

South Somerset District Council

Minutes of a meeting of the **Area South Committee** held at the **Council Chamber Council Offices Brympton Way on Wednesday 7 September 2016.**

(2.00 - 6.20 pm)

Present:

Members:

John Clark	Graham Oakes
John Field	Wes Read (until 6.10pm)
Nigel Gage	David Recardo
Andy Kendall	Gina Seaton
Sarah Lindsay	Peter Seib
Mike Lock (until 5.15pm)	Alan Smith
Tony Lock	Rob Stickland

Officers:

Jo Boucher	Democratic Services Officer
Simon Fox	Area Lead (South)
Marie Ainsworth	Neighbourhood Development Officer (South)
Adam Burgan	Arts & Entertainment Manager
Pauline Burr	Arts Development Officer
Andrew Collins	Planning Officer
Natalie Fortt	Neighbourhood Development Officer
David Norris	Development Manager
Paula Goddard	Senior Legal Executive
Helen Rutter	Assistant Director, Communities

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

43. Minutes of previous meeting (Agenda Item 1)

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

44. Apologies for absence (Agenda Item 2)

Apologies for Absence were received from Councillors Cathy Bakewell, Peter Gubbins and Sam McAllister.

45. Declarations of Interest (Agenda Item 3)

Councillor John Clark declared a personal and prejudicial interest in Item 17 – Planning Application 15/02535/FUL as he is Vice President and Season Ticket Holder of Yeovil Town Football Club. He would leave the meeting during consideration of that item.

Councillor Mike Lock declared a personal and prejudicial interest in Item 17 – Planning Application 15/02535/FUL as he is Shareholder and Season Ticket Holder of Yeovil Town Football Club. He would leave the meeting during consideration of that item.

Councillor Graham Oakes declared a personal interest in Item 17 – Planning Application 15/02535/FUL as he has a small shareholding and Season Ticket Holder of Yeovil Town Football Club.

Councillor Rob Stickland declared a personal interest in Item 17 – Planning Application 15/02535/FUL as he has an association with the Yeovil Ladies Football Club.

46. Public question time (Agenda Item 4)

There were no questions from members of the public.

47. Chairman's announcements (Agenda Item 5)

The Chairman informed members of the forthcoming 'Super Saturday' in Yeovil Town Centre on 24th September 2016 including the appearance of 'Paddington Bear' and the Vintage Market.

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

Councillor Andy Kendall told members of his visit to the Sutton Bingham & District Canoe Club and the success of the two extra Katakana boats where Area South had agreed a grant to support the purchase of these boats.

Councillor Rob Stickland informed members of the Youth Service Review Group explaining that notice had been given regarding the expectance of the service provider.

49. Arts and Entertainment Service Update (Agenda Item 7)

Adam Burgan, the Arts & Entertainment Manager introduced the report. Pauline Burr, Arts Development Officer with the aid of a power point presentation proceeded to explain the Arts Development Service including:

- Arts development and working with different arts organisations to bring a range of arts activities to the district. Offering advice and support to voluntary and professional artists and groups.
- Take Art Live – including the Poetry project supporting people with mental health problems
- Somerset Art Week – takes place from 17th September till 2nd October. 69 South Somerset Venues will include those in Yeovil and West Coker.

- SAW in Yeovil Country Park
- Supporting the 'Super Saturday' in Yeovil Town Centre on 24th September 2016.
- Success of the 'Bugstore' and working with local schools bringing families into the town.
- Supporting various projects within the area including the Eastville Project Space, the OSR Projects at West Coker.

The Arts & Entertainments Manager then highlighted to members that:

- the Octagon Theatre held 264 events a year and welcomed around 200,000 guests from across South Somerset and beyond.
- Record attendance in 2015/16 with SSDC events at 83% capacity and £70k efficiency savings made.
- Awarded 'Trip Advisor Certificate of Excellence' and Art & Entertainment Manager awarded the Western Gazette Pride Award – Contribution to the Arts.
- last year's pantomime broke box office records. Audience of over 27,000.
- Yeovil Literary Festival to be held 20th – 23rd October 2016.
- Foyer Club Volunteer around 14,000 hours per year. Fundraising raised £76,000.

