

South Somerset District Council

Minutes of a meeting of the **Area East Committee** held at the **Meeting Room, Churchfield Offices, Wincanton** on **Wednesday 13 January 2016**.

(9.00 am - 1.05 pm)

Present:

Members: Councillor Nick Weeks (Chairman)

Mike Beech	Mike Lewis
Tony Capozzoli	David Norris
Nick Colbert	William Wallace
Sarah Dyke-Bracher	Colin Winder
Anna Groskop	

Officers:

Helen Rutter	Area Development Manager (East)
Kelly Wheeler	Democratic Services Officer
Jo Boucher	Democratic Services Officer
Angela Watson	Legal Services Manager
Colin McDonald	Corporate Strategic Housing Manager
Adrian Noon	Area Lead (North/East)
Dominic Heath-Coleman	Planning Officer
Lee Walton	Planning Officer

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

148. Minutes of Previous Meeting (Agenda Item 1)

Councillor Colin Winder requested an amendment to minute 138, to indicate that Members had noted the appeal decisions for Land OS 1445 Torbay Road, Castle Cary and noted the costs decision which had been allowed for Land rear of The Burrows, High Street, Sparkford where an officer had not attended the appeal site visit. Members strongly held the view that planning officers should attend all appeal site visits.

Members were content that the minutes of the meeting held on the 9th December 2015, copies of which had been circulated, be approved and signed by the Chairman as a correct record, subject to the amendment being made to minute 138.

149. Apologies for absence (Agenda Item 2)

Apologies of absence were received from Councillor Henry Hobhouse and Councillor Tim Inglefield.

150. Declarations of Interest (Agenda Item 3)

Cllrs William Wallace, Mike Lewis and Anna Groskop all members of SCC (Somerset County Council) would only declare a personal interest in any business on the agenda where there was a financial benefit or gain or advantage to SCC which would be at a cost or to the financial disadvantage of SSDC.

Cllr Sarah Dyke-Bracher declared that she was the programme manager of the Heart of Wessex Local Action Group.

151. Public Participation at Committees (Agenda Item 4)

There were no questions from members of the public present.

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

Councillor Colin Winder raised concern that a meeting with the Development Control Manager and the Wincanton Ward Members had not yet been arranged to discuss the enforcement issues in Wincanton. The Area Development Manager agreed to arrange this meeting.

Councillor Sarah Dyke-Bracher expressed her thanks to the Streetscene team for the Christmas tree shredding which had occurred and hoped that this incentive would continue into the future.

She also informed Members that she was a member of the Access for All Solutions, a forum which works actively to promote opportunities for the disabled and invited Members to attend the next forum which was scheduled for Tuesday 26th January at 9am.

153. Date of Next Meeting (Agenda Item 6)

Members noted that the date of the next meeting would be Wednesday 10th February 2016 at 9.00am at The Churchfield Offices, Wincanton.

154. Chairman Announcements (Agenda Item 7)

The Chairman reminded Members that the Annual Parish/Town Council meeting was to take place on Tuesday 26th January at 7pm at The Council Offices, Churchfields, Wincanton and invited Members to attend.

He also reminded Members that there would be a Portfolio Holder Briefing meeting taking place that afternoon at 3.30pm at Brympton Way, Yeovil and that he hoped to see Members at this meeting.

At the time of the meeting, the Chairman decided to re-arrange the order in which planning applications were to be discussed. Agenda item 18 would be the first planning application to be discussed, followed by agenda items 14-17.

155. Affordable Housing Development Programme (Agenda Item 8)

The Committee welcomed the Corporate Strategic Housing Manager to deliver his report to Members.

He explained that the report included details of two housing schemes which were completed in the previous financial year as well as schemes due to be completed in the current financial year. He pointed out that some schemes, although they had received planning permission, could take some time before they were implemented.

He updated the Committee on the progress of the South Cadbury scheme and advised Members that there were two affordable rent properties within the scheme which had not yet secured funding, however he was confident that this funding gap could be bridged.

The Corporate Strategic Housing Manager responded to questions from Members.

During the discussion, he pointed out that 35% of new dwellings created across the district should be affordable homes and as SSDC owns very little land, discussions had taken place with Somerset County Council to try to make development land available. He suggested that Members visit the Queen Camel development.

The Committee questioned where income raised by Yarlington Homes through rural home disposals had been used and would like to see these funds used in supporting replacement affordable homes in rural areas.

