

South Somerset District Council

Minutes of a meeting of the **Area East Committee** held at the **Council Offices Churchfield Wincanton on Wednesday 8 February 2017.**

(9.00am – 12.10pm)

Present:

Members: Councillor Nick Weeks (Chairman)

Mike Beech	Mike Lewis
Tony Capozzoli	David Norris
Nick Colbert	William Wallace
Anna Groskop	

Officers:

Adrian Noon	Area Lead (North/East)
Helen Rutter	Assistant Director (Communities)
Kelly Wheeler	Democratic Services Officer
Paula Goddard	Senior Legal Executive
Alasdair Bell	Environmental Health Manager
Nigel Collins	Transport Strategy Officer
Tim Cook	Neighbourhood Development Officer (East)
James Divall	Neighbourhood Development Officer (East/South)
Pam Williams	Neighbourhood Development Officer (East)
Terena Isaacs	Community Support Assistant

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

158. Minutes of Previous Meeting (Agenda Item 1)

The minutes of the previous meeting held on Wednesday 11th January 2017, copies of which had been circulated, were agreed and signed by the Chairman subject to an amendment to the minute for agenda item 14 - planning application 16/01832/REM for Land at Lake View Quarry, Chistles Lane, Keinton Mandeville.

The following wording was included to the minutes;

Members expressed huge concern over the flooding within the community and expressed further concern over the responsibility of the developer to reduce flooding.

159. Apologies for absence (Agenda Item 2)

Apologies of absence were received from Councillors Tim Inglefield, Sarah Dyke, Colin Winder and Henry Hobhouse.

160. Declarations of Interest (Agenda Item 3)

Councillors Mike Lewis and Anna Groskop, members of SCC (Somerset County Council), would only declare an 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 to SSDC.

161. 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.

Councillor Mike Lewis read out a letter which he had received from Lilian Elson representing the Holton Heritage Trust in which she apologised for being unable to attend the meeting. Her letter explained that she was unhappy with the proposed changes to the Wincanton/Yeovil bus service (agenda item 12) and that she supported the officer's recommendation to refuse planning application 16/02621/OUT (agenda item 16).

Questions/Comments from members of parish/town councils

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

Councillor Tony Capozzoli commented that some white lining was required on the highway at the layby near the roundabout at Northover, Ilchester and hoped that this could be carried out as soon as the weather had improved.

The Chairman offered his thanks to the Streetscene team for clearing a well-used pavement near the junior school in Castle Cary.

Councillor David Norris informed members that the Wincanton Sports Ground report was now available and that the trust would be meeting next week.

Councillor Anna Groskop commented that Bruton Town Council were hoping that SSDC would contact the Town Council to finalise the transfer of property to them as this was now being delayed.

Councillor Nick Colbert expressed his concern over dog fouling around the district.

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

There were no reports from members representing South Somerset District Council on outside organisations.

163. 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 March 2017 at The Council Offices, Churchfield, Wincanton at 9am

164. Chairman Announcements (Agenda Item 7)

The Chairman advised that a workshop was being held immediately after the Committee meeting to discuss economic priorities with Area East.

165. Environmental Health Service Update Report (Agenda Item 8)

The Environmental Health Manager presented his report to members. He advised that within the report, reference had been made to the service plan, which could be viewed on the SSDC website. He advised that Transformation will affect the service in the future.

He summarised the report and highlighted some points of detail to include;

- The team carry out food safety inspections and although two premises in Area East had closed after failing inspections, the team provide help and support to the owners to improve their facilities and food safety ratings.
- He explained that rural crime and rustling was a big problem and that they were working closely with the police to try to reduce the crime.
- The team are regularly involved with public entertainment events which require involvement with the police, highways and emergency services.
- Fly-tipping, stray dogs and dog-fouling are dealt with by the team. The Environmental Health Manager confirmed that wherever possible, the team prosecute for fly-tipping and dog-fouling.
- There have been huge problems with a contaminated water supply in Allowenshay which was a major issue for the team to deal with.
- The team have helped to bring empty homes back into use.

