

South Somerset District Council

Minutes of a meeting of the **Area West Committee** held at the **Henhayes Centre, Crewkerne** on **Wednesday 7 December 2016**.

(5.30 - 9.35 pm)

Present:

Members: Councillor Carol Goodall (Chairman)

Jason Baker	Sue Osborne
Marcus Barrett	Angie Singleton
Mike Best	Andrew Turpin
Amanda Broom	Linda Vijeh
Dave Bulmer	Martin Wale
Val Keitch	

Officers:

Helen Rutter	Assistant Director (Communities)
Zoe Harris	Area Development Lead (West)
Jo Morris	Democratic Services Officer
Paula Goddard	Senior Legal Executive
David Norris	Development Manager
Mike Hicks	Planning Officer
Greg Venn	Conservation Officer

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

79. To approve as a correct record the Minutes of the Previous Meeting held on 16th November 2016 (Agenda Item 1)

The minutes of the meeting held on 16th November 2016, copies of which had been circulated, were taken as read, and having been approved were signed as a correct record of the proceedings.

80. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Councillors Jenny Kenton, Paul Maxwell, Ric Pallister and Garry Shortland.

81. Declarations of Interest (Agenda Item 3)

Councillor Val Keitch declared a personal interest in Agenda Item 10 – Ilminster – Conservation Area Appraisal and Designation of Extensions to Conservation Area, as a member of Ilminster Town Council.

Councillor Andrew Turpin declared a personal interest in Planning Application No. 15/02733/OUT – Land and Premises Barley Farm, House Lane, Tatworth as a member of Tatworth and Forton Parish Council. He advised that as Chair of Tatworth and Forton Parish Council he had remained as neutral as possible and did not take part in the vote when the planning application was discussed.

Councillor Sue Osborne declared a personal interest in Planning Applications 15/05534/FUL, 15/05535/FUL, 15/05536/FUL and 15/05537/FUL – Lands OS 0005 at Knight House Farm, New Lane, Cudworth, as the Ward Member.

82. Date and Venue for Next Meeting (Agenda Item 4)

Members noted that the next meeting of the Area West Committee would be held on Wednesday 18th January 2017 at 5.30pm at The Guildhall, Chard.

83. Public Question Time (Agenda Item 5)

There were no questions from members of the public.

84. Chairman's Announcements (Agenda Item 6)

The Chairman reminded members to complete the recently circulated survey on the Area West Committee Meeting Arrangements.

85. Area West Committee - Forward Plan (Agenda Item 7)

Reference was made to the report, which informed members of the proposed Area West Committee Forward Plan. There were no updates to the Forward Plan.

In response to a member comment regarding the update on the Chard Regeneration Scheme, members noted that a confidential report was considered by the District Executive on 1st December and all members could access the report.

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

86. Blackdown Hills Area of Outstanding Natural Beauty (AONB) (Executive Decision) (Agenda Item 8)

The Area West Team Leader summarised the agenda report, which updated members on the work of the Blackdown Hills AONB partnership during the last 12 months to which the Council provided joint funding.

With the aid of a powerpoint presentation she informed members about the following:

- A number of successful events to celebrate 25 years of the AONB, had been held by the AONB including Bat Box making, mushroom extravaganza, photogenic fungi and Carols Under the Stars;

- Corporate sponsorship for the 25th anniversary celebrations had been secured from Otter Valley Ice cream, Otter Brewery and Corrymoor Mohair;
- The Natural Futures project was now in its second year and had again taken on three more graduates. The trainees have undertaken a field study and discovered a number of rare species including the UK's first black dormouse which received lots of media coverage;
- A number of short films have been made of local experts and are available to view on the Natural Futures website;
- The AONB website is a good source of useful information and had recently produced some guidelines on light pollution.

The Area West Team Leader referred members to the table in the agenda report outlining what each local authority partner has contributed in the 2016/17 financial year and suggested that Area West continue to contribute £6,000 in 2017/18.

Cllr. Martin Wale, the SSDC representative on the AONB commented that the AONB undertook far reaching and useful work with only a small workforce. He supported the continuation of funding for 2017/18.

Members were content to approve the recommendations of the report.