During a short discussion the Arts Development Officer noted members' comments regarding the success of the Wassail Theatre Company explaining how the Company produces plays inspired by the people and places of Somerset. The Manager also noted the comments regarding the limited Air Circulation System within the theatre and explained the proposals to update the system.

Members thanked the Arts & Entertainments Manager and Arts Development Officer for their presentation and the excellent facilities and events on offer at the theatre and in the wider community.

NOTED

50. Yeovil Vision Update Report (Agenda Item 8)

The Assistant Director, Communities presented the report and updated members on the two meetings that had taken place since June. This included:

- the £10,000 committed to the Marketing and Events Group to revamp and drive things forward.
- Active Social Media campaign being outsourced.
- David Woan president of Yeovil Chamber developing new prospectus to bring in more business membership to support the programme of the Marketing Group.
- The development of clear Terms of Reference for Marketing Group in relation to the overarching Yeovil Vision Board.

She also updated members on the Area South Regeneration Board and the work being undertaken regarding a refresh of Urban Development Framework in a more concise and focused format. These proposals are due to be brought to the District Executive in October to reassess the redevelopment sites and promote reinvestment.

During a short discussion Councillor John Clark voiced his disappointment with the Weston Super Mare Museum who could not release an aircraft for the anniversary display of the Helicopter in Yeovil Town Centre.

Members thanked the Assistant Director, Communities for the update and noted the report.

NOTED

51. Report on the replacement and re-design of the 'Welcome to Yeovil' gateway signs (Agenda Item 9)

The Neighbourhood Development Officer presented the agenda report and with the aid of a powerpoint presentation sought members views on their approval of either Option 1 or 2 as outlined with the report to replace six gateway signs at key vehicular entrance points to Yeovil.

She referred to the comments already received from members as set out in the agenda report and asked that members consider and approve their preferred option.

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

- The exact format of the Town Crest must be used, this forms part of the history of the town.
- Prefer option 2 with the white background as reads clearer.
- Unnecessary to have the black border around the option 2 sign.
- Would be necessary to clean the white sign.

During a short discussion, the majority of members voiced their support for Option 2 as presented on the powerpoint but with the removal of the black border. It was therefore proposed and subsequently seconded that members agree to option 2 with the agreement that the Neighbourhood Development Officer email the design omitting the black border and should the majority of members agree that option 2 be approved. On being put to the vote this was carried by 13 votes in favour and 1 against.

RESOLVED:

- (1) To approve option 2 of the Gateway signs as outlined within the report and via a powerpoint presentation subject to member agreement for the removal of the black border.

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

52. Westfield Community Association - Appointment of a Member (Executive Decision) (Agenda Item 10)

The Area South Development Lead presented the report and invited members for a volunteer to serve on the Westfield Community Association (WCA) for the remainder of the municipal year 2016-17.

During a short discussion, Councillors Alan Smith and John Clark expressed their interest to serve on the WCA.

On being put to the vote John Clark was appointed to serve on the WCA for the remainder of the municipal year 2016-17 by 11 votes in favour and 2 against.

RESOLVED: That the Area South Committee agreed to appoint Councillor John Clark to serve on the Westfield Community Association (WCA) for the remainder of the municipal year 2016-17.

Reason: To confirm the appointment from Area South Committee to the Westfield Community Association.

(Voting: 11 in favour, 2 against, abstentions)

53. St James Reordering Project Grant Application (Executive Decision) (Agenda Item 11)

The Area Development Lead presented the report and updated members that:

- Both Ward Members were supportive of the application.
- Outcome regarding all funding sources had now been received and that Brympton Parish and Yeovil Town Council were unable to support the application.
- Various other grants had been secured for £41,000.

She concluded however that due to the success of recent fundraising events the group were in a position to proceed despite the shortfall in the original funding sources.

Councillor Peter Seib explained that unfortunately there is a legal impediment that prevents civil parishes supporting such projects.

There being no further debate, it was proposed and subsequently seconded to grant up to £5,000 towards the reordering/refurbishment of St James Church, Yeovil.

RESOLVED: That the Area South Committee agreed to grant up to £5,000 towards the reordering/refurbishment of St James Church, Yeovil from the Area South community grants budget.

Reason: To assist with the refit of the interior of St. James Church, Yeovil to make it suitable for community use.

