

South Somerset District Council

Minutes of a meeting of the **Area South Committee** held in the **Council Chamber Council Offices Brympton Way on Wednesday 1 June 2016.**

(2.00 pm - 6.10 pm)

Present:

Members: Councillor Peter Gubbins (Chairman)

John Clark	Tony Lock
Gye Dibben	Graham Oakes
John Field	Wes Read
Nigel Gage	David Recardo
Kaysar Hussain	Gina Seaton
Andy Kendall	Peter Seib
Sarah Lindsay	Alan Smith
Mike Lock	Rob Stickland

Officers:

Jo Boucher	Democratic Services Officer
Simon Fox	Area Lead (South)
Angela Watson	Legal Services Manager
David Norris	Development Manager
Helen Rutter	Assistant Director (Communities)
Steve Brewer	Community Safety & Projects Co-ordinator
Natalie Fortt	Neighbourhood Development Officer

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

4. Minutes of previous meeting (Agenda Item 1)

The minutes of the Area South Committee held on 6th April 2016 and 19th May 2016 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

5. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Cathy Bakewell and Sam McAllister.

6. Declarations of Interest (Agenda Item 3)

Councillor Rob Stickland declared a personal interest in Item 11 – Area South Development Plan as he is Chairman of the Newton Residents Association.

Councillors Kaysar Hussain, Andy Kendall, Mike Lock, Peter Gubbins, Tony Lock, David Recardo, Alan Smith, Wes Read and Graham Oakes all declared a personal interest in Item 8 - Provision and Maintenance of Bus Shelters as members of Yeovil Town Council.

Councillor Graham Oakes as a member of Yeovil Without Parish Council, Councillor Gina Seaton as a member of West Coker Parish Council and Councillor Peter Seib as a member of Brympton Parish Council also declared an interest in Item 8 – Provision and Maintenance of Bus Shelters.

7. Public question time (Agenda Item 4)

Mrs Kay Lewis addressed the committee and spoke on behalf of local residents in the Sandewood Road and surrounding area. She raised concern regarding the anti-social behaviour and ongoing drug issues in the area regarding the removal of fence panels creating an open access from Redwood Road into Wyndham Park.

In response the Chairman confirmed that discussions were ongoing regarding this issue and that following legal advice would look to bring the matter to the October Area South Committee for members to debate.

8. Chairman's announcements (Agenda Item 5)

The Chairman made the following announcements;

- Thanked members for all regeneration priorities – it was clear that many had put a lot of thought into responses.
 - He had held further discussions with Officer about the prospective work space hub at Petters House. Further detailed work is required to see if this is a viable option.
 - Urban Development Framework brief. Many members showed interest in enhancement at The Borough. We have looked at this, however, the opportunity to purchase the building at an affordable price is no longer an option and therefore the scheme is not viable at the present time. Some sort of retail support scheme will be worked up and that will form part of the Area Development Plan.
 - Box Factory/summerhouse village sites and the Cattle Market as priorities for attracting investment and bringing footfall back into the Town Centre and is active discussions with Economic Development and owners about these options.
 - Please note that if an application in your ward is turned down and is being defended on appeal you may request the appeal statement from the planning officers.
 - If members want to refer an application to ASC for member determination you should talk to the officers to explore the possible grounds/planning reasons for seeking a different decision and inform the Chairman at the time of the referral request. All requests for call ins must be made to the chair.
 - Introduced Natalie Ross who is now Area South Development Team Leader.
 - Supported members' comments that any future confidential items be placed as the last item on the agenda.
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9. Reports from representatives on outside organisations (Agenda Item 6)

Councillor Andy Kendall informed members that the CCTV cameras at the hospital underpass were now in full working order and functioning well with Bridgwater. Members congratulated and thanked Councillor Andy Kendall for all his hard work regarding this matter.

10. Exclusion of Press & Public (Agenda Item 7)

RESOLVED: that the following item be considered in Closed Session by virtue of the Local Government Act 1972, Schedule 12A under Paragraph 3: "Information relating to the financial or business affairs of any particular person (including the authority holding that information)."

11. The Provision and Maintenance of Bus Shelters in the Yeovil Area (Executive Decision) - Confidential Report (Agenda Item 8)

The Assistant Director, Communities presented the confidential report and noted members' comments regarding the future provision and maintenance of Bus Shelters in the Yeovil Area.

At the conclusion of the discussion it was proposed and seconded to agree the recommendations as set out in the agenda report. On being put to the vote this was carried unanimously.

RESOLVED:

That the Committee agree a contribution from the Discretionary Transport Schemes Budget towards the provision and maintenance of bus shelters in the Yeovil area.

Reason: To agree a contribution from the Discretionary Transport Schemes Budget towards The Provision and Maintenance of Bus Shelters in the Yeovil Area.