- RESOLVED:**
1. That the report be noted;
 2. That it be agreed in principle to continue SSDC's contribution to core funding of the AONB Partnership of £6,000 in 2017/18, subject to confirmation of Area West budgets in February 2017.

Reason: To update members on the work of the Blackdown Hills AONB Partnership and agree in principle to the continuation of core funding.

(Voting: unanimous)

87. Area West Committee Development Plan (Agenda Item 9)

The Area Team Leader (West) summarised the agenda report and commented that members had already received updates on some of the work undertaken by Area Development Team at the Area West Committee meetings. She advised members of the following:

- With regard to the Chard Regeneration Scheme, the Area Development Team were not leading on the project but were involved with attending the meetings;
- Work of the Business Hub was progressing and two successful promotional events had been held including a business breakfast;
- Work was progressing with officers from Legal and Economic Development on the delivery of a legal agreement for the creation of the Stop Line Way;
- A casual part-time Officer was providing support to the Chard Town Team to look at governance arrangements and assist with developing projects;
- A lot of time has been spent assisting Crewkerne and Ilminster with their Community Plans;
- Provided support to Creative Crewkerne;
- Officers have assisted Ferne Animal Sanctuary and Perry's Cider Mills with successful applications to the Making It Local fund;

- Assistance has been given to the Henhayes Centre to develop a fundraising strategy to build an extension.

Members thanked the Area Team Leader (West) for all her hard work.

Cllr. Sue Osborne, speaking on behalf of Dowlish Wake thanked the Area West Team Leader for all her support. She advised that the site had been cleared and a meeting was being held shortly with regard to submitting plans for the rebuild of the pavilion.

The Assistant Director – Communities gave an update on the LEADER funding and the Hinkley Legacy Fund that was being set up. She agreed to circulate a map of qualifying areas for the Hinkley Legacy Fund to members.

The Chairman thanked the Area Team Leader (West) for her excellent report.

RESOLVED: That the report be noted.

88. Ilminster - Conservation Area Appraisal and Designation of Extensions to Conservation Area (Executive Decision) (Agenda Item 10)

The Conservation Officer presented the report. He advised that 18 boundary changes were being proposed and that all new properties within the area had been consulted. The Town Council, Ward Member, Historic England, Dillington Estate and SW Heritage Trust had also all been consulted on the proposed alterations. He advised that the Town Council were in support of the proposals and had suggested more areas. He was therefore proposing a revised recommendation in order to allow the further extensions suggested by the Town Council to be considered.

Cllr. Val Keitch, speaking on behalf of Ilminster Town Council confirmed that the Town Council were in support of the new conservation areas and advised that the suggestions proposed were fairly minor.

Members were content to approve the revised recommendations put forward by the Conservation Officer.

- RESOLVED:**
1. That the proposed alterations to the Conservation Area and conservation appraisal be agreed;
 2. That the decision on the further extensions suggested by the Town Council is deferred and delegated to the Development Manager in consultation with the Ward Members pending further consideration and discussion with the Town Council;
 3. That the changes to the designated area be advertised in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Reason: To formally designate an extension to the Ilminster Conservation Area and approve the recently prepared Conservation Area Appraisal.

(Voting: unanimous)

89. Planning Appeals (Agenda Item 11)

Members noted an appeal had been allowed at Land East of Two Oaks, Broadway Road, Broadway, Ilminster.

90. Schedule of Planning Applications to be Determined by Committee (Agenda Item 12)

Members noted the schedule of planning application to be determined as outlined in the agenda.

91. Planning Application: 15/02733/OUT - Land And Premises Barley Farm, Houses Lane, Tatworth (Agenda Item 13)

The Planning Officer presented his report to members with the aid of a powerpoint presentation. He advised that the application was a revised outline application for up to 7 no. dwellings and that the application was to agree the principle of development and access only, all other matters were reserved. He outlined the key considerations associated with the application which were impact on visual amenity/setting of listed buildings, highway safety, drainage and sustainability/5 Year land supply. There were no updates to the report. He advised that his recommendation was for approval subject to conditions.

