

## South Somerset District Council

**Minutes** of a meeting of the **Area West Committee** held at the **Swanmead Community School, Ilminster on Wednesday 17 May 2017.**

(5.30 - 7.35 pm)

**Present:**

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

Jason Baker	Paul Maxwell
Marcus Barrett	Sue Osborne
Mike Best	Ric Pallister
Amanda Broom	Angie Singleton
Dave Bulmer	Linda Vijeh
Val Keitch	Martin Wale
Jenny Kenton	

**Officers:**

Helen Rutter	Assistant Director (Communities)
Zoe Harris	Area Development Lead (West)
Jo Morris	Democratic Services Officer
Andrew Gunn	Area Lead (West)
Adam Burgan	Arts & Entertainment Manager
Linda Hayden	Planning Officer
Pauline Burr	Arts Development Officer

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

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**154. To approve as a correct record the Minutes of the Previous Meeting held on 19th April 2017 (Agenda Item 1)**

The minutes of the meeting held on 19<sup>th</sup> April 2017, copies of which had been circulated, were taken as read, and having been approved were signed as a correct record of the proceedings.

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**155. Apologies for Absence (Agenda Item 2)**

Apologies for absence were received from Councillors Garry Shortland and Andrew Turpin.

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**156. Declarations of Interest (Agenda Item 3)**

There were no declarations of interest.

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#### **157. 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 21<sup>st</sup> June 2017 at 5.30pm at the Henhayes Centre, Crewkerne.

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#### **158. Public Question Time (Agenda Item 5)**

There were no questions from members of the public.

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#### **159. Chairman's Announcements (Agenda Item 6)**

The Chairman made no announcements.

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#### **160. Area West Development Plan Progress and Budget Report (Agenda Item 7)**

The Area West Team Lead informed Members that the Area West Development Team had supported 37 community based projects during 2016-17. Some of the work undertaken was based around the community grants programme and had included support for the following projects:

- Dowlish Wake Playing Field Trust Provision of temporary facilities
- Haselbury Plucknett Village Defibrillator
- Chard Carnival Committee Road Closure Marshall Training
- Buckland St Mary Parish Plan
- Ashill Outdoor Gym
- The Henhayes Centre. Crewkerne
- Crewkerne Rugby Pitch Flood Lights
- Crewkerne Skate Park
- Improvements to Hinton St George Village Hall

The Area West Team Lead reported on other work undertaken by the Area West Team including the following:

- Service Level Agreements to the Local Information Centres;
- Supported 3 community groups to access funding including Ilminster Football Pavilion and Merriott Village Hall;
- Chard Hub – although the project has been put on hold, a programme of events was continuing to be held;
- Working with A Better Crewkerne and Somerset and Ilminster Forum to produce Community Action Plans;
- Attendance at Blackdown Hills AONB meetings and involved with Making It Local by supporting two successful applicants;
- Provided support to West & Middle Chinnock on their Parish Plan;
- Provided support to Creative Crewkerne. Events organised have included Pom Poms, singing event and Dinosaur Park;
- A lot of time has been spent on the Market Town Investment Group Digital Audit.

The Area West Team Lead advised members that the results of the member survey and workshop would be used to devise the Area Development West Service Plan for 2017-

18. The Service Plan would dovetail with the work on the Chard Regeneration Scheme and would be presented to the Committee in July.

Members expressed their thanks and appreciation to the Area West Team Lead and her team for their exceptional work.

**RESOLVED:** That the work of the Area West Development Team be noted.

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## **161. Arts & Entertainment Service Update (Agenda Item 8)**

The Arts and Entertainment Manager presented his report to members which provided an update on the work of the Arts & Entertainment Service in Area West.

The Arts Development Officer advised that the Arts Development Service worked in partnership with different arts companies to bring a range of arts and activities to the district. She explained about some of the projects undertaken by Take Art, Actiontrack, Somerset Art Works and Somerset Film. The service also funded some activities and provided advice and support.

