

Public Document Pack

South Somerset District Council

Minutes of a meeting of the **Area North Committee** held at the **Village Hall, Norton Sub Hamdon** on **Wednesday 23 July 2014**.

(2.00pm - 4.50pm)

Present:

Members: Councillor Shane Pledger (Chairman)

Pauline Clarke	David Norris
Graham Middleton	Patrick Palmer
Roy Mills	Jo Roundell Greene
Terry Mounter	Paul Thompson
	Derek Yeomans

Officers:

Charlotte Jones	Area Development Manager (North)
Adrian Noon	Area Lead (North/East)
Becky Sanders	Democratic Services Officer
Sara Kelly	Neighbourhood Development Officer (North)
Alex Skidmore	Planning Officer

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

33. Minutes (Agenda Item 1)

The minutes of the meetings held on 25 June 2014, copies of which had been circulated, were taken as read and, having been approved as a correct record, were signed by the Chairman.

34. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Sylvia Seal and Sue Steele.

35. Declarations of Interest (Agenda Item 3)

There were no declarations of interest.

36. Date of next meeting (Agenda Item 4)

Members noted that the next meeting of Area North Committee was scheduled for 2.00pm on Wednesday 27 August 2014 at the Village Hall, Chilthorne Domer.

37. Public question time (Agenda Item 5)

There were no questions from members of the public.

38. Chairman's announcements (Agenda Item 6)

There were no Chairman's announcements.

39. Reports from members (Agenda Item 7)

There were no reports from members.

40. Avon and Somerset Constabulary Update (Agenda Item 8)

The Committee welcomed Inspector Tim Coombe, Sergeant Dean Hamilton and Constable Toni Lines from Avon and Somerset Police Constabulary to the meeting.

Sergeant Hamilton provided a short verbal presentation to explain the role of neighbourhood policing and gave examples of recent initiatives. He also referred to local crime trends and statistics.

Inspector Coombe informed members about the new local policing structure in Somerset East coming into operation on the 28th July and referred to the Somerset East Clusters and the neighbourhood policing structures. (A copy of the presentation slides is attached to these minutes for information.)

In response to comments raised by members, the police officers noted that:

- Statistics referred to were ones which affected most people. It was not known why data about sex crimes had been removed from local statistics and an answer would be provided
- Only digital static speed cameras would be switched on, old style film cameras would not. Central government received the revenue from fines, however grants were often received back into the constabulary area.
- Requests for camera bikes to visit specific areas could be made through the Beat Manager.
- Detection rates may be difficult to align with crime rates, for example where many crimes are 'cleared up' with one prosecution. The officers acknowledged the point that parish councils appreciate feedback on detections as well as raising awareness on current crime levels.
- Area North would see little change as a result of the new policing structure, however a new Inspector would cover the area for approximately 6 months.
- Police presence in Somerton wouldn't be lost but moving or sharing premises from the existing premises was being looked into.
- Local neighbourhood links would continue to be maintained under the new structure and resources should remain the same.
- 101 was the number to ring for all non-emergency calls.

The Area Development Manager (North) commented that in police communications the use of the word 'Somerton' meaning all of the Area North beats could be confused with the parish of Somerton.

The Chairman thanked Inspector Tim Coombe, Sergeant Dean Hamilton and Constable Toni Lines for attending the meeting.

41. Grant to Chilthorne Domer Recreational Trust (Executive Decision) (Agenda Item 9)

The Neighbourhood Development Officer (North) presented the grant application for funding towards refurbishment works to the pavilion, as detailed in the agenda, and highlighted the wider use of the building. She reminded members that a previous grant for other works had been awarded in 2010, and that the current application would be to improve accessibility and energy efficiency.

Ward member, Councillor Jo Roundell Greene commented that the pavilion was an example of a success story and referred to its history. She noted the building was well used by the community and was happy to recommend approval of the grant.