(Voting: Unanimous)

12. Community Safety - Yeovil One Team (Agenda Item 9)

The Community Safety Co-ordinator presented the report as detailed in the agenda which included:

- The development of the Yeovil One Team, including the work of the Operational Group and the Tactical Group.
- Gave warning regarding 'County Lines' a national issue involving the use of mobile phone 'lines' by groups to extend their drug dealing business into new locations outside of their home areas. Tagging onto vulnerable people and using their addresses.

During a short discussion members again voiced concern regarding the drug and anti-social behaviour problems at Wyndham Park. The Chairman reiterated his comments

regarding the ongoing work and consultation and once again confirmed a report would be coming to the Area South Committee in October.

Members thanked the Community Safety Co-ordinator for his interesting and informative report.

NOTED

13. Review of Partnership Arrangements Yeovil Vision (Agenda Item 10)

The Assistant Director, Communities presented the report as detailed in the agenda and explained the proposals to simplify the relationship of Yeovil Vision and to take into account the new Area South Regeneration Board. She referred to the detailed proposed Terms of Reference of the Yeovil Vision Board and asked that members support the overall reconfiguration of these arrangements.

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

- The Yeovil Town Centre Partnership Board was a sensible option on overseeing the three sub-groups with the Yeovil Vision Board having its separate remit.
- Believe the revised Yeovil Vision Board and new Area South Regeneration Board overlap in their agenda.
- The Area South Regeneration Board is too centralised and believe it should have a majority of local members included on it.
- Lack of involvement of Area South members on both the Yeovil Vision Board and Area South Regeneration Board.
- Appreciated updates were reported back to Area South Committee occasionally but members should at least have the ability to attend these boards even if it is not as a voting member.

In response the Assistant Director, Communities and the Chairman informed members that the Area South Regeneration Board was generic and had not been established by Area South and that the Yeovil Vision Board would become more of a 'sounding board' dealing with more everyday issues in the area. They appreciated the concerns of members but believed that these new arrangements had only just been established and therefore unfair to make judgement at this early stage.

Following a short debate it was agreed to keep the new arrangements under review and that a report be brought to committee regarding the progress and position of the Yeovil Vision Board in the near future.

It was then proposed and subsequently seconded to support the overall reconfiguration of the Partnership arrangements and the proposed Yeovil Vision Board Terms of reference as detailed in the agenda report. On being put to the vote this was carried by 13 votes in favour, 1 against and 3 abstentions.

RESOLVED:

1. That members supported the overall reconfiguration of Partnership arrangements subject to agreement with Yeovil Town Council.
2. That the proposed changes to the Yeovil Vision Board terms of reference are approved.

(voting: 13 in favour, 1 against, 3 abstentions)

14. Area South Development Plan 2016/17 (Agenda Item 11)

The Assistant Director, Communities presented the report as set out in the agenda report including the three key areas of work which included:

- Support for the vitality of the local economy, with a focus on Yeovil town centre and improving the physical environment.
- Community development with a focus on addressing health, social and economic inequalities and the provision and development of community facilities.
- To continue to provide a high quality accessible front line enquiry service.

There being no further discussion members agreed to approve the Area South Development Plan 2016/17.

RESOLVED: That the Area South Development Plan 2016/17 be approved.

15. Area South Committee Working Groups & Outside Organisations - Appointment of Members 2016/17 (Executive Decision) (Agenda Item 12)

The Committee agreed the appointment of members to serve on the various working groups, panels and outside bodies for 2016/17.

RESOLVED: 1. that members be appointed to serve on those groups and panels for the municipal year 2016/17 as follows:

2. that appointments be made to outside bodies as follows:

Reason: To appoint members to working groups and outside bodies.

Area South Panels and Working Groups	Representation 2016/2017
Area South Community Forum	Tony Lock Peter Gubbins
Yeovil Town Centre Enhancement Group	Mike Lock John Clark Tony Lock David Recardo Wes Read Gina Seaton Sarah Lindsay Andy Kendall
Yeovil Youth Service Review Group	Cathy Bakewell Rob Stickland
Middle Street and Sherborne Road Enhancement	Mike Lock Tony Lock David Recardo

	Peter Gubbins Andy Kendall
Yeovil Market Improvement Group	Peter Gubbins Cathy Bakewell Gina Seaton Mike Lock Nigel Gage Sarah Lindsay
Birchfield Group	Yeovil East and Yeovil Without Ward Members
Outside Bodies	Representation 2016/2017
Access For All	Vacant
Abbey Community Association	Alan Smith
Birchfield Community Association	No appointment made in line with Policy
John Nowes Exhibition Foundation	Peter Seib
South Somerset MIND	Andy Kendall
William Ruddock Almshouse Trust	No appointment made in line with Policy
Wyndham Trust (Yeovil)	Peter Seib
Yeovil Crematorium and Cemetery Joint Committee	Nigel Gage Graham Oakes Gye Dibben
Yeovil in Bloom Gardeners Market Steering Group	Tony Lock
Yeovil One	Tony Lock
Yeovil Sports Club Board of Management	Gye Dibben
Preston School Strategic Management Group	David Recardo Wes Read
Yeovil Vision Board	Peter Gubbins David Recardo A pool of members to volunteer for one member to attend each meeting

(Resolution passed without dissent)

**16. Scheme of Delegation - Development Control - Nomination of Substitutes
for Chairman and Vice Chairman (Executive Decision) (Agenda Item 13)**

RESOLVED: that, in line with the Development Control Revised Scheme of Delegation, Councillors Peter Seib as first substitute and Tony Lock as second substitute be nominated to act as substitutes for the Chairman and Vice Chairman to make decisions in the Chairman's and Vice Chairman's absence on whether an application should be considered by the Area Committee as requested by the Ward Member(s).

