

South Somerset District Council

Minutes of a meeting of the **Area North Committee** held by video-conference using Zoom meeting software on **Wednesday 22 July 2020**.

(2.05 pm - 4.30 pm)

Present:

Members: Councillor Adam Dance (Chairman)

Neil Bloomfield	Crispin Raikes
Mike Hewitson (from 2.40pm)	Dean Ruddle
Tim Kerley	Mike Stanton
Tiffany Osborne	Gerard Tucker
Clare Paul	



Officers:

Netta Meadows	Director (Service Delivery)
Colin Arnold	Principal Planner (Development Management)
Alex Skidmore	Principal Planner (Development Management)
Cameron Millar	Graduate Case Officer (Planning)
Sarah Hickey	Senior Planning Lawyer
Angela Cox	Specialist (Democratic Services)
Paul Huntington	Specialist (Compliance & Enforcement)
Jo Boucher	Case Officer (Strategy & Commissioning)
Michelle Mainwaring	Case Officer (Strategy & Commissioning)
Becky Sanders	Case Officer (Strategy & Commissioning)

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

122. Minutes (Agenda Item 1)

The minutes of the previous meeting held on 27 May 2020 were approved as a correct record and would be signed by the Chairman.

123. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Malcolm Cavill and Louise Clarke. An apology for late attendance was received from Councillor Mike Hewitson.

124. Declarations of Interest (Agenda Item 3)

Councillor Gerard Tucker declared a personal interest for item 11 – planning application 20/01169/FUL as he knew the applicant from previously being a member in the some Rotary Group.

125. Date of next meeting (Agenda Item 4)

Members noted that the next meeting of the Area North Committee was scheduled for 2pm on Wednesday 26th August 2020, and would be a virtual meeting using Zoom meeting software.

126. Public question time (Agenda Item 5)

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

127. Chairman's announcements (Agenda Item 6)

The Chairman reminded those present in the Zoom meeting that the meeting was being live streamed to YouTube.

128. Reports from members (Agenda Item 7)

Councillor Gerard Tucker informed members that the new Long Sutton Shop would open on Saturday 1 August at 10:30am. He thanked members and officers for their support with the project.

Councillor Crispin Raikes updated members that the planning appeal at Magnolia Cottage in Shepton Beauchamp has been dismissed. He also noted he had attended a meeting of Huish Leisure Board with Councillor Tim Kerley and the Board were doing all they could to re-open and promote the facilities.

Councillor Clare Paul echoed the support for reopening of Huish Leisure and encouraged members to share the message locally that the facilities were now open.

129. Area North Committee Forward Plan (Agenda Item 8)

There was no discussion and members were content to note the Forward Plan.

130. Planning Appeals (Agenda Item 9)

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

131. Schedule of Planning Applications to be Determined By Committee (Agenda Item 10)

Members noted the Schedule of Planning Applications to be determined at the meeting.

132. Planning Application 20/01169/FUL - Land Adjoining Kirkholme, Back Lane, Curry Rivel TA10 0NY. (Agenda Item 11)

Proposal: The erection of 2 dwellings with garages and a new vehicular access.

The Principal Planner (Development Management) presented the application as detailed in the agenda and explained the key considerations including that noise was no longer considered a reason for refusal and Highways raised no objections. He highlighted an error in the proposal box at the start of the report regarding garages, and clarified that in fact no garages were proposed in the application. He explained that amended plans had been received which lowered the building height so that the proposed dwellings were more comparable to dwellings neighbouring the site.

Two members of the public spoke in objection to the application and some of their concerns included:

- The proposal is not in keeping with the character and the nature of Back Lane, it's large and looks more urban in style.
- The ridgeline is still higher than the neighbouring property.
- Noise is still a concern with the wedding events that happen nearby throughout the year.
- It will attract more cars along the lane. There are facilities in Curry Rivel but several of the footpaths leading to them are broadly inaccessible and not often used .
- Volume of traffic along the lane can be unpredictable.
- Feel the building will overshadow adjacent property.
- The applicant owns other land nearby which would be a more suitable location for the proposal.