It was proposed to approve the grant application, as per the officer recommendation, and on being put to the vote was carried unanimously.

RESOLVED: That a grant of £6,000 be awarded to Chilthorne Domer Recreational Trust, towards the cost of refurbishments to the pavilion, to be allocated from the Area North capital programme (Local Priority Schemes), subject to SSDC standard conditions for community grants and one special condition as detailed in appendix A to the agenda report.

Reason: To facilitate refurbishment works to the Chilthorne Domer Recreational Trust Pavilion.

(Voting: Unanimous in favour)

42. Grant to Seavington Playing Field Association (Executive Decision) (Agenda Item 10)

The Neighbourhood Development Officer (North) presented the grant application for funding towards new accessible footpaths, as detailed in the agenda, and highlighted the location of the overflow car parking area in relation to the Millennium Hall. Members were informed that the road to the hall and playing field was unlit and when the main car park was full, people often tried to park on the roadside verge rather than using the overflow car parking area. She noted that solar lighting was also proposed and due to gradients handrails may be required in some places.

Ward member, Councillor Paul Thompson noted that the Seavingtons were a small parish which had done a lot to provide facilities for the community. He fully supported the application.

It was proposed to approve the grant application, as per the officer recommendation, and on being put to the vote was carried unanimously. Following the vote, a member wished to commend the officer for her comprehensive reports, and other members concurred.

RESOLVED: That a grant of £6,000 be awarded to Seavington Playing Field Association, towards the cost of new accessible footpaths, to be allocated from the Area North capital programme (Local Priority Schemes), subject to SSDC standard conditions for community grants as detailed in appendix A to the agenda report.

Reason: To facilitate the provision of new accessible footpaths at Seavington Playing Field.

(Voting: Unanimous in favour)

43. Flood recovery and 20 year Flood Action Plan Update (Agenda Item 11)

The Area Development Manager (North) provided members with a brief verbal update. She reminded members of the current main activities locally and gave the following progress updates:

- Thorney ring bank – funded, designed and contract awarded. Work hoped to commence in the coming weeks.
- Access roads to Muchelney – raising the road to Drayton the preferred option – out to public consultation
- Muchelney ring bank – works in hand
- Long Load bridge area ring bank – flood risk assessment to be prepared
- Business support – ‘village agent’ appointed and in contact with local businesses
- Support ongoing from SSDC to help to return flooded houses to homes including repair and renew grants

Ward member for Muchelney, Councillor Derek Yeomans, commented that raising the road at Muchelney was a complex project which required some land to be dedicated either side of the road. There were still issues to be overcome which might slow progress.

Other points raised during a short discussion included:

- Concern at silting up of the Hambridge and Westport Canal
- Growth of reeds becoming an issue near Long Load bridge
- People were actively trying to progress the Long Load ring bank scheme which would help protect the highway – the road closure there was a major disruption to the areas’ businesses and residents accessing work and services.

Councillor Terry Mounter requested that the minutes record he was concerned about the silting up of the Hambridge and Westport Canal.

44. Area North Committee Forward Plan (Agenda Item 12)

The Area Development Manager (North) advised that a report on the Langport and Huish Episcopi Conservation Area would be added to the Forward Plan for November or December.

One member raised some queries relating to some planning applications in Martock and Stoke Sub Hamdon that had been determined in previous months. It was agreed that the request for information would be forwarded by the Democratic Services Officer to the Area Lead North/East for a response direct to the member.

RESOLVED: That the Area North Forward Plan be noted.

45. Planning Appeals (Agenda Item 13)

Members noted the report that detailed recent planning appeals that were lodged, dismissed or allowed.

RESOLVED: That the report be noted.

46. Planning applications (Agenda Item 14)

The Committee considered the applications set out in the schedule attached to the agenda. The planning officers gave further information at the meeting and, where appropriate, advised members of letters received as a result of consultations since the agenda had been prepared.

(Copies of all letters reported may be inspected in the planning applications files, which constitute the background papers for this item).

