

South Somerset District Council

Minutes of a meeting of the **Area East Committee** held at the **Meeting Room, Churchfield Offices, Wincanton** on **Wednesday 11 January 2017**.

(9.00 am - 1.45 pm)

Present:

Members: Councillor Nick Weeks (Chairman)

Mike Beech	Tim Inglefield
Tony Capozzoli (from 9.32am)	Mike Lewis
Nick Colbert	David Norris
Sarah Dyke (from 9.07am)	William Wallace
Anna Groskop	Colin Winder (until 11.10am)

Officers:

Helen Rutter	Assistant Director (Communities)
Adrian Noon	Area Lead (North/East)
Kelly Wheeler	Democratic Services Officer
Angela Watson	Legal Services Manager
Colin McDonald	Corporate Strategic Housing Manager
Katy Menday	Countryside Manager
Tim Cook	Neighbourhood Development Officer (East)
Kim Watts	Client Services Manager, Citizens Advice South Somerset

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

144. Minutes of Previous Meeting (Agenda Item 1)

The minutes of the previous meeting held on Wednesday 7th December 2016, copies of which had been circulated, were agreed and signed by the Chairman.

145. Apologies for absence (Agenda Item 2)

An apology of absence was received from Councillor Henry Hobhouse.

146. Declarations of Interest (Agenda Item 3)

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

147. Public Participation at Committees (Agenda Item 4)

Questions/Comments from members of the public

There were no questions or comments from members of the public present.

Questions/Comments from members of parish/town councils

There were no questions or comments from members of the parish/town councils present

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

Councillor Tim Inglefield advised members that the council were in a position to approve the section 106 agreement for Henstridge Airfield and was hopeful that the agreement would be signed before the next meeting of Area East Committee in February.

Councillor Mike Lewis explained that parish clerks were finding it very difficult to report problems with footpaths on the Somerset County Council website. He was unsure whether there was a problem with the website or whether some training notes needed to be circulated to Parish and Town Councils. It was suggested by the Assistant Director (Communities) that Officers check the system and, if necessary, some guidance notes could be given at the forthcoming Annual Town & Parish Council meeting on the 23rd January 2017.

149. Date of Next Meeting (Agenda Item 6)

Members noted that the next scheduled meeting of the Area East Committee would be held on Wednesday 8th February 2017 at The Council Offices, Churchfield, Wincanton at 9am.

150. Chairman Announcements (Agenda Item 7)

The Chairman advised members that a Police and Crime Commissioner public forum would be taking place in the SSDC offices in Yeovil on Thursday 2nd February at 7pm. He advised that Police and Crime Commissioner Sue Mountstevens would be joined by Chief Constable Andy Marsh at this public forum and that should members wish to attend, that they would need to book a seat in advance of the meeting.

151. Affordable Housing Development Programme (Agenda Item 8)

The Corporate Strategic Housing Manager presented his report to members, highlighting some of the major points of his report. He explained that a more detailed update report had been referred to District Executive Committee which covered affordable housing across the whole of the district.

He informed members that there had been a revision to the Rural Housing Action Plan and that £500,000 had been allocated towards bringing forward new rural schemes. He also pointed out that the Rural Lettings Policy had been adopted, which would cover

every parish in the area, with the exception of Castle Cary & Ansford and, Wincanton by ensuring that very local connections can be considered when allocating vacant homes.

He explained to members that two schemes of affordable housing were completed in financial year 2015/16 and that further schemes across the district had secured funding. He informed members that the scheme in Milborne Port was completed at the end of last calendar year and anticipated that the scheme in South Cadbury would be completed in October.

He advised members that the figures listed for the 2016/17 programme did not include affordable housing which had received planning approval and only those which had also secured funding or where a Housing Association was under contract. He explained that he was confident that further schemes would come forward.

On the subject of affordable homes being disposed of by Yarlington Homes, he explained that 90% of the disposals were in rural locations. He further explained that 5 of the 8 disposals in the last financial year were in area east, however the proportion for area east for this financial year was likely to decrease.

During the discussion, Yarlington Home disposals and the criteria which needed to be followed were discussed. Members expressed their concern over the affordable housing availability in our rural areas and hoped that the Task & Finish Group reviewing the Rural Housing Lettings Policy would meet soon.

He concluded that there was a shortage of affordable homes, but that he was optimistic that further schemes would come forward and that the district was comparing well to other local authorities.

RESOLVED: that members noted the report.

152. Update Report from the Countryside Service (Agenda Item 9)

The Countryside Manager presented her report to members with the aid of a powerpoint presentation. She provided an update of the work of the Countryside Service over the past year.

