

## South Somerset District Council

**Minutes** of a meeting of the **Area East Committee** held at the **Meeting Room, Churchfield Offices, Wincanton** on **Wednesday 11 May 2016**.

(9.00 am - 12.05 pm)

### **Present:**

**Members:** Councillor Nick Weeks (Chairman)

Mike Beech	Tim Inglefield
Tony Capozzoli	Mike Lewis
Nick Colbert (to 10.50am)	David Norris
Sarah Dyke-Bracher	Colin Winder (to 11.45am)
Henry Hobhouse	

### **Officers:**

Adrian Noon	Area Lead (North/East)
Helen Rutter	Assistant Director (Communities)
Jo Boucher	Democratic Services Officer
Dominic Heath-Coleman	Planning Officer
Kirsty Larkins	Housing and Welfare Manager
Lynda Pincombe	Community Health & Leisure Manager
Lee Walton	Planning Officer
Paula Goddard	Senior Legal Executive

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

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### **215. Minutes of Previous Meeting (Agenda Item 1)**

The Chairman informed members that a minor amendment had been made to minute Item 197- point 'v' to read 'No ab initio circuit training' as a replacement to 'No ab initio flying/training instruction'. There being no further debate, the minutes of the meeting held on 9<sup>th</sup> March 2016, copies of which had been circulated, were agreed and signed by the Chairman.

The minutes of the meeting held on 13<sup>th</sup> April 2016, copies of which had been circulated, were also agreed and signed by the Chairman.

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### **216. Apologies for absence (Agenda Item 2)**

Apologies for Absence were received from Councillors Anna Groskop and William Wallace.

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## **217. Declarations of Interest (Agenda Item 3)**

At the time the item was discussed Councillor Henry Hobhouse declared a Personal and Prejudicial interest in Agenda Item 15- Planning Application 16/00381/S73 as he is the owner of neighbouring land. He left the room whilst Item 15 was being discussed.

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## **218. Public Participation at Committees (Agenda Item 4)**

Mrs Angela Barton, a member of the public addressed the committee and wished it be recorded that she believes the draft minutes of the meeting held on 9<sup>th</sup> March 2016 were inaccurate with regard to Minute 197 15/04069/FUL – Henstridge Airfield, on two procedural issues. Firstly she considered local residents were prejudiced from the late submission of information from the applicant which was accepted and incorporated into the officer's powerpoint presentation and that as the public were not aware of these changes, and it outside the 72 hour rule, there is a prejudicial procedure issue when dealing with the application.

She also believed the minutes fail to show that the officer made only partial reference to his powerpoint presentation before then presenting all the suggested changes that the applicant requested. She therefore felt that members of the public were unable to have time to respond and that although the minutes suggest they were in support of the application this was not the case once the changes to conditions were presented.

David Seeker a member of the public also addressed the committee referring to Minute 197 15/04069/FUL – Henstridge Airfield of the meeting held on 9<sup>th</sup> March 2016. He believed the public had no opportunity to respond to the applicant's varied proposed conditions as revealed for the first time at committee on 9<sup>th</sup> March 2016. He wished that consideration be made regarding the impact on public amenity and in particular the cumulative impact of the noise nuisance.

He asked that a number of factors to be taken into account including various noise levels, frequency of noise, repetitiveness of noise and duration of events. He felt it vital that all these issues need to be considered cumulatively and asked that an environmental impact assessment be carried out to evaluate the cumulative impact on the public amenity of the conditions imposed before a final decision can be made.

Laura Courtenay addressed the committee. She referred to the minutes of the 9<sup>th</sup> March 2016 Minute 197 Henstridge Airfield (Agenda Item 14) and believed that the Location of the 4<sup>th</sup> paragraph be incorrect. This information (the applicant's suggested amendments to conditions) was presented later in the meeting, after members of the public had been given an opportunity to speak. To accurately reflect the chronological order of events at that meeting the 4<sup>th</sup> paragraph should have been recorded after Public participation, when the meeting had been reconvened.

In addition she believed the minutes fail to record the following matter of fact:

The Area Lead Officer verbally reported that recent advice indicated that a requirement that all aircraft using the airfield be fitted with 'approved' exhausts/silencers would be a more appropriate form of control in conjunction with a 3,500 kg weight limit, over the noise from individual aircraft and later referred to this in connection with proposed condition 16.

She requested that the members of the public, present at the meeting held on 9<sup>th</sup> March 2016 ask that this statement be recorded in the minutes of today's meeting.