The Committee thanked the Corporate Strategic Housing Manager for attending the meeting.

RESOLVED: Members noted the report

156. Primary Care Services in the Eastern Part of South Somerset (Agenda Item 9)

The Committee welcomed Michael Bainbridge, Head of Primary Care Development and Sheryl Vincent, Primary Care Commissioning Manager of the Somerset Clinical Commissioning Group. Michael Bainbridge explained that the aim of the CCG was to improve quality of care.

He explained that a CCG Strategy was being delivered to help meet the increasing demand for Primary Care in Somerset.

Some of the points raised included;

- The demand for care was increasing due to a growing population and a rise in complexity of issues, which was a national issue.
- It is often unclear how much housing growth can occur in some places
- There is an aging workforce of GPs. Staff retirements over coming years could impact the demand for Primary Care.
- GPs are not coming forward to fill job vacancies, however there are schemes in place such as the 'Retainer scheme' to encourage trained doctors to work a small amount of hours and also the 'Returner scheme' to encourage doctors to return to the NHS

- New investment was being sought from NHS England to fund developments at premises in Bruton and Ilchester
- Following a Patient Satisfaction Survey, published in July 2015, 91% of patients, at six practices in Area East, were able to get an appointment with a GP last time they needed one

As part of the strategy, the CCG will promote individuals taking more responsibility of their own health and well-being such as through careful alcohol use and exercise, both of which have large impacts on health service utilisation.

The Head of Primary Care Development responded to questions raised by Members.

During the discussion, he confirmed that the CCG promoted local delivery of Primary Care services and as housing growth/development was an issue, they consult with the District Council on large scale planning applications.

It was pointed out that the figures for Wincanton Health Centre may not take into consideration that a doctor had recently left the practice.

Councillor David Norris commented that he would like to see figures for the Somerton Surgery.

Members thanked them both for attending the meeting.

RESOLVED: That Members noted the report.

157. Area East: Local Information Centre's 2014/15 report (Agenda Item 10)

The Neighbourhood Development Officer presented his report to the Committee. He explained to Members he was pleased that there had been an increase in volunteers at the centres.

He pointed out that he was working closely with the centres at Bruton and Wincanton and was using best practice examples to develop these centres. Additional and new signage was also being considered to make existing centres more visible and there would be an increase in monitoring systems on all centres.

He hoped that additional centres would be created in South Somerset, to include a new centre in Milborne Port.

The Neighbourhood Development Officer responded to questions from Members.

Members thanked the officer for his report and for attending the meeting.

RESOLVED: That Members noted the report.

158. Area East Committee Forward Plan (Agenda Item 11)

The Area Development Manager confirmed that the Streetscene update report would be deferred until the March committee meeting and that there would be additional report to

follow at the next month's committee meeting for a funding request for the Community Kids Centre in Bruton.

Councillor Mike Lewis suggested that a report on appeal decisions across the district, and specifically in Area East, should appear on a forthcoming agenda.

RESOLVED: That the Forward Plan be noted.

159. Planning Appeals (For information only) (Agenda Item 12)

Members noted the report that detailed a planning appeal which had been allowed at Lavender Green, Verrington, Wincanton.

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

Members noted the Schedule of Planning Applications.

161. 15/03868/FUL - Maperton Stud, Maperton, Wincanton (Agenda Item 14)

Proposed change of use and conversion of former equestrian building to form 4 no. dwellings

The Planning Officer presented his report to the Committee with the aid of a powerpoint presentation. He informed Members that the barn conversion was designed to an adequate standard of design and materials and preserved the character of the conservation area and presented no overlooking issues for adjoining properties.

He pointed out to Members that although Somerset County Council Highways department had not raised any concern over the access and were happy that the proposal would not cause severe harm to local safety, there were local concerns over the access and highways.

He confirmed to Members that the applicant had agreed to make affordable housing contributions and that he was recommending that the application be approved as per his report.

Councillor William Wallace, Ward Member, noted that there was a large amount of objection from the local residents. He suggested that he would like to see a landscaping condition added together with conditions restricting fragmentation and further development of the site.

Following the discussion, it was proposed and seconded to approve the planning application as per the officer recommendation, subject to conditions.

On being put to the vote, the proposal was carried 7 votes in favour, 0 against with 2 abstentions.

