

South Somerset District Council

Minutes of a meeting of the **Area North Committee** held by video conferencing using Zoom meeting software **on Wednesday 23 September 2020.**

(2.00 pm - 2.50 pm)

Present:

Members: Councillor Adam Dance (Chairman)

Neil Bloomfield
Tim Kerley
Clare Paul

Crispin Raikes
Dean Ruddle



Officers:

Netta Meadows	Director (Service Delivery)
Adrian Moore	Locality Officer
Debbie Haines	Locality Team Leader
Katy Menday	Leisure & Recreation Manager
Colin Begeman	Specialist (Development Management)
Jo Boucher	Case Officer (Strategy & Commissioning)
Michelle Mainwaring	Case Officer (Strategy & Commissioning)
Jo Morris	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.

137. Minutes (Agenda Item 1)

The minutes of the previous meeting held on 22 July 2020 were approved as a correct record and would be signed by the Chairman.

138. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Malcolm Cavill, Louise Clarke, Mike Hewitson, Tiffany Osborne, Mike Stanton and Gerard Tucker.

139. Declarations of Interest (Agenda Item 3)

At the time item 8 was discussed – Community Grant to Curry Woods Conservation Trust – Councillors Neil Bloomfield, Adam Dance, Clare Paul and Dean Ruddle declared personal interests as they are also members of Somerset County Council who were selling the land.

140. Date of next meeting (Agenda Item 4)

Members noted that the next meeting of Area North Committee was scheduled for 2pm on Wednesday 28 October 2020, and would be a virtual meeting using Zoom meeting software.

141. Public question time (Agenda Item 5)

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

142. Chairman's announcements (Agenda Item 6)

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

143. Reports from members (Agenda Item 7)

Councillor Dean Ruddle noted a number of residents and businesses were contacting with concerns and complaints about the planning system. He asked if the Chairman could raise the local concerns about the planning service with a Director or other senior officer, and seek reassurance that the planning department is functioning well.

In response, the Chairman noted he had very recently had a conversation with the Leader of Council about the issue, and the matter was being looked into further.

144. Community Grant to Curry Woods Conservation Trust (Executive Decision) (Agenda Item 8)

The Locality Officer presented the report which asked members to consider awarding a grant of £12,500 towards the purchase of Curry Woods in Curry Rivel by the Curry Woods Conservation Trust. He explained that Peter Goodenough, Chairman of the Curry Woods Trust was present to answer any questions.

During a short discussion members raised several comments including:

- Acknowledgement of the significant fundraising.
- Surprised at the small parish council contribution given that it is such a large project.

Ward member, Councillor Clare Paul, expressed her full support for the project and noted the woods would be well used by the community. She acknowledged much work had been done behind the scenes and a lot of fundraising achieved. She noted the parish council had gone through turbulence in recent times, and it wasn't that they weren't supportive and they may look to support more in the future.

Councillor Clare Paul read out a statement provided by fellow ward member Councillor Tiffany Osborne, who had tendered her apologies for the meeting, in which she also expressed her support for the project.

In response to comments made, Peter Goodenough provided a brief overview of the project and also the current situation regarding the parish council. He also confirmed that should the SSDC grant be awarded that all funding for the purchase was secured.

At the end of discussion it was proposed and seconded to approve the grant subject to standard conditions for community grants, and on being put to the vote was carried 5 votes in favour with 1 abstention.

RESOLVED: That a grant of £12,500 be awarded to Curry Woods Conservation Trust, the grant to be allocated from the Area North Community Grants Programme and subject to SSDC standard conditions for community grants.

Reason: To consider awarding a grant towards the purchase of Curry Woods in Curry Rivel by the Curry Woods Conservation Trust.

(Voting: 5 in favour, 0 against, 1 abstention)

Note – during discussion Councillors Neil Bloomfield, Adam Dance, Clare Paul and Dean Ruddie declared personal interests for the item as they are also County Councillors. One of the members felt uncomfortable about voting and noted they would abstain.

145. Area North - Area Chapter 20/21 Update & Finance Report (Executive Decision) (Agenda Item 9)

On behalf of the Locality Manager, the Locality Team Leader presented the report which provided members with an overview of this year's delivery of the Area Chapter and finance budgets for Area North. She noted it had been a difficult year so far for everyone due to the pandemic, and it had impacted on some projects.

