

## South Somerset District Council

Minutes of a meeting of the **Area West Committee** held at the **Guildhall, Chard** on **Wednesday 20 July 2016**.

(5.00 pm - 9.00 pm)

**Present:**

**Members:** Councillor Carol Goodall (Chairman)

Jason Baker	Paul Maxwell
Marcus Barrett	Sue Osborne (arrived at 5.20pm)
Mike Best	Ric Pallister
Amanda Broom	Angie Singleton
Dave Bulmer	Andrew Turpin
Val Keitch	Linda Vijeh
Jenny Kenton	Martin Wale (arrived at 5.32pm)

**Officers:**

Helen Rutter	Assistant Director (Communities)
Kelly Wheeler	Democratic Services Officer
Jo Morris	Democratic Services Officer
Paula Goddard	Senior Legal Executive
Zoe Harris	Area Development Lead (West)
David Norris	Development Manager
Mike Hicks	Planning Officer
Jake Hannis	Senior Sport & Healthy Lifestyles Officer
Mike Bellamy	Highway Consultant

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

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### 23. Exclusion of Press and Public (Agenda Item 1)

**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)."

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### 24. Historic Buildings at Risk (Confidential) (Agenda Item 2)

The Conservation Officer, with the aid of photographs, detailed a number of examples of case work relating specifically to historic buildings at risk in Area West. The Conservation Officer responded to members' questions on points of detail regarding specific cases.

Members requested a further update report in 1 years' time.

**NOTED**

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**25. To approve as a correct record the Minutes of the Previous Meeting held on 15th June 2016 (Agenda Item 3)**

The Minutes of the meeting held on 15<sup>th</sup> June 2016, copies of which had been circulated, were taken as read, and having been approved were signed by the Chairman as a correct record of the proceedings.

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**26. Apologies for Absence (Agenda Item 4)**

An apology of absence was received from Councillor Garry Shortland.

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**27. Declarations of Interest (Agenda Item 5)**

Councillor Mike Best and Councillor Angie Singleton declared a personal interest in agenda item 10 (Crewkerne Community Grant Applications).

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**28. Date and Venue for Next Meeting (Agenda Item 6)**

Members noted that the next meeting of the Area West Committee would be held on Wednesday 17<sup>th</sup> August 2016 at 5.30pm at the Henhayes Centre, Crewkerne.

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**29. Public Question Time (Agenda Item 7)**

No questions or comments were raised by members of the public.

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**30. Chairman's Announcements (Agenda Item 8)**

There were no announcements from the Chairman.

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**31. Area West Committee - Forward Plan (Agenda Item 9)**

Reference was made to the agenda report, which informed members of the proposed Area West Committee Forward Plan.

The Assistant Director (Communities) advised members that both the confidential update on the Chard Regeneration Scheme and the Environmental Health Service update report would be rescheduled to the September meeting of the Committee, rather than the August meeting.

It was also suggested that an update report on the Corporate Parent Role could be included on the August agenda.

**RESOLVED:** That the Area West Committee Forward Plan be updated and noted as attached to the agenda.

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## **32. Crewkerne Community Grant Applications (Executive Decision) (Agenda Item 10)**

It was suggested that the 3 grant applications would be discussed separately.

The Senior Sport and Healthy Lifestyles Officer presented his report to members to detail the grant request for flood-lighting at Crewkerne Rugby Football Club.

He explained to members that then club had seen impressive levels of growth over the last few years, but that the pitch was now in poor condition, due to over training on the pitch. He explained that the proposed flood lighting would allow training on the whole pitch and not just areas which are currently lit.

He pointed out to members that all other rugby clubs competing at this level, across the district, have flood lighting.

He used a PowerPoint presentation to show the existing lighting and proposed floodlights. He clarified for members that planning permission had be approved and that the rugby club is not situated close to many residential properties.

Simon Shackelford spoke in support of the grant application. He explained to members that the rugby club had grown over the last 5 or 6 years and that there had been improvements in both coaching and facilities. He advised that the club now attracted more players and supporters and thanked SSDC for their continued support in the club. It was his view that lighting was the next step in developing the rugby club and that this would also increase safety.