Reason: To appoint members to act as substitutes for the Chairman and Vice Chairman for the planning scheme of delegation

(Resolution passed without dissent)

17. Area South Forward Plan (Agenda Item 14)

The Assistant Director, Communities informed members that there were no further amendments to the Forward Plan.

Councillor John Clark requested a report on the Community development with a focus on addressing health, social and economic inequalities and the provision and development of community facilities as one of the key areas of work set out in the Area South Service Plan. This was noted and a half year report would be brought to the October meeting and then six monthly.

Members were also reminded that the Wyndham Park update report would be brought to the October meeting.

- 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.

(Voting: Without dissent)

18. Cycling In Yeovil (Agenda Item 15)

(This item was taken after agenda Item 23).

The Planning Area Lead Officer presented the report as detailed in the agenda and explained to members the current situation regarding cycling routes, potential future infrastructure projects and the intentions to promote cycling. With the aid of slides and various maps he highlighted:

- The economic benefits and value for money of investing in cycling and walking.
- Help to keep people active, keep a healthy weight, reduce the chance of serious illness and be active for your general wellbeing.
- Help promote sustainable transport as adopted by the South Somerset Local Plan.

- The four different areas within Yeovil and the main features and points of the town including main employment areas, town centre and train station.
- Recognised that connectivity is key and that some areas were well connected with cycle routes although other areas were more fragmented.
- Intention to encompass all areas and improve where there are evident gaps.
- Improve the required signage on cycle routes.
- Levering in funding from developers, CIL and third parties.
- Encourage employers to encourage cycling through incentives and providing facilities.
- Remove obstacles and physical reasons that make cycling difficult.
- Help children cycle to school and then continue to cycle to work.

During a short discussion members voiced their full support on the proposals and intentions to develop cycling in the town and requested the need for the provision of bike lockers in suitable locations.

RESOLVED:

That members noted and supported the officers report to progress with current intentions to develop cycling in the town.

19. Grants Report (For Information Only) (Agenda Item 16)

Members noted the report.

20. Planning Appeals (For Information Only) (Agenda Item 17)

Members noted the Planning Appeals.

21. Schedule of Planning Applications to be Determined by Committee (Agenda Item 18)

Members noted the Schedule of Planning Applications.

22. Planning Application 16/01284/FUL - 48 West Coker Road, Yeovil, Somerset (Agenda Item 19)

The Area Lead Officer presented the application as detailed in the agenda and with the aid of a power point presentation showed the site and proposed plans. He noted a further objection had been received regarding the traffic problems associated in Forest Hill and the implications to the bus stop and on-site parking.

He explained that this was a revised application following the withdrawal of a previous application and that this proposal was of smaller size, layout had been improved by providing a turning area for delivery vans and more justification had been supplied for the need of a new pharmacy. The recommendation was therefore for approval as it was felt on balance there were benefits to the proposal.

Valerie Muir, Wendy Hunt, Mr T Burlinson, David Staddon and Ray Fraser all members of the public then addressed the committee and spoke in objection to the application. Various comments were made including:

- Concern regarding traffic safety and the increase in vehicles in what is already a busy and hazardous junction between Forest Hill and West Coker Road.
- Lack of parking on site and people likely to park on the road.
- Concern regarding the turning on site which can only be achieved with difficulty.
- Just moves existing traffic problem from Sandhurst Road to Forest Hill.
- Concern over the existing bus stop located near the proposed entrance and the school bus stop which picks up/drops off school children both in the morning and afternoon.
- Forest Hill is a residential area and therefore not an appropriate location for a pharmacy.
- Visual impact on the area and surrounding properties.
- A brand new pharmacy has recently been built at Hendford Lodge Medical Centre and Tesco Pharmacy as both located less than a mile away.
- Concern regarding the recent cutbacks and requirements as issued from the General Pharmaceutical Council. Is there a real need?
- Covenant on 48 West Coker Road indicating that the property should be for residential use only.

Mike Bellamy, the applicants Highway Consultant then addressed the committee. He believed the proposed new pharmacy would serve the community with no significant increase in the traffic network. He considered the new proposed access was far superior to that of the current site located on Sandhurst Road, staff parking would be provided in the curtilage of no 48 West Coker Road and that it was not uncommon for bus stops to be located near access and other junctions. He confirmed the pharmacy would not open before 9.00am therefore having no conflict with waiting children and the proposal was consistent with the Traffic Policy of the National Planning Policy Framework (NPPF).

