

South Somerset District Council

Minutes of a meeting of the **Area South Committee** held at the **Council Chamber Council Offices Brympton Way on Wednesday 2 September 2015.**

(2.00 - 6.50 pm)

Present:

Members: Councillor Peter Gubbins (Chairman)

Cathy Bakewell (left 5.15pm)	Tony Lock
John Clark	Sam McAllister
Gye Dibben	Graham Oakes (left 5.00pm)
John Field	Wes Read
Kaysar Hussain (left 5.45pm)	David Recardo
Andy Kendall	Peter Seib
Sarah Lindsay (left 5.45pm)	Alan Smith
Mike Lock	Rob Stickland

Officers:

Jo Boucher	Democratic Services Officer
Kim Close	Area Development Manager (South)
David Norris	Development Manager
Simon Fox	Area Lead (South)
Angela Watson	Legal Services Manager
David Julian	Economic Development Manager
Pauline Burr	Arts Development Officer
Andrew Collins	Planning Officer
Ian Case	Principal Engineer
Marie Ainsworth	Neighbourhood Development Officer (South)
Jane Green	Planning Assistant

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

35. Minutes of previous meeting (Agenda Item 1)

The minutes of the Area South meeting held on 1st July 2015 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

36. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Nigel Gage and Gina Seaton.

37. Declarations of Interest (Agenda Item 3)

Councillor Kaysar Hussain declared a Personal and Prejudicial interest in Agenda Item 8 Planning Application 15/03002/FUL as he lives near the hospital. He stated that he would make a statement on the relevant item and then leave the room.

Councillor David Recardo declared a Personal and Prejudicial interest in Agenda Item 8 Planning Application 15/03002/FUL as he is the Representative on the Board of Governors for Yeovil District Hospital. He would leave the meeting during consideration of that item.

Councillor Andy Kendall declared a Personal and Prejudicial interest in Agenda Item 8 Planning Application 15/03002/FUL as he is a member of the Yeovil Bowls and Squash Club. He would leave the meeting during consideration of that item.

38. Public question time (Agenda Item 4)

There were no questions from members of the public.

39. Chairman's announcements (Agenda Item 5)

The Chairman advised members that the forthcoming SSDC Flood Risk Management Event was being held on the 28th September and if members wished to attend to contact Penny Blunn by Monday 7th September.

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

There were no reports from Councillors on outside organisations.

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

Members noted the Schedule of Planning Applications.

42. Planning Application 15/03002/FUL - Yeovil District Hospital, Higher Kingston, Yeovil (Agenda Item 8)

(Having earlier declared a Personal and Prejudicial Interest Councillors Andy Kendall and David Recardo left the room during consideration of this item).

Councillor Kaysar Hussain then made a statement to the committee voicing his support of the application. As a local resident himself he understood the current issues and car parking problems at the hospital and surrounding roads and supported the improvement required. He appreciated the impact on neighbouring properties regarding overlooking however it should be remembered that Cheverton Tower flats had until recently been located on the site. *(Councillor Kaysar Hussain then left the room).*

The Area Lead South then presented the application as detailed in the agenda and with the aid of a powerpoint presentation gave a comprehensive presentation showing the

site, proposed plans and proposed road layout. He updated members that formal comments had now been received from the Highways Authority.

The Area Lead South also explained the inclusion of the provision where necessary of Traffic Regulation Orders (TRO's) to control and restrict car parking in the vicinity of the site; this would need to be included within a Highways Agreement under s278. He also advised of two off-site TRO's to restrict parking in Kenmore Drive and Milford Road. He advised that the outcome of a TRO cannot be guaranteed but confirmed the applicant's commitment to providing a contribution to pay the Highway Authority's costs for the processing and implementation of the off-site TRO's.

He therefore suggested that the recommendation as set out in the agenda should be amended to read:

'Grant planning permission for the following reason subject to:

- (a) the prior completion of a section 106 planning obligation (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued, the said planning obligation to cover the following items/issues:
 - (i) the applicant's commitment to providing a contribution (amount to be agreed) to pay the Highway Authority's costs for the purpose of consulting on, processing and implementing a new Traffic Regulation Order (TRO) or amendments to the existing TROs in respect of parking restrictions in Kenmore Drive and Milford Road. The agreement would indicate that any monies not spent with a specified timescale would be returned to the applicant. The contribution would be payable prior to commencement of the development to allow sufficient time for the process to be carried in advance of the car park being opened.
- (b) discussions regarding the retention of the London Plane by the proposed access to the multi-storey car park and re-siting of the cycle store
- (c) the imposition of the planning conditions set out below on the grant of planning permission:

and with the inclusion of the additional highway conditions'.