The Agent then addressed members in support of the application, and some of his points included:

- Plans were revised from a 2018 application that was withdrawn following a number of suggested revisions by an officer. They had worked with officers to achieve the best development for the site.
- The highways consultant had no objections with the proposal.
- Plans had been recently revised to address local concerns about the height of the dwellings.
- The proposed dwellings would be set back further from the road than the existing houses on either side.

Ward Member, Councillor Tiffany Osborne, noted the application was before committee to enable local residents to voice their concerns. She acknowledged that local residents had strong personal views about the application regarding highways, scale and height etc, all of which were relevant, however, in planning terms should could see little reason for the proposal not to go ahead.

Ward member, Councillor Clare Paul, echoed the comments of her fellow ward member. She felt that the highway concerns were the overriding issue at the Parish Council meeting and had concurred that the application be considered by the Committee.

During a very brief discussion, comments in support of the proposal were made, including:

- It is an infill site
- There is a need for this type of development.

- Noise complaints were not a reason to refuse the application.
- If footpaths are not accessible it should be reported to the County Council.

There being no further discussion, it was proposed to approve the application, as per the officer recommendation. On being put to the vote, the proposal was carried unanimously.

RESOLVED: That planning application 20/01169/FUL be APPROVED, as per the officer recommendation, subject to the following:

Justification:

The proposal by reason of size, scale and materials, is acceptable as it respects the character of the site and its surroundings, and has no detrimental impact on local ecology, residential amenity or highway safety. The noise issue has been addressed and the proposed new occupants won't be subjected to undue noise and disturbance and the addition of two new dwellings will assist with the lack of a five year housing supply that the Council currently has in a sustainable location. As such, the proposed development is considered to accord with the aims and objectives of policies SD1, TA1, TA5, TA6, EQ2 and EQ4 of the South Somerset Local Plan and the aims and objectives of 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:

DP1055/29 Location and Site Plan
 DP1055/25 Ground and First Floor Plans
 DP1055/27 Block Plan
 DP1055/26 Elevations
 Footpath Plan
 Highway Report by LbW Highways Ltd
 Acoustic report by Impact Acoustics

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

03. The development hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policy EQ2 of the South Somerset District Local Plan.

04. Before the development hereby permitted is commenced, foul and

surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: In the interests of the proper drainage of the site and in accordance with Policy EQ2 of the South Somerset District Local Plan.

05. The area allocated for parking and turning on the submitted plan number DP1055/27 Block Plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety and in accordance with policies TA5 and TA6 of the South Somerset District Local Plan 2006-2028

06. There shall be no obstruction to visibility greater than 600 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the vehicular access and extending to points on the nearside carriageway edge 43 metres to the east and 43.5 metres to the west. Such visibility shall be fully provided before the development hereby permitted is brought into use and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and in accordance with policies TA5 and TA6 of the South Somerset District Local Plan 2006-2028

07. No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority by the ecologist

Reason: In the interests of nesting wild birds and in accordance with policy EQ4 of the South Somerset Local Plan.

08. 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 excavation, the recording of the heritage asset, 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: In the interests of archaeology and in accordance with Policy EQ3 of the South Somerset District Local Plan.

09. Prior to occupation of the each dwelling of the dwellings hereby permitted, they shall be fitted with a 16amp electric charging point for electric vehicles.

Reason: To ensure that the development is resilient and sustainable, and as required by Policy TA1ii (Low Carbon Travel) of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

10. The first floor windows to the south west and north east elevations shall be fitted with obscure glazing and fixed shut (or fitted with a limiter) and thereafter retained and maintained as such.

Reason: In the interests of privacy and in accordance with Policy EQ2 of the South Somerset District Local Plan.

