036	10/03/2021	Erection of single dwelling and garage on land north of The Warren, Stoke Road, North Curry	4	Programme of Works in Accordance with a Written Scheme of Investigation (POW) Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority. The WSI shall include details of the archaeological excavation, the recording of the heritage asset, the analysis of evidence recovered from the site and publication of the results. The development hereby permitted shall be carried out in accordance with the approved scheme. Reason: In the interests of protecting any archaeological interest on the site. Reason for pre-commencement: Any potential archaeological interest on the site needs to be assessed and protected before construction starts on site.	24- North Curry		FP

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8	26/20/0001	31/03/2021		<p>Demolition of agricultural buildings and erection of 4 No. detached residential dwellings with garaging and associated works at Perry Farm, East Nynehead Road, Nynehead (resubmission of 26/19/0014)</p> <p>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:</p> <ul style="list-style-type: none"> • 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. • On-site vehicle wheel washing facilities <p>Reason: In the interest of highway safety.</p> <p>Reason for a pre-commencement condition: The condition is required to avoid, minimise or mitigate the effects of the development on the environment and the surrounding area and these measures must be approved before the works commence.</p>	26-Nynehead	4	FP
9	28/19/0007	06/05/2021		<p>Erection of 1 No. equestrian tied dwelling, formation of access drive and all weather winter turn-out area with associated works on land at Badger Livery Yard, Thuribear</p> <p>3 Prior to construction, a "lighting design for biodiversity" shall be submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting, including amenity and security lighting, will be installed (including through the provision of technical specifications) and where required, where SMART anti-reflective glass is installed so that it can be clearly demonstrated that areas to be lit or affected by light spill will not disturb or prevent bats using their territory and or glazing causing harm to birds. All external lighting and anti-reflective glass shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting or glazing type be installed without prior consent from the Local Planning Authority.</p> <p>Reason: In the interests of the Favourable Conservation Status of populations of European protected species; biodiversity generally and in accordance with policy CP8 of the Taunton Deane Local Plan.</p>	28- Orchard Portman		FP
10	30/20/0024	09/09/2021		<p>Prior approval for proposed change of use from agricultural building to 1 No. dwelling house (Class C3) and associated building operations at Leigh Farm, Lowton Road, Angersleigh</p> <p>2 Prior to the commencement of development the applicant shall investigate the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses. The applicant shall:</p> <p>(a) Provide a written report to the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.</p> <p>(b) If the report indicates that contamination maybe present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment shall be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance (or guidance/procedures which may have superseded or replaced this). A report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>(c) If the report indicates that remedial works are required, full details shall be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or at some other time that has been agreed in writing by the Local Planning Authority. On completion of any required remedial works the applicant shall provide written confirmation that the works have been completed in accordance with the agreed remediation strategy.</p> <p>Reason: To ensure that land contamination can be dealt with adequately to prevent any harm to the health, safety or amenity of any users of the development.</p> <p>Reason for pre-commencement: It is necessary to fully investigate the potential for contamination before the site is disturbed by development works.</p>	30- Pitminster	1	
11	35/19/0017	22/06/2021		<p>Change of use of agricultural building into 1 No. dwelling, demolition of cattle shed, erection of a bat barn, 1 No. greenhouse and change of use of the land from agricultural to domestic at, Newhouse Farm, Kittisford</p> <p>8 Works to the barn shall not in any circumstances commence unless the Local Planning Authority has been provided with either:</p> <p>a) a copy of the licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the development to go ahead; or</p> <p>b) a statement in writing from the licensed bat ecologist to the effect that he/she does not consider that the specified development will require a licence.</p> <p>Reason: In the interests of the strict protection of European protected species and in accordance with policy CP8 of the Taunton Deane Core Strategy</p>	35-Stawley		