He responded to members questions.

RESOLVED: members noted his report.

166. Area East Annual Parish & Town Council Meeting Summary of Issues Raised (Agenda Item 9)

The Area Development Lead (East) presented his report to members. He informed members that the Area East Annual Parish & Town Council was very well attended and that he had received positive feedback following the event.

He advised that there was a technical issue which meant that a powerpoint presentation could not be displayed and that there was no attendance by the police. He further suggested that it would be useful if an officer from Environmental Health could attend next year's meeting.

He confirmed that the full notes from the meeting would be circulated to all Town and Parish Councils.

Members thanked the Area Development team for arranging the event.

RESOLVED: members noted the report.

167. Tolbury Mill Hall, Bruton (Agenda Item 10)

The Neighbourhood Development Officer presented his report to members. He advised members that the project had now been completed and using a powerpoint presentation, he provided images of the completed roof repairs. He explained that the repairs had cost less than anticipated and that there was £3,572.20 which has remained unspent.

He advised members that he had requested evidence of a repairs and maintenance fund which had had not yet received.

He explained to members that it was his recommendation that 50% of this figure was to go back to the Community Kids Charity on receipt of a business plan with satisfactory details of an account having been set up for repairs and maintenance.

Following the short discussion, it was proposed and seconded that members agreed to ring-fence £1786.10 underspend, for a period of up to three years to contribute to the repairs and maintenance fund. This would be paid to Community Kids on receipt of an acceptable Business Plan from the charity. On being put to the vote, this was carried unanimously.

RESOLVED: that members;

- (1) Noted that a Business Plan is being drawn up with assistance from SCC. This will include a sum set aside annually for further repairs & renewals on this building to protect the asset in the long-term
- (2) Agreed to ring-fence the £1786.10 underspend for a period of up to three years to form a fund to be paid to Community Kids, to be released on receipt of an acceptable business plan from the charity detailing repairs and renewal arrangements.

(Voting: unanimous)

(Councillor Tony Capozzoli was absent during discussion of this item)

168. Retail Support Initiative Grant Application - White Horse, Wincanton (Agenda Item 11)

The Neighbourhood Development Officer (East) and the Community Support Assistant presented their report to members. They explained that the application was for a £2,500 grant towards exterior pointing and re-decoration and explained that the owner was hoping to open the premises soon.

Following a short discussion, it was proposed and seconded that the grant for £2,500 would be awarded towards the external pointing and re-decoration of The White Horse. On being put to the vote, this was carried unanimously.

RESOLVED: that members agreed an award of up to £2,500 as a 47% contribution to The White Horse, High Street, Wincanton, towards exterior pointing and re-decoration.

- £1,500 from the Community Development budget revenue element ring-fenced for the RSI

- £1,000 from the Community Development budget, Wincanton top-up, revenue element ring-fenced for the RSI

(Voting: unanimous)

169. Changes to Wincanton/Yeovil Bus Services (Agenda Item 12)

The Transport Strategy Officer addressed the Committee to summarise the report for members.

Zoe Godden, representing Henstridge Parish Council, addressed the members. She explained that the Parish Council were happy to work with the bus service provider to help advertise bus services as they were concerned over the proposed cuts to the number 58 and 58a service. She pointed out that the service may be used more if the bus arrived at Templecombe station in time to catch the train from Templecombe and if the bus passed Sherborne train station.

Councillor William Wallace, Ward Member, agreed that a review of the timetable to work in line with the train timetables would have been useful and expressed his concern over the rural villages which do not benefit from a bus service.

During the discussion, it was suggested that it would be useful if the Parish Councils were provided with information on the SSCAT bus to help promote the service and it was hoped that SSSDC could meet with SCC to look at how Section 106 Travel Plan money is allocated to travel facilities including Community Transport.