(Voting: Unanimous in favour)

133. Planning Application 20/01078/FUL - Land At Wearne Farm, Wearne Main Road, Wearne TA10 0QJ (Agenda Item 12)

Proposal: Demolition of buildings, the erection of a dwelling and the conversion of an existing building into ancillary living accommodation and garaging.

The Principal Planner (Development Management) presented the application as detailed in the agenda and highlighted the key considerations. He explained in further detail the reasons for the recommendation of refusal of the application, including impact on the heritage assets.

A representative for Huish Episcopi Parish Council addressed members in support of the application and some of her points included:

- The Parish Council unanimously supported the application.
- Other dwellings are being built in similar rural settlements to Wearne.
- The applicant was looking to move to a more suitable location for her needs and to secure her future.
- She referred to a similar approved proposal at Pibsbury.
- This proposal would enhance the area as the almost derelict agricultural buildings at the front of the site would be converted into ancillary living accommodation.

The agent then addressed members and some of his points included:

- The restoration of the roadside stone barn had been granted listed building consent, however, the renovation would probably not go ahead if the application for the new dwelling is not approved.
- The proposal for the new dwelling was based on a similar scheme not far from the current application site, where two dwellings had been built.
- Some car use may be needed in rural areas, but that does not mean the site is unsustainable. The site was probably closer to the town than some recently approved dwellings at Picts Hill and Pibsbury.

- The current usage of the site was for storage of up to 10 caravans, and removal of that commercial aspect would provide a visual benefit.
- Applicant is willing to negotiate on design if required.
- This is a modest infill proposal with no objections from the Parish Council, local residents or Highway Authority.

In response to a point of detail about measurements for sustainability, the Principal Planner (Development Management) explained there was no specified figure for distance stated in policies. Each application was considered on its own merits, and other factors as well as distance were considered before an officer formed an opinion regarding sustainability of a proposal.

Ward Member, Councillor Clare Paul, commented there was a need to consider policy and expectations. The new dwelling would release the larger dwelling as a family home and she did not agree that the site was unsustainable. She referred to a similar application at Wick where members had considered Wick as a settlement cluster to the nearby larger settlement with facilities. She felt it was a suitable location for such a proposal. She acknowledged the officer position but felt members needed to consider this application on its merits.

Ward Member Councillor Tiffany Osborne concurred with the comments made by her fellow ward member. In her opinion the proposal was infill development, with suitable nearby footpaths. The location was sustainable and the proposal was supported locally and would improve the look of the site.

During discussion varying points and opinions were raised including:

- Currently the location is unsightly and this proposal will tidy the area.
- Good number of footpaths surrounding the area.
- Been other recent developments in Wearne.
- Garage on the corner of the A372 should be included as a local service.
- Location is sustainable.
- 800m is often used in terms of sustainability.
- Concern about the gradual encroachment of our heritage.

At the end of debate it was proposed to approve the application as it was felt the site was in a sustainable location, would be infill development, provide a needed home, and concerns about highway safety are not upheld.

On hearing the proposal made, the Specialist (Development Management) suggested wording for a justification and advised about the conditions that would be required.

The proposal to approve the application, subject to the conditions as suggested by the officer, was put to the vote and carried some conditions, and after being put to a vote the proposal was carried 7 in favour and 1 against and no abstentions (one member didn't vote as they had joined the meeting after the officer presentation).

RESOLVED: That Planning Application 20/01078/FUL be APPROVED, contrary to the officer recommendation, subject to the following:

Justification:

It was considered that the site is in a sustainable location and provides an infill plot providing much needed new residential

accommodation in the village with safe access to facilities and services. It is considered that the proposal complies with Policies SS1 and SS2 of the South Somerset District Local Plan and advice contained within the National Planning Policy Framework.

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:

All prefixed 6938
Survey Drawing, Location Plan and Existing Photos 01
Proposed elevations, roof plan and site plan 03
Proposed plans and sections 02

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

03. The visibility splays as shown on plan ref '6938-03' shall be fully provided before the development hereby permitted is brought into use and shall thereafter be retained and maintained at all times.