In response to questions, members were informed that:

- Any monies intended for the off-site TRO's would only be used for this purpose. Should the TRO applications not be made by the Highway Authority this money would be returned to the applicant.
- Conditions 12,13 and 14 as detailed in the agenda report would impose an obligation to deal with any construction issues ie. dust, vibration etc.
- It is proposed the exit road would be a marked junction for vehicles to enter onto the A37.
- The mesh panels recommended reduce the effects of noise and light spill from the car park, this has been assessed and the SSDC Environmental Protection Unit is satisfied with the information and conditions put in place to mitigate these issues.
- Condition to be imposed that any internal and external lighting be approved prior to installation and that there be a reduction in lux levels during curfew hours (10pm – 6am).
- Concerns regarding public safety and the potential for anti-social behaviour have been assessed and considered suitably addressed to avoid any issues occurring.

Mr Russell Rowland spoke in objection to the application. He voiced concern regarding the height and over development and the impact the proposal would have on his property No.7 Roping Road. He raised concern regarding privacy, noise pollution and anti-social behaviour and the confusion regarding the conflicting design and height from the original plan. He said the proposal would de value his property and was not in keeping with the surrounding area. He appreciated the need for improved car parking arrangements from the hospital but concerned and objected to the current scheme.

Mr Paul Mears, CEO of Yeovil District Hospital then addressed the committee. He said that due to increase in patients and the ambitions of the hospital the current car parking was a significant problem. He appreciated the concerns of the local residents and were working together to mitigate these concerns, however car parking was an important resource and asset for the hospital and it therefore a necessity for improvement. In reply to concerns regarding night-time noise and lighting he confirmed the night-time staff working hours were usually 8pm – 8am. CCTV would also be installed to mitigate any anti-social behaviour.

Councillor Mike Lock, Ward member voiced his support of the application and valued the need for the improved car parking for the hospital.

During a short debate, members also voiced their full support of the application. They appreciated the concerns of the local residents but recognised the essential need for car parking for the hospital and surrounding area.

The Area South Lead then recapped to members the updated recommendation and it was then proposed and subsequently seconded that planning permission be granted as per the officers revised recommendation and subject to the conditions as set out in the agenda and with the inclusion of the additional highways conditions. On being put to the vote this was carried unanimously.

RESOLVED:

To grant planning permission to application **15/03002/FUL** for the following reason subject to:

- (a) the prior completion of a section 106 planning obligation (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued, the said planning obligation to cover the following items/issues:
 - (ii) the applicant's commitment to providing a contribution (amount to be agreed) to pay the Highway Authority's costs for the purpose of consulting on, processing and implementing a new Traffic Regulation Order (TRO) or amendments to the existing TROs in respect of parking restrictions in Kenmore Drive and Milford Road. The agreement would indicate that any monies not spent with a specified timescale would be returned to the applicant. The contribution would be payable prior to commencement of the development to allow sufficient time for the process to be carried in advance of the car park being opened.
- (b) discussions regarding the retention of the London Plane by the proposed access to the multi-storey car park and re-siting of the cycle store
- (c) the imposition of the planning conditions set out below on the grant of planning permission:

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 and documents:
- a) Location Plan, Drawing No. DR-1-002
 - b) Proposed Highway Layout, Drawing No. 26 RevB
 - c) Proposed Elevations, Drawing No. DR-1-001 RevF
 - d) Landscape Illustrative Masterplan, Drawing No. DR-5-003 RevE
 - e) Landscape Site Sections, Drawing No. DR-5-004 RevA
 - f) Sections, Drawing Nos. 15-016(28)01 RevC, 15-016(28)02 RevB, 15-016(28)03 RevB, 15-016(28)06 RevC, 15-016(28)07 RevB, 15-016(28)17 RevB, 15-016(28)18 RevB, 15-016(28)19 RevB, 15-016(28)20 RevB, 15-016(28)21 RevC, 15-016(21.1)04 RevB, 15-016(21.1)05 RevA, DR-1-101
 - g) Floor Plans, Drawing Nos. 15-016(43)01 RevH, 15-016(43)02 RevH, 15-016(43)03 RevG, 15-016(43)04 RevF
 - h) Drainage, Drawing No. 15-016(52)01 RevB
- Reason: For the avoidance of doubt and in the interests of proper planning.
03. The specific materials (including samples where appropriate) for the following aspects shall be submitted to and approved in writing by the Local Planning Authority, prior to their use.
- a) Brickwork for all stairwells/plinths to the multi-storey car park;
 - b) Brickwork for new freestanding/retaining walls at the approved exit to Kingston;
 - c) Brickwork and surfacing details of the pedestrian crossing point, ramp and steps;
 - d) The colour and finish of the PPC vertical tubes and vehicle barriers; and
 - e) The expanded mesh for all high level screens.
- Reason: In the interests of visual amenity to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).
04. The high level mesh screens as shown on Drawing No. DR-1-001 RevF shall be installed prior to the first use of the multi-storey car park hereby approved and shall be retained in perpetuity thereafter.
Reason: To safeguard the amenity of local residents to accord with the National Planning Policy Framework and policy EQ2 of the South Somerset Local Plan (2006-2028).
05. No works shall take place until details of a petrol/oil interceptor to the surface water management system have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with those agreed details and the petrol/oil interceptor shall be permanently retained and maintained thereafter.
Reason: To safeguard the water environment from organic compounds to accord with the National Planning Policy Framework and policy EQ2 of the South Somerset Local Plan (2006-2028).
06. Prior to the installation of any internal or external lighting to the multi-storey car park hereby approved a detailed scheme based on the recommendations of the submitted External Lighting Appraisal Report (Henderson Green Ltd, June 2015) shall have been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall explicitly reference the reduction in lux levels during curfew hours (10pm-6am). The lighting shall thereafter be installed and operated in