Planning application 14/00458/OUT – Outline residential development on land between Old Vicarage and 15 Yeovil Road, Yeovil Road, Tintinhull. Applicant: Bunny Construction.

The Planning Officer presented the application as detailed in the agenda and highlighted it was an outline application for residential development with all matters reserved. Members were advised of a number of updates including:

- Since the agenda had been published additional representations had been received from the occupants of the Old Vicarage and 11 Yeovil Road, raising additional comments and these were summarised to members.
- Planning policy comments in light of SSDC now having a five-year land supply
- Building Control had been consulted in response to representation. The only concern raised relates to design of the attenuation pond and professional advice should be sought to ensure the Old Vicarage is protected from soil pressure and water ingress issues. They consider there is no reason to assume there would be any issues that could not be overcome by building regulations.
- Formal comments had been received from the Highway Authority, who now suggested a number of highway related conditions.

She highlighted that:

- The Old Vicarage, adjacent to the site, was grade 2 listed. The Landscape Officer had suggested additional planting to the west boundary and a landscaping condition was proposed to secure this.
- The Highway Authority maintained that the grass verge alongside the highway in front of the Old Vicarage was in their ownership.

The application was felt to be broadly in accordance with emerging policy SS2 and the NPPF, and not considered to raise any substantive harm, as such the officer recommendation was for approval of the application, subject to a Section 106 planning obligation.

Mr R Le Flufy and Ms S Lavers, councillors of Tintinhull Parish Council, spoke in objection to the proposal and raised a number of points including:

- The site is outside the development area and would increase pressure on the road. They had originally supported the application as it was a better option than another larger development proposal elsewhere in the village.
- The proposal and need for such dwellings was not included in the Tintinhull Community Plan.
- Earlier that week, the parish council had formally re-considered the application, in light of SSDC agreeing they had a 5-year supply as of June 2014, and unanimously voted against the proposal.
- The Highway Authority had twice raised substantial issues but no longer raised an objection regarding the revised layout, but the parish council had not been consulted on the revised layout.
- Feel application is prejudicial to highway safety - the road is not that wide, and is a main commuter route into Yeovil and. Not possible to construct a path to meet Manual for Streets guidance and without a path the development would be isolated.

Mr P and Mrs K Buckhurst, as residents of the Old Vicarage, spoke in objection to the application and raised a number of issues including:

- Concern about swale discharge into ditch on their land, ditch overfilled from run-off last year, and already have to pump basement.
- Have a professional report indicating subsidence at their property is due to seasonal changes and trees.
- Proposal is for more trees along the boundary, but they have already had to reduce the number of trees on their land to meet insurance requirements. More trees would be at detriment to the Old Vicarage.
- The proposal is an intrusion into open countryside.
- Query if the open space proposed is for general public use or a buffer zone.
- Proposal would cause a loss of light and windows on the east side of their home would be overlooked.
- Concerns about safety if they lost control of the ditch on their property, and difficult to understand why the applicant felt they could discharge into it.
- Limited services in the village.

Mr N Moger, as a resident of 11 Yeovil Road, also spoke in objection and noted that inevitably water ran off the neighbouring field onto his property. He felt the reference to flooding in the officer report was incorrect as there had been a further flooding incident in 2005. The development would put further pressure on the storm drains and exacerbate flooding. He felt there was insufficient room along the highway to construct a pavement of recommended size.

Mr P Horsington, addressed committee and noted he did not have an opinion either way on the planning application. As a former parish councillor of the village, he was aware that for at least 30 years there had been an issue for residents walking from eastern properties in to the village. He felt the provision of a pavement would be a positive for the community.