(Voting: unanimous)

54. Heart of Wessex Rail Partnership Update (Executive Decision) (Agenda Item 12)

The Assistant Director, Communities presented the report and highlighted to members:

- First time since 2003 that the annual passenger journeys on the line had not increased. This was mainly due to the disruption last summer and the service becoming self-limiting.
- Work undertaken by Lufton college students to help maintain the standards of the Penn Mill Station.

- The Partnership now chaired by David Mitchell of Somerset County Council and that work is underway to work with other Authorities along the line on a line strategy to improve the level of service available.

During a short discussion, the majority of members believed the partnership helped support and maintain and promote the line and for approximately 1.5% of the overall cost was worth investing in the partnership. Councillor John Clark highlighted the importance of the involvement of community volunteers supported through the Partnership. It was therefore proposed that members approve the funding contribution of £1,000 to the Heart of Wessex Rail Partnership. On being put to the vote this was carried by 13 votes in favour, 1 against and 0 abstentions.

RESOLVED: That the Area South Committee:-

1. noted the work undertaken by the Heart of Wessex Rail Partnership in 2015/16 and noted that a similar report had been presented to Area East Committee
2. approved a funding contribution of £1,000 to the Heart of Wessex Rail Partnership from Transport Scheme Grants Budget for 2016/17.

Reason: To continue to support the work undertaken by the Heart of Wessex Rail Partnership.

(Voting: 13 in favour, 1 against, 0 abstentions)

55. Area South Committee Forward Plan (Agenda Item 13)

Councillor Peter Seib requested that an update report from SCC be brought to committee regarding the Yeovil Eastern and Western Corridor Improvements. This was noted and a request for this will be taken forward.

- 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)

56. Planning Appeals (For Information) (Agenda Item 14)

Members noted the Planning Appeals.

57. Schedule of Planning Applications to be Determined by Committee (Agenda Item 15)

Members noted the Schedule of Planning Applications.

58. Planning Application 16/02464/S73 - Lufton Manor College, Lufton Manor Road, Brympton (Agenda Item 16)

The Planning 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 provided members with a detailed update from both the SCC Highways and the SSDC highways consultant and explained to members to be mindful that these comments have been made collectively with regard to this application and applications 15/02535/FUL and 16/02888/OUT which are also being considered today. Comments included:

- SCC Highways – Expected the proposal would see an increase in vehicle movements however considered not significant enough to warrant an objection on traffic grounds from SCC.
- SSDC Consultant - believes the proposal would generate an additional 16 movements in peak hours per day. This is likely to be the worst-case scenario for the full capacity of 16 pupils. The implementation of a travel plan may reduce the volume of vehicular traffic.

The Planning Officer referred to the key considerations including:

- the Highway Implications/Increased traffic within Lufton Lane and any mitigation measures.
- Impact upon setting of listed building.

He believed that on the basis of the submission of the transport assessment and conditioning of the travel plan and that the building is currently well screened from the main principal listed building his recommendation was for approval for reasons as set out in the agenda report.

In response to members' questions, the Area South Lead confirmed that the Highways advice submitted relates to the situation at present. He acknowledged that there is a clause within the S106 legal agreement in relation to the Lufton Key site (05/00931/OUT) regarding the traffic access along Lufton Lane that is currently unresolved, however he deemed it not to be an issue in this application as access to the college would have to be maintained in any case.

He concluded the loop road proposed within the reserved matters application of the Lufton Key site is of sufficient width and capacity to serve these additional movements and that the Highways authority would have taken this into account when considering this application. Therefore he does not believe these movements would make any significant difference and should not prejudice this application

Maggie Baker a member of the public then spoke in objection to the application. She raised concern regarding the increase in traffic on the surrounding highway network and believed that until the proposed changes as part of the Lufton Key site development had been completed any other applications should not be considered at this time that could result in further increase in traffic.

Adam Wilkinson the agent then addressed the committee and explained the services of the college for both residential and day students. He considered this to be a safe rural

environment and a necessary requirement to meet the needs and quality of life of students and who have suffered trauma in their young lives. He believed the traffic impact to be minimal as many car share and that vehicle movements be largely confined to the start and finish of the school day.

Councillor Sarah Lindsay, Ward member considered this to be a great facility and raised no objections to the increase in students, however voiced serious concern regarding road safety due to the traffic movements and the impact this would have along these narrow lanes.