line with the approved scheme unless any written variation is agreed with the Local Planning Authority.

Reason: To safeguard the amenities of the local area and that of local residents to accord with the National Planning Policy Framework and policies EQ2 and EQ7 of the South Somerset Local Plan (2006-2028).

07. Prior to the first use of the multi-storey car park hereby approved a comprehensive tree and hedge planting scheme (to include the vertical planting) shall have been submitted to and approved by the Local Planning Authority based on submitted Drawing Nos. 005 RevA and DR-5-002 RevE. All planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the facility or the completion of the development, whichever is the sooner; and any trees or plants which within a period of fifteen years from the first use 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 integrate the development into its environs and build on local character to comply with the National Planning Policy Framework and policy EQ2 of the South Somerset Local Plan (2006-2028).

08. No works shall take place, including demolition, until a revised scheme of tree protection measures (phased if necessary and based on Drawing No.001) have been submitted to and approved in writing by the Local Planning Authority. The agreed revised tree protection scheme shall be implemented in its entirety for the duration of the construction of the development.

Reason: To preserve the health, structure and amenity value of retained trees to comply with the National Planning Policy Framework.

09. In tandem with Condition 07 a scheme for the boundary treatment with No.5 Roping Road shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The agreed scheme shall thereafter be implemented prior to the first use of the multi-storey car park hereby approved.

Reason: In the interests of residential amenity to accord with the National Planning Policy Framework and policy EQ2 of the South Somerset Local Plan (2006-2028).

10. In order to reduce the opportunity for anti-social behaviour and reduce the fear of crime:

a) A scheme of gates/fencing to prevent public access to the area to the rear of the multi-storey car park hereby approved shall be submitted to and approved in writing by the Local Planning Authority and such preventative measures shall be installed prior to the use of the multi-storey car park hereby approved.

b) The cycle store shall be an open sided canopy to reduce the opportunity of a hiding place.

Reason: To maintain a safe environment where crime and disorder and the fear of crime does not undermine the amenities of the area to comply with the National Planning Policy Framework.

11. Prior to the first use of the multi-storey car park hereby approved the recommendations contained within the submitted Ecological Survey (Abricon, 11 May 2015) shall have been fully carried out.

Reason: To protect and enhance biodiversity to accord with policy EQ4 of the South Somerset Local Plan (2006-2028).

12. Construction works (including the operation of any machinery) and the delivery or dispatching of any construction materials, shall not take place outside 0830 hours

to 1800 hours Mondays to Fridays, and 0830 hours to 1300 hours on Saturdays and not at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity to accord with the National Planning Policy Framework and policy EQ2 of the South Somerset Local Plan (2006-2028).

13. Prior to the commencement of development, including demolition, a Construction Traffic Management Plan (phased if necessary) providing details on the routes for the delivery of the materials and equipment to the site plus compound parking area; shall be submitted to and approved in writing by the Local Planning Authority and fully implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and residential amenity to accord with the National Planning Policy Framework and policy EQ2 of the South Somerset Local Plan (2006-2028).

14. Prior to the commencement of development, including demolition, a Construction Environmental Management Plan (phased if necessary) shall be submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust (and other air-borne pollutants), surface water run-off and site lighting. This should include the use of hoardings on sensitive boundaries where the Local Planning Authority deems necessary.

Reason: In the interests of residential amenity and to avoid unnecessary air, light and water pollution to accord with National Planning Policy Framework and policies EQ2 and EQ7 of the South Somerset Local Plan (2006-2028).

With the inclusion of the additional highway conditions:

15. The proposed access points (Entry and Exit) of the multi-storey car park shall be constructed in accordance with details shown on the submitted plan, drawing number 26, Rev B (IMA - Proposed Highway Layout), and shall be available for use before the development hereby approved is first brought into use. Once constructed the accesses shall be maintained thereafter in that condition at all time.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework.

16. The east access of the multi-storey car park shall be used for the purpose of "Entry Only" and appropriate signs, which shall have previously been agreed with the Local Planning Authority, shall be erected before the development hereby approved is first brought into use and retained thereafter.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework.