She further explained that the Arts Development Service continued to support and advise Ilminster Arts Centre including the Ilminster Literacy Festival which was a very well attended and successful event. The Arts Service also supported "Creative Crewkerne"; funding for the Poetry in Shops project and Dinosaur Park performance which has helped in promoting creative activity in the town. Support has also been given to Wassail Theatre Company who will be performing Rex the King in local pubs including the Royal Oak in Crewkerne. The Service has also helped to develop "CineChard", the community cinema held at the Guildhall.

The Arts and Entertainment Manager reported on the achievements of the Octagon Theatre. He highlighted a number of key points which included the following:

- The theatre welcomes over 200,000 guests a year;
- Attendance and ticket sales was at a record high;
- Visitors attend from cities such as Bath and Bristol;
- The Octagon Theatre had received a Trip Advisor Certificate of Excellence and a Western Gazette Pride Award;
- A wide range of performances were offered;
- 8 performances of 'Mousetrap' were sold out;
- The annual pantomime performance was breaking records year after year;
- The Foyer Club volunteers have raised approximately £76,000 through fundraising.

Members were informed about the facilities available at Westlands Entertainment & Conference Centre. He highlighted that the variety of events on offer would be Westlands strength and commented that the response to the venue had been very good with 10,000 visitors in the first month. He advised that the official opening for the venue was planned for Tuesday 27<sup>th</sup> June when Darcey Bussell CBE will perform the opening in a special event for invited guests.

Members congratulated the Arts and Entertainment Manager on the achievements of his service.

**RESOLVED:** That the report be noted.

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**162. Planning Appeals (Agenda Item 9)**

Members noted the report which outlined the details of a dismissed appeal in Ilminster.

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**163. Area West Committee - Forward Plan (Agenda Item 10)**

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

The Assistant Director (Communities) advised that the report on the One Public Estate Programme would be submitted to the September Area West Committee instead of July.

A request was made for a report on the Somerset Micro Enterprise Project being led by Rhys Davies at Somerset County Council. It was suggested that this could be brought to the August meeting.

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

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**164. Schedule of Planning Applications to be Determined by Committee (Agenda Item 11)**

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

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**165. Planning Application: 16/05090/FUL - Paddock Adjoining Square And Compass Public House, Windmill Hill, Ashill (Agenda Item 12)**

***Application Proposal: The erection of 1 No. detached dwellinghouse and double garage (Revised Application)***

The Planning Officer introduced the report and with the aid of slides and photographs summarised the details of the application. She informed members that an application on the site had been refused in 2016 for a smaller dwelling. She explained that the proposed site was 1 ½ km from the centre of Ashill with no pavement between the site and the village and was therefore considered to be remote from services and facilities. She advised that there was insufficient information regarding the visibility at the nearby junction and at the proposed point of access and a significant amount of hedgerow would need to be removed. The design of the dwelling was considered bland with no particular regard to local distinctiveness and the roof angles were awkward. The Planning Officer recommended that the application be refused.

In response to questions from members, the Planning Officer confirmed the following:

- The caravan and camping site used the existing access for the public house;
- Further detail about the properties situated to the north and north west of the site;
- The site was just under half a hectare;

- The house could not be redesigned through conditions;
- No analysis for need had been received;
- The paddock had no designations. It was an agricultural field in the open countryside;
- The red line was around the whole site and would all become residential use;
- No comments had been received with regard to loss of agricultural land.

The Committee was addressed by Dr Pete Walker in support of the application. He advised that he was representing the local residents in support of the application. He commented that the new dwelling would not be isolated and would be firmly in the setting of the village of Windmill Hill with a village pub and church.

The Applicant, Chris Slow advised that he intended to sell the pub and would not be continuing with the caravan business. He wished to build one house on the site to live in. He referred to there being a house on the site previously and advised that the footprint would be the same as for the old house. He commented that the paddock was not remote and was surrounded on 3 sides by buildings.

The Committee was addressed by the Applicant's Agent, David Boggon. He advised that the proposed property would be part of a small self-sustaining community and was not remote. He believed that the proposed visibility splays would be adequate for a new dwelling as there would be less traffic and the access was used successfully for the current use.