RESOLVED:

That planning application **15/03868/FUL** be approved as per the officer 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:-
 - 1) Secure a contribution of £40 per square metre of internal floor space towards the provision of affordable housing in the district.

b) The following conditions:

Justification

01. The proposal is considered to be acceptable in this location and, by reason of its size, scale and materials, respects the character of the area, and causes no demonstrable harm to residential amenity, visual amenity, protected species, or to highway safety in accordance with policies EQ2, EQ3, TA5, TA6, or EQ4 of the South Somerset Local Plan (Adopted April 2006) and the aims and provisions 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: HIL/MAP/14/04B and HIL/MAP/14/06A received 26 August 2015 and HIL/MAP/14/02D received 03 November 2015

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

03. No work shall be carried out on site until particulars of the 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) a sample panel, to be prepared for inspection on site, to show the mortar mix and coursing of the external walls;
- c) 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;
- d) details of all hardstanding and boundaries
- e) details of the rainwater goods and eaves and fascia details and treatment.

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

Reason: In the interests of visual amenity and to comply with Policies EQ2 and EQ3 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to comply with Policies EQ2 and EQ3 of the South Somerset Local Plan.

05. Before the dwelling hereby permitted is first occupied, the revised access over the first 5m of its length shall be properly consolidated and surfaced with tarmac unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

06. Before the dwellings are occupied provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto any part of the highway, details of which shall have been submitted to and approved in writing by the local planning authority. Once implemented the scheme shall be thereafter maintained at all times.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

07. The areas allocated for parking and turning on the submitted plan, drawing no. HIL/MAP/14/02D received 03 November 2015 shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles used in connection with the development hereby permitted.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

08. Any entrance gates shall be hung to open inwards and set back a minimum distance of 5m from the highway at all times.

Reason: In the interests of highway safety and in accordance with policy ST5 of the South Somerset Local Plan.

09. There shall be no obstruction to visibility greater than 900mm above adjoining road level in advance of lines drawn 2.4m back from the carriageway edge on the centre line of the access and extending to a point on the carriageway edge 30 metres in each direction. Such visibility shall be fully provided before the development hereby permitted is first brought into use and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

10. The buildings labelled 'Farm Building' on the submitted plan HIL/MAP/14/02D shall not be used for the accommodation of livestock, for the storage of slurry or sewage sludge, for the housing of a biomass boiler or an anaerobic digestion system or the fuel or waste from such a boiler or system, or for housing a hydro turbine, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the residential amenity of the future occupiers of the dwellings hereby approved and in accordance with the aims and provisions of the NPPF.

11. Before the dwellings are occupied provision shall be made to accommodate users of the public right of way at the point of access to the site, details of which shall have been submitted to and approved in writing by the local planning authority. Once implemented the scheme shall be thereafter maintained at all times.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

12. The development shall not commence until a Bat and Bird Mitigation and Enhancement Plan has been submitted to, and approved in writing by the local planning authority. The plan shall include as appropriate, details of: provision for further surveys or pre-commencement inspections for bats and nesting birds, avoidance, mitigation and compensation measures for bats and swallows, provision of enhanced roosting opportunities for bats and compensation nesting provision for swallows.

The Bat and Bird Mitigation and Enhancement Plan shall be implemented in full, unless otherwise agreed in writing by the local planning authority.

Reason: For the protection and conservation of protected species and biodiversity in accordance Local Plan policy EQ4, NPPF, and to ensure compliance with the Wildlife and Countryside Act 1981 and the Habitats Regulations 2010, and for the enhancement of biodiversity in accordance with NPPF.

13. The windows to the north east elevation shall be fitted with obscure glazing prior to the occupation of the dwellings hereby approved. The obscure glazing will be maintained and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and in accordance with policy EQ2 of the South Somerset Local Plan.

Informatives:

01. The developer should be aware of the comments of the County Rights of Way Officer in relation to their duties regarding the public right of way that runs along

the access to the site. The comments are available to view on the LPA's website using reference number 15/03868/FUL

(Voting: 7 in favour, 0 against and 2 abstentions)

162. 15/03441/REM - Well Farm, Ansford, Castle Cary (Agenda Item 15)

Approval of reserved matters for the erection of 40 dwellinghouses, details of layout, scale, appearance and landscaping to include levels, external materials, and enhancement of biodiversity of outline planning permission 13/3593/OUT

The Planning Officer presented his report to the Committee with the aid of a powerpoint presentation. He highlighted that the red line had been reduced since the development was approved at outline stage and pointed out that of the 40 homes proposed, 14 would be affordable homes.