17. The west access of the multi-storey car park shall be used for the purpose of "Exit Only" and appropriate signs, which shall have previously been agreed with the Local Planning Authority, shall be erected before the development hereby approved is first brought into use and retained thereafter.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework.

18. The gradient of the access points to the multi-storey car park shall not at any point be steeper than 1 in 10 for a distance of 10 metres from its junction with the public highway. This part of the access shall be maintained at that gradient thereafter at all times.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework.

19. With regards to the multi-storey car park there shall be no obstruction to visibility greater than 300 millimetres above adjoining road level in advance of a line drawn

2.4 metres back from the carriageway edge on the centre line of the exit and extending to a point on the nearside carriageway edge 33 metres to the left of the access as one is exiting. Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework.

20. With regards to the proposed exit onto Kingston there shall be no obstruction to visibility greater than 300 millimetres above adjoining road level in advance of a line drawn 2.4 metres back from the carriageway edge on the centre line of the exit and extending to a point on the nearside carriageway edge 70 metres to the right of the access as one is exiting. Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework.

21. With regards to the proposed exit from the hospital drop-off area serving the main entrance there shall be no obstruction to visibility greater than 300 millimetres above adjoining road level in advance of a line drawn 2.4 metres back from the carriageway edge on the centre line of the exit and extending to a point on the nearside carriageway edge 33 metres to the right of the access as one is exiting. Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework.

22. With regards to the multi-storey car park the proposed exit shall incorporate pedestrian visibility splays on both its sides to the rear of the existing footway based on co-ordinates of 2.4 metres x 2.0 metres. Such splays shall be fully provided before the access hereby permitted is first brought onto use and shall thereafter be maintained at all times.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework.

23. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before the hereby development is in use and thereafter maintained at all times.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework.

24. The multi-storey car park shall not be first used until the off-site works have been carried out in accordance with a design and specification to be approved in writing by the Local Planning Authority and to be fully implemented in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework.

Note: The provision of these works will require a legal agreement and contact should be made with the Highway Authority well in advance of commencing the works so that the necessary agreements are complete prior to starting the highway works.

Informatives:

01. South Somerset District Council encourages all contractors to be 'Considerate Contractors' when working in the district by being aware of the needs of neighbours and the environment. With regards to Condition 14 the applicant is advised to devise procedures for maintaining good public relations including complaint management, public consultation and arrangements for liaison with the Council's

- Environmental Protection Team. Mitigation measures as defined in BS 5528: Parts 1 and 2:2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
02. In connection with Condition 08 the applicant is advised to refer to British Standard 5837: 2012-Trees in relation to design, demolition and construction. A pre-start site meeting with the Council's Tree Officer is advised (please contact Philip Poulton 01935 462670).
 03. The applicant is reminded of the advice of Wales and West Utilities in their letter of representation on this application, dated 8th July 2015.
 04. To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. The applicant is also advised to seek approval for any proposed piling operations.

(voting: unanimous)

43. Planning Application 15/03475/R3C - Primrose Hill Primary and Nursery School, Cabot road, Yeovil (Agenda Item 9)

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

He told members that SSDC is a consultee on this application and at the request of the Development Manager members are asked to consider the Council's response and comment on this Somerset County Council (SCC) planning application.

The Area Lead South also referred members to the draft proposed response to SCC as set out in the agenda report and asked members whether this to be acceptable and sought their views on this application.

Councillor Tony Lock declared he was a member of the Somerset County Council Regulation Committee who would deliberate this application, however as this application was for consultation only he would not leave the room during consideration of this item.

In response to questions, the Area Lead South confirmed to members that the number of proposed car parking spaces was considered insufficient and these concerns would be included within the response.

Tony Cavalier the Vice Chairman of Mudford Parish Council addressed the committee. He believed consideration for the primary school application should not be deliberated in advance of the current application planned for the Sustainable Urban Extension (SUE). He was concerned what impact the overall development would have on the surrounding road network and the current unconnected/detached site of the school should the urban extension fail to be built. He also raised concern regarding the impact from the construction traffic including soil removal, access for emergency vehicles and the hugely inadequate number of parking and drop off spaces proposed for the school. He appreciated the essential need for a school but did not consider this location to be appropriate as a site had been identified and agreed in 2008.

Councillor Mike Lewis, County Councillor also addressed the committee. He confirmed that he had initiated consultation from SCC regarding the application and although appreciated the need for a primary school in the area felt it was unusual to consider

permission prior to consideration of the Upper Mudford SUE application. He understood that an Environmental Impact Assessment had not been undertaken and encouraged this to be carried out. He also voiced his concern regarding the inadequate number of car parking spaces proposed and urged that strong representation be made to insure sufficient car parking spaces are provided.