Reason: In the interests of highway safety and in accordance with policies TA5 and TA6 of the South Somerset District Local Plan 2006-2028

04. The proposed parking and turning areas as shown on plan ref: '6938-03' shall be fully provided and available for parking and turning purposes and thereafter be retained and maintained as such for the lifetime of the development.

Reason: In order to maintain off-street parking and in accordance with Policy TA5 and Policy TA6 of the South Somerset District Local Plan.

05. The entrance gate(s) shall be set back a minimum distance of five metres from the edge of the adjoining carriageway and the sides of the access shall be splayed from the centre of the access at such distance from the carriageway edge at an angle of 45 degrees. These works shall be fully implemented before the access concerned is first brought into use.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan.

06. Prior to first occupation of any building or structure, a lighting

design for bats shall be submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will be installed (including through the provision of technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interests of biodiversity and in accordance with policy EQ4 of the South Somerset Local Plan

07. Gaps between the area labelled store and the area labelled workshop in the L shaped building, as shown on figure 3 of the Preliminary Ecological Appraisal (Abbas Ecology, dated March 2020) will be retained. Only rough sawn, untreated timber will be used in the roof structure of the L-shaped building to ensure that bats are able to roost on the beams. Two Kent bat boxes will be fixed to the rafters in the storage area. Photographs of the bat boxes will be submitted to the Local Planning Authority prior to first occupation of the L-shaped building.

Reason: In the interests of biodiversity and in accordance with policy EQ4 of the South Somerset Local Plan

08. No works to the L-shaped barn shall take place between 1st March and 30th September inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds nests immediately before works to the building commences and provides written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority by the ecologist. In no circumstances should netting be used to exclude nesting birds.

Reason: In the interests of nesting wild birds and in accordance with policy EQ4 of the South Somerset Local Plan

09. Provision shall be made for nesting swallows, with artificial three artificial nest cups with dropping boards fitted beneath to prevent the fouling of vehicles with the car port installed on the high up on the back wall of the L-shaped building. Photographs of the installed features will be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the L-shaped building

Reason: In the interests of biodiversity and in accordance with policy EQ4 of the South Somerset Local Plan

10. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: In the interests of the proper drainage of the area and in accordance with Policy EQ2 of the South Somerset District Local Plan

11. The accommodation to be provided within the L-shaped barn hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the proposed new dwelling to the south of the L-shaped barn.

Reason: The site is not considered suitable for another separate new dwelling and in accordance with Policy EQ2 of the South Somerset District Local Plan.

(Voting: 7 in favour, 1 against, 0 abstentions)

134. Planning Application 19/02460/FUL - Land At Little Upton Bridge Farm, Langport Road, Long Sutton. (Agenda Item 13)

Proposal: The erection of 3 No. detached holiday letting units with parking and associated works.

The Principal Planner (Development Management) presented the application as detailed in the agenda and highlighted the key considerations. She noted a number of local concerns had been raised relating to noise from the existing holiday lets, however, Environmental Health had raised no objection to the proposal and they had also confirmed they had not received any official noise complaints relating to the existing holiday business. It was considered the current proposal, as now single storey and with adequate landscape planting much of which is evergreen, would not adversely impact on the setting of the nearby listed buildings or local area. There were no highway safety concerns and conditions were detailed to meet drainage requirements.

A representative for Long Sutton Parish Council and four members of the public spoke in objection to the application, some of their concerns included:

- A previous application had been turned down on appeal as it was outside the development limits of Long Sutton.
- The design is poor.
- No opportunity for low carbon travel, there is no public transport and it's over a mile from local services.
- If the whole site is fully occupied, including this proposal, it will increase the population of the village by 10%.
- Noise is an issue. These are large holiday homes suitable for parties and large celebrations. No official complaints does not mean there are no issues. The site

has grown over the past few years and now the noise is day and night, into the early hours.

