

Chant Brothers c/o Clive Miller Planning Limited  
C/o Mrs Helen Lazenby  
Clive Miller Planning Limited  
Sanderley Studio  
Kennel Lane  
Langport  
TA10 9SB

**Town and Country Planning Act 1990**  
**Town and Country Planning (Development Management Procedure) (England)**  
**Order 2015 (as amended)**  
**DETERMINATION OF APPLICATION FOR PLANNING PERMISSION (Outline)**

APPLICATION NO **21/02154/OUT**

APPLICANT **Chant Brothers c/o Clive Miller Planning Limited** PARISH: **Somerton**

DESCRIPTION: **Outline application for the erection of three dwellings, with some matters reserved except for access, layout and scale.**

LOCATION: **Land Os 1615 Part, Northfield, Somerton, Somerset, TA11 6SJ, (GR:348181/129046)**

*In pursuance of powers under the above Acts and Orders the Somerset Council gives you notice that its decision upon your application described above and in the plan(s) which accompanied that application is to:*

**GRANT PERMISSION FOR THE FOLLOWING REASON:**

01. Mindful of the benefit of the provision of three dwellings in a sustainable location, and in accordance with the 'titled balance', under paragraph 11(d) of the NPPF, which is engaged due to the lack of a 5 year housing land supply, it is considered that there are no relevant policies within the NPPF that provides a clear reason for refusing the development proposed, and that any adverse impacts would not significantly and demonstrably outweigh the benefits of the development. Further, the proposal is considered to accord with policies SS1, TA5, TA6, EQ1, EQ2, EQ3, and EQ4 of the South Somerset Local Plan (2006-2028).

**SUBJECT TO THE FOLLOWING CONDITIONS:**

01. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To accord with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2010.

02. Application for approval of the appearance and landscaping (i.e. the "reserved matters"), shall be submitted to and approved in writing by the local planning authority before any development commences and the development shall be carried out as approved. Applications for all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. Unless otherwise stated in planning conditions or as later approved in the reserved matters stage, the development hereby permitted shall be carried out in accordance with the following approved plans:

Outline Site Plan: DSGN0250-OP-SP01, Revision C

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

04. Prior to 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 the preserving features of archaeological importance and in accordance with Policy EQ3 of the South Somerset Local Plan 2006-2028.

05. No building shall be occupied until the site archaeological investigation has been completed and post-excavation analysis has been initiated in accordance with Written Scheme of Investigation approved under the Programme of Works condition and the financial provision made for analysis, dissemination of results and archive deposition has been secured.

Reason: In the interests of the preserving features of archaeological importance and in accordance with Policy EQ3 of the South Somerset Local Plan 2006-2028.

06. Each of the dwellings to be erected shall be of 1.5 storey construction.

Reason: To accord with Policy EQ2 of the South Somerset Local Plan (2006-2028), and in the interests of certainty.

07. As part of any future reserved matters application, any first-floor windows proposed shall be positioned to avoid: any directly facing habitable room windows within 20m; and overlooking of neighbouring gardens.

Reason: To ensure adequate residential amenity, and in the interests of certainty.

08. 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:
- o Construction vehicle movements
  - o Construction operation hours
  - o Construction vehicular routes to and from site including any temporary construction access points and haul roads required. This information should also be shown on a map of the route
  - o Construction delivery hours
  - o All construction deliveries being made off highway
  - o On-site turning facility for delivery vehicles and egress onto highway only with guidance of a trained banksman
  - o Expected number of construction vehicles per day
  - o All contractor vehicle parking being accommodated off highway including a plan showing the onsite parking arrangements
  - o Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice

Reason: In the interests of the amenity of local residents and in the interests of highway safety, in accordance with EQ2 and TA5 of the South Somerset Local Plan

09. The proposed accesses shall be constructed in accordance with details shown on the submitted plan and shall be available for use before occupation. Once constructed the accesses shall be maintained thereafter in that condition at all times.

Reason: In the interests of highway safety and to accord with Policies TA5 and TA6 of the South Somerset Local Plan (2006-2028).

10. No occupation of any of the dwellings hereby approved shall take place until the relevant access, parking and turning areas for each have been constructed as a properly consolidated surface (not loose stone or gravel).

Reason: In the interests of highway safety, and in accordance with Policy TA5 of the South Somerset Local Plan.

11. 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 occupation and thereafter maintained at all times.

Reason: In the interests of highway safety and to accord with Policies TA5 and TA6 of the South Somerset Local Plan (2006-2028).

12. The dwellings hereby approved shall not be occupied until water efficiency measures have been installed to ensure the potential consumption of wholesome water by persons occupying the new dwellings does not exceed 110 litres per person per day, in accordance with 36 (2)(b) of Part G of Schedule 1 and Regulation 36 of the Building Regulations 2010 (as amended), and these measures shall be maintained as such thereafter.

Reason: To improve the sustainability of the dwellings in accordance with Chapter 15 of the National Planning Policy Framework.

13. There shall be no obstruction to visibility greater than 600 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of each access and extending to points on the nearside carriageway edge 43 metres either side of each access. Such visibility shall be fully provided before each dwelling hereby permitted is occupied and shall thereafter be maintained at all times.