Nick Whitsun-Jones then addressed the committee as a Representative from Campaign to Protect Rural England (CPRE). He appreciated the need for the primary school in the area however felt the application did not accord with Policy YV2 of the recently adopted Local Plan. He felt the application was premature and prejudiced the comprehensive planning of the Upper Mudford SUE application. He considered the school was an integral part of the development and the statutory obligation to decide planning applications in accordance with the recently adopted Local Plan. He therefore wished that the District Council would oppose the application for the reasons stated.

In response, the Area Lead South explained to members that:

- As consultees SSDC are unable to make judgements on the legalities of the application process and the concerns raised will ultimately be considered by SCC the determining body.
- The current Upper Mudford SUE application includes the provision of one primary school and as such is in accordance with Policy YV2 of the recently adopted Local Plan. The Upper Mudford SUE application will continue to be considered with the inclusion of the primary school and its enlarged dimensions.

Members proceeded to discuss the application, comments and views were expressed including the following:

- Great concern regarding the inadequate number of car parking spaces proposed for the school and the absence of car/bus drop off provision.
- Considered it to be in the best interest of the local community for the school to be built as quickly as possible as the intake for schools within Yeovil is of utmost priority.
- Only access road was the main through road of Wyndham Park therefore wished that construction traffic and school traffic should access the site via a new road and not through Wyndham Park.
- Need to encourage cycling and walking to school hence the need for adequate footpaths to link the school to the surrounding area.
- Concerns' regarding the white render material to be used on the building and the need to ensure building is in keeping with the surrounding area.

During a short debate, members, led by the Area Lead South discussed and agreed the draft response to be sent to SCC as detailed in the agenda report. Members were happy to endorse the Officer's draft proposed response with the inclusion of the following points:

- The use of a darker tone of render is preferred.
- Construction traffic and then day-to-day school traffic should not access the site via Wyndham Park but via a new road off Lyde road/Primrose lane, which itself should be landscaped.
- 12 parking spaces are wholly insufficient and many more spaces should be provided.

On being put to the vote this was carried unanimously.

44. Planning Application 15/02683/FUL - Heathfield, 21 Manor Street, West Coker (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. He informed members that fully amended plans had now been received to address the concerns regarding proposed roof height and dormer windows. He therefore recommended that an amendment be made to Condition 2 to reflect the amended plan as follows:

'The development hereby permitted shall be carried out in accordance with the following approved plans: amended location and block plans received 14 July 2015 and amended proposed elevation, floor and section plan received 21 August 2015'.

He confirmed the neighbours were fully aware of the amendments made and that there were no further updates to the report.

In response to questions, members were informed that:

- The garage was 330 millimetres from the neighbouring boundary and over 20 metres away from the neighbouring house.
- There were other flat roof garages located nearby but uncertain anywhere else within the village.

Mr David Neal, Chairman of West Coker Parish Council addressed the committee. He said the Parish Council raised concern regarding the effect the proposal would have upon the conservation area and neighbouring listed building. They did not consider the amended plans mitigated the concerns of the local residents as the topography of the site was very important and the proposed extra 2.2 metres in height was significant to the area. He concluded the site was in a sensitive area of the village and that the application was not supported by the local residents and would be detrimental to the area.

Sophie Newton spoke in objection to the application. She told members that she and her family lived at the neighbouring property No 19 Manor Street and considered the proposal would be overbearing and cause overshadowing to the garden. She felt the proposed plans were inaccurate and confusing and that the 'right to light' was a material consideration. She encouraged the committee to arrange a site visit to see the exact topography and impact the proposal would have on the area.

Neil Symes also spoke in objection to the application. As a local resident he felt the proposal was unacceptable and over development within a conservation area. He felt there were other ways to extend the property causing minimal impact. He raised concern over the inaccuracy of the height of the boundary fencing and the small reduction in the roof ridge height and concluded there was significant local objection to this proposal.

James Fox, the agent then addressed the committee. He said the issues raised had now been addressed with the recent amended application and that the SSDC Conservation Officer and Planning Officer had considered the proposal acceptable. He appreciated the concerns of the local residents and that these had been taken into account within the

amended proposal. He considered there would be no significant harm to the conservation area or loss of light or amenity to the local residents.

Louise Crocker, the applicant addressed the committee. She was disappointed that some local neighbours strongly objected to the application and confirmed that her wish was only to develop and renovate her family home. She said the proposal was only to gain a little extra space for her family whilst renovating the existing garage and enhancing the local area.

In response the Planning Officer confirmed to members that the measurements as shown on the plans were accurate and that all concerns have been covered with the amended plans. He confirmed the applicants/agents have worked with the officers to ensure all concerns have been addressed.

The SSDC Conservation Officer confirmed that all comments from the Conservation Team had been considered and suitably addressed including the effect on the listed building.

Councillor Cathy Bakewell, Ward member voiced her concerns regarding the application. These included the impact on the nearby Manor House (Grade I) and Old Dairy House (Grade II) both Grade I Listed Buildings, affect upon the conservation area and the poor quality and inaccuracy of the plans making it difficult for a decision to be made. She felt the height of the proposed building would create a loss of amenity and light to the neighbouring property No.19 Manor Street and although appreciated the applicant's right to extend the family home regrettably she could not support the application.