- Online reviews indicate there are large young parties using the properties.
- There will cause material harm to the setting of nearby listed buildings and will be detrimental to other neighbouring properties.
- The three proposed buildings will not be well screened, especially in the winter months as they are extremely large.
- All local neighbours have written in objection.
- There is fairly low occupancy with the current holiday homes, why the need to increase to such a high capacity? This proposal would mean there would be 83 beds at the site, a hotel would be subject to licensing restrictions but this doesn't seem to apply holiday lettings.
- The economic gain will be for the applicants at the expense of the neighbours.
- Reference to previous planning history of the site.
- The proposal conflicts with multiple policies.

The applicant then addressed members, and some of her comments included:

- Family run business hosting multi-generational family holidays and the majority are family or work events, not young parties.
- There is a significant spend in the local economy each year working with local businesses including, cider/wine tours and dining bookings at pubs.
- They had never received a complaint about noise from any neighbour.
- There is an 11pm curfew to manage noise at the site.
- They had worked with officers regarding the design and had incorporated their suggestions.
- SSDC business development team evaluated the proposal on the impact to the community and the economy; both were found to be positive.
- Many new jobs will be created.

Ward Member, Councillor Gerard Tucker, raised a number concerns and points, including:

- The application is clearly controversial.
- Acknowledge the argument on both sides regarding the benefits to the local economy but also note the intrusion it brings to the local community.
- After discussion with the applicant, it is anticipated that the number of employees will rise from 12 to 20. Feel this is a breach of policy SS2 and Economic Development policies regarding a development creating opportunities appropriate to the scale of the settlement. This proposal is disproportionate for the scale of the settlement, as are the potential numbers of visitors to the site at any one time.
- Feel the comments of Economic Development were generic and did not take into account the specific detail of this site and proposal. There was more to the local economy than tourism.
- Share concerns of local residents regarding noise and noted the enhanced growth should not be detrimental to those in close proximity.
- Presented a slide to demonstrate the location of neighbouring properties to the site.
- There is no public transport through Long Sutton.

(Cllr Tucker started to play an audio recording submitted from a local resident to indicate the noise coming from the site. However the Chairman explained that it should not be played as it had been discussed with the officer prior to the meeting that audio recordings could be easily distorted or open to interpretation regarding playback volume and location of recording etc)

During a short discussion several members expressed their objection to the proposal. Some of the comments included:

- Usually would be in favour of supporting local businesses but this proposal seems disproportionate, and the units are very large.
- Local residents should be taken into consideration.
- Concern about harm to the setting of the nearby listed building.
- Feel this is a large scale development on a greenfield site in open countryside
- Seems a very large development for this location.

It was proposed to refuse the application, contrary to the officer recommendation, on the grounds that it is against policies due to its disproportionate size, lack of green travel plans and the harm to existing residents and properties.

On hearing the comments made, the Principal Planning suggested wording for the reason for refusal which was agreed by members.. A vote was taken on the proposal to refuse the application, which was carried 8 votes in favour, 1 against with no abstentions.

RESOLVED: That planning application 19/02460/FUL be REFUSED, contrary to the officer recommendation, for the following reason:

Reason:

The development is disproportionate to the scale of the settlement and represents an unsustainable form of development that promotes the use of unsustainable travel patterns and the increased use of the private motor car. The development, by reason of its siting, nature, design and layout, will be harmful to the residential amenities of nearby residents. The development is therefore contrary to the aims and objectives of policies SD1, SS2, EP4, TA1 and EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of the National Planning Policy Framework

(Voting: 8 in favour of refusal, 1 against, 0 abstentions)

135. Planning Application 20/00685/HOU - Parsons Barn, Martock Road, Long Sutton (Agenda Item 14)

Proposal: Proposed installation of 2 No. dormer windows to the rear elevation following removal of 2 No. existing roof lights.

The Graduate Case Officer (Planning) presented the application as detailed in the agenda and noted there was also an associated application for Listed Building consent. He highlighted the key considerations and explained that the principal of dormers would affect the historical roofline. He noted that other surrounding properties with dormers was not a reason to approve future applications.