Reason: In the interests of highway safety, and in accordance with Policy TA5 of the South Somerset Local Plan.

14. The development hereby permitted shall not be commenced until an Allocation Certificate has been submitted to and approved in writing by the Local Planning Authority which addresses the additional nutrient input arising from the development within the fluvial catchment area upstream of the Somerset Levels and Moors Ramsar site and on the same hydrological pathway. The Allocation Certificate shall be a written certificate issued by the phosphate credit provider confirming the allocation of the full phosphate credit requirement generated by the development, thereby mitigating the additional nutrient load imposed on the Somerset Levels and Moors Ramsar site by the development when fully occupied enabling the local planning authority to conclude on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected site, having regard to the conservation objectives for the site.

Reason: To ensure that the proposed development is phosphate neutral in perpetuity in accordance with policy EQ4 of the South Somerset Local Plan as well as Chapter 15 of the National Planning Policy Framework .

15. Where external lighting is to be installed, prior to construction above damp-proof course level, a lighting design for bats, following Guidance Note 08/23 - bats and artificial lighting at night (ILP and BCT 2023) 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 so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats from using their territory or having access to their breeding sites and resting place. 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 from the Local Planning Authority.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European protected species and in accordance with policy EQ4 of the South Somerset Local Plan.

16. The development hereby approved shall be implemented in full accordance with Section 7 and 8 of the Preliminary Ecological Appraisal provided by Abbas Ecology for the Land off Northfield, Somerton, dated December 2020, and with the Mitigation Section of the Reptile Survey provided by Abbas Ecology for Land off Northfield, Somerton, dated March 2025. Photographs of the installed biodiversity enhancement features shall be provided to the Local Planning Authority prior to occupation.

Reason: In the interests of the strict protection of UK protected and priority species and in accordance with the South Somerset Local Plan - Policy EQ4 Biodiversity.

## NOTES

01. *The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017 (as amended).*
02. *If development is commenced without supplying the Local Planning Authority with an Allocation Certificate in respect of P-credits, then the implementation of your planning permission may be rendered unlawful. This requirement is considered to go to the heart of the permission and therefore you must obtain formal discharge of the condition prior to commencing any works on site.*
03. *In the unlikely event that bats are encountered during implementation of this permission works must stop and advice must be sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.*
04. *The developers are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during implementation of this permission works must stop and advice must be sought from a suitably qualified and experienced ecologist at the earliest possible opportunity. The nest must remain in situ until all young have fledged.*

05. *The developers are reminded of the legal protection afforded to badgers under the (Protection of Badgers Act 1992). During construction, excavations or large pipes (>200mm diameter) must be covered at night. Any open excavations will need a means of escape, for example a plank or sloped end, to allow any animals to escape. In the event that badgers, or signs of badgers are unexpectedly encountered during implementation of this permission, works must stop and advice must be sought from a suitably qualified and experienced ecologist.*
06. *The developers are reminded of the legal protection afforded to Hazel Dormice under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that hazel dormice are encountered during implementation of this permission it is recommended that works stop and advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.*



**Alison Blom-Cooper MRTPI**

Chief Planning Officer

**Somerset Council**

Date: 19 June 2025

**NOTES:**

(1) Please read the above condition(s) very carefully. This permission has only been granted on the basis that all of the conditions are fully complied with. Applicants are advised that failure to comply with the requirements of each and every condition as detailed may become the subject of enforcement action by the Council.

(2) The applicant has a right of appeal against this decision, which, amongst other things, is explained in the attached notes. That right of appeal is only available to the applicant; it is not available to those who made representations on the application.

(3) In accordance with paragraph 38 of the NPPF, the council, as local planning authority, approaches decisions on proposed development in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

(4) It is the legal responsibility of Somerset Council to issue and register all new postal addresses. If appropriate in this case, please contact the Street Name and Numbering Department at <https://somerset.gov.uk/planning-buildings-and-land/street-naming-and-numbering/> prior to commencement of development for details of the appropriate process.



**Somerset Planning**  
County Hall, Taunton TA1 4DY  
Web: [www.somerset.gov.uk](http://www.somerset.gov.uk)  
Tel: 0300 123 2224

Town and Country Planning Act (as amended) 1990

## **NOTICE OF COMMENCEMENT**

You are requested to notify the Planning Authority **21 days** prior to commencement of development or use of land approved under planning permission 21/02154/OUT.

Many planning permissions have conditions imposed upon them which require the submission of details prior to commencement of development or use of land. Failure to comply with such conditions prior to commencement may mean that the development becomes the subject of enforcement action by the Council.

Please ensure you notify the Planning Authority prior to starting work (see form below for your convenience).

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## **NOTICE OF COMMENCEMENT – RETURN FORM**

*please return this completed form to*

To: [planningsouth@somerset.gov.uk](mailto:planningsouth@somerset.gov.uk) or post to Development Management, Council Offices, Brympton Way, Yeovil, Somerset BA20 2HT

Planning Permission: 21/02154/OUT Case Officer Eren Balkir (Senior Planning Officer)

It is intended to implement the above planning permission on:

Date: .... / .... / .... Signed: ..... Print: .....

Address .....

.....

Phone Number ..... Email .....

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