Mr P Smith, agent, commented he had nothing further to add to the officer report and presentation, but would try to respond to some of the representations made including:

- Had evidence from the Highway Authority that the grass verge was in Highways ownership.
- Applicant had owned land for 35 years. Looking at title deeds of applicant, it had been considered the ditch was in his ownership. Acknowledged that the committee meeting was not the forum for boundary disputes.
- Regarding the buffer zone planting, there was no wish to prejudice neighbouring property and expert advice had been sought about planting and species.
- Loss of light would be minimal
- Pavement would not be full width but something would be better than nothing
- A mix of open market and affordable housing was proposed but could be open for negotiation.

Ward member, Councillor Jo Roundell Greene commented that it was unfortunate that the parish council had originally supported the development, but now on acceptance of the 5-year land supply, they no longer held that opinion. She noted that the application needed to be considered on planning policy grounds, but was concerned about drainage, where the water was running from, the pumping out of the basement at the Old Vicarage, and the provision of the footpath as she didn't feel the verge was suitable. It was known the road had flooded in the area for many years, but acknowledged works had been completed in more recent years to help alleviate the issue. She noted the Landscape Officer did not support the proposal which was worrying. Clarification was sought as to whether the development could be all affordable housing as the site was outside development limits, and also the detail for how the path would be provided as there was a large culvert.

In response to comments made by the ward member and the public, the officers noted that:

- The adopted Local Plan was 3 years out of date and that policy ST3 did not comply with the NPPF. Applications needed to be looked at on their merits. Looking at exception sites of 100% affordable housing was probably no longer relevant. Modest developments bringing benefits after consideration of impacts was acceptable. He was uncomfortable to suggest that Tintinhull should have no development. With the provision for the new pavement, the development was considered to be in a sustainable location.
- Acknowledge pavement would be substandard width and would only use the existing verge and no go onto private property or encroach into the road.
- Detail for construction of the path would be by condition and to the requirements of the Highway Authority. Highways considered there was enough room along the verge to provide an adequate path.
- When the ground is sodden water will run off the land. When ground conditions allow there would be soakaways. There would be no additional run-off from the development than the current greenfield site. There was no reason to assume the scheme would not work or make or would make it worse.
- The open space area was designed for the development and not the wider village but it was not anticipated to exclude anyone.
- The west boundary planned to be lower level planting to provide a dense buffer. Condition provided safeguarding for future maintenance of landscaping and the attenuation scheme.

During the ensuing discussion, other comments and varying opinions were raised including:

- Attenuation scheme is slightly elevated from, and close to, the Old Vicarage and difficult to see how future maintenance could be enforced.
- Feel attenuation pond is in the wrong place and there will be issues.
- Concerns about flooding.
- Feel proposal is in the wrong place and development in the open countryside.
- Adverse impact on the Old Vicarage.
- Difficult to say Tintinhull is a sustainable location as it has few facilities
- The village has a school and proposal would be filling in a gap between houses.
- If small scale sites such as this are not allowed to be developed could fall back into the position of not having a 5-year land supply.
- The drainage scheme proposed could improve things if done in accordance with recommendation of the appropriate officers
- Have to rely on advice and guidance from the Highway Authority about the pavement.
- Close to listed building.
- No evidence of local need.

In response to comments made, the officers clarified that:

- The 5-year land supply catered for a number of windfall sites such as this proposal.
- Inspectors allowed authorities to count sites with outline permission in the 5-year land supply.
- Policies in the emerging Local Plan supported development in rural communities if there are benefits. This application was proposed to bring forward bungalows, 35% affordable housing and a pavement.
- Referring to the emerging Local Plan and policies within, at least two defined facilities needed to be present in a settlement for it to be defined as sustainable, and Tintinhull had about four or five
- If members felt what could be delivered was not needed then there was an issue.
- Access and drainage were reserved matters, and full detail would be discussed at the reserved matters stage.
- Conservation Officer had originally raised concerns about siting, but had not maintained his objection when the landscape proposal had been made. The Landscape Officer maintained his concerns.

It was proposed and seconded to refuse the application, contrary to the officer recommendation, on grounds of highway safety, flooding, drainage and siting to the listed building. It was also requested that that the comments of the Landscape Officer be referred to.

