

South Somerset District Council

Minutes of a meeting of the **Area South Committee** held at the **Council Chamber Council Offices Brympton Way on Wednesday 3 September 2014.**

(2.00pm – 4.15pm)

Present:

Members: Peter Gubbins (Chairman)

Cathy Bakewell	Tony Lock (left 3.15pm)
Tim Carroll	Wes Read
John Vincent Chainey	David Recardo
Tony Fife (left 3.15pm)	Gina Seaton
Nigel Gage	Peter Seib
Pauline Lock	

Officers:

Jo Boucher	Democratic Services Officer
Kim Close	Area Development Manager (South)
Andrew Collins	Planning Officer
David Julian	Economic Development Manager
Colin McDonald	Corporate Strategic Housing Manager
Adrian Noon	Area Lead (North/East)
Jennie Roberts	Planning Officer

NB: Where an executive or key decision is made, a reason will be noted immediately beneath the Committee's resolution.

27. Minutes of previous meeting (Agenda Item 1)

The minutes of the Area South meeting held on 2nd July 2014 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

28. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Marcus Fysh, Jon Gleeson, Dave Greene, Andy Kendall, Ian Martin, Graham Oakes and John Richardson.

29. Declarations of Interest (Agenda Item 3)

There were no Declarations of Interest.

30. Public question time (Agenda Item 4)

There were no questions from members of the public.

31. Chairman's announcements (Agenda Item 5)

The Chairman announced that the Education workshop by Julia Ridge SCC is to be held after the October Area South Committee from 5.30pm – 7.00pm. A light working tea break will be provided but more details will follow nearer the time.

32. Reports from representatives on outside organisations (Agenda Item 6)

There were no reports from Councillors on outside organisations.

33. Schedule of Planning Applications to be Determined by Committee (Agenda Item 7)

Members noted the Schedule of Planning Applications.

34. Planning Application 14/01534/FUL - British Red Cross Society, 72 Grove Avenue, Yeovil (Agenda Item 8)

The Planning Officer presented the application as detailed in the agenda and with the aid of a power point presentation showed the site and proposed plans.

She explained that there were no further updates to the report and that the main issue was concern from the neighbouring property regarding loss of light to the kitchen of no. 49 Preston Road.

In response to questions, members were informed that:

- The boundary wall is approximately 3m away from the neighbouring window and the proposed adjacent new house is approximately the same distance, as such it is considered that the distances from no.49 Preston Road would not result in an unacceptable loss of light.
- The boundary wall is to be increased to 2m in height, yet this would be allowed under permitted development.
- Confirmed the materials to be used would consist of new brick walls with hamstone plinth and quoins, however these would be agreed before commencement of any work. This was considered to be in keeping with the adjacent properties in Grove Avenue although appreciated the neighbouring properties situated along Preston Road were rendered properties.
- The other semi-detached dwelling was a single domestic home.
- 11 parking spaces were to be provided on site.
- Building Line brought forward due to the constraints of the location of a main drain.

Duncan Pyle, the Agent then addressed the committee. He said the applicant had worked with both the Planning and Conservation Officers to produce an acceptable scheme which

would enhance the area and that the issue regarding the overlooking had now been agreed. Referring to concern regarding the proposed building line he reported that some properties were less than 2m from Preston Road and likewise other properties were dispersed further back. He said there would be minimal loss of greenery on site and would reinforce the character of the road and preserve the character and appearance of the conservation area.

Councillor Wes Read, Ward member raised his concern regarding the proposed building line and considered this not to be in keeping with the area. He suggested a deferral of the application in order for amended plans to be resubmitted.

In response the Area Lead Officer North/East explained that members needed to consider the current application in the form proposed and that any substantial alterations to the application would require a new application.

During members' discussion, several points were raised including the following:

- Raised concern regarding the proposed building line.
- Considered the application did not enhance the character and appearance of the conservation area.
- Felt the issue regarding the constraint of the main drain could be overcome
- Prominent site for the area and therefore the change in appearance was quite significant.

During a short debate, members, discussed and suggested reasons for refusal:

- Impact on the conservation area
- Material to be used
- Location of the proposed building line

In response the Area Lead Officer North/East sought clarification that members were concerned with solely the location of the additional proposed dwellings.

