

## South Somerset District Council

**Minutes** of a meeting of the **Area North Committee** held in the **Council Chamber, Council Offices, Brympton Way** on **Wednesday 25 September 2019**.

(2.00 pm - 3.20 pm)

**Present:**

**Members:** Councillor Adam Dance (Chairman)

Neil Bloomfield	Clare Paul (from 2.05pm)
Malcolm Cavill	Crispin Raikes
Louise Clarke	Dean Ruddle
Mike Hewitson	Mike Stanton
Tim Kerley	Gerard Tucker
Tiffany Osborne	



**Also present:**

Val Keitch

**Officers:**

Netta Meadows	Director (Strategy & Support Services)
Adrian Moore	Locality Officer
Debbie Haines	Locality Team Leader
Dan Bennett	Property and Development Project Manager
Simon Fox	Lead Specialist (Development Management)
Alex Skidmore	Planning Officer
Colin Arnold	Specialist (Development Management)
Becky Sanders	Case Officer (Support Services)

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

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**50. Minutes (Agenda Item 1)**

The minutes of the meeting held on 28 August 2019 were approved as a correct record and signed by the Chairman.

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**51. Apologies for absence (Agenda Item 2)**

All members were present at the meeting.

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

Councillors Tim Kerley and Dean Ruddle each declared a personal interest for item 12 – planning application 18/03483/OUT, as they are also members of Somerton Town Council who had submitted comments on the application.

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**53. Date of next meeting (Agenda Item 4)**

Members noted that the next meeting of the Area North Committee was scheduled for 2.00pm on Wednesday 23 October 2019 in the Council Chamber, Council Offices, Brympton Way, Yeovil.

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**54. Public question time (Agenda Item 5)**

There were no questions from members of the public present at the meeting.

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**55. Chairman's announcements (Agenda Item 6)**

There no announcements from the Chairman.

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**56. Reports from members (Agenda Item 7)**

There were no reports from members.

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**57. Community Capital Grant Request to the Parochial Church Council of All Saints Church, Isle Brewers (Executive Decision) (Agenda Item 8)**

The Locality Officer presented the grant application as detailed in agenda report. Members were asked to consider the awarding of a capital grant of £35,000 towards creating a community space within the recently restored historical building of All Saints Church in Isle Abbots. He explained that the space would be for the use of the village of Isle Brewers and surrounding communities. He noted the village was a small community, and acknowledged that whilst the amount of the grant requested was unusual, so were the circumstances.

Mr D Gale, a member of the project group, addressed members and provided an overview of the project, the funding raised so far and their aspirations for the community space.

Ward member, Councillor Malclom Cavill, thanked the officer for putting the report together. He highlighted that the small community had been very active. Due to the size of the parish there was no Parish Council, and hence they were unable to precept or obtain a loan, and they were also very unlikely to receive Section 106 monies. There was currently no community space within the parish, and he had no hesitation in supporting the project, and proposed approval of the funding.

During discussion some mixed opinions were expressed including:

- What the community have achieved and the amount of funding raised was incredible.
- Concern regarding the level of funding.
- One of the local priorities recently agreed by Area North was tackling loneliness - and this project would help do that.

- Is there car parking?
- The community space must be open to all. We should not be seen to be supporting a particular worship.
- Very impressed by the dedication of the community.
- Will be of benefit to the community.

The Locality Officer, Mr Gale and the Leader of Council replied to points of detail and concerns raised during discussion, including:

- Some land had been acquired opposite the church with parking in mind.
- The church congregation was very small. Only a small proportion of the building would be for religious use and could be screened off, the rest of the space would be the community use.
- The grant would be towards the community space element only, and not specifically the church. Similar projects had been supported by SSDC elsewhere in the district.
- Space would be hired out to help generate an income.
- Running costs for the building were anticipated to be low and were already covered by village and church activities.
- Principle function of the building will be for community use, and looking to encourage a range of activities not related to the church.
- Outcome of the Lottery funding was expected early to mid October.

At the conclusion of debate, a vote was taken on the proposal to endorse the awarding of the grant and to recommend to District Executive that the grant be approved, and this was carried 9 votes in favour and 2 against.

**RESOLVED:** That Area North Committee endorsed the awarding of a grant, and recommend to District Executive that a grant of £35,000 be approved to The Parochial Church Council of All Saints Church, Isle Brewers towards an ambitious £169,000 project to create a multifunctional usable community space within the restored All Saints Church building. The grant to be allocated from the Area North capital programme and subject to SSDC standard conditions for community grants.