Barry Moorhouse, representing Castle Cary Town Council spoke in objection to the proposal. He expressed his concern over the extra traffic and the exit road onto Station Road which will become more dangerous once the 250-300 houses proposed opposite the site will be built. He objected to the proposal on the grounds of highway safety and questioned whether the access arrangements could be amended.

Pek Peppin, also representing Castle Cary Town Council spoke in objection to the proposal. She explained to the Committee that this proposal did not provide well designed homes, with a safe access and sufficient sized gardens and thought that the homes were boring in design and lacked any style or flare. She urged the Committee not to rush into approving this application.

Nigel Begg, a representative of Ansford Parish Council addressed the Committee to speak in objection to the application. He referred to an out of date SSDC publication around the design of residential areas and felt that greater efforts should be made to ensure a well-designed residential style and not to waste this valuable land. He expressed to the Committee that he was not opposed to development of the site, but opposed to the design of the development.

Colin Kay, a local resident and a member of Care for Cary criticised the developer for not providing sufficient information and described the development as unimaginative. It was his view that the design was not in-keeping with the area and local materials and stone should be used. He urged the Committee to reject this application and hoped that an alternative scheme could be developed with a more suitable design and new access.

Sally Snook spoke in objection to the application. She informed the Committee that she had supported the previous outline application as she site was larger and the houses were more widely spread across the site. She expressed her concerns over the density of the site, the sizes of the proposed gardens and the hammerhead end to the highway within the development.

Nick Weeks, Ward Member, expressed his disappointment at the substandard design of the planning application and felt that it lacked any imagination. He agreed with comments made relating to the design and density of the site and also raised concern over the water attenuation and drainage of the site and had hoped that the developers would

have tried harder to link this site with the adjoining residential developments. For these reasons he did not support the planning application.

During the discussion, which was largely around the design, density and access to the site, it was suggested that the application could be deferred to enable the comments of the Committee to be passed to the applicant with a view to amending the scheme and access. However, the Planning Officer confirmed that the access to the site had previously been approved at outline stage.

Members noted and expressed their disappointment that very little consultation had taken place with the community and concern was raised that the development could further exasperate drainage problems.

Councillor Nick Weeks, Ward Member, expressed that he was not keen on deferring the application on the basis that if the applicant submitted an appeal on the grounds of non-determination, the Committee views would not be taken into consideration and that he would like to see the application refused, but by inviting the applicant to resubmit the planning application after consultation with the community.

Members noted that although the access arrangements had been agreed at outline planning application stage, Members raised concerns over the access to the site.

The case officer was asked to convey to the applicant the committee's concerns over the lack of proper consultation with local residents, site layout, materials used and proposed highways issues in the light of planning permissions granted since the outline permission for Well Farm.

Following the discussion, it was proposed and seconded to refuse the application, contrary to the officer recommendation, for the following reasons, together with an informative to invite applicant to resubmit the application following consultation with the local community.

- The proposal by reason of the density of development and its design and detailing would result in the poor quality over-development of the site at odds with the local character and pattern of development to the detriment of the visual amenities of the areas. As such the proposal is contrary to policy EQ2 of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.
- It has not been demonstrated that the proposed layout would facilitate the most appropriate drainage strategy that would maximise the on-site soakaway of surface water. . As such the proposal is contrary to policy EQ1 of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.

On being put to the vote, the proposal was carried 8 votes in favour, 0 against with 1 abstention.

RESOLVED:

That planning application **15/0341/REM** be refused contrary to officer recommendation for the following reasons;

1. The proposal by reason of the density of development and its design and detailing would result in the poor quality over-development of the site at odds with the local character and pattern of development to the detriment of the visual amenities of the areas. As such the proposal is contrary to policy EQ2 of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.
2. It has not been demonstrated that the proposed layout would facilitate the most appropriate drainage strategy that would maximise the on-site soakaway of surface water. As such the proposal is contrary to policy EQ1 of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.

Informative

1. You are reminded that the proposal was not supported by any meaningful pre-submission public involvement. Accordingly you are invited engage with the District, Town and Parish Councils to discuss amendments to the refused scheme that would overcome the reasons for refusal identified by the Committee with regard to the level/density of development and the design and detailing of the proposed houses.