The Planning Officer and Development Control Manager responded to Members comments and questions which included the following:

- Confirmed the location of the four listed buildings near the site;
- Clarified the access arrangements to the site including plot 7;
- Houses Lane was a one way street and would therefore require a signage scheme for people coming out of the site;
- The edge of the site was 5 metres away from a listed building;
- Confirmed that service delivery vehicles could drive past the site and then reverse into the site;
- It was difficult to accommodate pedestrians/cyclists beyond the confines of the site;
- There was a pedestrian route from within the site to Tatworth Street;
- Confirmed that the access to the site would accommodate emergency vehicles;
- It would be satisfactory for a refuse collection vehicle to pull up alongside a development and was not always necessary for them to turn around on the site;
- It was inevitable that some people would use their vehicles to access services such as the local school;
- The road can cope with the increase in vehicles and to demonstrate that the impact is severe would be very difficult;
- Policy SS2 in the Local Plan refers to the need for two facilities. Tatworth benefits from various facilities;
- There was currently no speed restriction on Houses Lane;
- The 3 metres wide access was appropriate to serve a single dwelling;
- There was no calculation on the precise number of parking spaces as the application was only outline. The proposed layout was parking strategy compliant.

The Committee was addressed by Sarah Humpreys who spoke in objection to the application on behalf of herself, Martin Turner, Simon Boyle, Naomi Gilchrist and Alastair Purcell. Concerns raised included the following:

- Overdevelopment and non-compliance with policies EQ2 and EQ3, ST1 & SS2;
- House No. 7 is of a sympathetic design and should be extended to the other houses;
- Traffic Safety and access concerns;
- Erosion and removal of sections of the Devon bank;
- Houses Lane is unsuitable for additional traffic;
- Pedestrian access issues with Plot 7;
- Issues with flooding and surface water run off in the area;
- Prefer to see lesser density of houses that are in keeping and can be sustainable.

The Committee was then addressed by Terry Bailey in support of the application. He advised that he was born and grew up in the village and that the proposal would increase the opportunity for young people to remain in the village.

The Agent, Mr John Bird, commented that the development would be well located within an acceptable distance to services. He was of the opinion that the submitted plans reflected the semi-rural location. The new dwellings would have south facing gardens with views to the west. The intention was to use traditional materials with a mix of high quality two and three bed units which would offer a visual enhancement. He advised that the applicant had sought to satisfy the concerns raised and there was unanimous support for the application from consultees.

Ward Member, Cllr. Andrew Turpin raised a number of concerns with the application including: surface water and flooding in the area, narrowness of the lane, removal of the hedgerow and the possibility of dormice, Houses Lane unsafe for pedestrians and the impact on the listed buildings.

During the discussion, members put forward a number of concerns with the application which included the following:

- Removal of the hedgerow;
- Impact of the proposed development on the listed buildings;
- Narrowness of Houses Lane;
- Overcrowded development.

It was initially proposed to approve the application as per the Planning Officer's recommendation but this was not seconded.

It was then proposed and seconded to refuse the application for the following reasons:

- Adverse impact upon the setting of the designated heritage assets and listed buildings;
- Crowded form of development;
- Insufficient width of Houses Lane to access seven units.

On being put to the vote there were 3 votes in favour, 3 against with 5 abstentions. The Chairman used her casting vote against the proposal to refuse the application.

It was subsequently proposed and seconded to defer the application for further detail on the access and the provision of access for pedestrians, emergency and refuse vehicles.

On being put to the vote the proposal was carried by 7 votes in favour, 3 against and 2 abstentions.

RESOLVED: That Planning Application No. 15/02733/OUT be deferred for further information on the access and provision for pedestrian safety, emergency and refuse vehicles and to allow the Highway Officer to attend.

(Voting: 7 in favour, 3 against, 2 abstentions)

92. Planning Application: 15/05534/FUL - Land OS 0005 At Knight House Farm, New Lane, Cudworth (Agenda Item 14)

The Planning Officer explained that four planning applications had been received covering one proposal. Three applications were in relation to the agricultural buildings comprising the farmstead and the other was for the siting of a temporary agricultural workers dwelling.

The Planning Officer gave a powerpoint presentation outlining the four applications and referred to the key considerations associated with each application which were landscape impact, functional/business need for a worker to reside on site, does the justification for the site outweigh the landscape harm and ecology. The Planning Officer's recommendation was to refuse all four applications.

The Planning Officer advised that the applicant had offered the demolition of some of the existing buildings to be conditioned as an enhancement to the scheme.