**Reason:** To consider financial support via a capital grant of £35,000 towards creating a community space within the recently restored historical building of All Saints Church, Isle Brewers for the use of the village of Isle Brewers and surrounding communities that currently lack a suitable facility.

*(Voting: 9 in favour, 2 against)*

## **58. Area North Committee Forward Plan (Agenda Item 9)**

There was a brief discussion during which some members expressed an interest in receiving an update report on Buildings at Risk, There was no further discussion and members were content to note the Forward Plan.

**RESOLVED:** That the Area North Forward Plan be noted.

## 59. Planning Appeals (Agenda Item 10)

Members noted the report that detailed planning appeals which have been lodged, dismissed or allowed.

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## 60. Schedule of Planning Applications to be Determined By Committee (Agenda Item 11)

Members noted the schedule of planning applications to be determined at the meeting.

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## 61. Planning Application 18/03483/OUT\*\* - Land to the North of Bancombe Road, Somerton. (Agenda Item 12)

***Proposal: Outline planning application for residential development of circa 130 new homes, together with associated open space and related infrastructure (means of access only to be determined).***

The Specialist (Development Management), presented the application as detailed in the agenda report. She provided two updates:

- If members were minded to approve the application, she recommended that condition 2 be amended to more standard wording which would remove reference to a single application. She advised members of the revised wording.
- Regarding reference to the visibility splay in the report – it had now been confirmed that the required splay could be achieved.

She highlighted to members the latest development builds as they were not indicated on the aerial photographs, and noted that the proposal was within the direction of growth for Somerton. Reference was made to the location of the new school which had been recently approved, and also detail of the temporary Traffic Regulation Order that was proposed and likely to come into force very soon on the neighbouring development to the application site. It was noted that Highways had no objections, and space within the North East of the site was proposed to be kept available for a transport link to the new school if felt necessary in the future. She highlighted the key considerations and the officer recommendation was for approval.

The agent and a representative for the applicant each addressed members, and some of their comments included:

- Proposal is in the defined direction of growth and hence in accordance with the Local Plan.
- Will provide improved and safe pedestrian access to the new school site.
- Access via Bancombe Road is acceptable to County Highways.
- Many local concerns about highway safety relate to the adjacent development.
- A transport assessment has been done and impact on local roads would be minimal, and Highways agree there are no capacity issues on the local road network.
- Some improvements will be made to Bancombe Road to remove a pinch point.
- The road layout of the proposal is suitable for all vehicles including delivery and emergency, and accords with guidance.
- Off-site highways works will included improvements to the public footpath between Bancombe Road and Langport Road to create a good pedestrian link.

Ward member, Councillor Dean Ruddle, note the application had been under consideration for some time and there had been much negotiation. His main concern was regarding the access and the width of the junction and estate road. He felt there was a lack of forward planning, and he provided a local perspective regarding the temporary Traffic Regulation Order in place at Russet Road. He felt the proposal was a good scheme and he was in support, subject to the width of the access and road being widened.

Fellow ward member, Councillor Tim Kerley, also noted his concerns were very much about future proofing, and he also agreed it was quite a good scheme.

During discussion, some mixed views were expressed. Some of the comments and concerns raised included:

- As outline, don't know what the road widths will be or the parking provisions.
- Access road is not wide enough.
- Russet Road access is poor and too narrow.
- Need to look at, and be aware of future provisions. Concerned about predicted pupil numbers and feel there will be capacity issues down the line.
- Inconsiderate parking is what makes the width of the road unsuitable.
- Standing advice might be right in policy but the reality is different.
- Do not want to see a repeat of the issues on the adjacent development at this site.
- Glad to see some land available if needed for a connection to the new school.

The Specialist (Development Management) responded to points of detail and included:

- Negotiations and discussion had taken place with County Education since their original figures had been provided, which had resulted in their contribution request being reduced from that originally requested. They would not have accepted the reduction unless they accepted it was justified.
- The developer had indicated they could agree to the access being a minimum of 6 metres if necessary, and this requirement could be added as a condition.
- Conditions were included for phasing to ensure that the access would be in first prior to the start of building.
- Only the access was to be determined at this stage. The internal road layout would be for the reserved matters.
- An informative could be added to indicate that we would seek the estate road to also be a minimum width of 6 metres.

