

South Somerset District Council

Minutes of a meeting of the **Area North Committee** held on **Wednesday, 27th June 2007** at the Village Hall, Fivehead.

(2.00 p.m. – 6.15 p.m.)

Present:

Members:

Patrick Palmer (Chairman)

Jill Beale	Derek Nelson
Tony Carvin	Keith Ronaldson
Ann Campbell	Sue Steele
Rupert Cox (from 2.30p.m)	Derek Yeomans
Roy Mills	

Officers:

Charlotte Jones	Head of Area Development (North)
Shelley Shepherd	Community Development Assistant
Jake Hannis	Senior Sports Development Officer
Derek Waddleton	Rights of Way Administrative Officer
Madelaine King-Oakley	Area Support Team Leader (North)
Simon Gale	Head of Development & Building Control
John Millar	Planning Assistant
Lee Walton	Planning Officer
Greg Venn	Conservation Officer
Tim Bodys	Solicitor
Angela Cox	Committee Administrator

Others:

Estelle Chant	Partnership for Older People Officer, Age Concern
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4. **Minutes (agenda item 1)**

The minutes of the meetings held on the 25th April 2007 and 17th May 2007, copies of which had been previously circulated, were approved correct records of the meetings.

5. **Apologies for Absence (agenda item 2)**

Apologies for absence were received from Councillors Paull Robathan, Jo Roundell Greene and Sylvia Seal.

6. **Declarations of Interest (agenda item 3)**

Agenda Item 19: Planning Applications

Councillor Keith Ronaldson declared a personal and prejudicial interest in planning application 07/01288/FUL - Stable House, Park Lane, Montacute, as a near neighbour.

He left the room during discussion of this item.

7. **Date of Future Meetings (agenda item 4)**

Members noted that the next Area North Committee meeting would be held on **Wednesday 25th July 2007 at The Village Hall, Norton-sub-Hamdon.**

8. **Public Question Time (agenda item 5)**

There were no questions from Parish Councils or members of the public.

9. **Chairman's Announcements (agenda item 6)**

The Chairman congratulated all Committee Members on their re-election as District Councillors.

10. **Reports from Members (agenda item 7)**

There were no reports from Members.

11. **Area North Development – Supporting Older People (agenda item 8)**

The Community Development Assistant spoke of the successful afternoon tea sessions which had been held during February and March 2007 in conjunction with the South Somerset Links Community Transport. She said the aim of the sessions had been to reach people, mainly over the age of 60, who were isolated in their community and offer them free transport to the venues where they could informally access information and advice from a range of partners. The sessions had been well attended and had resulted in many referrals for the partner organisations. She said that she hoped to arrange similar events in the future.

The Community Development Assistant also advised that she had carried out an audit of activities available for people aged 50+ within each parish in Area North. The purpose was to identify any gaps in activities and work with the communities and other partner organisations to help fill them. She offered to provide copies of the audit document to any Member interested.

During discussion, Members were very supportive of the afternoon tea sessions and suggested that the Community Development Assistant link in with South Somerset Homes Residents Partnership and Welfare Benefits Officers in future.

Estelle Chant, the Partnership for Older People Officer, Age Concern, spoke of their two year project to set up Active Living Centres for the over 50's in Somerset. She said their purpose was to engage older people to help and assist them to be active and healthy and promote physical, emotional and social well-being. The Active Living Centres were a source of information and advice and were located in a variety of places from residential care homes to cafes. There were currently 8 located across South Somerset and the aim was to establish 10. There was no set funding for each centre but each was set up on its own merits and needs of the community.

The Chairman thanked the Community Development Assistant and the Partnership for Older People Officer for informative and interesting presentations.

RESOLVED: That the Report be NOTED.