Mr Max Punni, the applicant addressed the committee. He said his current premises were too small and unable to expand and therefore in order to serve the community and provide a safe, confidential and secure service for the aging population this was his only option. He confirmed his intention was to close the current pharmacy at Sandhurst Road and that the opening hours would remain the same. It was proposed that the existing dwelling be used by the Pharmacy manager and that the parking at the front be used for staff.

The Legal Services Manager advised members that with regard to a removal of a covenant this is a private matter and is not a material consideration when determining planning permission.

Councillor Nigel Gage, Ward member noted three main concerns regarding the application, parking, safety and the need. He believed the proposal was located too close to what was already a very busy junction at Forest Hill/West Coker Road and that the flow of traffic would increase significantly as people will park anywhere as already witnessed at the current site. He also raised concern regarding the safety of pedestrians and school children currently using the area, noted that Yeovil Town Council were not in favour of the application and believed it was not a suitable location which could set a precedent for future business in the area.

During discussion, members expressed varying comments including:

- Main issue was highway safety and unsure whether this was a suitable location.
- Appreciate the need to expand and support local businesses.
- Concern regarding the safety of pedestrians and children using the area.
- Increase in traffic flow within the area.
- Highway Authority advice raise no issue and extra parking proposed with additional staff parking goes beyond what is necessary.
- New proposed site has superior parking and access than that of the current pharmacy located at Sandhurst Road.
- Believe new location to be no less safe than that of the current site.

Following a further short debate, it was proposed and seconded to approve the application as per the officers recommendation as set out in the agenda report. On being put to the vote this was taken as 8 votes in favour and 8 against. The Chairman then provided his casting vote in favour of the application.

RESOLVED:

That application **16/01284/FUL** be approved subject to:

Grant permission for the following reason:

01. Notwithstanding the neighbour and Town Council concerns the provision of a pharmacy meets a community need and in assessing all the impacts does not adversely affect residential or visual amenity, highway safety or parking. The proposal therefore complies with policies SD1, SS1, EP15, TA3, TA5, TA6, EQ2 and EQ7 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 drawing 3758-02E received 21 April 2016.

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

03. The building hereby approved shall be used as a pharmacy and for no other purpose (including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order (with or without modification).

Reason: The application has been assessed on this basis only in accordance with policies EQ2, EP15, TA5 and TA6 of the adopted South Somerset Local Plan (2006 - 2028).

04. No works shall be undertaken unless details of all proposed boundary treatment are submitted to and agreed in writing by 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).

05. The pharmacy shall not open unless the internal security fence as detailed in drawing 3758-02E has been fully implemented.

Reason: In accordance of Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028) and the aims and objectives of the NPPF.

06. No works shall be undertaken unless details of the external materials (including the provision of samples where appropriate) have been submitted to and agreed in writing by the Local Planning Authority.

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

07. (i) No works shall be undertaken unless, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.

(ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.

(iii) For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

08. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 (or any subsequent order amending or revoking and re enacting that Order) there shall be no external plant or equipment unless an application for planning permission in that behalf is first submitted to and approved by the Local Planning Authority.

Reason: The Local Planning Authority is not satisfied that the building could accommodate external plant without detriment to the amenities of the area in accordance with Policy EQ7 of the adopted South Somerset Local Plan (2006 - 2028).

09. The pharmacy shall not be opened outside the hours of 09:00 - 18:00 Monday to Friday and 09:00 - 13:00 on Saturdays. It shall not open on Sundays or Bank Holidays.

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

10. The area shown as 'parking area for pharmacy staff' on approved drawing 3758-02E shall thereafter be provided for the parking of staff whilst the pharmacy is open.

Reason: In the interests of parking and highway safety in accordance with Policies TA5 and TA6 of the adopted South Somerset Local Plan (2006 - 2028)

11. The area allocated for parking and turning on the submitted plan shall be properly consolidated, surfaced, drained and marked out before the use commences or the building(s) are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of providing sufficient parking and turning on site in accordance with Policies TA5 and TA6 of the adopted South Somerset Local Plan (2006 - 2028) and the aims and objectives of the NPPF.

12. Before the development hereby permitted is occupied, unobstructed visibility shall be provided above a height of 900mm from adjoining carriageway level for a minimum distance of 43m to the north and 33m to the south for a depth of 2.4 metres measured from the nearside edge of the adjoining carriageway as shown on approved drawing 3758-02E. Such visibility splays shall thereafter be maintained unobstructed.

Reason: In the interests of highway safety in accordance with Policy TA5 of the adopted South Somerset Local Plan (2006 - 2028).

13. The pharmacy shall not open unless the cycle stand shown on drawing 3758-02E has been implemented and thereafter retained.