In light of concerns raised by members, the Area Lead suggested the wording for a refusal could include reference to insufficient information provided to indicate that a safe path can be provided, that a satisfactory drainage solution can be achieved, that setting of the listed building can be safeguarded or that the landscape impact can be reasonably mitigated. As such the proposal is contrary to various saved policies of the Local Plan and NPPF.

The proposal was put to the vote, for the reason as clarified by the Area Lead, and on being put to the vote was carried 8 in favour of refusal, 0 against and 2 abstentions.

RESOLVED: That planning application 14/00458/OUT be REFUSED, contrary

to the officer recommendation, for the following reason:

Insufficient information has been provided with this outline application to demonstrate that a safe footpath link to the village can be provided; that a satisfactory drainage solution can be achieved; that the setting of the listed building can be safeguarded or that the landscape impact of the development can be reasonably mitigated. As such the proposal is contrary to saved policies ST5, ST6, EC3, EU4 and EH5 of the South Somerset Local Plan 2006) and the policies contained within the National Planning Policy Framework.

(Voting: 8 in favour of refusal, 0 against, 2 abstentions)

.....

Chairman

.....

Date

Local Policing in Somerset East



Avon and Somerset Constabulary

Working together to make the communities of Avon and Somerset feel safe and be safe
www.avonandsomerset.police.uk



Local Policing in Somerset East

- Somerset East will be moving to a new local policing structure from Monday 28th July
- This will deliver a single team approach to improve the service to the public.
- This model will be rolled out across the constabulary during 2015. We would really value your feedback.
- We have conducted a comprehensive review of demand, and in doing so have allocated the correct amount of officers to each community to deliver the best service to the public.