Laura Courtenay also wished it noted that with regard to the minutes of the meeting held on 13<sup>th</sup> April 2016 Minute 203 – Public Participation Paragraph 4 as inaccurate as her name had been misspelt and that toward the end of her statement she fully accepted the site had been granted lawful use as an airfield in 2002. She accepted that the minutes had been approved but wished for this statement to be recorded.

Mr Darcey addressed the committee. He wished it noted that with regard to Minute 197 15/04069/FUL – Henstridge Airfield of the meeting held on 9<sup>th</sup> March 2016 it had indicated his support for the proposed conditions. However this was before he had seen the alterations on the powerpoint presentation at that meeting and wished to record that he no longer supported the application.

At the conclusion of a short discussion, the Area Lead Officer advised members that he had fairly indicated in his powerpoint presentation of planning application 15/04069/FUL – Henstridge Airfield the differences between his recommendation and what the applicant had wanted. He believed there was nothing new in his presentation that would have be introduced by way of an oral update in any case and had included it in his presentation for additional clarity purposes only. He was therefore confident that there were no procedural inaccuracy's in this case.

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## **219. Reports from Members Representing the District Council on Outside Organisations (Agenda Item 5)**

Councillor Mike Lewis informed members that should anyone have an issue regarding poor functioning sewerage works within their area to contact the Wessex Water Authority who would look to carry out survey work should there be a problem.

Councillor Tim Inglefield informed members that Parish Councils were focusing on the Community Infrastructure Levy which was currently out for consultation.

Councillor David Norris summarised to members of the current situation regarding the Wincanton Sports Ground and the problems arising from the current structure and management of the site including the various options to be considered and the need for a change in policy regarding the details of recent changes to business rates for charities.

Councillor Nick Weeks who recently attended a SWADA meeting informed members that due to the new Eel and Fish Legislation most pumps at low land level may have to be renewed in order to help protect the eel stock to allow a safe and harmless flow through.

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## **220. Date of Next Meeting (Agenda Item 6)**

Members noted that the date of the next meeting would be Wednesday 8<sup>th</sup> June 2016 at The Council Offices, Churchfield, Wincanton at 9am.

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## **221. Chairman Announcements (Agenda Item 7)**

There were no Chairman's Announcements.

## 222. Area East Development Plan (Agenda Item 8)

The Assistant Director Communities presented the report as set out in the agenda and outlined to members the areas of work and priorities for Area East.

She explained to members the recent changes to staff resources due to her additional responsibilities across all four areas in her role as Assistant Director Communities. She informed members that Tim Cook, Neighbourhood Development Officer Area East had recently been appointed to act as Team Leader to deal with the extra workload and responsibility within Area East and asked that members contact him direct should they have any non routine queries or problems within their wards.

The Assistant Director Communities then proceeded to refer to the Area East Development Plan as set out in the agenda and highlighted the key priority areas including:

- Workspace hub.
- Support of neighbourhood plans and community plans.
- Section 106 annual statement in update of Ward Profiles.
- Front desk services at Wincanton Offices
- Supporting communities to improve access to local services and facilities in rural areas

During a short discussion, members made several comments including:

- Appreciated support from officers in relation to Neighbourhood Planning and hoped that Policy Planning would offer same support in order to insure the work undertaken is in accordance with the local plan.
- Requested support regarding possible funding for Defibrillator for Limington Parish.
- Required support and possible review on the recent decision made by Council regarding business rates and the emphasis and impact this may have on the rural areas.

In response the Assistant Director Communities informed members of the possible ways to acquire a Defibrillator within the parish of Limington by grant funding or specialist agency.

There being no further debate members were happy to approve the Area East Development Plan 2019/17.

**RESOLVED:** That members approved the Area East Development Plan 2016/17.

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## 223. Local Housing Needs in Area East (Agenda Item 9)

The Housing and Welfare Manager presented the report as detailed in the agenda and highlighted to members:

- Banding criteria used for 'Homefinder'. Gold band – high need, Silver Band – Medium need and Bronze Band – Low need

- Snapshot of the Housing Need in the Parishes of Area East and preferential parishes of first choice including the increase in Bruton and Henstridge.
- Number of households and their bedroom requirements by band. Demand still remains high for one and two bedroom properties.
- The number of properties let between 1<sup>st</sup> April 2015 and 31<sup>st</sup> March 2016 in Area East.
- A Scrutiny Task & Finish Group has been set up to look at local housing for local people and discussions taken place with local partners to look at local connections. A short report will be released on this at a later date.

During the ensuing discussion, the Housing & Welfare Manager noted the comments of members and responded to comments regarding issues within the delivery of social housing.

She noted the request from members for information regarding clarification of the Rural Exception Site Legislation and the contact details for Yarlinton Housing Group including a contact for Local Housing Stock and the Housing Standards Team and agreed to inform members direct.