Councillor Cathy Bakewell then proceeded to read a statement from the other Ward member Councillor Gina Seaton. This included concerns regarding the impact on the nearby listed buildings and the overshadowing of the neighbouring property. Other comments included the appearance of one gable end and one hip end which she felt was out of keeping and of poor design.

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

- Proposal would be a significant improvement to what was currently an unsightly building.
- Content that every effort made by all parties to mitigate any concerns and issues raised.
- Considered there were a various mix of properties within the area.
- Appreciated neighbours' concerns however did not consider the proposal to have a significant impact on the amenity of the neighbouring properties or adversely affect the neighbouring listed buildings.
- Concerns regarding the height and design of the proposal and the overall impact on the conservation area, including the loss of light from neighbouring properties.
- Noted local residents and the Parish Council were not in support of the application.
- Confusion over poor quality and inaccuracy of the plans.

It was then proposed and subsequently seconded that permission be granted as per the officer's recommendation as set out in the agenda report with the amendment to Condition 2. This was carried by 12 votes in favour, 4 against and 1 abstention.

RESOLVED:

That planning application **15/02683/FUL** be granted for the following reason:

01. In having regard to the size, scale and proposed materials the proposed extension is appropriate in the Conservation Area, does not adversely affect the setting of neighbouring listed buildings or cause a demonstrable harm to residential or visual amenity. As such the proposal complies with Policies SD1, SS1, TA5, TA6, EQ2 and EQ3 of the adopted South Somerset Local Plan (2006 - 2028) and the aims and objectives of the NPPF.

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: amended location and block plans received 14 July 2015 and amended proposed elevation, floor and section plan received 21 August 2015.

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

03. The accommodation hereby permitted shall be used solely in connection with the use of the existing house, known as Heathfield, 21 Manor Street as a single family dwelling and shall not at any time be used as a separate unit of accommodation.

Reason: In the interests of residential and visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan (2006 - 2028).

04. No development shall be undertaken unless 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 and roofs;
- 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. details of any external services, boiler flue, soil pipes, etc
- d. details of the rainwater goods and eaves
- e. details of the eaves and fascia details and treatment at a scale of 1:5.

On 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 area in accordance with Policies EQ2 and EQ3 of the adopted South Somerset Local Plan (2006 - 2028).

05. No windows, other than those shown on the plan(s) hereby approved, shall be constructed in the wall or roof of the building that faces north and west without the prior written consent of the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

06. The rooflight in the west elevation shall be glazed with obscure glass when installed, with such glazing type thereafter retained. There shall be no alteration or additional windows in this elevation without the prior written consent of the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028)

07. The proposed 2m high fence on the northern boundary shall be installed prior to occupation of the building and shall thereafter be retained at that height, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

08. Prior to implementation of this consent, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree protection measures relating to the adjoining protected trees shall be submitted to and agreed in writing with the Council and it will include the following details:

- rigidly-braced HERAS tree protection fencing;
- a commitment to avoiding machinery movements, ground-works, amendments to the soil (including rotavating & additions to soil-grade), the storage of materials, the mixing and discharge of cement liquids, the lighting of fires & the installation of below-ground services (including drainage & soak-aways) within the Root Protection Areas of the adjoining protected trees;

Upon approval by the Council, the measures specified within the agreed scheme of tree protection measures, shall be implemented in their entirety for the duration of the construction of the development, inclusive of landscaping measures.

Reason: To preserve the health, structure and amenity value of existing landscape features (trees) in accordance with the objectives within Policy EQ2 of the adopted South Somerset Local Plan.

Informatives:

01. In relation to condition 07 you are advised to contact the Council's Tree Officer (Phillip Poulton 01935 462670) to arrange a pre-commencement site meeting between the appointed building/groundwork contractors and the Council's Tree Officer, in order to ensure compliance with the submitted scheme of tree protection fencing and other tree protection measures.
02. You are reminded of the requirement to comply with the Party Wall etc Act 1996.
03. The use of hedgehog gutter guards for the building is suggested by the Council's Tree Officer.

(voting 12 in favour, 4 against, 1 abstention)

45. Planning Application 15/03206/FUL - 16 Northbrook Road, Yeovil, Somerset (Agenda Item 11)

The Planning Assistant presented the application as detailed in the agenda and with the aid of a power point presentation showed the site and proposed plans. She told members that this was a retrospective application seeking permission for the retention of the shed for use to store medical supplies for one of the occupants of the property.

The Planning Assistant noted to members that the applicants were unable to be present at the meeting due to regular hospital appointments they were required to attend. She also referred to the comments from Yeovil Town Council who considered the application to be out of keeping with the existing area due to its location and design. She concluded that should members be minded to refuse the application consideration should be given to instigating formal enforcement action.