She explained that last year had been a very successful year and that several awards, including the Green Flag Award, had been awarded to the Countryside sites.

She further advised members that there had been many organised events and educational groups across the district, which had attracted a large amount of visitors and participants.

She explained to members that the team rely heavily on help from volunteers and offer a variation of projects and tasks to suit a wide range of helpers to include lighter duties and more specialist projects.

She informed members that great crested newts and dormice are flourishing at Moldrams Ground Local Nature Reserve near Pen Selwood and that she was hoping to get support to work with the Army Welfare Officer to enhance the green space at the Deansley Way development in Wincanton.

During the discussion, a member raised concern over the maintenance of hedgerows on the approach to towns like Bruton.

RESOLVED: that members noted the report.

153. Citizens Advice South Somerset (CASS) (Agenda Item 10)

The Client Services Manager, of Citizens Advice South Somerset, presented her report to members.

She explained that there had been an increase in work through all the areas and that the common client issues were with benefits and tax credits and debt.

She summarised some of the projects which they were involved with, which included; Surviving Winter, Money Matters and Macmillan.

She informed members that there was an outreach service in Wincanton one day a week which provided a full advice service. She also explained that advice could be found over the telephone, through the website or e-mail and via Skype.

She advised members that there were some calls which could go unanswered at busy times and that they rely heavily on volunteers. She pointed out they are looking for further volunteers.

The Chairman thanked her for attending.

RESOLVED: members noted the report.

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

The Assistant Director (Communities) advised that an update report for Tolbury Mill, Bruton would be included on the agenda for the February meeting of Area East Committee. The Youth report would be incorporated in the Community Health and Leisure Service outturn report. She suggested that in future it would be useful if the annual update report for the Affordable Housing Programme and the Local Housing Needs could appear on the same agenda.

Members hoped that a workshop to discuss economic regeneration within area east could be arranged.

RESOLVED: members noted the Area East Forward Plan and agreed the suggested amendments.

155. Planning Appeals (For Information Only) (Agenda Item 12)

Members noted the appeals which had been received and dismissed.

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

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

157. Planning Application 16/01832/REM - Land at Lake View Quarry, Chistles Lane, Keinton Mandeville. (Agenda Item 14)

Application Proposal: Approval of reserved matters (appearance, landscaping, layout and design) following the approval of 14/01333/OUT (redevelopment and restoration of Lake View Quarry to provide 42 dwellings, 1,000 sq metres workspace for B1 use and associated community and recreation facilities)

The Area Lead Planning Officer (North/East) presented his report to members with the aid of a powerpoint presentation. He explained that the application had been referred to the November meeting of the Committee, but had been deferred to enable the surface water drainage scheme to be resolved. He explained that the application provided a new piped discharge from the south-east corner of the site.

He informed members that the applicant had suggested that an amendment be made to condition 6 to specify that building materials could be imported onto the site.

He explained that this application was an application for approval of reserved matters, following an outline approval for 42 dwellings and employment workspace. It was his view that the application was for high quality, low density housing which would be a benefit to the village.

The Area Lead (North/East) explained that he had concerns over the drainage from the site and had expressed these concerns to Somerset County Council and the Lead Local Flood Authority. He advised members that both SCC and the LLFA had reviewed the scheme and although initial concerns were raised over the capability of the existing drainage system on Common Road, they did not object to the scheme in light of the additional information provided.

He advised that a CCTV survey had been carried out, which provided images of various sections of some of the existing pipes and ditches, but that there were gaps in the footage provided. He also pointed out that the applicant had cleared some of the ditches which were on his land.

He clarified that there were no objections from the SSDC Ecologist or SCC Highways and that it was his recommendation that the application be approved subject to an amendment to condition 6 to allow building materials to be imported.

Mr Brendan O'Hara, a representative of the Parish Council, addressed the Committee. He informed members that the Parish Council had concerns over the drainage and that there was often flooding on Common Lane, which was not helped by neglected ditches and water from adjoining fields. He also pointed out the ditch which water would flow into was already full and often flooded. He provided examples of other areas around the village which regularly flooded and expressed his concern that this application would exasperate the problem. He also hoped that there would be no further infilling of this site and did not support the proposed amendment to condition 6.

Mr Matthew Webb, representing his parents, addressed the Committee to object to the application. He also expressed his concern over the drainage and flooding which could

impact the village. He advised members that the CCTV footage showed cracks within the pipes. He suggested that the water pipes should be replaced and that additional flow through the existing pipes would accelerate the rate of failure of the existing pipes.