RESOLVED: members noted the report.

170. Area East Committee Forward Plan (Agenda Item 13)

The Assistant Director (Communities) explained to members that the Community Grant Programme report would be an overview of all awards in 2016/17 and would be included on the July agenda for Area East Committee.

Members noted the Area East Committee Forward Plan.

171. Planning Appeals (For Information Only) (Agenda Item 14)

Members noted the appeals which had been received, allowed and dismissed.

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

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

**173. 16/02621/OUT - Land OS 8565 West of Pilgrims Way, Lovington
(Agenda Item 16)**

The Planning Officer presented her report to members. She explained that this application was for 6 dwellings with land available for 2 affordable dwellings.

She explained that she had received an additional letter of objection from IMA Transport. The letter detailed that the highways assessment was insufficient which did not fully address the concerns of the highways authority.

The Planning Officer confirmed that the highways authorities were satisfied that adequate visibility could be achieved and using a powerpoint presentation, she provided images of the plans and the proposed access point. It was her view that this application would have a substantial impact on the surrounding area and informed members that it was her recommendation that the application be refused.

Mr N Hutchings, representing Lovington Parish Council, addressed the Committee. He explained to members that the Parish Council supported the planning application.

Mr N Whitson-Jones, representing CPRE Somerset addressed the Committee. He explained that he supported the officer recommendation to refuse the planning application. He advised members that the applicant had not engaged in a robust consultation with local residents. He further explained that the application site was in a rural settlement and suggested that this application would impact the surrounding landscape.

Mr M Roberts, Mr M Williams, Mrs L Swanton, Mr R Habersiton, Mrs M Robinson and Mr F Robinson spoke in objection to the planning application. Their comments included;

- The Parish Council supported this application, but it was not a unanimous decision. It was narrowly passed by the Parish Council.
- There is huge concern over HGV's and highway issues.
- A crossing point for pedestrians to cross the main road is vital.
- There have already been numerous applications approved for housing in Lovington.
- This will have a harmful effect on the village. The design of the homes should be of a traditional design.
- The highway information provided is not adequate.
- There is not enough room for a 2 meter wide footpath.
- The character of the village will be ruined.
- The application proposed urbanisation of the village and will harm Lovington.
- Children living on the proposed development will have to cross a dangerous road to walk to school.
- There is a lack of support for the planning application and there has been little community engagement.

Mr N Salmon, the planning agent, addressed the Committee. He explained to members that the applicant carefully considered the housing needs survey when developing the planning application to ensure that the application met the needs of Lovington. He advised that this application provided land for affordable homes, which other applications

in Lovington had failed to do and that the application had been amended at the request of the Parish Council. He further pointed out that SCC Highways had not raised an objection to the application.

Mr Wasenczuk addressed the Committee to speak in support of the application. He explained that the Parish Council supported the application and some residents of the village have offered their support.

Councillor Nick Weeks, the Chairman and Ward Member, praised the applicant for accommodating the requests of the Parish Council and for considering the housing needs survey.

During the discussion, members raised questions over the technical issues of the proposed footpath. There was some doubt that a 2 meter wide pavement could be provided due to the current road and hedgerow positions. The Planning Officer confirmed that she had checked the original conveyance of the land where the new pavement is intended to be positioned and that this appeared to indicate that there was space for a 2 metre wide footway to be provided and accepted that it would not be inappropriate to seek further details as to how the pavement would be provided and the nature of the crossing.

Following the discussion, it was proposed and seconded that the application be deferred to allow for clarification of highways issues, particularly provision of footpath and crossing and to request applicant to address points raised in SCC highways comments.

On being put to the vote, this was carried 5 votes in support and 2 against.

RESOLVED: that planning application 16/02621/OUT be **deferred** to allow for clarification of highways issues, particularly provision of footpath and crossing and to request applicant to address points raised in SCC highways comments.

(Voting: 5 votes in support and 2 against)

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Chairman