*Shelley Shepherd, Community Development Assistant (Area North) – (01458) 257435
e-mail: shelley.shepherd@southsomerset.gov.uk*

12. Area North Development – Play and Youth Support (agenda item 9)

The Community Development Assistant reminded Members that over 300 children had attended the various playschemes arranged in 2006 and there were more bookings for summer 2007. The focus of the summer playschemes would be working with nature and an experienced outdoors playworker had been appointed to lead these sessions. She said a calendar of all the planned events would be sent out soon to all Members, schools and playgroups and she introduced Teresa Oulds who would replace her whilst on maternity leave from July 2007.

In response to questions from Members, the Community Development Assistant said that volunteers were usually parents who were encouraged and helped by herself, giving them the confidence to set up and run their own playschemes. She regretted that a playscheme in Long Sutton had ceased, however, she hoped to encourage other volunteers to come forward for the next year.

Members commended the Community Development Assistant for her enthusiasm and dedication in arranging the many playschemes within Area North.

RESOLVED: That the Report be NOTED.

*Shelley Shepherd, Community Development Assistant (Area North) - (01458) 257435
e-mail: shelley.shepherd@southsomerset.gov.uk*

13. Update on Street Soccer Programme (agenda item 10)

The Senior Sports Development Officer provided Members with a short video of the various street soccer events, which had taken place across the district. He advised that street soccer idea had originated from Brazil and, using a smaller football and area of play, encouraged greater skill and tricks with the ball. The video would be submitted to the Football Foundation as part of a bid for funding to appoint a Football Coordinator to increase sustainability and train volunteers to continue to take the project further.

In response to questions from Members, the Senior Sports Development Officer confirmed that:-

- one street football session cost approximately £100 to hire the court and two qualified staff, therefore a summer programme of 5 weeks would cost in the region of £500.
- A 'Football on the Rec' programme in conjunction with Yeovil Town Football Club and local village football clubs was being put together. It was hoped that by involving local football clubs then the programme would be sustainable after the coaching ended.
- He hoped to arrange two further street soccer programmes within Area North during the school summer holidays.
- He was currently in discussion to arrange a week long multi-sport programme, with football coaching taking place on one day in Martock.
- It would be possible for villages to book qualified football coaches through his team, subject to availability, during the summer months for approximately £30 per hour.

The Head of Area Development noted that Somerton would be a priority for the summer street football sessions as they had only been able to run one session there in the spring because of the unavailability of the multi use games area at a suitable time.

The Chairman commended the report and said it demonstrated the quality of community work within Area North.

RESOLVED: That the Report and proposal to provide additional support to Street Soccer activities in Area North be NOTED.

*Jake Hannis, Senior Sports Development Officer - (01935) 462544
e-mail: jake.hannis@southsomerset.gov.uk*

14. Tintinhull Parish – Diversion of Footpaths Y26/2 (part) and Y26/3 (part) at Tintinhull Court (agenda item 11)

The Rights of Way Administrative Officer (RoWAO) advised that the current proposed diversion of footpaths Y26/2 (part) and Y26/3 (part) as detailed on Map 2 in the Agenda was supported by the Parish Council. He said the Ward Member had lately confirmed to him that she had no objection the proposal for path Y26/2 although she had reservations concerning the alteration to path Y26/3 similar to the objecting parishioners. Mr Loughran, a local resident, could not be present but had reiterated his views.

The RoWAO assisted Members with a photographic presentation showing both the existing and proposed sites of the paths.

Mr P Horsington of Tintinhull Parish Council was in attendance and confirmed his council's support for the proposed diversions, particularly the alteration of path Y26/2 which would take the footpath away from the newly-consecrated ground of the nearby church. The RoWAO confirmed that the owners of the adjoining field had consented to a length of proposed new path (B-D on the map) crossing their land.

In response to questions, he also advised that, if Members authorised the footpath diversions as applied for, there would be a period of public consultation and notices of the diversions would be placed on site as well as in the local press. He responded further that, if objections were received, he considered the order could be defended successfully.