Following questions, the Planning Assistant and Area Lead South clarified to members that:

- Confirmed the use of the shed was wholly for the purpose of storing medical supplies for the applicant's son.
- Considered the form and scale of the shed acceptable and it would not have a detrimental impact on the visual amenity of the area.
- Prior to the application being submitted the applicants were invited to relocate the shed into the back garden behind the current timber fencing. The applicants decided not to follow this option however they would be happy to screen the shed by some means should this condition be imposed.
- The house is part owned by both Yarlington Housing group and the applicants. The application had been submitted by the applicant with the support of Yarlington Housing group.
- Applicants permitted to re-submit another application free of charge within the next year.
- The reason for the development is not a material planning consideration that should be given significant weight.

Councillor Tony Lock, Ward member voiced his concern of the application. He noted Yeovil Town Council comments and also believed the application to be out of keeping with the existing area due to its location and design. He said the property was located within an area that had recently been regenerated and would set a precedent for future applications of this type. He appreciated the circumstances of the applicants but believed the shed could be re-located to the other side of the current fencing with a means of continual access to the shed and therefore would not support the application.

Councillor Rob Stickland, Ward member reiterated the comments already made by Councillor Tony Lock and although sympathised with the applicants' circumstances believed the purpose of the shed was not a planning consideration.

Councillor David Recardo, Ward member also voiced his concerns of the application. He said the area had recently undergone significant redevelopment and felt the re-location of the shed to the other side of the timber fencing would be more appropriate.

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

- The proposal fails to enhance the area or promote the aims of high quality design.
- Set a precedent for other applications of this type in the area.

- Appreciate the applicants' circumstances but understood the purpose of the shed was not a planning consideration.
- The shed could be re-located to the other side of the current fencing with a means of continual access.

Following a short discussion, 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 South Lead:

'The proposed development, due to its location, design and materials is not in keeping with the existing area and therefore does not accord with the aims and objectives of policy EQ2 (General Development) of the South Somerset Local Plan (2006-2028)'.

Members were happy to delegate that Officer's investigate formal enforcement action.

On being put to the vote this was carried unanimously.

RESOLVED:

That application **15/03206/FUL** be refused for the following reason:

The proposed development, due to its location, design and materials is not in keeping with the existing area and therefore does not accord with the aims and objectives of policy EQ2 (General Development) of the South Somerset Local Plan (2006-2028).

(voting: unanimous)

46. Arts and Entertainment - Service Update (Agenda Item 12)

Pauline Burr, Arts Development Officer presented the report in the absence of the Arts and Entertainment Manager and with the aid of a power point presentation explained the Arts Development Service including:

- Arts development and working with different arts companies to bring a range of arts activities to the district.
- Take Art Live – 22 shows to village halls across the district.
- Actiontrack – community groups learning about local heritage.
- Somerset Art Week – The event 2014 generated over £100,000 sales through 18,000 visits to 36 venues.
- Somerset film – training in use of film and digital media
- Support of local groups offering opportunities for both the young and elderly people
- Octagon Gallery – a programme of work to view and exhibit local artists and groups

She then proceeded to inform members that:

- the Octagon Theatre held approximately 260 events a year and welcomed guests from across South Somerset and beyond.
- the Auditorium seated 626 and was one of the largest theatres in the South West
- Awarded 'Trip Advisor Certificate of Excellence' and Lufton College 'Our Street Award' for the fourth year running

- last year's pantomime broke box office records. Audience of over 25,000. Box Office has doubled in five years.
- Yeovil Literary Festival to be held 28th Oct – 1st Nov 2015.
- The Johnson Studio permitting 18 weekly classes, rehearsal space, meetings and events, hospitality, Castaways and Octagon Theatre Company.

She showed figures of an annual turnover of £1.8 million with over 100,000 tickets sold an income excluding ticket sales of £477,181. This equated to £1.87 per year, per person or 7p per household per week.

During a short discussion members suggested there was an advertising opportunity with the 'Review' booklet and the possibility of the recurrence of 'pop up galleries'.

Members thanked the Arts Development Officer for her presentation and the excellent facilities and events on offer at the theatre.

NOTED

47. Annual Report Outlining the Work of the Economic Development Team (Agenda Item 13)

The Economic Development Manager presented the report as detailed in the agenda report and with the aid of a power point presentation he informed members that:

- The Innovation centre was currently 98% occupied. Successful businesses were now starting to acquire their own premises releasing capacity for new businesses within the centre.
- Success of the Local Food Show which took place at Haynes Motor Museum in September last year. The show will take place again in 2016, venue to be confirmed.
- Success of the 'Literature Exchange' whereby businesses within tourism had the opportunity to distribute and exchange various literature including leaflets, brochures etc.
- Production of various brochures including the additional funding from BIS of £48k towards further marketing promotions for the tourism trade. This will include the production of 'Lets discover the Levels and Moors of South Somerset'
- Success and popularity of the TIC located within Petters House Yeovil.
- Community Heritage Access Centre (CHAC) – production of the 'Yeovil in Living Memory' calendar.

