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| 49/20/0016 | 01/02/2021 | 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 | 3 | <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> | RM 24/02/2021 |
| 38/18/0010 | 16/09/2020 | Change of use and conversion of outbuilding to 1 No. two storey dwelling with associated works at Sherford Lodge, 20 Haines Hill, Taunton | 7 | <p>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.</p> <p>Reason: To safeguard the character and appearance of the building/area.</p> | RM 24/02/2021 |
| 04/19/0010 | 10/12/2020 | Conversion of agricultural barn to 2 No. dwellings for agricultural workers at Bickenhall Farm, Bickenhall Lane, Bickenhall. | 5 | <p>There shall be no commencement of any works hereby approved to the building 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: 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</p> | RM 24/02/2021 |
| 04/19/0010 | 10/12/2020 | Conversion of agricultural barn to 2 No. dwellings for agricultural workers at Bickenhall Farm, Bickenhall Lane, Bickenhall. | 7 | <p>A 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.</p> <p>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.</p> | RM 24/02/2021 |

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| 24/18/0036 | | Erection of single dwelling and garage on land north of The Warren, Stoke Road, North Curry | 8 | <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.</p> <p>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: The trees must be protected before construction starts on site.</p> | RM 17/03/2021 |
| 24/18/0036 | 24/02/2021 | Erection of single dwelling and garage on land north of The Warren, Stoke Road, North Curry | 4 | <p>Programme of Works in Accordance with a Written Scheme of Investigation (POW)</p> <p>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.</p> <p>Reason: In the interests of protecting any archaeological interest on the site.</p> <p>Reason for pre-commencement: Any potential archaeological interest on the site needs to be assessed and protected before construction starts on site.</p> | RM 17/03/2021 |
| 38/10/0050 | 24/02/2021 | 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, PL08/A, PL04/A, PL11/A AND PL21 RECEIVED 7 APRIL 2010. | 3 | <p>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.</p> <p>Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.</p> | RM 17/03/2021 |
| 38/10/0263 | | DEMOLITION OF 31 NO. DWELLINGS AND ERECTION OF 64 NO. DWELLINGS, PARKING, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE AT 1-32 VICTORIA GATE, TAUNTON | 3 | <p>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.</p> <p>Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.</p> | RM 17/03/2021 |

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| 26/20/0001 | 19/01/2021 | 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) | 7 | <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> | RM 07/04/2021 |
| 21/19/0017 | 28/01/2021 | 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 | 3 | <p>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.</p> <p>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.</p> | RM 07/04/2021 |
| 08/18/0019 | 03/06/2019 | Erection of 21 No. dwellings with associated roads, parking, landscaping and site works at Phase 3 Pyrland Fields, Cheddon Road, Taunton | 8 | <p>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.</p> <p>Reason: In the interests of highway safety.</p> | RM 11/05/2021 |
| 28/19/0007 | 16/04/2021 | 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, Thurlbear | 3 | <p>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> | RM 11/05/2021 |

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| 38/19/0003 | 05/05/2021 | 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 | <p>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:</p> <ol style="list-style-type: none"> 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 <p>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</p> <p>Reason: To protect and accommodate wildlife.</p> <p>Reason for pre-commencement condition: To ensure that any European Protected Species are protected during the course of the development</p> | RM 24/06/21 |
| 35/19/0017 | 01/06/2021 | 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 | 8 | <p>Works to the barn shall not in any circumstances commence unless the Local Planning Authority has been provided with either:</p> <ol style="list-style-type: none"> 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. <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> | RM 24/06/21 |
| 35/19/0017 | 01/06/2021 | 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 | <p>Works will not commence until:</p> <ol style="list-style-type: none"> 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 <p>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</p> | RM 24/06/21 |
| 43/19/0106 | | 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 | <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> | RM08/07/21 |