Members unanimously agreed to the footpath diversions as applied for.

RESOLVED: That the making of the appropriate Public Path Order be authorised under section 119 of the Highways Act 1980 (in the interests of the owner and occupier of the areas of the land concerned) to provide for the diversion of the paths Y26/2 and Y26/3 as applied for.

Reason: to determine the proposed Public Path Diversion Order.

(Voting: Unanimous in favour)

*Derek Waddleton, Rights of Way Administrative Officer - (01935) 462116
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15. Area North 2006/07 Outturn Report (Executive Decision) (agenda item 12)

The Head of Area Development (North) presented the report to the Committee and asked if Members had any questions on the content.

In response to questions, the Head of Area Development (North) confirmed that there was no corporate budget for small business development grants which had led the Area North Committee to establish a discretionary fund at Committee in February 2007 to meet this need.

Members noted their approval for the reconvening of the Area North Play and Youth Facilities Steering Group and unanimously approved the recommendations detailed in the report.

RESOLVED: That:-

1. Members noted the outturn position and explanation of variances from budgets for the financial year 2006/07
2. Members noted the position of the Area North Reserve
3. Members endorsed carrying forward the slippage of £173,034 on the Capital Programme
4. Members endorsed the reallocation of £6,000 in the Capital Programme to unallocated, as the amount was no longer required for the Langport to Yeovil recreation route
5. The Area North Play & Youth Facilities Steering Group be reconvened for 2007/08 to provide support and monitoring of the substantial programme for new and re-furbished play areas and youth facilities across the area

Reason: To note the outturn position of Area North budgets; return unused funding to the uncommitted balance; approve the carry forward of the slippage on capital schemes and reconvene the Area North Play & Youth Facilities Steering Group.

(Voting: Unanimous in favour)

*Jayne Beevor, Principal Accountant - (01935) 462320
e-mail: jayne.beevor@southsomerset.gov.uk*

16. Area North Capital Programme (Executive Decision) (agenda item 13)

The Head of Area Development (North) advised that the revised programme reflected the aims and objectives of the Area North Development Plan, adopted in April 2007, and would run for 3 three years. The next quarterly report from Financial Services would include a 3 year profile for the Capital Programme to aid monitoring.

Members were content to unanimously approve the recommendations in the report.

RESOLVED:

1. That the revised Area North Capital Programme, as set out in Appendix A of the report be adopted.
2. That Financial Services present the revised programme in the next quarterly monitoring report, profiled over 3 years be noted.

Reason: To adopt the revised Area North Capital Programme.

(Voting: Unanimous in favour)

*Jayne Beevor, Principal Accountant - (01935) 462320
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17. Community Grants Update (agenda item 14)

The Head of Area Development (North) introduced Madelaine King-Oakley, the Area Support Team Leader (North) who she said, would be their lead officer for their Front Line Councillors Fund and co-ordinate the Area North community grants in future.

The Area Support Team Leader (North) presented her report to Members, advising that they may consider it useful to know what funding had already been granted to a project before committing any of their Front Line Councillors Fund. She offered to bring a further report to Committee, evaluating the projects which had been grant funded by them, later in the year.

Members noted their approval of the style and layout of the report.

In response to questions, the Area Support Team Leader (North) advised that often, the grants from SSDC were top-up grants where a group or project already had the majority of their funding from other sources, which accounted for the low percentage of total project cost.

RESOLVED: That the Report be NOTED.

*Madelaine King-Oakley, Area Support Team Leader (North) - (01458) 257468
e-mail: madelaine.king-oakley@southsomerset.gov.uk*

18. Area North Working Groups and Outside Bodies – Appointment of Members 2007/08 (Executive Decision) (agenda item 15)

The Committee Administrator asked Members to confirm their willingness to continue their existing appointments to outside bodies as detailed in the report.