Councillor Peter Seib, Ward member referred to the original condition imposed on the site and appreciated the intent of only a slight proposed increase in students. He also raised concern regarding the prematurity issue regarding the uncertainty at end of the lane but appreciated that co-ordinated advice had been given collectively with the other two applications within this area.

There being no further 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 carried unanimously.

RESOLVED:

That application **16/02464/S73** be approved subject to:

Grant permission for the following reason:

01. The proposed increase in day students to 40 has been demonstrated would not adversely affect residential amenity or highway safety. As such the proposal complies with Policies TA5 and EQ2 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 permission hereby granted shall ensure and the use hereby permitted shall continue only for so long as the use for non-residential training shall comprise an integral part of the educational use comprising residential training within the single planning units shown on than approved plans. There shall be no fragmentation of the planning unit to facilitate separation of the uses comprised in the mixed use. The use hereby permitted shall also cease upon the cessation of any of the other use(s) comprised within the mixed use.

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

03. The number of day students using Manor Farm site (as shown on site location plan 1) shall not exceed a daily maximum of 11 and the number of students using the Lufton Manor site (as shown on site location plan 2) shall not exceed a daily

maximum of 29 unless otherwise agreed in the express grant of planning permission.

Reason: In order that the Local Planning Authority can exercise control in the interests of highway safety and residential amenity and in accordance with Policy EQ2 and TA5 of the adopted South Somerset Local Plan (2006 - 2028).

04. All the recommendations of the approved Travel Plan shall be implemented in accordance with the timetable therein. Thereafter the development shall operate the approved Travel Plan or any variation of the Travel Plan agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable transport in accordance with Policy TA4 of the adopted South Somerset Local Plan (2006 - 2028) and the aims and objectives of the NPPF.

05. The area allocated for parking and turning on the submitted plan, drawing number AR107-15 (100)-04 P1 shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of parking and turning in accordance with Policy TA6 of the adopted South Somerset Local Plan (2006 - 2028).

06. The development hereby permitted shall be carried out in accordance with the following approved plans: AR107 - 15 (00)-01 S1, Ar107-15 (100)-01 P1, Ar107-15 (100)-02 P1, AR107-15 (100)-04 P1, Site Location Plan 1 and Site Location Plan 2.

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

(voting: unanimous)

59. Planning Application 15/02535/FUL - Land OS 7300 (North of Red Brick Cottage), Thorne Lane, Yeovil (Agenda Item 17)

(Having earlier declared a Personal and Prejudicial Interest Councillors John Clark and Mike Lock left the room during consideration of this item).

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

He reiterated to members the update from both the SCC Highways and the SSDC highways consultant as already detailed under application 16/02464/S73 which concludes when viewed in context of other applications in this area raised no objections. Comments included:

- SCC Highways – Main vehicular access will be via Thorne Lane, which is narrow and restrictive in some sections. Again like the previous proposal the application would result in an increase in vehicle movements on Thorne Lane it is our opinion that it would only be at certain times and not consistently throughout the day. As a consequence the proposal did not warrant an objection on traffic impact grounds.

- SSDC Consultant – Would anticipate the use of the pitches were unlikely to coincide with the college peak times – the use of the pitches is more likely to be in the evenings and at weekends. In addition, the development of the key Site has to be considered. This is a committed development under construction and although unsure what was agreed in the end with regard Lufton Lane is sure SCC was going to secure a sum of money towards a potential TRO to restrict vehicular use along Lufton lane if increased traffic generation flow was going to cause a problem.

He also informed members of an update received from the SSDC Conservation Officer which he read as follows:

“There are a number of heritage assets close to the application site. These include Lufton Manor, Lufton House and Lufton Church. The proposal is of a significant scale in an area of open countryside. The three historic assets I’ve mentioned enjoy a rural setting, and Lufton Manor features a sizeable associated area of planned parkland. I cannot find any supporting statements within the application documents to show that this has been considered. Paragraph 128 of the NPPF makes it clear that the applicant should describe the significance of any heritage assets affected by the proposal. I am of the view that given the scale of the proposal and the extent of formal landscaped parkland abutting the site there is the potential for the works to cause harm to the setting of nearby heritage assets. There is no evidence within the application documents to demonstrate that the significance of the setting of these assets has been taken into account in developing the proposal.