Reason: In the interests of sustainable transport in accordance with Policy TA5 of the adopted South Somerset Local Plan (2006 - 2028)

(Voting: 9 in favour, 8 against, 0 abstentions)

23. Planning Application 16/01678/FUL - Tesco Stores, Queensway Place, Yeovil (Agenda Item 20)

The Area Lead Officer presented the application as detailed in the agenda and with the aid of a power point presentation showed the site and proposed plans. He noted further representations had been received from residents of Clarence Court raising concern regarding the extra traffic congestion onto the hospital roundabout and the pedestrian safety with regard to the proposed pavement layout.

He explained that this application was referred for committee consideration given the significance of the development to the Yeovil Eastern Corridor Highway Project and representations made by the public. He made no further updates and that the recommendation was to approve the application for reasons as set out in his report.

Eileen Knight a member of the public spoke in objection to the application. She believed the traffic from this second exit would have a serious impact on the flow of the traffic onto the hospital roundabout and raised safety concern regarding the significant increase in traffic coming round the blind corner from Westminster Street round onto Clarence Street. She also raised concern regarding the current parking of lorries and refuse lorries using Clarence Street and the safety of the pedestrian using this area.

John Rawlins a local resident also spoke in objection to the application. He raised concerns regarding the increase in traffic flow along Clarence Street and the splitting of the pavement in order to make way for the exit. He wished that a pedestrian crossing be provided to aid the local residents, especially the elderly and disabled who wish to cross between the flowing traffic exiting out onto Clarence Street.

Richard Needs, Somerset County Council the applicant then addressed the committee. He explained that the original planning permission granted in 2005 had included this extra exit onto Clarence Street. Unfortunately this had since elapsed due to the hospital roundabout works not complete; however these works have now been finalised and therefore a the need to bring this forward again. He confirmed that due to the gradient and plan of the proposed exit it will protect the speed which cars will exit onto Clarence Street.

During a short discussion it was confirmed to members that a barrier would be in force at the exit from 8pm each night and that the proposed plan to include tactile paving at the exit point would ensure sufficient access to allow pedestrians to cross safely.

Following a further short debate members appreciated the concerns of the local residents, however believed this would take the pressure off the traffic flow at the current exit onto Queensway and although may increase traffic onto the Hospital roundabout it would alleviate traffic from the Horsey roundabout and therefore improve the traffic flow overall.

It was then proposed and seconded to approve the application as per the officers recommendation as set out in the agenda report. On being put to the vote this was carried unanimously.

RESOLVED:

That application **16/01678/FUL** be approved subject to the following:

Grant permission for the following reason:

01. This proposal will benefit the local highway network whilst preserving the setting of the adjacent listed buildings and the Conservation Area and safeguarding residential amenity.
As such the application accords with the aims and objectives of the National Planning Policy Framework and policies EQ2, EQ3 and TA5 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 and documents:
- a) Location Plan, Drawing No. MJ004009-PL-001
 - b) Red-Line Plan, Drawing No. MJ004009-PL-002
 - c) General Arrangement, Drawing No. 3MJ004009-PL-003
 - d) Sections, Drawing No. MJ004009-PL-004

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

03. The proposed access shall be constructed in accordance with the details shown on drawing(s) MJ004009-PL-003 and MJ004009-PL-004. 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 points on the nearside carriageway edge 20m either side of the access. Such visibility shall be fully provided before the development hereby permitted is brought into 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 and policy TA5 of the South Somerset Local Plan.

04. The development hereby approved shall only be used as a means of exiting the adjacent supermarket and shall not be used for entering the supermarket from Clarence Street.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework and policy TA5 of the South Somerset Local Plan.

05. A scheme for a barrier to be installed to prohibit use of the exit beyond 8pm and before 7am daily shall be submitted to the Local Planning Authority. The scheme may also make allowances for emergency use outside these stated hours and wider times during the Christmas trading period. The exit shall not be used until the scheme is approved in writing by the Local Planning Authority and until the barrier has been installed in accordance with the agreed details. Any alterations to the scheme shall be proposed in writing and not implemented until any such approval from the Local Planning Authority is received in writing.

Reason: To mitigate concerns regarding residential amenity to accord with policy EQ2 of the South Somerset Local Plan.

06. All making good of existing freestanding/retaining walls shall be undertaken in matching materials to those existing structures, unless alternative materials have been first agreed in writing by the Local Planning Authority.

Reason: To safeguard the Conservation Area and setting of Listed Buildings in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan.

07. Notwithstanding Condition 02, prior to the first use of the development hereby approved a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a single tree with shrub planting on each side of the exit point with a planting specification. All planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following receipt of the written approval by the Local Planning Authority, and any trees or plants which within a period of five years from having been planted 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, to safeguard the Conservation Area and setting of Listed Buildings in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan.