Councillor Roy Mills noted that the Langport and Somerton Area Education Committee no longer existed and it was agreed to delete the appointment from the list of Members Appointments to Outside Bodies. He also noted that the Huish Episcopi Sports Centre Management Committee met very infrequently and the Committee Administrator undertook to ascertain their current status.

Councillor Ann Campbell asked if one of the two Wessex Ward Members would be willing to replace her as Member representative on the Strode College Community Education Committee, as it mainly represented people in the Somerton and Compton Dundon areas. Councillor Tony Canvin indicated that he would be willing to undertake this representation and Members were in agreement with this.

The Head of Area Development (North) noted that the Somerton and Langport Links Service, who had received a grant from the Committee in April 2007, required a Member representation on their Steering Committee. Councillor Derek Yeomans indicated his willingness to represent this group and Members were in agreement with this.

- RESOLVED:**
1. That the internal working groups as listed in the report be re-established.
 2. That the following Members be appointed to serve on the Groups for the municipal year 2007/08:-

Community Safety Action Panel
Councillor Sue Steele

Youth Facility and Play Area Steering Group
Councillors Ann Campbell, Rupert Cox and Jo Roundell Greene

3. That the following appointments to outside bodies for 2007/08 be endorsed:-

Abattoir Liaison Group
Roy Mills, Derek Yeomans

Huish Episcopi Sports Centre Management Committee
Roy Mills, Derek Nelson

Somerset Levels & Moors Leader + Programme
Rupert Cox

Somerset Waterways Advisory Committee
Patrick Palmer

South Somerset Disability Forum
Ann Campbell

South Somerset Homes Area North Partnership
Roy Mills, Keith Ronaldson

Stanchester School Community Centre
Sylvia Seal

Stanchester Sports Centre Management Committee
Keith Ronaldson

Strode College Community Education Committee
Tony Canvin

South Somerset Association for Voluntary & Community Action Ltd
Jill Beale

Somerton and Langport Links Steering Committee
Derek Yeomans

Reason: To reappoint the Area North internal working groups and endorse Members appointments to represent the District Council on outside organisations.

(Voting: Unanimous in favour)

*Angela Cox, Committee Administrator - (01458) 257437
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19. Revised Scheme of Delegation – Development Control - Nomination of Substitutes for Chairman and Vice Chairman (Executive Decision) (agenda item 16)

RESOLVED: That, in line with the Development Control Revised Scheme of Delegation, the following Members be nominated to act as substitutes for the Chairman and Vice Chairman to make decisions in the Chairman's and Vice Chairman's absence on whether an application should be considered by the Area Committee as requested by the Ward Member(s):

1 st substitute:	Councillor Paull Robathan
2 nd substitute:	Councillor Tony Canvin

Reason: To appoint substitutes in the absence of the Chairman and Vice Chairman to deal with requests from Ward Members for planning applications to be considered by the Area Committee.

(Voting: 9 in favour, 0 against, 1 abstention)

*Angela Cox, Committee Administrator - (01458) 257437
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20. Forward Plan – (For Information) (agenda item 17)

Members were content to note the Forward Plan.

RESOLVED: That the contents of the Forward Plan be NOTED.

*Angela Cox, Committee Administrator - (01458) 257437
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21. Planning Appeals (agenda item 18)

The Chairman asked that Members note the report.

RESOLVED: That the Report be NOTED.

*Simon Gale, Head of Development & Building Control - (01935) 462071
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22. Planning Applications (agenda item 19)

07/01288/FUL – Modification of existing windows, installation of new windows and rooflights at Stable House, Hamdon Stables, Park Lane, Montacute, Somerset TA15 6XN

Councillor Keith Ronaldson, having earlier declared a personal and prejudicial interest, left the room during consideration of this item)

The Planning Assistant advised that the application was before Committee because the applicant was a senior employee of the Council. He said the application was considered detrimental to the character of the barn conversion and, that the applicant had taken pre-application advice from the Conservation Planner who had suggested several alternative discreet ways of maximising light to the interior of the property.