The Leisure & Recreation Manager provided an overview of the Ham Hill National Heritage Lottery Fund (NHLF) project bid, and noted it was becoming more difficult to manage the site sustainably due to increased use and visitor numbers, especially in the current circumstances. She explained that the £5,000 requested from Area North Committee was towards the funding for the development stage of the bid.

During a brief discussion, the Leisure & Recreation Manager responded to points of detail, and some of her points included:

- The other areas had not been approached for funding towards the Ham Hill NHLF project. She had taken a steer from the Locality Manager about which budget to apply for funding.
- Acknowledgement that part of Ham Hill Country Park may now lie within Area East.
- She had been working with Area South with projects at Yeovil Recreation Centre.
- A brief explanation of what the revenue budget was for.

Several members noted Ham Hill was a wonderful asset and needed to be maintained. It was proposed to approve the funding for the food and drink directory, and the Ham Hill NHLF project, and on being put to the vote was carried unanimously.

RESOLVED: That Area North Committee agreed to:

(1) Note the report.

(2) Endorse and award allocation of spend on the following projects:

- a) Endorse £2,000 from the Area Discretionary/Project revenue budget to support the development of a food and drink directory
- b) Award £5,000 from Area Reserves to help progress the £1.6 million Ham Hill National Heritage Lottery Fund (NHLF) project

Reason: To consider allocating funding towards a food and drink directory and the Ham Hill National Heritage Lottery Fund project.

(Voting: Unanimous)

146. Area North Committee Forward Plan (Agenda Item 10)

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

147. Planning Appeals (Agenda Item 11)

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

148. Schedule of Planning Applications to be Determined By Committee (Agenda Item 12)

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

149. Planning Application 20/01310/HOU - Amherst, 6 The Pheasant, Seavington St Mary. (Agenda Item 13)

Proposal: The erection of an extension to the front of the existing garage.

The Specialist (Development Management) presented the application and noted there had been no neighbourhood objections. He highlighted the concerns and comments of the Conservation Officer and explained in detail why the application was recommended for refusal.

The Chairman commented that when an application was recommended for refusal solely for conservation reasons it may be helpful to members if a Conservation Officer could be present to answer any questions. In response, the Director (Service Delivery) acknowledged the suggestion and reminded members that the recommendation was from the planning officer for the application, and Conservation Officers were a consultee.

There were no members of the public wishing to address members regarding the application.

Ward member, Councillor Crispin Raikes, acknowledged that the proposal would have a strange roofline but it would have very little impact on neighbouring properties. He supported the application.

During a brief discussion, one member commented that the harm to the nearby listed building had already been done by the construction of the modern properties. Another member raised concerns about the planning history of the site and the creep of applications for additions to the property, however in this instance he was not too concerned.

It was proposed to approve the application, contrary to the officer recommendation, as the design is considered to be subservient to the house and would not cause harm to the listed building (the reverse of the recommendation to refuse detailed in the officer report).

On hearing the proposal, the Specialist (Development Management) informed members that three conditions would be required for time limit, approved plans, and materials.

On being put to the vote the proposal to approve the application was carried unanimously.

RESOLVED: That planning application 20/01310HOU be APPROVED, contrary to the officer recommendation, subject to the following:

Justification:

The proposal, by reason of its design is considered to be subservient to the existing dwellinghouse and would not cause demonstrable harm to the setting of a listed building or to visual amenity in compliance with the aims and objectives of Policies of EQ2 and EQ3 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework 2019.

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 reference: Drawing No. PLA01 Drawing No. PLA04 Drawing No. PLA05 Drawing No. PLA06 Drawing No. PLA07 Drawing No. PLA08

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

03. No work shall be carried in respect to the construction of the external surfaces above damp proof course of the garage extension hereby permitted, unless details of materials (including the provision of samples, as appropriate) to be used for the external

walls and roof, have been submitted to and approved in writing by the Local Planning Authority. Once approved such details shall be fully implemented and thereafter shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity, in accordance policy EQ2 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework

(Voting: Unanimous)

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Chairman