

Hi David,

Further to my email below, please find attached a technical note prepared by iTransport in response to the concerns raised by the Parish Councils (dated 24th April).

I hope and trust this provides the Parish Council with the clarity sought.

Many thanks

Olivia

Olivia Davis

Senior Planner

Boyer

t 02921 670588 **m** 07546 406 167

From: Olivia Davis

Sent: Tuesday, May 9, 2023 5:12 PM

To: 'David Kenyon' <david.kenyon@somerset.gov.uk>

Cc: Jemma Shorrocks <JemmaShorrocks@boyerplanning.co.uk>; 'Robert Phillips' <Rphillips@mjgleeson.com>; 'Zoe Knott' <Zoe.Knott@mjgleeson.com>

Subject: RE: Planning app no 22/03560/OUT

Hi David,

I hope you enjoyed the bank holiday weekend.

Just touching base to update you on actions on our end:

1. We are expecting the GI report imminently and will send this to you on receipt, apologies for the delay;
2. iTransport are preparing a note to respond to the PC's concerns. Again, this imminent and we are seeking to send this to you before the end of the week;
3. Education Contribution: we are struggling to gain any response from Louise at Estates - see attached correspondence for reference. Please could you press this internally to see if we can gain a response that way?

I know you mentioned in your email below that you will be chasing each week, but if you could provide us with an update as to where the Lead Specialist has got to with seeking Counsel opinion, it would be very much appreciated.

Many thanks

Olivia

From: Olivia Davis

Sent: Tuesday, May 2, 2023 5:22 PM

To: 'David Kenyon' <david.kenyon@somerset.gov.uk>

Cc: Jemma Shorrock <JemmaShorrock@boyerplanning.co.uk>; Robert Phillips <Rphillips@migleeson.com>; Zoe Knott <Zoe.Knott@migleeson.com>
Subject: RE: Planning app no 22/03560/OUT

Dear David,

Thank you for your update below regarding NHS comment and timescales for obtaining Counsel's opinion. If you could please keep the pressure up for this to be expediated, it would be very much appreciated.

As promised, please find attached a copy of the illustrative masterplan with land use and contours having now been superimposed (plan for information only). You'll note the plan has also included the location of the sewer and easements to be retained, this has been done following review of the feedback received from Wessex Water advising that it would be '*beneficial if deposited drawings included the existing surface water sewer*'. As such, it should be noted that whilst the alignment has been included on the plan this is only for information purposes however, should provide you with further information as to how the layout has been informed.

By way of update, we are expecting to receive the ground investigation report prepared by RSK this coming Friday so we should be in a position to share this with you before the end of the week.

Many thanks
Olivia

From: David Kenyon <david.kenyon@somerset.gov.uk>
Sent: Thursday, April 27, 2023 3:26 PM
To: Olivia Davis <OliviaDavis@boyerplanning.co.uk>
Cc: Jemma Shorrock <JemmaShorrock@boyerplanning.co.uk>; Robert Phillips <Rphillips@migleeson.com>; Zoe Knott <Zoe.Knott@migleeson.com>
Subject: RE: Planning app no 22/03560/OUT

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Olivia

Thank you for your email, the contents of which are noted.

I have since emailed the NHS requesting clarification as to its understanding of any possible move of the GP surgery to new premises on the application site as the NHS has made no mention of this in its consultation response in January 2023. I will keep you updated with any response which will, in any event, be uploaded onto the website for information.

In respect of obtaining Counsel's opinion, this is in the hands of the Lead Specialist and I have reminded him a couple of times about the need to expedite such a request. I am advised it is on his 'to-do' list and he hasn't forgotten but at present there are many items on his 'to-do' list resulting from the emergence of the new Council. I myself can do no more than what I have so far done and I will keep reminding him on a weekly basis at team meetings.

Regards
Dave

David Kenyon

Development Management Specialist

Somerset Council

+44 (0) 300 123 2224

Please note that my email address has now changed to david.kenyon@somerset.gov.uk



From: Olivia Davis <OliviaDavis@boyerplanning.co.uk>
Sent: 27 April 2023 14:21
To: David Kenyon <david.kenyon@somerset.gov.uk>
Cc: Jemma Shorrock <JemmaShorrock@boyerplanning.co.uk>; Robert Phillips <Rphillips@mjgleeson.com>; Zoe Knott <Zoe.Knott@mjgleeson.com>
Subject: RE: Planning app no 22/03560/OUT

Hi Dave,

Many thanks for your email below and confirming agreement to the EoT.

Thanks for letting us know that Wessex Water and Strategic Housing have now provided feedback. We have reviewed and passed these onto our consultants for review however, we understand no further action is required on either matter at this stage.

Noted regarding SES response following the additional information prepared by EAD. We are in the process of reviewing our options and will respond to confirm our position shortly.

