

South Somerset District Council

Minutes of a meeting of the **Area West Committee** held at Wadham School, Crewkerne on **Wednesday 20 January 2016**.

(5.30 pm - 7.00 pm)

Present:

Members: Councillor Carol Goodall (Chairman)

Jason Baker	Paul Maxwell
Marcus Barrett	Sue Osborne (until 6.30pm)
Amanda Broom	Ric Pallister
Dave Bulmer	Garry Shortland (until 6.30pm)
Val Keitch	Angie Singleton
Jenny Kenton (until 6.30pm)	Andrew Turpin

Officers:

Andrew Gillespie	Area Development Manager (West)
Jo Morris	Democratic Services Officer
Linda Hayden	Planning Officer
Andrew Gunn	Area Lead (West)

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

93. To approve as a correct record the Minutes of the Previous Meeting held on 16th December 2015 (Agenda Item 1)

The minutes of the meeting held on 16th December 2015, copies of which had been circulated, were taken as read, and having been approved were signed by the Chairman as a correct of the proceedings.

94. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Councillors Mike Best, Linda Vjeh and Martin Wale.

95. Declarations of Interest (Agenda Item 3)

Councillor Jenny Kenton declared a personal interest in Agenda Item 8 – Securing Future Facilities for Chard, as her grandson attended Chard School.

Councillor Jenny Kenton declared a Disclosable Pecuniary Interest in Planning Application No. 15/04985/FUL, as the applicant. She left the room during consideration of the item.

Councillors Dave Bulmer and Amanda Broom declared personal interests in Planning Application No. 15/04985/FUL, as members of Chard Town Council.

Councillor Garry Shortland declared a personal and prejudicial interest in Planning Application No. 15/04985/FUL, as a friend of the applicant. He left the room during consideration of the item.

Prior to the start of the item, Councillor Sue Osborne declared a personal and prejudicial interest in Agenda Item 8 – Securing Future Facilities for Chard, as a parent of a child at Chard School and she had also been involved with the 2013 school saving. She left the room during consideration of the item.

96. Public Question Time (Agenda Item 4)

No questions or comments were raised by members of the public.

97. Chairman's Announcements (Agenda Item 5)

There were no announcements from the Chairman.

98. Area West Committee - Forward Plan (Agenda Item 6)

Reference was made to the agenda report, which informed members of the proposed Area West Committee Forward Plan.

The Area Development Manager (West) informed members that a proposal to deliver a work hub project in the Lace Mill would be brought to the Area West Committee for consideration in February.

Members were content to note the Forward Plan as attached to the agenda subject to the above amendment.

RESOLVED: That the Area West Forward Plan be noted as attached to the agenda subject to inclusion of the following report in February:

- Proposal to deliver a work hub project in the Lace Mill.

(Resolution passed without dissent)

99. Promoting Community Safety in Area West - Police Performance and Neighbourhood Policing (Agenda Item 7)

Sgt. Rob Jameson from Avon and Somerset Constabulary was welcomed to the meeting and he gave a short presentation on local issues, crime trends and initiatives. Particular reference was made to the current financial pressures within the force, the installation of a new crime management IT system and its implications and the latest position with staffing and the increasing responsibility on the PCSOs. He informed members that there was an increase in recorded crime throughout the Force but crime figures in Area

West were down. He also referred to a number of local issues happening within Area West.

The police officer responded to questions from members.

The Chairman thanked the police officer for attending the meeting.

100. Securing Future Facilities for Chard (Agenda Item 8)

(Having earlier declared a personal and prejudicial interest, Councillor Sue Osborne left the room during consideration of the item)

The Area Development Manager (West) summarised the report which asked members to approve £5,000 from Area West towards the costs of a building condition survey. He explained that the District Council would retain ownership of the contents of the survey.

In response to questions, the Area Development Manager (West) advised that:

- The school would need to raise some funds towards the costs of the building condition survey. The cost of a suitable condition survey would be around £6,500;
- He was not aware of any similar projects that would be presented in this way;
- If there was further collaboration with public access to the buildings, the Council may be able to assist in moving it forward.

Members supported the recommendations outlined in the report.

RESOLVED: That an allocation of £5,000 be approved from Area West towards the costs of a building condition survey.

(Voting: 9 in favour, 1 abstention)

Reason: To seek approval to fund a condition survey of Chard School as part of the strategy to protect and enhance the use of historically important buildings in Chard Town Centre.