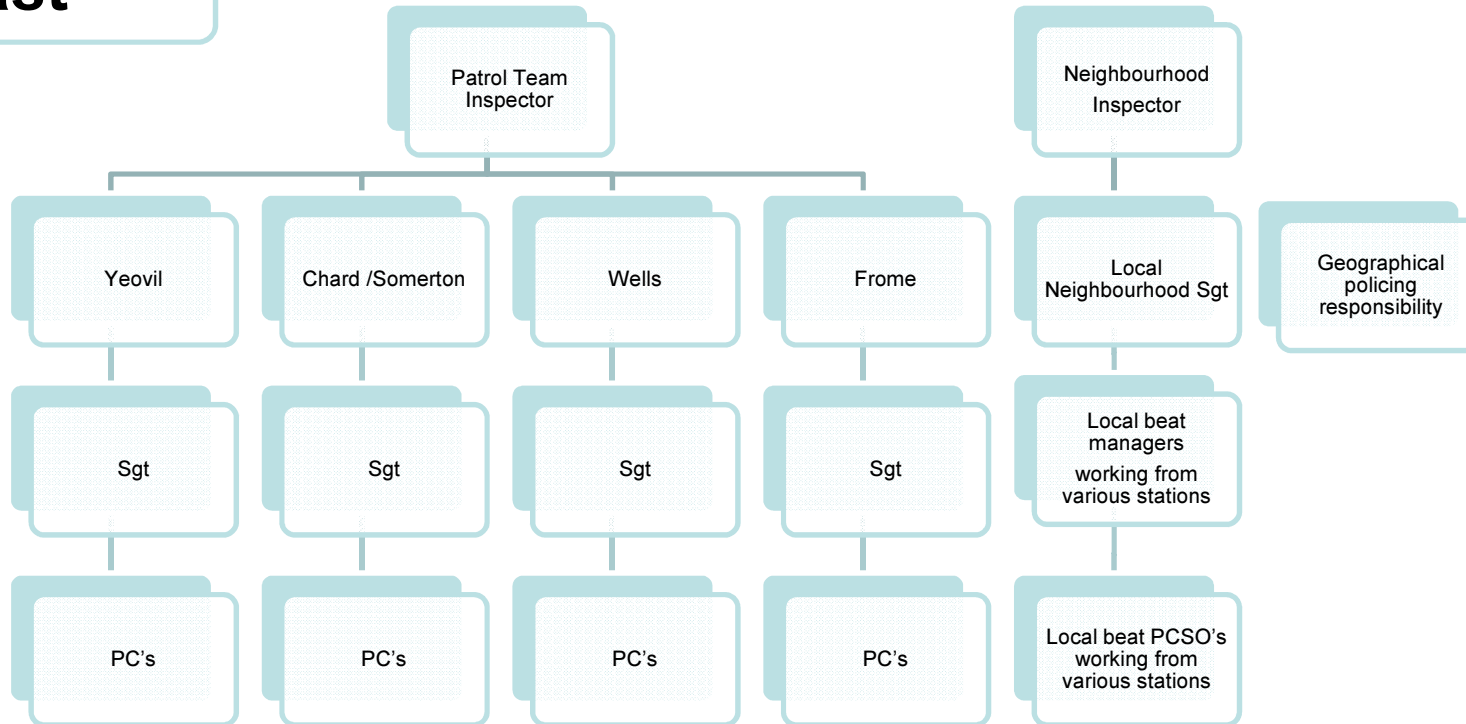
Our intention

- We will continue prioritising local neighbourhood resources dedicated to your community
- Every community across East Somerset will benefit from an increase in neighbourhood police officers
- The new structure will bring patrol and neighbourhood policing together, delivering more resources when the public most need us.
- Local PCSOs and PCs will continue to work in the same way and will remain your local contact
- Patrol and neighbourhood policing teams will join under the same manager. By working together, this will improve our problem solving and put more staff on duty at the times when they are needed