Councillor Angie Singleton spoke in support of the application and expressed her thanks to local residents who had attended the meeting to support the application.

Councillor Marcus Barrett congratulated the team on raising a significant amount of funding themselves and offered his support to the application.

The Senior Sport and Healthy Lifestyles Officer responded to questions from members.

Following the discussion, it was proposed and seconded that the application be approved as per the officer report.

On being put to the vote, this was carried 13 in support, with 1 abstention.

The Area Development lead presented her report to members which detailed the grant request for funding towards a skate park in Crewkerne. She explained that it had been 2 years since the Crewkerne skate park had been removed and that it was hoped that a new skate park could be opened in Crewkerne.

Annette Roffey spoke in support of the application. She advised that she had been working with younger members of the community for a number of years to try to develop a skate park and hoped that their hard work and commitment could be rewarded.

Tom, Joe and Finley addressed the Committee to speak in support of the application. They explained to members that they had been working hard for a number of years on fund-raising events, such as cake sales to raise funds for the project.

The Area Development Lead responded to questions to members. She explained that the proposed stake park was more modern, safer, quieter and more durable than the previous skate park.

Councillor Angie Singleton spoke in support of the application and offered praise to the boys who had worked hard on the project and had spoken at the meeting.

Following the discussion, it was proposed and seconded that this grant request be approved as per the officer report.

On being put to the vote this was carried unanimously.

The Area Development Lead presented her report detailing the grant request towards an extension to The Henhayes Centre in Crewkerne.

Tim Udell addressed the Committee and spoke in support of the application. He explained that the reception area of the centre is often cold and hoped that the extension to the centre would help to keep the centre warmer. He also hoped that the extension would provide further storage and an improved reception area.

The Neighbourhood Development Officer (Communities) informed the members that the centre provided hot meals and social events for older residents of Crewkerne. She explained that the reception area is often cold and draughty.

She pointed out that there was an error in her report and the funding table should read that 27% was now being sought from SSDC.

Councillor Marcus Barrett expressed his hope that the centre retained an open and friendly look once the extension had been built.

Councillor Angie Singleton offered her support for the extension to the centre. She agreed that the reception area was draughty and felt that this would be a good investment.

Following the discussion, it was proposed and seconded that this grant request be approved as per the officer report.

On being put to the vote this was carried unanimously.

**RESOLVED:** That subject to the standard terms and conditions, the following grant requests be supported with funds from the Area West Capital Reserve:

- (1) £10,000 to Crewkerne Rugby Football Club towards new floodlighting with the following additional terms and conditions:
  - a. The Club receives confirmation in writing of funding from RFU Lead Up and Legacy programme.
  - b. The Club and Crewkerne Town Council agree a satisfactory lease for use of the existing rugby pitch and floodlights.
  - c. The club develop a sinking fund in line with Rugby Football Union recommendations to fund future floodlight replacement.

*(Voting: 13 in support and 1 abstention)*

- (2) £12,500 to Crewkerne Town Council towards a new skate park in the town.

*(Voting: Unanimous)*

- (3) £12,500 to the Henhayes Centre towards a new extension.

*(Voting: Unanimous)*

**Reason:** To agree grants towards 3 projects in Crewkerne.

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### **33. S106 Planning Obligations (Agenda Item 11)**

The Development Control Manager presented the report to members.

He advised that there had been a change to policy which no longer meant that affordable home contributions could be sought from small scale residential developments of 10 homes or less.

He also advised that South West Audit Partnership had recently assessed the s106 procedure and had found it to be robust and fit for purpose.

He responded to members' questions.

**RESOLVED:** That the report be noted and the actions taken in respect of the monitoring and managing of the Section 106 Planning Obligations be endorsed.

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### **34. Planning Appeals (Agenda Item 12)**

The Committee noted the appeals that had been received and dismissed as outlined in the agenda report.

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

The Committee noted the schedule of planning applications to be determined by Committee.

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### **36. Planning Application 15/04866/OUT - Land Rear of The Bell Inn, Broadway Road, Broadway (Agenda Item 14)**

***Application proposal: Outline application for residential development (for up to 25 No. dwellings.) with associated vehicular access arrangements, relocation of parking for Norbeth and The Bell Inn.***

The Planning Officer presented his report to members with the aid of a PowerPoint presentation.