Mr J Appleton, the agent, addressed the Committee. He advised members that no imported infill materials would be needed on the site and welcomed the suggested amendment to condition 6 of the agenda report. He hoped that the drainage concerns would not hinder the determination of the application for reserved matters as these could be addressed through the application to discharge the drainage condition. He advised members that the required level of ground infiltration on the site could not be achieved and that the drainage from the site needed to be amended from the details which were agreed at the outline approval stage. He further advised that following the deferral of the application from a previous committee meeting, all the requested information had been provided and that there was now no objection from the Lead Local Flood Authority or from Somerset CC Highways.

Mr A McDonald, the applicant addressed the Committee. He advised members that this application was low-density, high quality integration to the village which would provide benefits to the village such as sports provisions, parking for the school and village hall and allotments. He explained that the scheme had full support from Somerset County Council and the Lead Local Flood Authority.

Councillor David Norris, Ward Member, explained that this old quarry was a complicated site, but that he was happy with the mix of residential and commercial. It was his opinion that this was a good development and was happy that aggregate from the site would be used. He suggested that although he would be happy with the amendment to condition 6, he thought that should the condition be amended, the building materials should be clearly defined. He also suggested that the Construction Management Plan should be agreed by the ward member.

He also raised concerns with the drainage and flooding around the site and suggested that this application could make the flooding problems worse.

During the discussion, members expressed their concern over some of the comments received from the Lead Local Flood Authority as there are problems with flooding around the village and that the attenuation pond is full a lot of the time. Members expressed huge concern over the flooding within the community and expressed further concern over the responsibility of the developer to reduce flooding.

It was also suggested that there was no need to amend condition 6. Councillor Mike Beech proposed that this should remain as detailed in the agenda report.

The Legal Services Manager confirmed that the drainage details would need to be agreed as part of the condition which was imposed on the outline planning approval which should ensure that the details are agreed satisfactorily. The Area Lead Officer (North/East) confirmed that this condition would not be discharged until Somerset County Council have responded to confirm that they are happy with the drainage detail which have been submitted to SSDC.

Following the discussion, it was proposed and seconded that the planning application be approved as detailed in the report, subject to a letter being sent to SCC (Highways and LLFA) inviting them to restate their position with regard to the discharge of the outline

drainage condition in light on the concerns raised and that a copy of the Construction Management Plan be referred to the Ward Member for his agreement.

On being put to the vote, this was carried 8 in support and 1 against.

RESOLVED: that planning application 16/01832/REM be **approved** as per the agenda report, subject to a letter being sent to SCC (Highways and LLFA) inviting them to restate their position with regard to the discharge of the outline drainage condition in light on the concerns raised and that a copy of the Construction Management Plan be referred to the Ward Member for his agreement.

For the following reason;

01. The proposal is of a satisfactory layout, appearance, scale and landscaping that would have no adverse impacts on visual or residential amenity, ecology, flood risk, highways safety, heritage assets or landscape character. As such the proposal complies with the policies of the South Somerset Local Plan 2006-2028

SUBJECT TO THE FOLOWING CONDITIONS;

01. Except as required by other conditions attached to this approval, the development hereby permitted shall not be carried out otherwise than in complete accordance with the following plans:-

- 1250 001 Location Plan
- 1250 004 D Site Block Plan
- 1250 010 D Site Plan Boundary Treatments
- 1250 011 A Part Site Plan Roofs
- 1250 012 B Part Site Plan 1 of 8
- 1250 013 B Part Site Plan 2 of 8
- 1250 014 B Part Site Plan 3 of 8
- 1250 015 B Part Site Plan 4 of 8
- 1250 016 E Part Site Plan 5 of 8
- 1250 017 E Part Site Plan 6 of 8
- 1250 018 C Part Site Plan 7 of 8
- 1250 019 F Part Site Plan 8 of 8
- 1250 035 B Plot 1 Plans Sections & Elevations
- 1250 036 B Plot 2 Plans Sections & Elevations
- 1250 037 B Plot 3 Plans Sections & Elevations
- 1250 038 B Plot 4 Plans Sections & Elevations
- 1250 039 B Plot 5 Plans Sections & Elevations
- 1250 040 B Plot 6 Plans Sections & Elevations
- 1250 041 B Plot 7 Plans Sections & Elevations
- 1250 042 B Plot 8 Plans Sections & Elevations
- 1250 043 B Plot 9 Plans Sections & Elevations
- 1250 044 B Plot 10 Plans Sections & Elevations
- 1250 045 B Plot 10 Plans Sections & Elevations
- 1250 046 B Plot 12 Plans Sections & Elevations
- 1250 047 B Plot 13 Plans Sections & Elevations
- 1250 048 B Plot 14 Plans Sections & Elevations
- 1250 049 B Plot 15 Plans Sections & Elevations