Therefore, in addition to Robert’s concerns about the impact on the Montacute House parkland I also suggest that the application should be refused due to the lack of supporting information in accordance with para. 128 of the NPPF, and potential impact on the setting of Lufton Manor Parkland”.

The Area South Lead also updated members of the following:

- That further Archelogy information would be required and sourced before formal determination of this application
- Correction to page 88 should read ‘Lufton Lane and Thorne Lane and surrounding network’ in place of Moor Lane.
- Email received from Brympton Parish Council who wished to clarify that they are no longer the operators of the allotments and now managed by a different body.
- Amend condition 14 to include that access be used for pedestrian/emergency access only.

The Area South Lead referred to the key considerations including:

- The benefits of the Playing Fields
- Highways and Accessibility
- Landscape and Heritage Assets (including archaeology)
- Anti-social Behaviour/Security

He concluded that on the basis of all the information provided and with the amendment to condition 14 and the satisfactory receipt of the Archaeology materials his recommendation was for approval for reasons as set out in the agenda report.

In response to members’ questions, the Area South Lead confirmed that:

- The Lufton Key Site includes a clause within the Section 106 Agreement that provides options to mitigate any problems or concerns should there be an increase in traffic movements along Lufton Lane associated with the Key Site.
- Usage of the pitches would predominantly be early evening or at weekends given the provision of formal pitches. This would be at times when traffic is generally lower in Thorne Lane and Lufton Lane.
- The site was within walking distance of the Lufton Key Site and therefore potentially 696 homes. It has been recognised that the Key Site is slightly deficient in formal sports pitches and it was wholly possible that this proposal would be valuable to this development alone meeting an acknowledged need.
- Does not consider this to be a rural development and therefore Policy SS2 is not appropriate in this case.
- Believe there may be a link with the aspirations of YTFC to develop Huish Park, however this is not a concern at this time and should not be a consideration to members when determining this application.
- The Crime Prevention Officer is aware of the proposal and raises no significant objection as per his comments set out in the agenda report.
- The facility would be run as a Community Playing field and therefore could not preclude persons from entering the site.

The Development Manager stated it was not proposed to designate as an open space but was proposed to be subject to a management condition which would achieve the community access required as is enjoyed elsewhere such as Yeovil recreation ground.

Liz Glashier representative of Brympton Parish Council spoke in objection to the application. She raised several concerns including that the application falls outside the designated area for development and disjointed from the town. The only access is along narrow country lanes with an obviously safety issue to users of the lane both by pedestrians and vehicles. She also felt that proper highways scrutiny is missing, Sport England have been misrepresented and unsure why the Crime Prevention comments had been withdrawn.

Roger Meecham, Maggie Baker, Jamie Cheeseman and Susan Collins all members of the public then addressed the committee and spoke in objection to the application. Various comments were made including:

- Inappropriate location and replacement for the existing community recreation land that already exists at Yeovil Town Football Club.
- Is there a proven need especially as the Westland Sports site is being redeveloped.
- There are Archaeological remains on the site.
- Impact on the surrounding area which is currently unspoilt countryside.
- Concerns over anti-social activities on site as it cannot be secured if it's for public use.
- Who funds the facility and where is the business case? Unlikely a 'Community Trust' could take over the project without substantial funding from either Parish Council or other bodies.
- No requirement for these facilities at Lufton and too far removed to benefit the residents to Abbey Manor Park.
- Would have a huge impact on the Lufton hamlet, the surrounding countryside and the heritage assets within the area.
- Can only access the site by car as there are no other safe means of access.

- No social gain or need.
- Concern regarding the surface water run-off from the site and therefore increase flood risk to adjacent property.
- Community benefit does not outweigh the impact on the local community.
- Lanes around the site are very narrow with few passing places and safety concern to pedestrians and cyclists.