It was then proposed and subsequently seconded that planning permission be refused, contrary to the officer's recommendation for the following reasons as read out by the Area Lead Officer North/ East:

'The proposal, by reason of the erection of 3 new houses in a block projecting forward of the building line in this part of Preston Road and their design and use of materials, would result in an incongruous form of development to the detriment of the character and appearance of the conservation area and the visual amenities of the locality. As such the proposal is contrary to saved policies EH1, ST5 and ST6 of the South Somerset Local Plan 2006 and the provisions of the National Planning Policy Framework'.

On being put to the vote this was carried by 11 votes in favour, 0 against and 1 abstention.

RESOLVED:

That application **14/01534/FUL** be refused for the following reason:-

'The proposal, by reason of the erection of 3 new houses in a block projecting forward of the building line in this part of Preston Road and their design and use of materials, would result in an incongruous form of development to the detriment of the character and appearance of the conservation area and the visual amenities of the locality. As such the proposal is contrary to saved policies EH1, ST5 and ST6 of the South Somerset Local Plan 2006 and the provisions of the National Planning Policy Framework'.

(Voting: 11 in favour, 0 against, 1 abstention)

35. Planning Application 14/02866/OUT - Land at Huntsfield Nursery, Burton, East Coker (Agenda Item 9)

The Planning Officer presented the application as detailed in the agenda and with the aid of a powerpoint presentation showed the site and proposed plans. He reported that no objections had been received and that the application was only before the committee for determination as located outside the development limit.

He also told members that condition 3 as set out in the agenda should be updated to add reference to section drawing, there were no further updates to add to the agenda report.

In response to a members question the Planning Officer confirmed that the application included the proposal for a double garage.

Councillor Cathy Bakewell, Ward member voiced her support of the application. She said the site was out of view and considered it to be infill as long as the proposal followed the existing building line. She felt it was a sensible use of land which was currently used as a scrap heap and therefore it would enhance the area.

Councillor Gina Seaton also voiced her support for the application and said the proposal would tidy up the area. She also understood the Parish Council supported the application.

Following a short discussion member's voiced their support of the application and felt this was an acceptable proposal and considered it to be within a sustainable location.

It was then proposed and subsequently seconded that planning permission be approved as set out in the agenda report with Condition 3 updated to add reference to section drawing. On being put to the vote this was carried unanimously.

RESOLVED:

Grant permission for the following reasons:

01. The proposal is acceptable in this location, causes no significant adverse impact on the character of the landscape or the area, archaeology, highway safety or residential amenity. Accordingly the proposal complies with policies EC3, EH12, ST5 and ST6 and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

01. Details of the appearance, landscaping and scale (herein after called the "reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

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

02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development shall begin no later than 3 years from the date of this permission or not later than 2 years from the approval of the last "reserved matters" to be approved.

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

03. The development hereby permitted shall be carried out in accordance with the following approved plans: drawing 14/051/01B and 14/051/02B received 19 June 2014.

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

04. No works shall be undertaken unless the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: In the interest of archaeology in accordance with saved Policy EH12 of the South Somerset Local Plan.

05. The application for approval of the reserved matters shall indicate:

- a) materials to be used for the external walls and roofs:
- b) materials to be used for rainwater goods;
- c) the design (including joinery details where appropriate), type of material, plus proposed colour and finish of all windows and doors plus recesses:
- d) details of eaves/verges;
- e) location and design details of all vents, flues and meter boxes;
- f) details of all external boundary treatments; and
- g) the surfacing materials, and draining thereof of all areas of hardstanding incl. private and shared driveways.

Reason: To maintain the character and appearance of the area to accord with policies ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006).

06. The application for approval of the reserved matters shall include a scheme for foul and surface water drainage. Such approved drainage details, which shall include provisions to prevent the discharge of surface water onto the public highway, shall be completed and become fully operational before the occupation of any dwelling. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure that the development is adequately drained.

07. The application for approval of the reserved matters shall include a scheme of tree & shrub planting, a tree & hedgerow protection plan and an arboricultural method statement relating to retained trees & hedgerows within or adjoining the site.