In response to questions from Members, the Planning Officer and Development Control Manager confirmed:-

- The livestock to be kept would remain the same which was currently cattle and sheep;
- The dwelling on the existing farmstead was occupied by someone not involved with agriculture;
- The benefits of the proposal could include supporting a rural business;
- The maximum height of the farm buildings would be 7 metres;
- The floor levels could be conditioned if the application were to be approved;
- A landscaping condition could be included if the application were to be approved;
- If approved and the business did not prosper, the buildings would remain but the temporary agricultural dwelling would fail;
- The height of the site above sea level is approximately 165 metres;
- The owner of the existing buildings was the applicant.

The Committee was addressed by Lucy Corbett, representing Cudworth Parish Meeting. She raised a number of concerns with the application which included the following:

- Impact on the existing landscape;
- Concerns of a permanent dwelling in time;
- Impact of development would be irreversible;
- It was unclear what use the existing buildings would have;
- Remote and isolated location from the village;
- Purpose of the two storey building remained unclear;
- Support for the redevelopment of the existing site.

Carleton Earl, an objector and member of the Ramblers Association commented that the application would site a large building in the heart of a unique secret valley. He referred to the newly created track being in regular use by large machinery and a potential danger for walkers. He commented that the development would impact significantly on a number of footpaths in the area. If the business failed the building would still be located in the area and spoil the environment.

The Committee was addressed by Mike Mouland and Kate Siebert in support of the application. Comments made included the following:

- The site had been proposed because it was in the middle of the farm;
- The buildings were required for security and animal welfare reasons;
- The field was very sheltered;
- There were no water courses on the proposed site;
- The existing buildings would not be able to accommodate more animals;
- Ecology aspects of the farm would be preserved and improved;
- The farm had a Woodland Management Plan approved by Natural England;
- The landscape proposals mitigating against the farm buildings would boost the ecological success of the farm and promote further biodiversity.

The Applicant, Simon Saunders commented that the position proposed was the best site for a small modern farmstead. The lower site was unsuitable for a number of reasons as it was much colder and extremely windy. It was also highly exposed, more visible and not as secure as the proposed site. He was of the opinion that the proposed landscaping and ecological improvements went towards mitigating against the small groups of buildings.

Ward Member, Cllr. Sue Osborne commented that a lot of work had gone into the application and although she considered it to be a finely balanced application between landscape issues and the need of a business she would support the application but only with conditions such as ensuring the land and buildings are tied to the land, removal of permitted development rights, materials to be agreed, removal of existing buildings, the dwelling not to be sited without the construction of agricultural buildings/demolition of existing buildings. She commented that the applicant had submitted amended plans in response to concerns to change the access and move the temporary dwelling forward and was prepared to remove the existing buildings as a mitigation against the new buildings. She also felt that it needed to be borne in mind that although the proposed location was a very beautiful piece of land it was farmland and was there to be farmed. She expressed support for a number of conditions including the tying of the building to the land, removal of permitted development rights, vehicle use to be restricted to agricultural only, tree planting, bat boxes, building materials and the removal of some of the existing farm buildings.

During discussion on the application, members speaking in support of the application were of the view that the site wasn't that prominent especially if appropriate landscaping and planting conditions were attached. They were of the view that the track would be most prominent and should be conditioned appropriately.

The Development Manager advised that the tying of the dwelling to the land could only be imposed at the time of permission being granted for a permanent dwelling. He also advised that it would not be appropriate to remove permitted development rights for agricultural development.

It was proposed and seconded to approve the application subject to conditions, contrary to the Planning Officer's recommendation, for the reasons outlined by the Development Control Manager including:

- The development would not have an adverse effect on the existing landscape character
- Supports a local business
- In keeping with the area
- Supports policy HG9

The final wording of the justification for the permission and conditions to be agreed by the Planning Officer in conjunction with the Chairman and Ward Member, conditions to include amongst others the removal of the existing buildings, site levels, landscaping and external lighting etc.

On being out to the vote the proposal was carried by 8 votes in favour, 2 against and 1 abstention.

RESOLVED: That Planning Application No. 15/05534/FUL be APPROVED for the following reason:

The proposal, by reason of its size, design, materials and location, represents an appropriate development in the countryside, would preserve landscape character, would preserve and enhance local wildlife and protected species, and would not be prejudicial to highway safety in accordance with the aims and objectives of Policies EQ2, EQ4, EQ5, EQ6 and TA5 of the South Somerset Local Plan (2006-2028).