John Dover, John Evans, Peter Hockley and Mark Baker then addressed the committee and spoke in support of the application. Various comments were made including:

- Community Sports Trust would agree to long term management of this proposal, who would look to support and promote sport and opportunities and work with individuals and work in partnership with organisations.
- Playing pitches are a vital resource and in short supply to help support and encourage the young to participate in sport.
- Yeovil College only have two sports pitches and would welcome more local pitches in which to play, as currently have to go outside the area to play matches.
- Currently have insufficient playing pitches to help support and promote youngster playing the game of football and therefore the Somerset Football Association wish to support this proposal.
- Local Football clubs would welcome the use of extra good quality pitches which are currently in short supply.
- An additional cricket pitch would also be provided on site.
- Need to support the sports facility to help and encourage children to play sport.

David Bell, the agent then addressed the committee. He noted that all consultees made no objections following the revised proposal and understood there were other sports facilities located within areas of Archaeological and conservation. He said the application had significant local and national support due to the lack of existing facilities within the area and that the Community Sports Trust would look to manage the site. He also clarified to members that there is no proposal for a licenced bar on the site.

Councillor Sarah Lindsay, Ward member voiced several concerns regarding this application which included:

- Serious concern regarding road safety due to the traffic movements and the impact this would have along these narrow lanes.
- Various bodies have raised concerns and objections to this application.
- Lose of prime agricultural land.
- Considers it to be in a remote location and not within walking distance, therefore concern over the sustainability issue of the site.
- Concern regarding anti-social behaviour on the site due to its remote location and 24 hour open space facility.
- Surrounded by narrow country lanes with few passing places and insufficient lighting and the safety concerns to people wishing to access the site on foot or cyclists.

Councillor Peter Seib, Ward member also voiced several objections to this application including:

- Understood there not to be a public need in this case as not considered a key site provision.

- Cannot see the wider public benefit.
- Cricket pitch is not considered of suitable size to provide additional adult provision.
- Concern that the facility would need to be financially subsidised.
- Serious concern regarding road safety due to the traffic movements and the impact this would have along these narrow lanes.
- Surrounded by narrow country lanes with few passing places and insufficient lighting and the safety concerns to people wishing to access the site on foot or cyclists.
- Consider it to be in a remote location in open countryside.
- Concern regarding Anti-social behaviour on site due to its remote location.

During members discussion several comments were made including:

- Impact on the Lufton hamlet, the surrounding countryside and the heritage assets within the area.
- Concerns regarding the drainage of the site and the ongoing maintenance issues.
- No business case and therefore concern regarding the sustainability of the site.
- Surrounded by narrow country lanes with few passing places and insufficient lighting and the safety concerns to people wishing to access the site on foot or cyclists.
- No bus routes to site.
- Believe the proposed terraces on the site would have an severe impact on the local character.
- There are known football pitch facilities on the edge of towns.
- Appreciate the highway concerns, however the advice from SCC Highways consider it to be acceptable.
- Possibility of Housing or Industrial development on his land be worse.
- Believe it to be attached to open countryside and not in it.

In response to members' comments, the Area Lead South clarified to members that:

- The site would have a height limit barrier to restrict vehicle access to the site, although this barrier would allow bus drivers, refuse lorries and emergency vehicles to override this in order to access the site.
- Condition 6 as set out in the agenda report would help mitigate any concerns regarding the drainage issues of the site.

He also confirmed to members that an approved management and maintenance scheme and community use scheme would need to be submitted and approved prior to approval of this application.

Following a further discussion a short adjournment was taken in order to make certain of the satisfactory wording for the reason for approval to this application to ensure that satisfactory information be received to secure community use of the site and the satisfactory receipt of the assessments of the Archaeological remains.

David Bell, the agent also wished to clarify to members that the original submission proposed was that a management company support and manage the site with the help of the local Parish Council. However, this interest was not forthcoming and therefore the current proposal allowed the Community Trust to manage the day to day dealings of the site and welcomed the support of local councillors in this capacity.

There being no further debate, it was proposed and subsequently seconded that the application be approved as per the wording read out by the Chairman as follows:

'Approve application 15/02535/FUL subject to satisfactory receipt of a desktop assessment and field evaluation of potential Archaeological remains and to secure Community Use in conjunction with the completion of a legal agreement to secure Community Use in the conjunction with condition 19.'

On being put to the vote this was lost by 4 votes in favour, 6 against and 0 abstentions.