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| 43/15/0006 | 21/07/2021 | 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 | <p>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:</p> <ol style="list-style-type: none"> 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 <p>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.</p> <p>Reason: To protect and accommodate bats, nesting birds and reptiles</p> | RM 29/07/21 |
| 43/19/0106 | | 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 | 5 | <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 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. <p>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.</p> <p>Reason for pre-Commencement : To ensure that the measures are in place prior to work starting</p> | RM 29/07/21 |
| 43/20/0059 | 20/07/2021 | 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> | RM 29/07/21 |

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| 43/18/0097 | 26/05/2020 | 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. | RM 15/09/21 |
| 38/19/0003 | 04/05/2021 | 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 | 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. | rm 15/09/21 |
| 38/19/0003 | 04/05/2021 | 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 | 8 | The proposed estate road, footways, footpath, tactile paving, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, (where applicable) shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority. Reason: In the interests of highway safety | RM 04/10/21 |
| 38/19/0033 | 04/05/2021 | 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 | 11 | 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: <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. Reason: To minimise the disturbance from the development on the amenities on the surrounding area and in the interests of highway safety. A pre-commencement condition is required to ensure that the measures to limit impact from construction traffic on the highway network are agreed prior to any works commencing. | RM 04/10/21 |
| 07/20/0011 | | Change of use of land and buildings from equestrian/agricultural use to a camping site with the buildings providing facilities incidental to the holiday use and also for the use of holding up to 8 No. events per year (weddings/family parties) with erection of extension to building, formation of footbridge over leat and installation of foul drainage at Mill House Equestrian Centre, Hele Road, Bradford On Tone (resubmission of 07/19/0011) (retention of part works already undertaken) | 6 | Before the development hereby permitted is commenced the existing access shall be modified to incorporate the following: The access over the first 20 metres of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel). The access over the first 20 metres shall be widened to no less than 5.5m in width to allow larger delivery vehicles attending the site to do so without over-running the highway verges. The above shall be provided in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Once constructed the access shall thereafter be maintained in that condition at all times. Reason: In the interests of highway amenity. Pre –commencement reason: to ensure that the access is safe prior to the commencement of use. | RM 29/10/21 |

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| 06/19/0048 | 29/06/2021 | Erection of 20 No. dwellings with associated infrastructure at The Paddocks, Bishops Lydeard | 8 | 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 of the construction phase, and thereafter maintained until the construction phase ceases. Reason: In the interest of highway safety. | RM 29/10/21 |
| 43/17/0002 | 25/06/2021 | Outline Application with all matters reserved, except for means of access, for the erection of up to 205 dwellings and up to 60 apartments with care (Class C2), with public open space, landscaping, sustainable drainage system and vehicular access points from Exeter Road on land to the west of Bagley Road, Rockwell Green | 13 | Jo In future, please go into the appeal decision and copy and paste the condition No development shall take place until a full landscape planting scheme has been submitted to and approved, in writing, by the local planning authority. This should include the retention of boundary habitats including hedgerows, tree lines, scrub, grassland and individual trees where possible, with buffers and open space to provide continuous green corridors. | RM 29/10/21 |
| 43/17/0002 | | Outline Application with all matters reserved, except for means of access, for the erection of up to 205 dwellings and up to 60 apartments with care (Class C2), with public open space, landscaping, sustainable drainage system and vehicular access points from Exeter Road on land to the west of Bagley Road, Rockwell Green | 5 | No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details. These details shall include: - <input type="checkbox"/> Information of maintenance of drainage systems during construction of this and any other subsequent phases. <input type="checkbox"/> Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance (6 metres minimum), the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters <input type="checkbox"/> Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include Appeal Decision APP/D3315/W/17/3179264 https://www.gov.uk/planning-inspectorate 9 refurbishment of existing culverts and headwalls or removal of unused culverts). <input type="checkbox"/> Flood water exceedance routes both on and off site. No part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties. <input type="checkbox"/> A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any | RM 30/11/21 |
| 43/19/0075 | 18/02/2020 | Approval of reserved matters following outline application 43/17/0002 for the erection of 205 dwellings with public open space, landscaping, drainage and associated and ancillary development on land to the west of Bagley Road, Rockwell Green, Wellington | 5 | The proposed estate roads, footways, footpaths, tactile paving, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhand margins, embankments, visibility splays, accesses, carriageway gradients, dive gradients, car, motorcycle and cycle parking, and street furniture shall be constricted and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, levels, gradients, materials and methods of construction shall be submitted to and approved the Local Planning Authority prior to commencement. Reason:- To ensure that satisfactory highways and footpaths are provided. | RM 17/11/21 |