(Voting: unanimous)

24. Planning Application 16/00978/REM - Land To The North of Thorne Lane, Yeovil (Agenda Item 21)

The Area Lead Officer presented the application as detailed in the agenda and with the aid of a power point presentation showed the site and proposed plans. He explained that an initial application for reserved matters was submitted in February 2011 and approved in April 2012 and was in relation to the southern part of the site and split into identifiable parcels A – F. Revisions have already been made to Area A and that this application

only seeks alterations to Area B. If approved this will supersede the 2011 application and regularise the amendments also made to Area A. He confirmed there are no additional units proposed.

He referred members to the amendments as set out in the agenda report and believed this proposal provides a different mix and improved layout with increased on-plot parking provision. He felt it would improve the saleability of the properties and therefore increase the speed of the development of the site.

He advised members that condition 1 would need to be amended to reflect a later plan schedule and condition 5 amended to correct a mistake. A new Condition 13 was proposed to secure the provision of a signalised crossing to ensure connectivity to the Abbey Manor Park estate.

The Area Lead Officer concluded that it was a good revision to what was already an excellent scheme and that his recommendation was to approve the application for reasons as set out in the agenda report with the amendments to conditions 1 and 5 and additional condition 13.

Councillor Graham Oakes, Ward members expressed his support for the application and there being no further debate it was proposed and seconded to approve the application as per the officer's recommendation as set out in the agenda report with the amendments to conditions 1 and 5 and the addition of condition 13. On being put to the vote this was carried 13 in favour, 0 against and 1 abstention.

RESOLVED:

That application **16/00978/REM** be approved subject to:

Grant permission for the following reason:

01. This application is a variation to a reserved matters application following the grant of Outline permission ref no 05/00753/OUT and the revised details accord with the principles set out in the outline application and in the Local Plan allocation for this site and with the relevant planning policies, including the NPPF.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the plans as set out on the schedule dated 17th February 2016. RevC (20th May 2016). Reason: For the avoidance of doubt and in the interests of proper planning.
02. Prior to the commencement of any dwelling within Areas B-F, full details of the following shall be submitted to and approved in writing by the Local Planning Authority for each plot in the phase, or part thereof, to be constructed:-
 - specific external wall materials, finishes and colours including sample panels for approval on site to show masonry coursing, jointing, bond and pointing and render finishes.
 - details of any proposed parapets, string courses, plinths and mouldings
 - specific window and door design details including sections and wall opening details including arch. lintel, cill, window/door surround and reveal depth.
 - details of any porches and door hoods
 - position and details of meter boxes and any external flue, vent and extract terminals

- roof materials, including samples
- roof ridge, hip, eaves, verge and rainwater goods details
- any chimney, dormer and roof light details.
- external works details of any steps, walls and copings, railings and fencing.
- details of any permanent external lighting proposed on building including any street lighting to be mounted on buildings (not including individual security lighting).

Area A shall be built in accordance with the details pursuant to applications 11/00361/REM (14/03596/S73), 14/05665/DOC and 15/03328/DOC agreed by the letters from the Local Planning Authority dated 24/07/2015 and 03/12/2015 plus the details contained within this application for Plots A52-62.

Reason: To ensure that attention to detail is given to provide quality of design in the proposed development in accordance with the Design masterplan and planning statement in accordance with Policy EQ2 of the South Somerset Local Plan.

03. Section A of the Woodland Area (as defined in the Section 106 Community Agreement dated 7 August 2007), shall be completed in accordance with the details pursuant to application 11/00361/REM (14/03596/S73) and 14/05665/DOC agreed by the letter from the Local Planning Authority dated 24/07/2015.

The implementation of this shall be in accordance with the timescales as set out in the Section 106 Agreement.

Reason: To ensure appropriate planting is carried out to the woodland edge of the development in accordance with Policies EQ2, EQ4, EQ5 and EQ6 of the South Somerset Local Plan.

04. Prior to the commencement of any dwelling within Areas B-F, full details of hard and soft landscape proposals for that phase (or part thereof) of the development shall be submitted to and approved in writing by the local planning authority. Such details shall include:

- maintenance prescriptions for existing landscape features to be retained e.g; trees and hedgerows,
- attenuation and swale elements within public open space,
- full details of all tree and hedgerow planting including street trees/shrubs.

Area A shall be built in accordance with the details pursuant to applications 11/00361/REM (14/03596/S73), 14/05665/DOC and 15/03328/DOC agreed by the letters from the Local Planning Authority dated 24/07/2015 and 03/12/2015 plus the details contained within this application for Plots A52-62.

Reason: To ensure a meaningful contribution to the urban design and open space elements in accordance with Policy EQ2 and EQ5 of the South Somerset Local Plan.

05. All existing trees, hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All trees, hedges and hedgerows on and immediately adjoining any phase or part thereof of that part of the site being developed shall be protected from damage for the duration of works on that area to the satisfaction of the Local Planning Authority in accordance with the recommendations in British Standard 5837:2012 – Trees in relation to design, demolition and construction. Any part(s) of trees, hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within ten years following contractual practicable completion of the approved development shall be replaced as soon as is reasonably practicable and, in any event, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area and to ensure proper planning of the development in accordance with Policy EQ2 and EQ5 of the South Somerset Local Plan.