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

- The principles of the Innovation Centre enable the opportunity for start-up advice and assistance for new businesses.
- The SSDC Business Support Officer will continue to support and monitor successful small businesses.
- Work with Yeovil College where opportunities arise.

Members noted the report and thanked the Economic Development Manager for his informative presentation and the excellent work of his team.

48. Update Report on Birchfield Park (disused landfill), Yeovil (Agenda Item 14)

The Principal Engineer presented to members the report as set out in the agenda. He explained that the site was currently well managed and asked that members formally approve the management strategy and contingency plan for the site as appended to the report.

In response to questions, the Principal Engineer informed members that:

- Monitoring of the site would continue indefinitely.
- The Capital scheme currently under design will provide long term enhancement to the pollution prevention and manage the risk levels of leachate and gas on the site. It is expected that within the next twelve months a planning application will be made and the scheme is due to be complete within the next two years.

Members thanked the Principal Engineer for his update report and it was proposed and subsequently seconded that members approve the Management Strategy and Contingency Plan for the site. On being put to the vote this was carried unanimously.

- RESOLVED:**
- (1) That the report be noted
 - (2) That members approve the Management Strategy
 - (3) That members approve the Contingency Plan

(voting; unanimous)

49. Report on the replacement of 'Welcome to Yeovil' gateway signage (Agenda Item 15)

The Neighbourhood Development Officer presented the agenda report and with the aid of a power point presentation sought members views on their approval to either refurbish or replace six gateway signs at key vehicular entrance points to Yeovil.

She also explained that West Coker Parish Council expressed the desire the to re-locate the gateway sign on the West Coker Road as it is positioned some distance from the boundary line of Yeovil South ward.

She proceeded to show members the 'Love Yeovil' main branding logo and the possibility to incorporate the logo in the replacement signs.

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

- The West Coker Road sign already located in an appropriate position and should remain in the same place as Samson Wood is within the West Coker Parish.
- The West Coker Road sign was originally moved for reasons associated with postcodes.
- Believed the strap line should be removed from any new signage.

- Minimum information to be included on the new signage; however the brown amenity symbols to remain along with the twinning mark as creates interest and a good first impression for visitors.

During a short discussion, members requested that the restyled signs be brought back to committee for final approval.

It was then proposed and subsequently seconded that members agree to the relocation of the West Coker sign to the parish Boundary. On being put to the vote this was lost by 3 votes in favour and 7 against.

It was furthermore proposed and subsequently seconded that members approve the project to redesign replacement signs, with one incorporating the Love Yeovil logo and one without the Love Yeovil logo. On being put to the vote this was carried unanimously.

RESOLVED:

1. That member's did not agree to the relocation of the West Coker sign to the parish boundary.
2. That member's approve the project to redesign replacement signs, with one incorporating the Love Yeovil logo and one without the Love Yeovil logo.

50. Area South Committee Meeting Times Review (Agenda Item 16)

The Area Development Manager South introduced the report which asked members to consider the start time of the Area South Committee meetings. She explained that currently the committee meeting starts at 2.00pm with planning applications being determined first on the agenda. A survey of all 19 members of Area South Committee was carried out and all considerations were taken into account. On this basis a preferred start time of 4pm has been proposed with the determination of planning applications as the first item for business.

During discussion, varying views were expressed by members, some being of the view that the start time should be at 4.00pm to help both members and members of the public to attend out of the normal working day. Furthermore that planning should be considered last on the agenda, although it was highlighted by other members that it was very difficult to plan how long the first items of business on the agenda would last.

Some members supported that the start time remain at 2.00pm with the determination of planning applications last on the agenda with the flexibility to alter the time as necessary.

It was then proposed and seconded that the Area South Committee meeting start at 4.00pm as per the recommendation as set out in the agenda report. It was then proposed that an amendment be made to this recommendation that the start time of the Area South Committee remain at 2.00pm. This was seconded and on being put to the vote was carried by 9 votes in favour and 7 against.

A further discussion pursued where members agreed that for a trial period of 3 months planning applications be determined last on the agenda and not least before 3pm. On being put to the vote this was carried by 9 in favour and 1 against.

- RESOLVED:** (1) That the start time for Area South Committee meetings remain at 2.00 p.m.
- (2) That for a trial period of 3 months planning applications be determined last on the agenda and not least before 3pm.
-

51. Forward Plan (Agenda Item 17)

There were no further reports requested by members.

- RESOLVED:** (1) that the Area South Forward Plan and the comments of Members be noted.
- (2) that the reports identified by Members be added to the Area South Forward Plan.
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52. Appeals (For Information Only) (Agenda Item 18)

Members noted the Planning Appeals.

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Chairman

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Date