Following a short discussion, it was then proposed and subsequently seconded to refuse the application for the following reasons:

- Proposed engineering works and facilities would have an adverse impact upon the character of the area and nearby designated heritage assets.
- Proposed recreation facility fails to provide the necessary safe access to and from the site for pedestrians and cyclists.
- The creation of a recreational facility in this isolated location has the unacceptable potential to result in crime, disorder and anti-social behaviour.

On being put to the vote this was carried by 6 votes in favour, 0 against and 4 abstentions.

RESOLVED:

That application **15/02535/FUL** be refused for the following reasons:

- 1) The proposed engineering works and the changing rooms/facilities would have an adverse impact upon the character of the area and nearby designated heritage assets. The proposal is therefore contrary to policies EQ2 and EQ3 of the South Somerset Local Plan and paragraphs 131-134 of the NPPF.
- 2) The proposed recreation facility fails to provide the necessary safe access to and from the site for pedestrians and cyclists. The proposal is therefore contrary to policy TA5 of the South Somerset Local Plan and paragraph 32 of the NPPF.
- 3) The creation of a recreational facility in this isolated location has the unacceptable potential to result in crime, disorder and anti-social behaviour and as such is contrary to policy EQ2 of the South Somerset Local Plan and paragraph 58 of the NPPF.

(voting: 6 in favour, 0 against, 4 abstentions)

60. Planning Application 16/02888/OUT - Land adj Hurn, Lufton Lane, Brympton (Agenda Item 18)

The Planning 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 confirmed that the proposal was contrary to policy but as a site has current development on, the Council not being able to demonstrate a 5 year supply of deliverable housing land, no adverse

impact upon historic assets including listed buildings and the site being in close proximity to the approved Lufton Key site the proposal was recommended for approval.

He made no further updates to the report and his recommendation was for approval as set out in the agenda report.

Alan Roberts the applicant then addressed the committee. He explained the proposal was for a dwelling for his daughter who wished to remain in the hamlet and that the proposed site was currently waste land used as a vegetable plot and would replace the unsightly Dutch barn and other outbuildings currently on the site and provide a nice new home within the area.

Helen Lazenby the agent then addressed the committee. She believed this proposal to be a small infill site with no highway objection, no adverse impact on the neighbours and had the support of the Parish Council. She understood that SSDC does not currently have a 5 year housing land supply and that the proposal satisfies sustainable development as set out in the NPPF (National Planning Policy Framework).

There being no members debate, it was proposed and seconded to approve the application as per the officers recommendation as set out in the agenda report.

RESOLVED:

That application **16/02888/OUT** be approved subject to the following:

01. The site is located adjacent to the Lufton Key Site with current built form on. In considering that the Council cannot demonstrate a five year land supply and the site not adversely affecting landscape character, visual amenity or traffic generation the principle of development on this site is accepted. Subject to detailed plans at reserved matters a suitable access can be achieved and amenity maintained. The proposal therefore complies with the aims and objectives of the NPPF and does not compromise the Council's settlement strategy as detailed in policies SD1, SS1, SS4, SS5 and YV1 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 location plan shown on drawing 6591-01 received 4 July 2016.

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

02. Details of the access, scale, appearance, landscaping, and layout (herein after called the "reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development shall begin no later than 3 years from the date of

this permission or not later than 2 years from the approval of the last "reserved matters" to be approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

04. The area allocated for parking and turning shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

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

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

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

06. There shall be no obstruction to visibility greater than 300 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43 metres 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 and in accordance with policies TA5 of the adopted South Somerset Local Plan (2006 - 2028).

07. The first 6m of the accesses, when measured from the carriageway edge shall be fully consolidated in materials as detailed in the submission of any reserved matters application.

Reason: To avoid loose material going onto the highway in the interests of highway safety in accordance with Policy TA5 of the adopted South Somerset Local Plan (2006 - 2028).

(voting: unanimous)

61. Planning Application 16/01826/DPO - Land at Two Tower Lane, Barwick, Yeovil (Agenda Item 19)

This item was taken directly after Item 15 on the Agenda.

The Planning Officer informed members that the Ward members had requested that this item be deferred for further information to be obtained regarding this application. It was therefore proposed and seconded that application 16/01826/DRO be deferred and on being put to the vote was carried unanimously.

RESOLVED:

That member's agreed that application 16/01826/DPO be deferred in order to obtain further information.

(voting: unanimous)

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Chairman

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Date