The tree & shrub planting scheme, the tree & hedgerow protection plan and the arboricultural method statement details shall be submitted to and agreed in writing with the Council and they shall include the following details:

the installation details, species, sizes, root-types, locations, timing of planting and;

the installation and locations of protective fencing, root protection areas & construction exclusion zones clearly detailed upon a tree & hedgerow protection plan and; and

details of special tree & hedgerow protection measures for any required installation of built structures, below-ground services and hard surfacing within the root protection areas of retained trees & hedgerows

Upon approval by the Council, the measures specified within the agreed scheme of tree protection plan and the arboricultural method statement shall be implemented in their entirety prior to the commencement of the development, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials and for the duration of the construction of the development.

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.

Reason: To preserve and enhance the visual amenity of the area to accord with policies ST5 and ST6 of the South Somerset Local Plan (adopted April 2006).

08. The parking and turning areas indicated on the approved plan shall be kept clear of obstruction and used only for the intended purposes. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order) the garage hereby approved shall not be converted into habitable accommodation without the prior express grant of planning permission.

Reason: To ensure the garage and parking areas are available for on-site parking in the interests of highway safety to accord with the Somerset County Council Parking Strategy (March 2012) and policy TP7 of the South Somerset Local Plan (adopted April 2006).

(Voting: unanimous)

36. Planning application 14/02909/FUL - 34-36 East Street, West Coker, Yeovil (Agenda Item 10)

The Planning Officer presented the application as detailed in the agenda and with the aid of a powerpoint presentation showed the site and proposed plans. She explained to members that this application is an amended re-submission of the previous application which was refused at committee in June of this year.

She explained the previous application proposed a smaller sized gap in the front boundary wall, however this application seeks to remove an additional 1 metre width of the natural stone wall to allow easier parking of a vehicle. She advised members that although this would perhaps alleviate the parking issue for this property it is considered that it is detrimental both to the character and appearance of the conservation area and to highway safety, therefore her recommendation was for refusal of the application.

Councillor Gina Seaton, Ward member voiced her support of the application. She said she had spoken with the residents of the property who would ensure the back retaining wall would be faced with hamstone. She said the area was extremely busy with road traffic and that public safety was paramount and it was safer to keep vehicles off the road where at all possible.

Councillor Cathy Bakewell, Ward member also voiced her support of the application. She referred to the previous debate and considered this application to be acceptable as long as the retaining wall be faced with hamstone. She appreciated the Conservation officer's comments but felt it was the sensible way forward and needed to get vehicles off the road.

During members' discussion several points were raised including the following:

- Appreciated the traffic problems in the area and that public safety is paramount.
- Appreciated the need to protect the conservation area and agreed the retaining wall be faced in natural stone.

In response the Area Lead Officer North/East sought clarification on the reason for approval including conditions to include:

- Agreement of stone samples
- Completion of works by 31st Dec 2014
- Requirement to remove wall before using as parking bay

It was then proposed and subsequently seconded that planning permission be approved, contrary to the officer's recommendation for the following reasons as read out by the Area Lead Officer North/ East:

'The proposal to remove part of the boundary wall to allow the creation of an off-road parking space would not have severe impact on highways safety. The benefits would outweigh any visual impact and the character and appearance of the conservation area would be maintained'.

On being put to the vote this was carried by 11 votes in favour, 0 against and 1 abstention.

RESOLVED:

Grant permission for the following reasons:

The proposal to remove part of the boundary wall to allow the creation of an off road parking space would not have severe impact on highways safety. The benefits would outweigh any visual impact and the character and appearance of the conservation area would be maintained. As such the proposal complies with saved policies EH1, ST5 and ST6 of the South Somerset Local Plan 2006 and the provisions of the National Planning Policy Framework 2012.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the following approved plans (except where directed otherwise by the conditions below):

Block plan, date-stamped 30/06/2014;
Elevation, date-stamped 30/06/2014.

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

02. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from the 30 June 2014.

Reason: To comply with Section 73A of the Act.

03. The approved, part-implemented development shall be fully completed in accordance with the approved plans by no later than 31 December 2014.

Reason: In the interests of the character and appearance of the conservation area, in accordance with saved policy EH1 of the South Somerset Local Plan (adopted 2006).

04. Within one (1) month of the date of this permission, particulars of the natural stone (including the provision of a sample panel) to be used to face the retaining wall shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the conservation area, in accordance with saved policy EH1 of the South Somerset Local Plan (adopted 2006).

05. Before the approved parking space hereby permitted is first brought into use:

- a properly consolidated and surfaced access shall be constructed (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the approved details and shall be maintained in the agreed form thereafter at all times;

- provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto any part of the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority, and shall thereafter be maintained at all times;

- the additional section of wall has first been removed, in accordance with the approved plan.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan (adopted 2006).