Current team structure

**Somerset
East**



Page 4

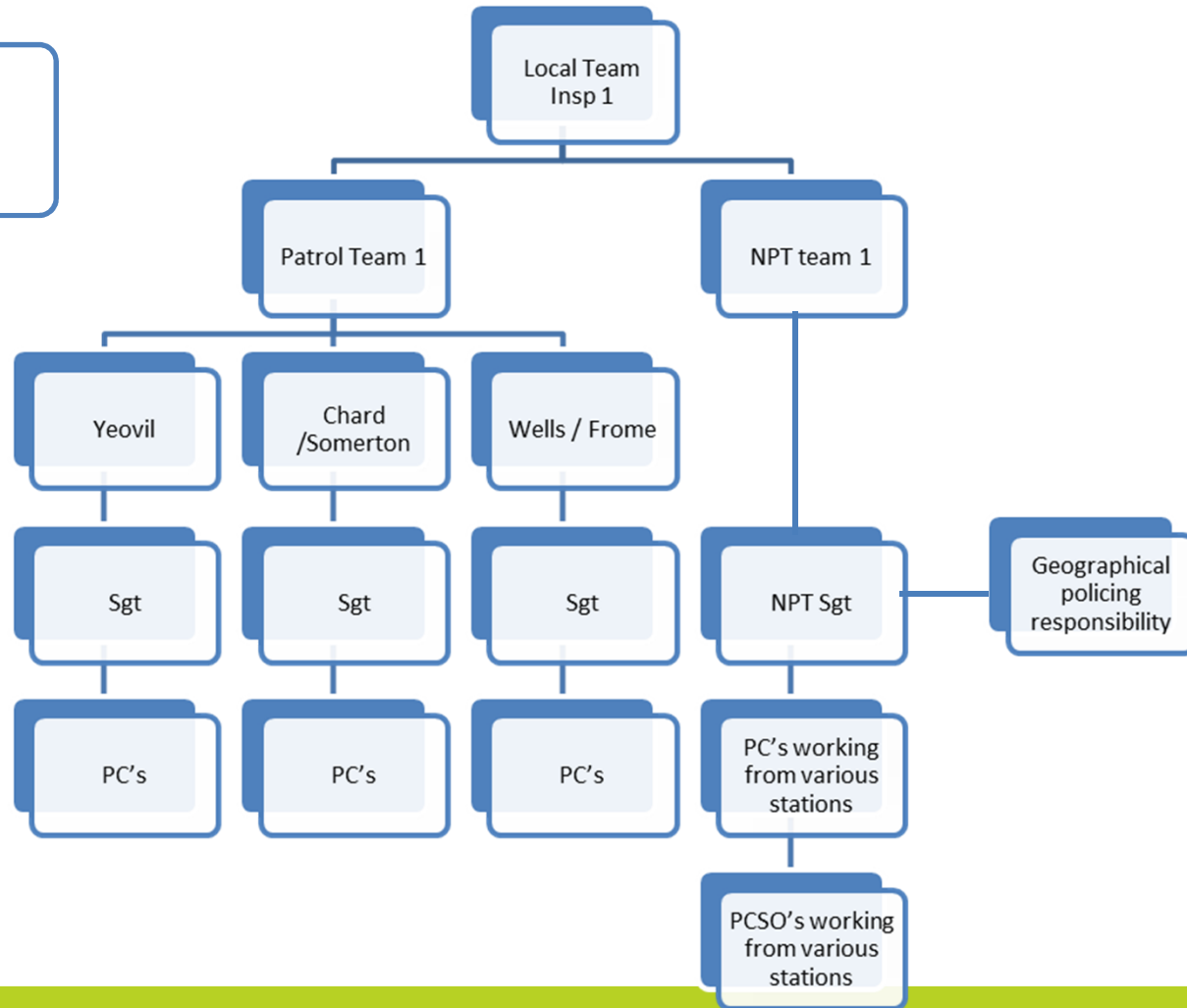
Avon and Somerset Constabulary

Working together to make the communities of Avon and Somerset feel safe and be safe
www.avonandsomerset.police.uk



New team structure

**Somerset
East**



Page 5

Avon and Somerset Constabulary

Working together to make the communities of Avon and Somerset be safe and feel safe