101. Area West - Reports from Members on Outside Bodies (Agenda Item 9)

Ile Youth Centre Management Committee (Ilminster)

Councillor Val Keitch gave a verbal update on Ile Youth Centre Management Committee. She informed members that a couple of new members had joined the Management Committee. She advised that numbers at the Ile Youth Centre had increased and the Committee was working hard to obtain funding with the hall being let out most days of the week. The Victorian Evening had been a great success and was attended by lots of people. The youth club raised funds from the event by running a Santa's grotto.

NOTED.

102. Planning Appeals (Agenda Item 10)

The Committee noted the details contained in the agenda report, which informed members of appeals received and allowed.

NOTED.

103. Schedule of Planning Applications to be Determined by Committee (Agenda Item 11)

Members noted the Schedule of Planning Applications to be determined by the Committee.

104. Planning Application 15/04985/FUL - L Wyatt Tv, High Street, Chard (Agenda Item 12)

Application Proposal: Alterations to front elevation and the change of use of shop (ground floor and first floor) to 1 No. dwellinghouse

(Having earlier declared a Disclosable Pecuniary Interest as the applicant, Councillor Jenny Kenton left the room during consideration of the item).

(Having earlier declared a personal and prejudicial interest in the application, Councillor Garry Shortland left the room during consideration of the item).

The Planning Officer introduced the report and with the aid of slides and photographs summarised the details of the application as set out in the agenda. There were no updates to the report. The key considerations were impact upon the Conservation area, Highway safety and parking and residential amenity. The Planning Officer's recommendation was for approval.

In response to member questions, the Planning Officer advised that:

- An employment study had not been undertaken as it was not required as the application site was outside of the primary shopping area and primary shopping frontage;
- Policy was supportive of a mix of retail and residential use;
- The primary shopping frontage was defined within the Local Plan. The line stopped at Combe Street.

The Committee was addressed by the applicant, Mr A Kenton. He informed members that there were currently nine empty shops in Chard. The property had been advertised to be sold for six years and had been empty for the last two years and had fallen into disrepair. He advised that historically the property had been a town house and he hoped to bring the property back to use and give the high street a lift. Chard was currently lacking in four bedroom properties and the property would be large enough for a large family. The property had a garden and garage and at least two parking spaces. He advised that the windows on the ground floor would be double glazed possibly triple glazed.

The Ward Member, Cllr Amanda Broom commented that her main concern related to the impact on residential amenity. Although the property was outside of the main shopping frontage, it was an extremely busy area with a large amount of takeaways. She found it very disappointing that another property was coming forward for change of use. She supported the installation of triple glazing to the new windows.

During discussion on the item, a member also raised concerns with regard to residential amenity and felt that the property could be a victim of vandalism and shared the concerns of the Environmental Health Officer. He felt that the windows should be of toughened glass. A member speaking in support of the application felt that it was a person's choice to live in the property and that there wasn't the demand for retail units in the current climate and felt that there were no reasons to refuse the application. Another member felt that policy supported the proposal and that vandalism was at the owner's risk. He felt that the proposal would make the area safer and improve the High Street.

Members were content for the Planning Officer to agree the details of the new windows. It was therefore proposed and seconded to approve the application as per the Planning Officer's recommendation outlined in the report. On being put to the vote the proposal to approve the application was unanimously carried.

RESOLVED: That Planning Application No. 15/04985/FUL be **APPROVED** as per the Planning Officer's recommendation subject to:

a) The prior completion of a section 106 agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to ensure that:-

1. A contribution, payable on occupation of the dwelling, is made available to the Council towards the provision of affordable housing, in terms of the provisions of Policy HG4 of the South Somerset Local Plan.

and

b) the following conditions:

01. The proposed residential use is considered to be appropriate within this town centre location which is characterised by a mix of uses including commercial and residential. The proposal will not adversely impact upon existing residential amenity or highway safety and the alterations to the building frontage will preserve the character and appearance of the conservation area.

SUBJECT TO THE FOLLOWING:

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. The development hereby permitted shall be carried out in accordance with the following approved plans (except where directed otherwise by the conditions below): KWC0UP3

dated 6 November 2015; and KWCOUP1 and KWCOUP2 dated 12 November 2015.

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

03. No development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority;

a. details of materials (including the provision of samples where appropriate) to be used for the external walls;

b. details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;

c. particulars of all boundary treatments and hard surfacing materials. Such details shall include the use of porous materials to the parking and turning areas;

Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the conservation area in accordance with policy EQ3 of the South Somerset Local Plan 2006-2028.

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to this building without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the conservation area in accordance with policy EQ3 of the South Somerset Local Plan 2006-2028.

(Voting: unanimous)

105. Date and Venue for Next Meeting (Agenda Item 13)

Members noted that the next meeting of the Area West Committee would be held on Wednesday 17th February 2016 at 5.30pm at the Victoria Hall, Crewkerne.

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Chairman