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12	35/19/0017	22/06/2021	Change of use of agricultural building into 1 No. dwelling, demolition of cattle shed, erection of a bat barn, 1 No. greenhouse and change of use of the land from agricultural to domestic at, Newhouse Farm, Kittisford	9 Works will not commence until: a. Construction operatives have been inducted by a licensed bat ecologist to make them aware of the possible presence of bats, their legal protection and of working practices to avoid harming bats. Written confirmation of the induction will be submitted to the Local Planning Authority by the licensed bat ecologist within one week of the toolbox talk b. An 1FF Schwegler bat box to provide a suitable alternative roosting location, to accommodate any discovered bat(s), will be hung on a suitable tree or building on or adjacent to the site at a minimum height of 4 metres as directed by a licensed bat ecologist. Any such box will be maintained in-situ thereafter. Photographs showing their installation will be submitted to the Local Planning Authority c. Works potentially affecting bats will then proceed under the supervision of the licensed bat ecologist Reason: A pre-commencement condition in to ensure the strict protection of European protected species and in accordance with policy CP8 of the Taunton Deane Core Strategy	35-Stawley	1	FP
13	38/10/0050	10/03/2021	DEMOLITION OF 37 DWELLINGS AND REDEVELOPMENT WITH ERECTION OF 46 DWELLINGS AND PROVISION OF PARKING, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE INCLUDING ALTERATIONS TO PARKING AND BOUNDARY TREATMENT AT NOS 5-8 BURNS ROAD, AT RUSKIN CLOSE, TAUNTON AS AMENDED BY PLANS 2889/PL01/E, PLO8/A, PLO4/A, PL11/A AND PL21 RECEIVED 7 APRIL 2010.	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. Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.	38_Taunton	46	FP
14	38/10/0263	10/03/2021	DEMOLITION OF 31 NO. DWELLINGS AND ERECTION OF 64 NO. DWELLINGS, PARKING, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE AT 1-32 VICTORIA GATE, TAUNTON	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 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. Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.	38_Taunton	64	FP
15	38/18/0010	25/02/2021	Change of use and conversion of outbuilding to 1 No. two storey dwelling with associated works at Sherford Lodge, 20 Haines Hill, Taunton	7 Prior to the commencement of the works hereby authorised details of the proposed fence and gate to the east elevation, to show only a pedestrian access gate, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter maintained as such. Reason: To safeguard the character and appearance of the building/area.	38_Taunton		FP
16	38/19/0003	26/05/2021	Redevelopment including the erection of 22 no. dwellinghouses with associated access, parking and Local Equipped Area for Play (LEAP) at Fairwater Yard, Higher Palmerston Road, Taunton	14 The development hereby permitted shall not be commenced until details of a strategy to protect bats, birds and reptiles has been submitted to and approved in writing by the Local Planning Authority. The strategy shall be based on the advice of EPS Ecology's Preliminary Ecological report, dated October 2018 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 bats and nesting birds 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 and birds shall be permanently maintained. The development shall not be occupied until the scheme for the maintenance and provision of the new bird and bat boxes and related accesses have been fully implemented Reason: To protect and accommodate wildlife. Reason for pre-commencement condition: To ensure that any European Protected Species are protected during the course of the development	38_Taunton		FP
17	38/19/0003	09/09/2021	Redevelopment including the erection of 22 no. dwellinghouses with associated access, parking and Local Equipped Area for Play (LEAP) at Fairwater Yard, Higher Palmerston Road, Taunton	6 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 commencement, and thereafter maintained until the use of the site discontinues. Reason: In the interests of highway safety.	38_Taunton	23	FP

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43/15/0006	15/07/2021	DEMOLITION OF MILL BUILDING AND ERECTION OF 8 No DWELLINGS WITH ASSOCIATED ACCESS AND LANDSCAPING AT HAYMANS MILL, PAYTON ROAD, WESTFORD, WELLINGTON (REVISED SCHEME TO 43/14/0053)	10	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 Acorn Ecology's submitted reports, dated May/June 2013 and July/August 2013, 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 species 4. Arrangements to secure the presence of a licensed bat worker to be present on site to monitor the demolition 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 and sparrows shall be permanently maintained. The development shall not be occupied until the scheme for the maintenance and provision of the new bat tubes and sparrow terraces and related accesses have been fully implemented. Reason: To protect and accommodate bats, nesting birds and reptiles	43- Wellington	4	FP
43/18/0097	24/08/2021	Demolition of buildings and replacement of with rebuild and extension of 3 Cornhill to create 4No. flats, erection of 34No. dwellings and conversion of 4 - 6 Cornhill into 4No. dwellings with associated access roads, car parking, landscaping and associated works on land to the north of Fore Street, Wellington	6	Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before commencement and thereafter maintained at all times. Reason: In the interests of highway safety.	43- Wellington	42	FP
43/19/0106	07/07/2021	Application for approval of reserved matters following outline application 43/14/0130 for the erection of 190 No. dwellings, formation of pedestrian and cycle routes, public open space and associated works for Phase 3 at Jurston Farm, Wellington	3	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. Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. Reason for pre-commencement- To ensure that provisions are in place before work starts.	43- Wellington		RM
43/19/0106	13/07/2021	Application for approval of reserved matters following outline application 43/14/0130 for the erection of 190 No. dwellings, formation of pedestrian and cycle routes, public open space and associated works for Phase 3 at Jurston Farm, Wellington	3	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 vehicle routes to and from site including a map showing the route Construction delivery hours All construction deliveries being made off highway On-site turning facility for delivery vehicles and egress onto highway only with guidance of a trained banksman Expected number of construction vehicles per day All contractor vehicle parking being accommodate off highway including a plan showing the onsite parking arrangements 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 On-site vehicle wheel washing facilities and the regular use of a road sweeper for local highways. Reason:- To ensure that construction traffic does not result in a nuisance to other highway users in accordance with Core Strategy Policies CP6 Transport & Accessibility, DM1. Reason for pre-Commencement : To ensure that the measures are in place prior to work starting	43- Wellington	190	RM

Appc No.	Date	Description	Condition Number	Condition Text	Parish	House No.	Original Appc Type
43/20/0059	27/07/2021	Variation of Condition No. 01 (approved plans for amendments to the approved layout) of application 43/19/0075 on land west of Bagley Road, North of the A38 and South/East of Exeter Road, Wellington	4	<p>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.</p> <p>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.</p> <p>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.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase.</p> <p>Reason for pre-commencement: To ensure that provisions are in place before work starts.</p>	43- Wellington	205	RV
49/20/0016	25/02/2021	Approval of Reserved Matters following Outline Application 49/18/0045 for the access, appearance, landscaping, layout and scale for the erection of 94 No. dwellings on land at Sandys Moor, Wiveliscombe		<p>a) Before development commences (including site clearance and any other preparatory works) the approved scheme for the protection of trees to be retained in the submitted Ecological Mitigation and Enhancement Plan 0935 -EMEP-AE shall be implemented with protective fencing, and in accordance with BS 5837:2012.</p> <p>b) 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.</p> <p>c) 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.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase.</p> <p>Reason for pre-commencement: To protect trees during construction works and any preparatory site clearance works</p>	49- Wiveliscombe	94	RM
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