To keep you updated on our actions:

- **Superimposed top survey:** We have asked our architect to prepare the superimposed plans using the topo survey so we should have these with you for review over the next week or so;
- **Parish Council highway concerns:** iTransport are preparing a note to respond to the PC's latest comments. Again, we are hoping to send this to you early next week;
- **Ground Investigations:** RSK are going to provide an explanation to the residents' concerns re the area of ground surveyed during the additional ground investigations;
- **Education Financial Contribution:** We haven't yet received a response from Estates but will continue to chase and will update you once in receipt of a response; and
- **Milborne Port GP:** we've asked for the supporting text to be provided of letterheaded paper. We will send this onto you once received.

I think the above covers all bases but do let me know if I've missed anything.

In the meantime, please can you provide us with an update any progress/timescales in seeking Counsel opinion?

Many thanks
Olivia

Olivia Davis

Senior Planner

Boyer

t 02921 670588 **m** 07546 406 167

From: David Kenyon <david.kenyon@somerset.gov.uk>

Sent: Wednesday, April 26, 2023 9:45 PM

To: Olivia Davis <OliviaDavis@boyerplanning.co.uk>

Cc: Jemma Shorrock <JemmaShorrock@boyerplanning.co.uk>; Robert Phillips <Rphillips@mjgleeson.com>; Zoe Knott <Zoe.Knott@mjgleeson.com>

Subject: FW: Planning app no 22/03560/OUT [Filed 27 Apr 2023 12:21]

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Olivia

Thank you for your email and for the attached notes of what was discussed at our meeting on 20th April 2023.

Since the meeting I can confirm the following have been uploaded onto the website:

- The revised Parameter Plan and Charles Potterton's updated comments dated 14th April.
- The Highway Authority's response dated 24th April..
- Consultation responses received from Wessex Water dated 24th April and the Council's Housing Specialist dated 25th April.

In addition, emails have been sent to the Council's Environmental Protection Officer, the Environment Agency and Natural England advising them about the recent site investigations undertaken at the application site and that a full report is being prepared which should be available in the next 1-2 weeks and will be forwarded to them for comment upon receipt.

Regarding the ecology issue, SES remain of the opinion that the requested conditions are reasonable but it is for the LPA to decide whether to impose such conditions. As I pointed out in my email dated 8th March Government advice to LPA's includes guidance that LPAs can grant planning permission provided that, if a protected species licence is needed, then it is likely to be granted by Natural England. What needs to be assessed at this stage therefore is whether such a licence is indeed needed and, if so,

confirmation from Natural England that it is likely to be granted. You are invited to obtain written confirmation from Natural England prior to determination of the application that a badger licence is or is not required and, if it is, then confirmation from Natural England that it is likely to be granted. Without such clarification from Natural England, I cannot accept that condition 05 as requested by SES to be onerous and unreasonable and do not agree with your opinion that such a condition should not be imposed on any grant of permission or should form part of any formal officer recommendation.

Regards
Dave

David Kenyon

Development Management Specialist
Somerset Council

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Please note that my email address has now changed to david.kenyon@somerset.gov.uk



From: Olivia Davis <OliviaDavis@boyerplanning.co.uk>

Sent: 24 April 2023 11:14

To: David Kenyon <david.kenyon@southsomerset.gov.uk>

Cc: Jemma Shorrock <JemmaShorrock@boyerplanning.co.uk>; Robert Phillips <Rphillips@migleeson.com>; Zoe Knott <Zoe.Knott@migleeson.com>

Subject: Planning app no 22/03560/OUT

Dear David,

Thank you again for your time during Thursday's meeting.
Further to our discussion, please find attached a copy of the minutes for your records.

As you'll see from the attached, there are some matters which require to be actioned by you, which we have summarised below for ease of reference:

- Revised parameter plan and amended recommendation from Charles Potterton to be uploaded to the planning register – please see the correspondence enclosed in zip folder for ease of reference.
- Send chaser to SES following EAD's technical note – please see correspondence enclosed in zip folder.
- Upload the Highway Authorities further response to Templecome PC's additional comments regarding traffic concerns to the planning register (noted that there has been additional dialogue following this morning correspondence);
- Outstanding Statutory Consultees to be chased:
 - Natural England (following submission of GI Report);
 - SSDC Housing
 - Wessex Water
 - PROW
 - Somerset Waste (although no response anticipated)

- As discussed, please can you keep us updated on the timescales regarding Counsel opinion, once known.
- Please circulate draft planning conditions and s106 HoT's once finalised.
- We have also enclosed the supporting text received from Dr Ian Wyer at Milborne Port GP Surgery so you have this to hand.

In terms of our actions, we note the following:

- Issue an Extension of Time request until 30th June 2023 under separate email for ease of filing/reference.
- Updated DK once we've received a response from Louise Martin in Estates.
- Issue the Ground Investigation Report once received.
- Issue Parameter Plan with Topo/Contour detail to demonstrate consideration through the location of the developable area.

Any queries in the meantime, please give me a call or email.

Kind regards,

Olivia

Olivia Davis
Senior Planner

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