



South Somerset District Council

The Council Offices, Brympton Way, Yeovil,
Somerset, BA20 2HT

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Simon Fox – Lead Specialist Planning

Thales UK
C/o Miss Alys Thomas
Rivergate House
70 Redcliff Street
Bristol
BS1 6AL

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

APPLICATION NO **18/02738/FUL**

APPLICANT **Thales UK** PARISH: **Abbas/Templecombe**

DESCRIPTION: **Erection of manufacturing building (Use Class B2) and associated development including construction phase access/roadway (temporary), car park/yard area, perimeter security fencing, external plant, and landscaping works.**

LOCATION: **Land At Slades Hill Templecombe Somerset BA8 0HE**
(GR:370842/122983)

In pursuance of powers under the above Acts and Orders the South Somerset District 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. The principle of development is considered to be acceptable in this location and the proposal, by reason of its size, scale and materials, respects the character of the area, and causes no demonstrable harm to residential amenity, the setting of the nearby listed building, biodiversity, and highway safety in accordance with the aims and objectives of Policies SD1, SS1, SS2, EP4, EQ2, EQ3 EQ4, TA5, and TA6 of the South Somerset Local Plan and the aims and provisions of the NPPF.

SUBJECT TO THE FOLLOWING CONDITIONS:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. With the exception of the specified external materials, the development hereby permitted shall be carried out in accordance with the following approved plans:

17.25.F01A - Site Location Plan
17.25.F02 - Block Plan and Site Layout Plan
17.25.F10 - Proposed Ground Floor and Entrance Level
17.25.F11 - Proposed First Floor Plan
17.25.F12 - Proposed Second Floor Plan
17.25.F13 - Proposed Roof Plan
17.25.F20 - Proposed Elevations
17.25.F25 - Proposed Detail Part Elevation and Sections
17.25.F28 - Proposed Site Sections
17.25.F29A - Proposed Perimeter Security Fence
17.25.R04 - Masterplan
42622-2003-700-A - Access Design Pavement Construction and Standard Details
A03936-SI-EX-50-001-A Combined External Services Site Plan
Lighting Plan and Luminaire Schedule

And no work shall be carried out on site to any external walls or roofs unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning and in the interests of visual amenity in accordance with policy EQ2 of the South Somerset Local Plan.

03. Before use of the development commences, a noise mitigation scheme shall be submitted in writing and approved in writing by the Local Planning Authority detailing measures, as required, to reduce any adverse noise impacts associated with the development, especially to those living and working in the vicinity. The scheme shall be maintained and not altered without the prior permission of the Local Planning Authority.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Planning Policy

04. The bat roost protection measures detailed in section 6.2.1 of the Ecological Assessment Report (Peter Brett Associates, November 2018) shall be implemented in full.

Reason: To avoid disturbance to sensitive legally protected species (bats) and to ensure compliance with the Wildlife and Countryside 1981 (as amended) and the Conservation of the Species and Habitats Regulations 2017.

05. The development shall be carried out strictly in accordance with the Landscape and Ecology Management Plan (LEMP - chapter 4) contained within the submitted Landscape and Ecology Management Document' (Peter Brett Associates, October 2018), unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of protected species and biodiversity and in accordance with policy EQ4 of the South Somerset Local Plan.

06. The development hereby permitted shall not be commenced (including any ground works or site clearance) until a mitigation plan or method statement detailing measures to avoid harm to reptiles, has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and timing of the mitigation plan / method statement, unless otherwise approved in writing by the local planning authority.

Reason: For the protection and conservation of a priority species in accordance with policy EQ4 of the South Somerset Local Plan, NPPF and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

07. Notwithstanding the submitted landscape details, the development hereby permitted shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a new scheme of landscaping, which shall identify all existing trees and hedgerows on the land to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Local Members to be specifically consulted on the approval of this condition.