A representative for Long Sutton Parish Council spoke in support of the application and some of his points included:

- The proposal would not adversely impact the historical Manor or church as the dormers will face away from those listed buildings.

- Feel there is an inaccuracy in the report - other properties nearby have dormers which have been there for over 100 years and were not part of the redevelopment some years ago.

The applicant then addressed members and some of their comments included:

- The proposed dormers would blend in with the existing materials.
- They were seeking to improve ventilation to the current upstairs bedrooms instead of needing to use fans and air conditioning.
- The existing roof lights were inadequate and needed replacing.
- An extension had already been granted for the rear of the property and so the barn appearance had already been altered, and two dormers would be welcomed.

Ward Member, Councillor Gerard Tucker, raised several comments in support of the application and also referred to policy EQ3. In his opinion the proposal would not contradict the historic setting. The property needed sufficient air flow without the need to have air conditioning units.

The Conservation Officer noted and referred to guidance regarding barn conversions and the need to retain character after conversion, otherwise the primary aim of preserving the traditional building would be lost.

During a short discussion most members expressed their support for the application, and some of the comments included:

- Cannot see any issues with the proposal.
- Conservation Officer had thoroughly considered guidance, policies and regulations.
- A common sense approach needs to be applied for this application.
- We have to try and make older buildings habitable in the current housing situation and take a common sense approach.
- Will be energy efficiency from not using air conditioning units.
- The guidance is acknowledged, but in this case the benefits outweigh the harm.
- Dormers might be unusual for barns, but they are not unusual in this particular area.

In response to comments made, the Principal Planner (Development Management) explained that the barn conversion guidance, which had been adopted in 2019, referred to the need to retain the character of the barn. Officer opinion was that the two dormers proposed would be contrary to that guidance.

Members acknowledged the advice provided by officers, but also noted it was guidance. It was proposed to approve the application, contrary to the officer recommendation, on the grounds of the materials and design being acceptable, and contributing to energy efficiency alongside the balance to retain the heritage.

On hearing the comments made the Principal Planning Officer (Development Management) suggested the wording for the reason and advised on conditions that would be required. On being put to the vote, the proposal was carried 8 in favour, 1 against with 0 abstentions.

RESOLVED: The planning application 20/00685/HOU be APPROVED, contrary to the officer recommendation, and subject to the following:

Justification:

The proposed dormers materials and design do not detract from the nearby Listed Buildings and Heritage Assets, contribute to energy efficiency and are in compliance with Policy EQ3 of the South Somerset District Local Plan and advice contained in the National Planning Policy Framework.

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:

F1565_001 Survey
F1565_100 Proposed

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

03. The development hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policy EQ2 of the South Somerset District Local Plan.

(Voting 8 in favour, 1 against, 0 abstentions)

136. Planning Application 20/00686/LBC - Parsons Barn, Martock Road, Long Sutton (Agenda Item 15)

Proposal: Proposed installation of 2 No. dormer windows to the rear elevation following removal of 2 No. existing roof lights.

This application was presented and discussed in conjunction with the previous application 20/00685/HOU and comments made on that application also refer to this application.

There was no discussion and it was proposed to approve the application, contrary to the officer recommendation. On being put to the vote the proposal was carried 8 in favour, 1 against with 0 abstentions.

RESOLVED: That application 20/00686/LBC for Listed Building Consent be GRANTED, contrary to the officer recommendation, subject to the

following:

Justification:

The proposed dormers materials and design do not detract from the nearby Listed Buildings and Heritage Assets, contribute to energy efficiency and are in compliance with Policy EQ3 of the South Somerset District Local Plan and advice contained in the National Planning Policy Framework.

Subject to the following conditions:

01. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

F1565_001 Survey
F1565_100 Proposed

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

03. The scheme hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policy EQ2 of the South Somerset District Local Plan.

(Voting: 8 in favour, 1 against, 0 abstentions)

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Chairman