Ward Member, Cllr. Linda Vijeh expressed her support for the application. She was of the opinion that the site was not situated in open countryside or remote from services and facilities and there would be no negative affect on the highway. She pointed out that there was a lot of support for the application and felt that it should be given overriding precedence.

During discussion, varying views were expressed by members both in support and against the application. Comments expressed included the following:

- Support for the application to be deferred to allow further discussion on the highway access;
- The application was not sporadic development in the open countryside;
- There were no objections from local residents;
- Not supportive of building on green fields in open countryside;
- The design of the house was disappointing;
- This was not an isolated site as it was surrounded on three sides by buildings;
- The curtilage of the site was considered large.

At the conclusion of the debate, it was proposed and seconded to approve the application contrary to the Planning Officer's recommendation for the reason suggested by the Area Lead West.

Conditions suggested by the Area Lead West and agreed with members included the following:

- Approved Plans
- Materials
- Visibility Splays
- Parking

- Landscaping

On being put to the vote the proposal was approved by 8 votes in favour, 3 against and 2 abstentions.

**RESOLVED:** That Planning Application No. 16/05090/FUL be **APPROVED** contrary to the Planning Officer's recommendation for the following reason:

The proposed dwelling by reason of its location, design, materials and siting would represent a sustainable form of development and would not harm any residential or visual amenity. The scheme would provide a safe means of vehicular access and meet the required off road parking provision. The development is therefore in accord with policies SD1, SS1, EQ2, TA5 and TA6 of the South Somerset Local Plan and policy guidance in the NPPF.

**SUBJECT TO THE FOLLOWING CONDITIONS:**

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 development hereby permitted shall be carried out in accordance with the following approved plans: 1725/1b, 1725/2b, 1725/3b, 1725/4d, 1725/4e, 1725/5b, 1725/4c.

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

03. No building operations above damp proof course level of the dwelling shall take place until details of the materials to be used in the construction of the external surfaces (doors/windows/render/roof finish) of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).

04. Prior to the first occupation of the dwelling hereby permitted or during the first planting season following occupation, whichever is the sooner, a hard and soft landscaping scheme shall be carried out and completed in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels. Any trees or plants which within a period of five 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 gives written consent to any variation.

Reason: In the interests of visual amenity to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).

05. At the proposed access there shall be no obstruction to visibility greater than 900 millimetres above adjoining road level within the visibility splays shown on the submitted plan. (Drawing No. 1725/1b) Such visibility splays shall be constructed prior to the occupation of the development hereby permitted and shall thereafter be maintained at all times.

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

06. The area allocated for parking and turning on the submitted plan (1725/2b) shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby approved.

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

07. Prior to the occupation of the development hereby permitted the proposed access over at least the first 5 metres of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Once constructed the access shall thereafter be maintained in that condition at all times.

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

08. 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 Policy TA5 of the South Somerset Local Plan (2006-2028).

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no garages/outbuildings shall be erected other than those expressly authorised by this permission.

Reason: Due to the size of the curtilage in order to allow the Local

Authority to ensure that any outbuildings are appropriately sized and located within this rural location in accordance with Policy EQ2 of the South Somerset Local Plan (2006-2028).

**Informatives:**

01. Please be advised that approval of this application by South Somerset District Council will attract a liability payment under the Community Infrastructure Levy.

CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice.

You are required to complete and return Form 1 Assumption of Liability as soon as possible and to avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place. Please complete and return Form 6 Commencement Notice.

You are advised to visit our website for further details <https://www.southsomerset.gov.uk/cil> or email [cil@southsomerset.gov.uk](mailto:cil@southsomerset.gov.uk)

02. Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation of the new access will require a Section 184 Permit. This must be obtained from the Highway Service Manager for the Area at The Highways Depot, Tel No 0845 345 9155.

Application for such a permit should be made at least four weeks before access works are intended to commence.

*(Voting: 8 in favour, 3 against, 2 abstentions)*

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Chairman