www.avonandsomerset.police.uk



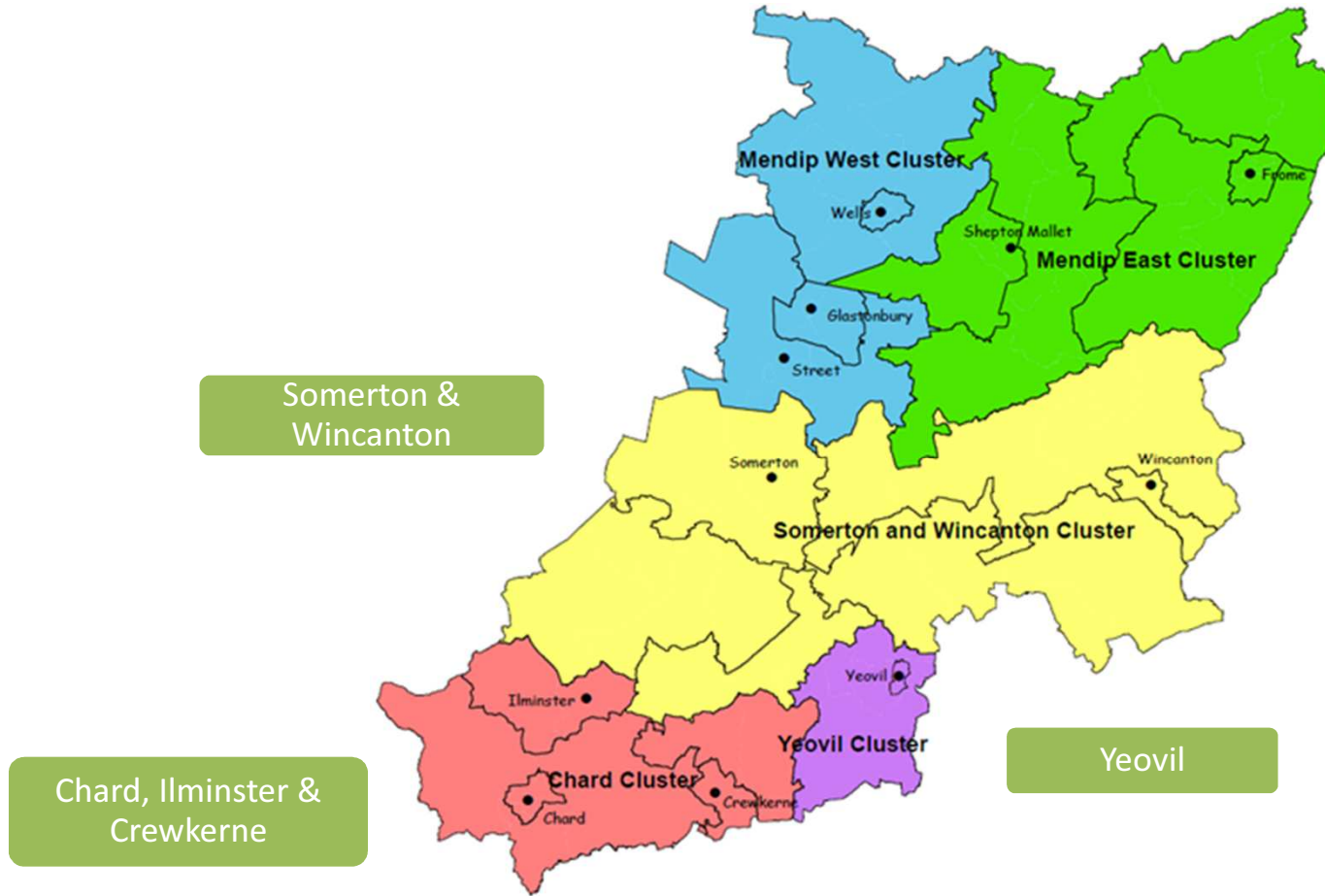
Neighbourhood Policing

- Each local policing area will be split into 5 areas referred to as **Clusters**. These areas have been worked out based on demand, but also with consideration to existing parish boundaries.
- Each team Inspector will be responsible for one of these clusters and will be expected to allocate the correct officers to tackle areas of community concern.
- They will be supported by a dedicated team of officers led by a sergeant, who is responsible for the cluster and the local link to communities.
- A new role of Neighbourhood Manager has been created. They will continue to work with other key agencies and partners to deal with long term issues.



Somerset East Clusters

Page 7



Avon and Somerset Constabulary

Working together to make the communities of Avon and Somerset be safe and feel safe

www.avonandsomerset.police.uk



Somerton & Wincanton Cluster

Beat Area	Beat Area Name
025	SOMERTON
026	MARTOCK
027	SOUTH PETHERTON & THE HAMDONS
028	WINCANTON
029	WINCANTON RURAL NORTH
030	WINCANTON RURAL SOUTH



Neighbourhood teams in your area.

Somerton and Wincanton

PS 1704 Dean Hamilton



Somerton beat team

PC Teresa Lines, PC Toni Lines

PCSO Benjamin Middleditch, PCSO Ceara Sturt, PCSO Ian Ross,
PCSO Malissa Thompson, PCSO Elaine Cave

Wincanton beat team

PC Sara Stephenson, PC Andrew Brown, PC Katie Maun, PC Erica Martin
PCSO Jan Sparkes, PCSO Fiona Wilson, PCSO Hayley Barber,
PCSO John Winfield, PCSO Thelma Mead, PCSO Timothy Russell



Any Questions?

Avon and Somerset Constabulary

Working together to make the communities of Avon and Somerset be safe and feel safe

www.avonandsomerset.police.uk