(Voting: 11 in favour, 0 against, 1 abstention)

37. Archaeology Presentation (Agenda Item 11)

Steven Membery, Senior Historic Environment Archaeologist at Somerset County Council provided a presentation to members and with the aid of slides showed a number of significant archaeological sites and findings that were discovered as part of the planning process on the following sites:

- Lyde Road - works part funded by Somerset County Council with approximately 2-3 years excavation work remaining.
- Bunford Hollow - all excavation work being funded by the developer with work to continue on site for quite some considerable time.

He concluded that in order to retain significant local historical evidence, excavation of these sites, in his opinion, is the best option rather than stop much needed development. He invited members to an organised site visit which he was happy to arrange.

In response to questions, he informed members that:

- Community involvements linking groups, schools etc. to these historical sites was very important
- 2 types of constraints put on developers reference to guidelines from the National Planning Policy Framework (NPPF):
 1. Sites of National significance – applications for these areas would in all probability be refused in order to preserve the area
 2. Sites of Local significance – developers would be able to continue to develop land in co-operation with the Archaeological risk assessment of the site

Members thanked the Senior Historic Environment Archaeologist for his very informative presentation and agreed a site visit would be an excellent opportunity to visit these sites. The Democratic Services Officer agreed to arrange a visit in due course.

NOTED

38. Affordable Housing Development Programme (Agenda Item 12)

The Corporate Strategic Housing Manager presented the report and with the aid of a powerpoint presentation proceeded to go through the agenda report highlighting to members the overall number of new affordable homes built in Yeovil last year and the future prospects for more affordable housing delivery in Area South.

He explained that although last year saw a small amount of affordable houses built, these had all had been completed by Yarlington Housing Group. He also referred to a report being considered by the district executive on the following day which gave more details on the district wide delivery of affordable housing over the past six years and the current year projection. He also informed members that:

- The Affordable homes currently being built as the first phase of the Lufton key site comprise half social rented and half shared ownership.
- Area South is unique in the district this year as delivery consists of more social rented properties than affordable rented properties
- In answer to a specific question he explained that it was usual that the tenant/buyer of a shared ownership home would assume responsibility of the maintenance of the property once completion had taken place.

The Chairman thanked the Corporate Strategic Housing Manager for his excellent report.

NOTED

39. Annual Report outlining the work of the Economic Development Service (Agenda Item 13)

The Economic Development Manager presented the report as detailed in the agenda and explained the role of the Economic Development Team. With the aid of a powerpoint presentation he informed members that:

- The Innovation centre has secured further 'anchor' tenants to improve the mid and long term profitability of the centre. This was in accord with the original financial modelling and projections for YIC.
- Success of the 'Business start up' event where 65 prospective businesses attended.
- Local Food Show to take place at Haynes Motor Museum on 17th September 2014
- Success of the 'Literature Exchange' whereby businesses within tourism had the opportunity to distribute and exchange various literature including leaflets, brochures etc.
- Over 66,000 visitors to the TIC including the Cartgate site which was a popular site for visitors
- Community Heritage Access Centre (CHAC) – production of the 'Yeovil in Memory' calendar and World War One Commemoration brochure

In response to questions, the Economic Development Manager informed members that:

- Further development work on internet apps were restricted due to limited resources.
- Advertising space within the 'Discover' brochure was considered acceptable at £20.
- Agreed to provide further information to Councillor Tim Carroll who sought clarification regarding the value of investments supported by South Somerset within Area South.

- Agreed to obtain more detailed breakdown of employment statistics within the tourism sector (if available) for Councillor Peter Seib.

Members noted the report and thanked the Economic Development Manager for his informative presentation.

NOTED

40. Forward Plan (Agenda Item 14)

Councillor Nigel Gage requested an update regarding the position of the Eastern Corridor Highways improvements due to be brought to committee in December 2014. He was informed that this report would be presented by SCC highways. The Democratic Services Officer would action this request and liaise with SCC highways direct.

Councillor Peter Seib requested that an update report regarding the current position of the Western Corridor Highways Improvements be brought to committee in April/May 2015.

41. Items for Information (Planning Appeals) (Agenda Item 15)

Members noted the Planning Appeals.

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Chairman

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Date