He advised members that following the previous meeting, where it was considered that the highway access was a main issue, the site access had been amended.

Plans were shown on the presentation to indicate these amendments. The plans also illustrated a large refuse truck entering the site and the planning officer suggested that it would be unlikely that, a truck of this size, would be used by Somerset Waste Partnership to collect refuse in Broadway. He further pointed out that emergency vehicles are smaller than the truck used in the illustrative plan. It was his view that the proposed access was acceptable.

He responded to questions from members.

Councillor Linda Vjeh spoke in objection to the scheme. It was her view that the additional dwellings would result in a significant rise in traffic through the village and had concerns over the cumulative effect of various planning applications in Broadway.

The SSDC Highway Consultant clarified how the the traffic movement figures were developed and explained that they were carried out during peak hours. He also advised of a typing error contained within the report which stated that he considered the traffic movements to be severe. He pointed out that the statement should read that he did not consider the traffic movements to be severe.

During the discussion, concern was raised over pedestrian safety and the erosion of the countryside.

Linda Jones, a representative of the Parish Council, addressed the Committee. She advised members of some of the results of a housing survey which had been circulated to over 300 homes, of which there was a 42% response. These results included that 56% of residents felt that Broadway was overdeveloped and 1 in 4 households felt that there was a need for affordable homes. She advised that Broadway had an extremely limited bus service, which ran term time only. She also advised that Broadway was not a sustainable location.

Christine Trueman, a representative of the Parish Council, also addressed the Committee and spoke in objection to the application. She raised concern over the cumulative effect of applications in Broadway and sewerage problems in the village. She further advised that the proposal would be dangerous and questioned the additional traffic movements which would result from this application being approved. She felt that this application would be inappropriate for Broadway.

Mr R Baker, Mr D Swain and Mr J Labrom spoke in objection to the application. Their comments included;

- The access is inadequate and should be able to accommodate large vehicles such as removal lorries and delivery vehicles.
- Concerns over safety. The road is no more than a country lane.
- Parking on the site would be limited.
- There would be around 30 cars on site, not 20 as detailed in the traffic assessments.
- Concern was raised over sewerage problems in the village which would be made worse.
- No proven need for housing in Broadway.

Mr Shaun Travers, the planning agent, addressed the Committee. He advised members that this was not a large development and that this was a good, sustainable site. He advised members that the village had a school, a doctor's surgery and a pub and was a sustainable location for housing. It further advised that of the formal consultations which had been sent out by the planners, the proposal had received no objections and that the access had been widened.

Councillor Linda Vijeh spoke in objection to the application. It was her view that the application brought no benefit to the community and was not convinced that the traffic data provided would be accurate. She was also concerned over the capacity of existing services such as schools and doctor's surgery, and though that these would be overstretched.

During the discussion, it was suggested that the application site was not in a sustainable location and concern was raised over the loss of open space.

Following the discussion, it was proposed and seconded that the planning application 15/04866/OUT be refused contrary to the officer recommendation, as development of the site would be harmful to local landscape character and is considered to be an unsustainable form of development.

On being put to the vote, this was carried 10 votes in favour and 4 against.

**RESOLVED:** that planning permission 15/04866/OUT be refused, contrary to the officer recommendation for the following reasons;

01. The site comprises an area of land that forms a strategic landscape space separating the existing development to the west of the site from the Primary School and Lamparts Way area at the east end of the village. Additionally, the site maintains continued separation of the village of Horton from Broadway which is integral to the local distinctiveness of the area and the setting of the village. As such the erosion of this space would be harmful to local landscape character and distinctiveness contrary to Policy EQ2 of the South Somerset Local Plan (2006-2028).
02. The development of this site would, when considered against other recently approved schemes would result in a cumulative level of development that it is out of scale with the function and role of Broadway and is therefore considered to be an unsustainable form of development contrary to Local Plan Policies SS1 and SS5 of the South Somerset Local Plan (2006-2028).

*(Voting: 10 votes in favour and 4 against)*

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Chairman