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| 43/18/0065 | 27/07/2021 | Erection of 23 No. dwellings including 5 affordable units with vehicular access, public open space, landscaping and associated works on land off Taunton Road, Wellington as amended by revised Flood Risk Assessment and revised plans. | 6 | <p>The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway. The final surface dressing for the roads and footpaths shall be applied within 3 months of the occupation of the final dwelling.</p> <p>Reason: To ensure that adequate facilities exist for the traffic likely to be attracted to the site.</p> | RM 30/11/21 |
| 48/18/0055 | | Erection of 4 No. detached dwellings with associated works on land to the south of The Coach House, Sidbrook, West Monkton | 5 | <p>Prior to construction, a "lighting design for bats" shall be submitted to and approved in writing by the local planning authority. The design shall show how and where external lighting will be installed (including through the provision of technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting 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 be installed without prior consent in writing from the local planning authority. Reason : to prevent the disturbance of bats.</p> | RM 09/12/21 |
| 48/18/0055 | 01/12/2021 | Erection of 4 No. detached dwellings with associated works on land to the south of The Coach House, Sidbrook, West Monkton | 14 | <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 tree protection measures are agreed prior to development commencing on site.</p> | RM 09/12/2021 |
| 43/18/0065 | 28/09/2021 | Erection of 23 No. dwellings including 5 affordable units with vehicular access, public open space, landscaping and associated works on land off Taunton Road, Wellington as amended by revised Flood Risk Assessment and revised plans. | 6 | <p>The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway. The final surface dressing for the roads and footpaths shall be applied within 3 months of the occupation of the final dwelling.</p> <p>Reason: To ensure that adequate facilities exist for the traffic likely to be attracted to the site.</p> | RM 09/12/2021 |

| App No. | Date Rec. | Proposal | Cond. | Condition Text | Signed |
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| 43/18/0065 | 28/09/2021 | Erection of 23 No. dwellings including 5 affordable units with vehicular access, public open space, landscaping and associated works on land off Taunton Road, Wellington as amended by revised Flood Risk Assessment and revised plans. | 3 | The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway. The final surface dressing for the roads and footpaths shall be applied within 3 months of the occupation of the final dwelling. Reason: To ensure that adequate facilities exist for the traffic likely to be attracted to the site. | RM 09/12/2021 |
| 38/18/0162 | 10/09/2021 | Residential development of 176 no. dwellings on land to the North of Tangier and Castle Street, Taunton | 9 | Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Himalayan balsam, Japanese knotweed, and giant hogweed on site. The measures shall be carried out strictly in accordance with the approved scheme. Reason; To protect wildlife from invasive non-native species. Reason for pre-commencement; To ensure the species are not spread during the construction phases. | RM 09/12/21 |
| 38/19/0266 | 19/07/2021 | Minor material amendment application for condition 2 (approved drawings) and discharge of condition 4 (planting plan) of planning permission 38/18/0291 at Trinity Business Park, Taunton. | 12 | Prior to commencement of the new building, works for the disposal of surface water drainage shall be provided on the site to serve the development, hereby permitted, in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority, including future maintenance and the rate of discharge from the site. The works shall thereafter be retained and maintained in that form. Reason: To prevent flood risk and ensure the adequate provision of drainage infrastructure. | RM 25/01/22 |