06. Prior to the occupation of any dwelling hereby permitted, detailed proposals for any proposed balancing pond and any other attenuation features serving the area of development in which such dwelling is situated shall be submitted to and approved in writing by the Local Planning Authority. These details shall include cross sections, ground levels, details of invert and outlet structures, and proposed marginal planting. Such ponds/attenuation features shall be completed in accordance with a timescale to be agreed in writing by the local planning authority.

Reason: In the interest of the amenity of the area and to ensure proper planning of the development in accordance with Policy EQ2 of the South Somerset Local Plan and the provisions of the NPPF.

07. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment as amended and surface water drainage strategy, particularly limiting the surface water run-off discharge from Catchments A, B or C to be no greater than the Qbar rate as shown in Table 4 in Appendix C of that report.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with the NPPF.

08. Prior to the commencement of the surface water drainage scheme, for each phase or part thereof, a full operation and maintenance strategy shall be submitted to and formally approved in writing by the Local Planning Authority. For Area A this shall be within three months of this approval. The strategy shall identify all future land use limitations; identify the ownership, operational and maintenance arrangements for the works over the lifetime of the scheme.

Reason: To ensure that the works provide the necessary mitigation against flooding for the lifetime of the existing and proposed development in accordance with the NPPF.

09. Prior to the commencement of any dwelling within Areas B-F, an assessment of those properties which are likely to be subjected to noise shall be submitted to and approved in writing by the Local Planning Authority. This relates to those properties within NEC B. For those properties identified, a scheme of acoustic insulation should be submitted to the Local Planning Authority for approval before the commencement of construction of these plots. Any mitigation works identified shall be carried out prior to occupation of the dwellings affected.

Area A shall be built in accordance with the details pursuant to applications 11/00361/REM (14/03596/S73), 14/05665/DOC and 15/03328/DOC agreed by the letters from the Local Planning Authority dated 24/07/2015 and 03/12/2015 plus the details contained within this application for Plots A52-62.

Reason: To ensure proper planning of properties potentially affected by noise in the interests of amenities of occupiers and in accordance with saved Policy EQ7 of the South Somerset Local Plan.

10. Details of the internal ground floor levels of the buildings to be erected on the specific phase or part thereof, shall be submitted to and approved in writing by the Local Planning Authority. This shall be prior to the commencement of any dwelling within the individual Areas B-F.

Area A shall be built in accordance with the details pursuant to applications 11/00361/REM (14/03596/S73), 14/05665/DOC and 15/03328/DOC agreed by the letters from the Local Planning Authority dated 24/07/2015 and 03/12/2015 plus the details contained within this application for Plots A52-62.

Reason: To ensure that attention to detail is given to provide quality of design in the proposed development in accordance with the Design masterplan and planning statement in accordance with Policy EQ2 of the South Somerset Local Plan.

11. Prior to the commencement of any dwelling within Areas B-F, a strategy for the storage and collection of domestic recycling and refuse shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the locations of collection points (communal if necessary). For Area A this plan shall be submitted with 3 months of this approval.

Reason: To promote sustainable construction as advocated by the National Planning Policy Framework.

12. A landscape management plan for Areas B-F, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. For Area A this plan shall be submitted with 3 months of this approval. The agreed landscape management plans shall be carried out as approved.

Reason: In the interests of visual amenity and to accord with Policies EQ2, EQ4, EQ5 and EQ6 of the South Somerset Local Plan 2006.

13. Prior to the occupation of the 15th dwelling in Area B a scheme to provide a signalised crossing across Thorne Lane to link Brimsmore (Area B-Phase 1) and the Abbey Manor Park pedestrian/cycle spine route shall be submitted to and approved in writing by the Local Planning Authority and be fully installed and operational in accordance with the approved scheme.

Reason: To maintain connectivity for cyclists and pedestrians and in the interests of highway safety to accord with policies TA3 and TA5 of the South Somerset Local Plan.

Informatives:

01. You are reminded that four legal Agreements under S106 of the Town and Country Planning Act accompany this application and remain applicable in addition to the two Supplemental S106 Agreements agreed relating to community and highways.
02. You are reminded that there are informatives on the Outline Planning Permission 05/00753/OUT which remain of relevance for this and future phases of development.
03. There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.
04. You are reminded of the Duty of Care for dealing with waste which is set out in detail in the response from the Environment Agency from whom additional guidance can be gained.
05. You are reminded that a Right of Way crosses this site which will require a formal Diversion Order. Advice can be gained from the Rights of Way Officer.
06. You are reminded to ensure that any works carried out do not adversely affect third party properties particularly when working in close proximity to existing houses or boundaries to residential properties.
07. With regards to Condition 12 the Local Planning Authority is seeking a plan that shows the intended land to be conveyed to private households, to the Highway Authority, to the Local Authority and/or Management Co. if applicable.