(Voting: 8 in favour, 0 against with 1 abstention)

163. 15/03372/COU - Warehouse and Premises, High Winds, Higher Holton (Agenda Item 16)

Change of use of redundant agricultural buildings to B1 (Business), B2 (General industrial) and B8 (Storage or distribution)

The Planning Officer presented his report to Members with the aid of a powerpoint presentation. He pointed out to the Committee that there had been local concern over volumes of traffic; however he considered that the amount of traffic would be reduced by this proposal.

He also pointed out that this was an amended, smaller scheme and that his recommendation was that the planning application be approved as his report detailed.

Lilian Elson, representing the Holton Heritage Trust, spoke in objection to the proposal. She urged the Committee to refuse the planning application as she felt that the roads were too narrow for the additional traffic.

Mr C Statham and Mr B Bryan spoke in objection to the application. They both raised concerns over the level of traffic on the single lane road and hoped that the application would be refused.

Other comments included;

- That there is no local need
- An independent traffic assessment should have been carried out
- Concern was raised over what may be stored on the site
- The road is unsuitable for heavy goods vehicles

Mr G Garton addressed the Committee and spoke in support of the application. He pointed out to Committee that the access road was a wide and well-maintained stretch of road and considered that the proposal would not cause an issue as the traffic would not run through the village.

Mr L Wadman, applicant, addressed the Committee. He highlighted to Members that if the buildings remained as agricultural use, that the same level of traffic would use the wide road and that he was trying to regularise an existing use to diversify the farm to create an income.

Councillor William Wallace, Ward Member, informed the Committee that he had attended the Parish Council meeting with Councillor Tim Inglefield and that he was aware of the Parish Council concerns. He noted that a traffic assessment would have been useful.

Councillor Mike Lewis declared a personal interest as the proposal for rural industrial units had similarities to a business which he was involved with.

At the end of the discussion, it was initially proposed to defer the planning application to allow an independent traffic assessment.

On being put to the vote, the proposal was not supported, 2 in support and 5 against.

It was subsequently proposed to approve the planning application as per the officer recommendation.

On being put to the vote, this was carried 6 in favour, 2 against with 1 abstention.

RESOLVED:

That planning permission **15/03372/COU** be approved as per the officer recommendation.

Justification

01. The proposed change of use by reason of its scale and location represents an acceptable that accords with Policy EQ2, TA5 and TA6 of the South Somerset Local Plan 2006 - 2028.

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: Location Plan received 1 December 2015 and Plan of Demolition received 22 July 2015.

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

03. Within 3 months of the date of this permission a properly consolidated and surfaced access shall be constructed (not loose stone or gravel) a minimum width of 5m and for a distance of 6m details of which shall have been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the agreed design and shall be maintained in the agreed form thereafter at all times.

Reason: In the interests of highway safety further to Policy TA5 of the South Somerset Local Plan 2006 - 2028.

04. Within 3 months of the date of this permission for change of use there shall be submitted to and agreed by the Local Planning Authority a scheme for parking and turning provided in line with the Somerset County Council Parking Strategy. The said spaces and access shall be properly consolidated and surfaced within a timescale to be agreed, and shall thereafter be kept clear of obstruction at all times and not used other than for the parking of vehicles or for the purpose of access.

Reason: In the interests of highway safety further to Policy TA5 of the South Somerset Local Plan 2006 - 2028.

05. 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), no additional windows or other openings (including doors) shall be formed in the building, or other external alteration made without the prior express grant of planning permission.

Reason: In the interests of visual amenity and character and appearance, further to Policy EQ2 of the South Somerset Local Plan 2006 - 2028.

(Voting: 6 in favour, 2 against with 1 abstention)

164. 15/04687/REM - Land adjoining Hearn Lane, Galhampton (Agenda Item 17)

The erection of a detached dwelling with garage (reserved matters approval with respect to appearance, landscaping, layout and scale)

The Planning Officer presented his report to Members with the aid of a powerpoint presentation. He asked Members to note an update to his report and pointed out that the wording on page 78 of the agenda should not include the reference to policy SS2 under the reason for approval, as this was not relevant on this reserved matters planning application.

He confirmed to the Committee that he had visited the neighbouring property and that the application was considered to be in line with the proposal approved at outline stage and it was his recommendation that the planning application be approved.

Mr Cheesman, representing the Parish Council, pointed out to Committee that the objections of the Parish Council were based on the same reasons given at outline planning stage. He highlighted that that there had been no local support and that 14 new houses are being built within the village and expressed his concern that approval would set a precedent in the village.