Members congratulated the Housing and Welfare Manager and her team for their excellent work and noted the report.

**NOTED**

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## **224. Community Health and Leisure Service Update (Agenda Item 10)**

The Community Health and Leisure Manager summarised the agenda report, which provided members with an update on the work of the Community Health and Leisure Service in Area East. With the aid of a powerpoint presentation she highlighted the following:

- The services provided by the Community Health and Leisure Team including healthy lifestyles, sports development, play and youth facilities, support for young people, leisure facility development and management.
- Healthy Lifestyles development including the success of the district weight loss programme and CLICK into Activity a project to target diabetes and high blood pressure to reduce the dependence on drugs.
- Health Walks in South Somerset, 6569 attendances, 454 new, 23 walking groups and 17 leaders trained.
- £163,294 had been secured from Sport England for 'In It Together', a 3 year district female sports participation project;
- 10,000+ people had enjoyed Play Days in 20 communities across the district;
- Youth Days had been rolled out across the district for the first time;
- Success of the Gold Star event where 600+ people attended to celebrate the contribution of volunteers and young people in South Somerset;
- Play area transformations/improvements including Barton St David and Abbas & Templecombe.
- £690,334 of S106 received for sport and play and youth facilities across the district which supported many projects including Henstridge Rec, Barton St David and Abbas & Templecombe Play Areas.

- S106 projects in the pipeline included Sparkford recreation ground improvements, Castle Cary Cricket Club training facilities, Bab Cary recreation ground and Henstridge pitch improvements.
- Area East highlights included 10 new leaders from Area East Flexercise training session, Sport50 continues to run in Bruton and Mudford and new session planned for Ilchester, Wincanton Health Centre continuing to run the weight loss programme and schools tennis coaching programmes delivered with Wincanton and Queen Camel Tennis Club.

During the ensuing discussion, the Community Health & Leisure Manager noted the comments of members and responded to concerns regarding the Wincanton Sports Ground indicating the Council's support and help regarding the future management of the site. In response to a member request she agreed to forward her powerpoint presentation for information.

The Chairman thanked the Community Health and Leisure Manager for her informative report.

- RESOLVED:**
1. That the report be noted; and
  2. That members contact the Community Health and Leisure Manager, if they would like to discuss the current service delivery programme or recommend future priorities.

## **225. Area East Committee Forward Plan (Agenda Item 11)**

The Assistant Director, Communities advised members that additional reports for the Village Design Statement for Brewham, Financial Outturn Report and Grants Annual Update Report would be brought to the June meeting.

She advised that the Workspace Progress Report would be now brought to the July committee.

During the ensuing discussion, members raised comments regarding the resistance to provide information from Section 106 agreements including what monies have not been used or been paid for within their wards and requested that a full view of Section 106 information be available to members concerning schemes within their wards.

Comments were also raised regarding the Community Infrastructure Levy (CIL) and the impact that it would have on local communities.

- RESOLVED:**
- (1) that the Area East Forward Plan and the comments of Members be noted.
  - (2) that the reports identified by Members be added to the Area East Forward Plan and developed by the SSDC lead officers.

*(Voting: Without dissent)*

## **226. Planning Appeals (For information only) (Agenda Item 12)**

Members noted the Planning Appeals.

**227. Schedule of Planning Applications to be Determined by Committee (Agenda Item 13)**

Members noted the Schedule of Planning Applications.

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**228. 16/00666/OUT - Land at The Barn House, Woolston Road, North Cadbury (Agenda Item 14)**

The Planning Officer presented the application as detailed in the agenda and with the aid of a powerpoint showed the proposed site and local surrounding area. He explained to members that this was an outline application and brought to committee to allow local views to be debated. He had no further updates to the report.

Malcolm Hunt representative of the Parish Council addressed the committee. He reported that when the Parish Council had discussed this application no information had been received from the Conservation Unit or the Highways Authority. He considered however there to be no major concerns regarding the impact on the character of the area and although the Highways Authority raised concern regarding safety due to existing substandard access, he felt this unfair, as this will always be the case with other residents using the same access.

David Stockley spoke in objection to the application. He considered the area to be of special character and the proposal would disrupt and have an impact on the character of the conservation area.

Tom Love spoke in objection to the application. He raised concern regarding the highway safety issues which would only exacerbate due to residents already using the existing substandard access. He also believed it would have detrimental impact on the character of the area and set a precedent for future development.

Frank Grenier also spoke in objection to the application as he believed there was a responsibility to maintain the character of the conservation area.