- 1250 050 B Plot 16 Plans Sections & Elevations
- 1250 051 B Plot 17 Plans Sections & Elevations
- 1250 052 B Plot 18 Plans Sections & Elevations
- 1250 053 B Plot 19 Plans Sections & Elevations
- 1250 054 B Plot 20 Plans Sections & Elevations
- 1250 055 B Plot 21 Plans Sections & Elevations
- 1250 056 B Plot 22 Plans Sections & Elevations
- 1250 057 B Plot 23 Plans Sections & Elevations
- 1250 058 B Plot 24 Plans Sections & Elevations
- 1250 059 B Plot 25 Plans Sections & Elevations
- 1250 060 B Plot 26 Plans Sections & Elevations
- 1250 061 B Plot 27 Plans Sections & Elevations
- 1250 062 A Garage Type G1
- 1250 063 A Garage Type G2
- 1250 064 A Garage Type G3
- 1250 065 A Plot 28-30 Plans Sections & Elevations
- 1250 066 A Plot 31-32 Plans Sections & Elevations
- 1250 067 A Plot 33-34 Plans Sections & Elevations
- 1250 068 A Plot 35-37 Plans Sections & Elevations
- 1250 069 B Plot 38-39 Plans Sections & Elevations
- 1250 070 A Plot 40-42 Plans Sections & Elevations
- 1250 071 A Office 1 Plans Sections & Elevations
- 1250 072 A Office 2 Plans Sections & Elevations
- 1250 075 C Road 1 & 8 Site Sections as Proposed
- 1250 076 C Road 1 & 8 Site Sections as Proposed
- 1250 077 C Road 4,5 & 7 Site Sections as Proposed
- 1250 078 C Road 4,5 & 7 Site Sections as Proposed
- 1250 079 Site Block Plan with Levels
- 1250 SK-002 Site Survey
- Landscape and Ecological Management Plan
- Landscape and Visual Impact Appraisal
- Addendum to the Landscape and Visual Impact Assessment (LVIA) and Landscape and Ecological Management Plan (LEMP) submitted 15/07/16
- Amended LVIA Figure 24 – Landscape Masterplan submitted 20/09/16
- Amended LEMP Figure 2 – Landscape Mitigation Proposals submitted 20/09/16
- Amended LEMP Figure 3 – Planting Plan submitted 20/09/16

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

02. Prior to the construction of each dwelling hereby approved particulars of following shall be submitted to and approved in writing by the Local Planning Authority;
- a. details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
 - b. details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
 - c. details of all hardstanding and boundaries
 - d. details of the rainwater goods and eaves and fascia details and treatment.

Such details shall be generally in accordance with the material schedule submitted in support of the application. Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with policy EQ2 of the South Somerset Local Plan 2006-2028.

03. All planting, seeding or turfing comprised in the Landscaping Proposals as shown on the approved landscaping drawings shall be carried out in the first planting and seeding seasons following the occupation of the dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give written approval to any variation.

Reason: In the interests of visual amenity in accordance with policy EQ2 of the South Somerset Local Plan 2006-2028.

04. Prior to the commencement of the dwellings hereby approved details of measures for the enhancement of biodiversity, which shall include the provision of bat, swallow and swift boxes and a time scale for delivery of all such measures, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: For the conservation and protection of species of biodiversity importance in accordance with policy EQ4 of the South Somerset local Plan 2006-2028.

05. Prior to the occupation of any dwelling a scheme of external lighting shall be submitted to and approved in writing by the local planning authority. Once approved such scheme shall be fully implemented in accordance with the submitted details and not altered without the prior written agreement of the local planning authority.

Reason: To safeguard the character of the locality in accordance with policy EQ2 of the South Somerset local Plan 2006-2028.

06. With the exception of top soil, there shall be no importation of any material to achieve the levels shown on the approved drawings.

Reason: In the interests of residential amenity and highways safety in accordance with policies EQ2 and TA5 of the South Somerset Local Plan 2006-2028

07. Any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 5.0m from the carriageway edge and shall thereafter be maintained in that condition at all times.

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

08. The drive of the proposed drives to the dwellings hereby permitted shall not be steeper than 1 in 10 and shall be permanently retained at that gradient thereafter at all times.

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

(Voting: 8 in support and 1 against)

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Chairman