Subject to conditions to be agreed with the Ward member and Chair.

(Voting: 8 in favour, 2 against, 1 abstention)

93. Planning Application: 15/05535/FUL - Land OS 0005 At Knight House Farm, New Lane, Cudworth (Agenda Item 15)

(Please refer to Minute 92 for the discussion on this item)

It was proposed and seconded to approve the application subject to conditions, contrary to the Planning Officer's recommendation, for the reasons outlined by the Development Control Manager including:

- The development would not have an adverse effect on the existing landscape character
- Supports a local business
- In keeping with the area
- Supports policy HG9

The final wording of the justification for the permission and conditions to be agreed by the Planning Officer in conjunction with the Chairman and Ward Member, conditions to

include the removal of the existing buildings, site levels, landscaping and external lighting etc.

On being out to the vote the proposal was carried by 8 votes in favour, 2 against and 1 abstention.

RESOLVED: That Planning Application No. 15/05535/FUL be APPROVED for the following reason:

The proposal, by reason of its size, design, materials and location, represents an appropriate development in the countryside, would preserve landscape character, would preserve and enhance local wildlife and protected species, and would not be prejudicial to highway safety in accordance with the aims and objectives of Policies EQ2, EQ4, EQ5, EQ6 and TA5 of the South Somerset Local Plan (2006-2028).

Subject to conditions to be agreed with the Ward member and Chair.

(Voting: 8 in favour, 2 against, 1 abstention)

94. Planning Application: 15/05536/FUL - Land OS 0005 At Knight House Farm, New Lane, Cudworth (Agenda Item 16)

(Please refer to Minute 92 for the discussion on this item)

It was proposed and seconded to approve the application subject to conditions, contrary to the Planning Officer's recommendation, for the reasons outlined by the Development Control Manager including:

- The development would not have an adverse effect on the existing landscape character
- Supports a local business
- In keeping with the area
- Supports policy HG9

The final wording of the justification for the permission and conditions to be agreed by the Planning Officer in conjunction with the Chairman and Ward Member, conditions to include the removal of the existing buildings, site levels, landscaping and external lighting etc.

On being out to the vote the proposal was carried by 8 votes in favour, 2 against and 1 abstention.

RESOLVED: That Planning Application No. 15/05536/FUL be APPROVED for the following reason:

The proposal is considered to have satisfied the requirements for a temporary agricultural workers dwelling. The overall scheme is considered to respect the character of the local landscape and results in no demonstrable harm to visual or residential amenity or highway safety in accordance with the aims and objectives of

Policies HG9 and EQ2 of the South Somerset Local Plan (2006-2028).

Subject to conditions to be agreed with the Ward member and Chair.

(Voting: 8 in favour, 2 against, 1 abstention)

95. Planning Application: 15/05537/FUL - Land OS 0005 At Knight House Farm, New Lane, Cudworth (Agenda Item 17)

(Please refer to Minute 92 for the discussion on this item)

It was proposed and seconded to approve the application subject to conditions, contrary to the Planning Officer's recommendation, for the reasons outlined by the Development Control Manager including:

- The development would not have an adverse effect on the existing landscape character
- Supports a local business
- In keeping with the area
- Supports policy HG9

The final wording of the justification for the permission and conditions to be agreed by the Planning Officer in conjunction with the Chairman and Ward Member, conditions to include the removal of the existing buildings, site levels, landscaping and external lighting etc.

On being out to the vote the proposal was carried by 8 votes in favour, 2 against and 1 abstention.

RESOLVED: That Planning Application No. 15/05537/FUL be APPROVED for the following reason:

The proposal, by reason of its size, design, materials and location, represents an appropriate development in the countryside, would preserve landscape character, would preserve and enhance local wildlife and protected species, and would not be prejudicial to highway safety in accordance with the aims and objectives of Policies EQ2, EQ4, EQ5, EQ6 and TA5 of the South Somerset Local Plan (2006-2028).

Subject to conditions to be agreed with the Ward member and Chair.

(Voting: 8 in favour, 2 against, 1 abstention)

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Chairman