Matt Williams the agent addressed the committee. He informed members that the applicants did not wish to look to harm the character of the area but merely downsize in order to retire and stay within the hamlet that they have lived in for many years. He believed it was a sustainable location as North Cadbury was approximately 1.2km away and that the current access had been used on a daily basis for the last 22 years without incident.

Councillor Henry Hobhouse, Ward member explained that living locally he knew the road through the hamlet, which although considered substandard, included two major access points onto the highway and used frequently by farm traffic without incident. He did not consider the proposal would have a detrimental impact on the area and although in a conservation area this was not set in perpetuity. He said consideration should be given at reserved matter stage regarding the detail of the proposal and appreciated the applicants desire to downsize and stay within their local area.

Councillor Nick Weeks, Ward member expressed his disappointment that this application had not been submitted as a full application. He felt this would have given additional information and details to include the materials of the proposal and the situation of the

boundary hedge. He did not consider this would set a precedent and appreciated the applicants wish to retire in their local area.

In response the Area Lead Officer confirmed the boundary hedge could be cut down at any time and advised that a condition could not be imposed for it to be kept in perpetuity due to the unknown future health of the hedge.

During members' discussion, several comments were made including the following:

- Concerns regarding the position of the dwelling in the site.
- Details regarding the remainder of the site and a landscape scheme were essential.
- Significant consideration be given regarding the details of the site entrance, materials and height of the dwelling.
- Appreciate the applicants wish to retire in their local area.

Following a short debate, it was proposed and subsequently seconded to defer the application to seek additional information regarding appearance, landscaping, scale and layout (i.e all matters) with a view of a full application being brought back to committee in July. Clarification also be sought regarding management of the land outside the red line in the applicant's ownership.

On being put to the vote this was carried unanimously.

**RESOLVED:**

That planning permission 16/00666/OUT be deferred, to seek additional information regarding appearance, landscaping, scale and layout (i.e all matters). Clarification also be sought regarding management of the land outside the red line in the applicant's ownership.

*(Voting: Unanimous)*

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**229. 16/00381/S73 - Grove Farm Quarry, Lime Kiln Lane, Pitcombe (Agenda Item 15)**

*(Having declared a Personal and Prejudicial Interest Councillor Henry Hobhouse left the room during consideration of this item).*

The Planning Officer presented the application as detailed in the agenda and with the aid of a powerpoint showed the proposed site and surrounding area. He informed members that a further 6 letters of support had been received to support the removal of the occupancy condition in order that it allows the applicants the ability to raise capital and allows the business to continue to develop and thrive.

He informed members that no additional information to support the removal of the application had been submitted by the applicant and his recommendation was to refuse the application as for the reasons set out in the agenda report.

Mr John Knight Chairman of Pitcombe Parish Council addressed the committee. He spoke in support of the application and referred to the local support given to this application. He referred to the recently published Parish Plan which looks to support and

encourages local businesses and small scale industry on the acceptance that it does not have an impact on the character of the surrounding local area. He believed this application does not compromise this position.

Mrs Lucy Comer the applicant's wife addressed the committee and provided several comments on behalf of a local resident who was unable to attend the meeting. These included the need for flexibility in order for the business to succeed, referred to the National Planning Policy Framework (NPPF) which heavily advocates sustainability and that the Quarry was an asset to the local area and therefore voiced support for the application.

Mr Robert Comer the applicant then addressed the committee. He informed members that the non-fragmentation condition had already been removed and believed there was a resistance to remove any further conditions although attempts were made to undertake pre-application discussions. He said the business was expanding rapidly and he had already invested heavily with an increased workforce. It was therefore believed the removal of the condition would allow him to raise additional monies to invest further in the business with the full market value allowable.

Councillor Mike Beech, Ward member appreciated the owner's position but respected that these conditions were imposed for a reason. He felt that further information was required from the application at this stage in order to satisfy the reasons for the removal of the condition.

During discussion members appreciated the need to support local businesses and help them to continue to develop and expand. However they raised concern regarding the lack of information or detailed business plan submitted with the application in order for a decision to be substantiated.

The Area Lead Officer also considered additional information in the way of a business plan was an acceptable way forward and although had no reason to doubt the application or guarantee approval, it would give assurances and detail an investment strategy for the business in the next 3-5 years to bring the business forward.

Following a short debate, it was proposed and subsequently seconded to defer the application to seek additional information regarding business case and financing of business plans with a view of the application being brought back to committee in June. On being put to the vote this was carried unanimously.

**RESOLVED:**

That planning permission 16/00381/S73 be deferred, to seek additional information regarding business case and financing of business plans.

*(Voting: Unanimous)*

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Chairman