At the conclusion of debate it was proposed to approve the application, as per the officer recommendation, subject to:

- The revised wording of condition 2 as advised by the Specialist (Development Management).
- An additional condition for the access to be a minimum width of 6m.
- The addition of an informative seeking a 6 metre minimum width of the estate road.

On being put to the vote, the proposal was carried 9 votes in favour, 2 against with 1 abstention.

**RESOLVED:** That planning application 18/03483/OUT be APPROVED, as per the officer recommendation, subject to revised wording to condition 2 (as detailed below); an additional condition for the access to be a minimum of 6m width; and an additional informative for minimum width of the estate

road, and subject to the following:

- i. The prior completion of a Section 106 planning obligation (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to secure the following:
  - (a) A contribution of £305,053 (or £2,370 per dwelling) towards recreational infrastructure, to the satisfaction of the Director of Strategy & Commissioning broken down as:
    - £110,344 towards the provision of an onsite equipped play space (LEAP) (unless provided by the applicant);
    - £21,666 towards the provision of onsite youth facilities (unless provided by the applicant);
    - £93,754 contribution towards providing new changing facilities at Gassons Recreation Ground; £79,289 in commuted sums; and
    - £3,051 as an administration fee.
  - (b) Onsite open space equating to 0.5 hectares in area, to the satisfaction of South Somerset District Council.
  - (c) At least 35% of the dwellings as affordable dwellings with a tenure split of 80:20 in favour of rented accommodation over other intermediate types, to the satisfaction of the Strategic Housing Officer.
  - (d) A contribution of £599,999 towards the cost of providing additional primary school places, to the satisfaction of Somerset County Council.
  - (e) A buffer area around the proposed cycle / pedestrian access leading on to Bradley Hill Lane to be secured and kept available solely for the purpose of providing a vehicular route from the site on to Bradley Hill Lane, should such a vehicular link be required in the future. The internal estate road serving the development shall link directly with this cycle / pedestrian access and shall be constructed to within 2 metres of the boundary of Bradley Hill Lane within the agreed buffer area, to the satisfaction of the County Highway Authority and with the agreement of the Development Manager.
  - (f) Travel Plan measures to the satisfaction of the County Highway Authority with the agreement of the Development Manager, and to be fully implemented in accordance with the agreed details.

and

- ii. conditions, as set out below:

**Justification:**

Notwithstanding the local concerns, the provision of up to 130 houses

and community facilities in this sustainable location would contribute to the council's housing supply without demonstrable harm to the local landscape, the character of the settlement, residential or visual amenity, ecology, archaeology, flooding and drainage or highway safety, and without compromising the provision of services and facilities in the settlement or the settlement hierarchy set out in the Local Plan. As such the scheme is considered to comply with the aims and objectives of policies SD1, SS1, SS4, SS5, SS6, LMT3, HG3, TA1, TA4, TA5, TA6, HW1, EQ1, EQ2, EQ3, EQ4, EQ5 and EQ7 of the South Somerset Local Plan (2006-2028) and the provisions of the National Planning Policy Framework.

**Subject to the following conditions:**

01. Details of the appearance, landscaping, layout and scale (herein called the "reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

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

02. Application for approval of reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission and the development shall begin no later than three years from the date of this permission or not later than two years from the approval of the last "reserved matters" to be approved

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. The site hereby approved for development shall be as shown on the submitted location plan drawing number 1818/PL.01.

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

04. The development hereby permitted shall comprise no more than 130 dwellings.

Reason: To ensure that the level and density of development is appropriate to the location and commensurate with levels of contributions sought in accordance with policies SD1, SS6, HG3 and HW1 of the South Somerset Local Plan.

05. Before any work is commenced a programme showing the phasing of the development shall be submitted to and approved in writing by the Local Planning Authority. Following such approval and commencement of the development hereby permitted the works comprised in the development shall not be carried out otherwise than in complete accordance with such approved programme or such other phasing programme as the Local Planning Authority may

in writing subsequently approve.

Reason: For the avoidance of doubt as to the potential impacts on the local road network and the relative timescales involved, in the interests of highway safety and efficiency and in accordance with policy TA5 of the South Somerset Local Plan.

06. No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:

- Construction vehicle movements;
- Construction operation hours;
- Construction vehicular routes to and from site;
- Construction delivery hours;
- Expected number of construction vehicles per day;
- Car parking for contractors;
- Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
- A scheme to encourage the use of Public Transport amongst contractors;
- Measures to avoid traffic congestion impacting upon the Strategic Road Network; and
- Construction phase on-site vehicle wheel washing facilities.