(voting: 13 in favour, 0 against, 1 abstention)

25. Planning Application 15/04703/COU - Newton Surmaville, Newton Road, Stoford (Agenda Item 22)

This application was presented and discussed in conjunction with the following Item 23 - application 15/04709/LBC.

The Area Lead Officer presented the application as detailed in the agenda and with the aid of a power point presentation showed the site and proposed plans. He noted the concerns raised by the highway authority, the main concern being improvements required to the main access to increase visibility when entering and exiting the site onto Newton Road.

He explained the proposal was retrospective in that physical works to the building have already been undertaken to facilitate the change of use and that an application seeking listed building consent for the works to the double doors was running in parallel to this application.

In conclusion the Area Lead Officer felt the proposal would provide an asset to the town providing an excellent facility while maintaining the viability and conservation of the Newton estate. He believed the proposed number of events and hours of use acceptable and with the agreement of an improved visibility splay his recommendation was to approve the application as set out in his agenda report.

Robin Cannon the applicant addressed the committee. He acknowledged the concerns regarding the visibility splay and confirmed that he had already started to remove fencing and hedging in order to improve the access of the site. He gave assurance that he would work with SSDC officer's to ensure a safe and improved access to the site.

During discussion members acknowledged the applicant's desire to provide an excellent leisure facility in order to help maintain the viability and preservation of Newton House but were concerned regarding the safety of vehicles accessing and exiting the site onto Newton Road.

The Area Lead Officer with support from the Development Manager acknowledged the concerns of the members but confirmed that the SSDC Highway consultant considered the proposal acceptable and therefore along with conditions imposed to improve the visibility splay of the access onto Newton Road considered it to be an acceptable proposal.

Following a further short debate members noted the support of Barwick Parish Council and congratulated the applicant's on the work already undertaken to restore Newton House. It was then proposed and seconded to approve the application as per the officers recommendation as set out in the agenda report. On being put to the vote this was carried unanimously.

RESOLVED:

That application **15/04703/COU** be approved subject to the following:

Grant permission for the following reason:

01. The proposal maintains the character of the area, facilitates economic investment and the creation of a quality event venue, safeguards heritage assets whilst ensuring highway safety and is therefore in accordance with the objectives of the National Planning Policy Framework; and policies SD1, SS1, EQ2, EQ3, EQ7, TA5, TA6 and EP11 of the South Somerset Local Plan (adopted 2015).

SUBJECT TO THE FOLLOWING:

01. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from the 1st April 2015.

Reason: To comply with Section 73A of the Act

02. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

a) Location Plan, Drawing Ref SK 01

b) Site Plan, Drawing Ref SK 02

c) Site Section, Drawing Ref SK 03

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

03. The use hereby permitted shall not take place outside the hours of 12:00 to 23:00 daily. There shall be no more than 52 events held within any calendar year. In the year 2016 this shall be no more than 30 events. The building shall not accommodate more than 60 covers.

Reason: To safeguard local amenity, to maintain the character of the area and to create a level of traffic movements that ensures reasonable use of a substandard access, to accord with policies EQ2, EQ3, EQ7 and TA5 of the South Somerset Local Plan.

04. The 31 car parking spaces shown on drawing ref SK01 shall be retained in the positions shown so long as the use persists. Reason: To ensure parking is available on site and located in areas that safeguards the setting of the listed building to accord with the SCC Parking Strategy and policies EQ3 and TA6 of the South Somerset Local Plan.

05. A scheme for the improvement to vehicular visibility from the access onto Newton Road shall be submitted to and approved by the Local Planning Authority. The agreed scheme shall be fully implemented prior to the first event held via the use hereby permitted.

Reason: In the interests of highway safety to accord with policy TA5 of the South Somerset Local Plan.

Informatives:

01. This approval includes no approval for advertisement signage. The applicant is advised to contact the LPA for advice regarding this.

(voting: unanimous)

26. Planning Application 15/04709/LBC - Newton Surmaville, Newton Road, Stoford (Agenda Item 23)

This application was presented and discussed in conjunction with the previous application 15/04703/COU and therefore there being no further debate it was proposed

and seconded to approve the application as per the officer's recommendation as set out in the agenda report. On being put to the vote this was carried unanimously.

RESOLVED:

That application **15/04709/LBC** be approved subject to the following:

Grant listed building consent for the following reason:

01. The proposal by reason of its justified intervention into the historic fabric of this listed building is considered to respect the historic and architectural interests of the building and accords with the aims and objectives of policy EQ3 of the South Somerset Local (adopted 2015) and the NPPF.

SUBJECT TO THE FOLLOWING:

01. Notwithstanding the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 this consent shall be deemed to have been implemented on 14th October 2015 prescribed by Section 8 of the above Act.
Reason: To comply with section 8 of the above Act.

(voting: unanimous)

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Chairman

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Date