Mr D Carpendale, the agent, addressed the Committee. He pointed out to Members that the access had already been approved and that the dwelling would be screened by an existing garage. It was his view that the proposed dwelling was well situated and would result in no loss of light to adjoining properties.

Councillor Nick Weeks, Ward Member, raised concern over a footpath which currently runs through the site and hoped the footpath could be diverted before works commenced on site.

During the discussion, it was suggested that a condition be included to ensure that temporary fencing be erected around the diverted footpath along the hedge to ensure that pedestrians were a safe distance from the building site.

Following a short discussion, it was proposed and seconded to approve the planning application as per the officer recommendation, subject to an amendment to the reason for approval to remove reference to SS2 and additional condition to ensure a temporary fence.

On being put to the vote, the proposal was carried unanimously in favour.

RESOLVED:

That planning application **15/04687/REM** be approved as per officer recommendation with additional condition;

Justification

01. The proposal, by reason of its location, represents an appropriate form of development adjacent to Galhampton that would not foster growth in the need to travel or be detrimental to highways safety. As such the proposal complies with policy EQ2 of the South Somerset Local Plan 2006- 2028.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the following approved plans: 14013- 1 Rev B, -3 Rev C, -11 Rev D, -12 Rev B and -13 Rev B received 15 October 2015.

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

02. The hedge planting shown to the roadside and alongside the realigned public right of way shall be retained. To be maintained at a height above ground level of no lower than 1.7m. Any plants which 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: In the interests of visual amenity and local character further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

03. Prior to the development hereby approved being first brought into use the first floor bathroom window in the south elevation and two first floor skylights in the east elevation shall be fitted with obscure glass and be not openable below 1.7m above

the first floor level, and shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interests of neighbour amenity further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

4. Details of temporary fencing to diverted footpath to be agreed prior to commencement and implemented for duration of construction period. Thereafter landscaping required by condition 2 to be implemented.

Informatives:

01. Public Footpath WN19/24 crosses the site. There shall be no development on the line of the footpath subject to a diversion order being made and confirmed.

(Voting: Unanimous in favour)

165. 15/04744/COU - Unit 14 Hopkins Court, Bennetts Field Trading Estate, Wincanton (Agenda Item 18)

Change of use from B1 to A1 retail sales, selling horticultural products, plants, composts, sundries to both trade and the general public

The Planning Officer presented his report to the Committee with the aid of a powerpoint presentation. He advised members of a significant update to the report and pointed out that he was now recommending that the Committee approve the planning application, subject to a condition restricting the items to be sold at the premises.

He informed the Committee that the application was for the loss of an employment unit which was not normally supported by the Economic Development team, however further information had been received which specified the nature of the proposed use class, which was namely bulky horticultural goods which are not best suited on the high street.

Howard Ellard, a representative of the Town Council addressed the Committee and spoke in favour of the application. He highlighted to Members that the unit had been empty for some time on what was a vibrant industrial estate.

Mr Andrew Cole, applicant, addressed the Committee. He informed the Committee that the items intended to be sold were horticultural garden centre items and crystals.

Councillor Colin Winder, Ward Member, spoke in support of the application as it was his belief that the goods to be sold were not suitable for Wincanton High Street.

Councillor Nick Colbert, Ward Member, spoke in support of the application and questioned the need for a condition to restrict the items which could be sold.

Following a short discussion, it was proposed and seconded to approve the planning application as per the officer's revised recommendation with the omission of the restrictive condition, but subject to the following conditions;

- Time limit condition
- Approved plans conditions

- Parking condition

On being put to the vote, the proposal was carried 8 in favour, 0 against with 1 abstention.

RESOLVED:

That planning application **15/04744/COU** be approved as per the officers recommendation, subject to conditions.

Justification

01. It is considered that the loss of empty B1 unit to A1 has been justified and would not be harmful to the ongoing provision of employment opportunities in Wincanton. As such the proposal complies with policy EP3 of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.

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: Location Plan and Car Parking Spaces Plan received 21 October 2016, and Site Plan and Floor Plan received 2 November 2016.

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

03. The area allocated for parking on the submitted Car Park Spaces plan received 21 October 2016 shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby approved.

Reason: In the interests of highway safety further to Policy TA5 of the South Somerset Local Plan 2006- 2028.

(Voting: 8 in favour, 0 against and 1 abstention)

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Chairman