Reason: To ensure all works are undertaken with a little impact on the highway network as possible, in the interests of highway safety and efficiency and in accordance with policy TA5 of the South Somerset Local Plan.

07. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interest of highway safety to accord with Policy TA5 of the South Somerset Local Plan (2006-2028).

08. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: To ensure that the dwellings hereby permitted are served by an appropriate highway network prior to their occupation, in the interests of user safety and efficiency and in accordance with policy TA5 in the South Somerset Local Plan (2006-2028).

09. Prior to occupation the parking spaces for the dwellings and all properly consolidated and surfaced turning spaces for vehicles shall be provided and constructed within the site in accordance with current policy standards. Such parking and turning spaces shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: To ensure all new residents can access their properties in a controlled manner and to remove the risk of indiscriminate parking within the highway in the interests of highway safety and efficiency and in accordance with policy TA5 of the South Somerset Local Plan (2006-2028).

10. For the main estate access onto Bancombe Road there shall be no obstruction to visibility greater than 300 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43 metres either side of the access. Such visibility shall be fully provided before the development hereby permitted is commenced 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.

11. Prior to occupation of any dwelling the following highway infrastructure improvements shall be provided in their entirety:
  - A footway measuring no less than 2m in width shall be provided across the site frontage in Bancombe Road;
  - The new pedestrian/cycle Link to Bradley Hill Lane; and
  - An informal pedestrian crossing point of Bancombe Road to link to the existing footway opposite the site.

Reason: To ensure the new pedestrian and cycling movements generated by the development can be accommodated within the local highway network in the interests of user safety and efficiency and in accordance with policies SS6, and TA5 in the South Somerset Local Plan.

12. The development hereby permitted shall not commence unless a foul and surface water drainage scheme for the site which shall include a timetable for its implementation and a scheme for the future responsibility and maintenance of the surface water drainage system. Such drainage shall be based on the hydrological and hydrogeological context of the development and shall be submitted to and approved in writing by the local planning authority. The

scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policies SD1, EQ1, EQ2 and EQ7 of the South Somerset Local Plan (2006-2028) and the provisions of the National Planning Policy Framework.

13. Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority. The WSI shall include details of the archaeological investigation, the analysis of evidence recovered from the site and publication of the results. The development hereby permitted shall be carried out in accordance with the approved scheme."

Reason: To ensure that adequate opportunity is afforded for investigation of archaeological or other items of interest to accord with Policies EH3 of the South Somerset Local Plan (2006-2028).

14. A landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following:

- Description and evaluation of features to be managed.
- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions, including:
  - Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
  - Details of the body or organization responsible for implementation of the plan.
  - On-going monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies)/new residents responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure the development contributes to the Government's target of no net biodiversity loss as set out in the National Planning Policy Framework; South Somerset District Council Local Plan - Policy EQ4 Biodiversity; and the council's obligations for biodiversity under the Natural Environment and Rural Communities Act 2006.

15. The proposed new residential development shall include 16amp electric charging points for electric vehicles, accessible to all residences, details of which shall have been submitted to and approved in writing by the Local Planning Authority prior to any part of the development hereby permitted being first occupied, as required by Policy TA1 (ii) (low carbon travel) of the adopted South Somerset Local Plan and paras 35, 93 and 94 of the NPPF. Once approved, such details shall be completed and maintained in accordance with the details and timetable agreed.

Reason: To ensure that the development is resilient and sustainable in accordance with policy TA1 of the South Somerset Local Plan (2006-2028) and the provisions of the National Planning Policy Framework.

16. *The carriageway of the vehicular access leading on to Bancombe Road hereby permitted shall be a minimum of 6.0 metres in width (excluding any associated footways).*

*Reason: In the interests of highway safety and in accordance with policy TA5 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. For all works which affect the highway, or which will be put forward for adoption as highway maintainable at public expense, full technical and construction details will be subject to a suitable agreement with the Highway Authority under s278 and s38 of the Highways Act 1980.

03. *The developer's attention is drawn to condition 11 above which requires the carriageway of the vehicular access to be a minimum of 6.0 metres in width and should note that the LPA will be seeking the connecting estate road to also be a minimum of 6.0 metres in width.*

*(Voting: 9 in favour, 2 against, 1 abstention)*

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Chairman