Reason: In the interests of visual amenity and in accordance with policy EQ2 of the SS Local Plan

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:
- 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

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- A scheme to encourage the use of Public Transport amongst contactors; and
- Measures to avoid traffic congestion impacting upon the Strategic Road Network.
- Measures to prevent the spread of the variegated yellow archangel recorded on site

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

09. The Development hereby permitted shall not be occupied until the parking spaces for the buildings and the properly consolidated and surfaced turning areas for vehicles as shown on plan number 17.25.FO2 have been provided and constructed to the satisfaction of the Local Planning Authority. Such parking and turning spaces shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: To ensure all vehicles attending the site can do so in a controlled manner and to remove the risk of indiscriminate parking within the highway. In the interests of highway safety and efficiency and in accordance with Policy TA5 of the South Somerset Local Plan.

10. Prior to the first use of the building hereby approved a scheme for the parking of bicycles in a secure position in close proximity to the front entrance of the building shall be agreed in writing with the Local Planning Authority. Such scheme shall be implemented in full prior to occupation and shall be retained in that condition in perpetuity.

Reason: In the interests of sustainable transportation and to reduce the reliance on private cars. In accordance with policy TA1 of the South Somerset Local Plan.

11. Prior to occupation, the submitted voluntary Thales Workplace Travel Plan (August 2018) shall be updated to include the development hereby permitted and shall be resubmitted and agreed in writing with the Local Planning Authority prior to the first use of the building hereby approved.

Reason: In the interests of sustainable transportation and to reduce the reliance on private cars. In accordance with policy TA1 of the South Somerset Local Plan.

12. 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: -

- Details of phasing (where appropriate) including the provision and maintenance of any temporary drainage provision during construction phase and any other subsequent phases.
- Detailed calculations demonstrating that runoff from the development will not exceed greenfield runoff rates for all events up to and including the 1 in 100 year (+40% climate change). This should include information about the design storm period and intensity, discharge rates and volumes (both pre and post development). We would expect the developer to use FEH methodology and rainfall data.
- Flood water exceedance routes both on and off site, note, 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 and/or the highway.
- Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts if and where relevant). This should include evidence of a formal agreement with Wessex Water (or other relevant parties) for the requisition of new sewer to include details of land ownership and access, size, capacity and route of the new sewer and point of connection.
- Demonstration of the utilisation of appropriate and effective SUDS techniques for the collection, delay/control, conveyance, storage and treatment of surface water to prevent flooding and in addition to provide wider environmental, pollution prevention and amenity benefits. Construction and implementation details will also be required, including relevant drawings and cross sections.
- 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 other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, in accordance with paragraphs 163 and 165 of the National Planning Policy Framework (July 2018) and Technical Guidance to the National Planning Policy Framework.

13. The temporary construction access hereby approved, shall not be used to access the development site once the building hereby approved is first brought into use.

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

Informatives:

01. The public right of way recorded on the Definitive Map that crosses the site (WN29/5) has been blocked for a number of years and it is subject of a current diversion Order to formalise a long-established alternative permissive route as a right of way. Development, insofar as it affects a right of way should not be started, and the right of way should be kept open for public use until the necessary diversion/stopping up Order has come into effect. Failure to comply with this request may result in the developer being prosecuted if the path is built on or otherwise interfered with.
02. When applying to discharge condition 07, the developer should be aware of the comments of Area East Committee that the revised specification should include the provision of a landscape bund to the southern and western elevation of approximately 3 metres in height and the planting specification should include a greater proportion of evergreen species, particularly to the outer edge.
03. When applying to discharge condition 11, the developer should be aware of the comments of Area East Committee that the travel plan should include measures to ensure that deliveries to the premises do not occur at peak traffic times (i.e. primary school drop-off and pick-up times). The travel plan should also include measures to secure contributions towards sustainable travel in Templecombe.



Simon Fox
Lead Specialist - Planning

Date: 18 December 2018

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 SSDC to issue and register all new postal addresses. If appropriate in this case, please contact the Street Name and Numbering Department (address at head of letter) prior to commencement of development for details of the appropriate process.



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Simon Fox – Lead Specialist Planning

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 **18/02738/FUL**.

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: Development Management, Council Offices, Brympton Way, Yeovil, Somerset BA20 2HT

Planning Permission: **18/02738/FUL** Case Officer **Dominic Heath-Coleman**

It is intended to implement the above planning permission on:

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

Address

.....

Phone Number Email

APPLICANT: **Thales UK**

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