Mr G Vincent, Agent for the applicant, expressed his concern at the low level of light within the property, which he said, was not assisted by small recessed and overhung windows and a large beech tree nearby. He also referred to current Building Regulations which required a standard of ventilation and light within a property, which the existing windows were not sufficient to provide. He felt that the proposals to enlarge some windows and install rooflights was reasonable and he questioned that policy on the conversion of barns had changed since this had been completed in the 1980's.

Mr A Gillespie, the applicant, said he only wished to increase the levels of daylight within the property to an acceptable standard, whereas at the moment it was necessary to use electric light throughout the day. He said that subsequent to his pre-application discussion with the Conservation Planner, he had spoken to the Conservation Manager who he said had agreed that the Conservation Planner's suggestions did not respect the character of the building or add light.

The Head of Development and Building Control stated that he was not aware of any change in policy on the conversion of barns since the conversion had taken place and the Conservation Planner confirmed that Supplementary Planning Guidance in 1990 stated that barn conversions be strictly controlled unless exception warranted a change. They should be compatible with their surroundings and setting.

In response to questions, the Planning Assistant confirmed that the barn was not listed and that of the 7 other barn conversions at the site, only one other had a rooflight installed which was refused by Committee but allowed on appeal.

During the ensuing debate, Members noted that all permitted development rights had been removed at the site to safeguard the buildings and it was generally felt that an alternative solution could be found without resorting to rooflights.

It was proposed and seconded to refuse the application for the reasons contained in the officer's report and on being put to the vote, the proposal was carried.

RESOLVED: That planning permission be **REFUSED** for the reasons contained in the officer's report.

(Voting: 7 in favour, 2 against, 0 abstentions)

06/04040/LBC - Demolish brick/block built late addition to expose original house, insert two windows and make good at Hillbourne, Stout Road, High Ham, Langport, Somerset TA10 9BX

The Planning Officer advised that the shop to the front had not been used for some time. Only one statutory consultee had objected to the proposed demolition although, on balance he felt it was acceptable. Permission had previously been granted for the demolition in 1998 but the work had not been carried out and that permission had now lapsed, hence the current application before Members. The application would still have to be referred to the Government Office of the South West (GOSW) for their approval as it was a substantial demolition on a listed building. He did not expect this to take longer than four weeks.

Mrs C Dickens, the applicant, stated their intention to preserve the original medieval house as much as possible. They had commissioned a historical study of the house, which had stated that the shop extension was out of scale and had no sympathy with the original house.

The Ward Member, Councillor Rupert Cox, regretted the length of time it had taken for the application to be determined and that it could be held up by the adverse views of one statutory consultee. He said that the property behind was much more valuable and he supported the officers' recommendation to allow the proposed demolition works.

Members were unanimous in their support of the officers' recommendation.

RESOLVED: That the application be referred to the Government Office of the South West with a view to granting consent, and subject to their reply that Listed building consent be **GRANTED** subject to the conditions detailed in the officer's report.

(Voting: Unanimous in favour)

07/01456/FUL - Conversion of outbuilding for workshop and domestic use at Priory Farm, Main Street, Barrington, Ilminster, Somerset TA19 0JE

The Planning Officer presented the application to the Committee with the aid of maps and an aerial view of the site. He advised that although a terrace of 8 cottages were currently under construction nearby, the site was designated in open countryside and outside the development limit of the village. He cautioned against encouraging development set back from the road and suggested that it would be more acceptable in planning terms if set closer to the roadfront.

Mr T Suffolk, an immediate neighbour, spoke in support of the application. He said that the applicant had made considerable improvements at the site over a number of years and the remaining building with a corrugated iron roof, subject of the application, was the only remaining eyesore.

Mr P Dance also spoke in support of the application. He felt the request was reasonable as there was a terrace of cottages under construction to one side and a 3 bay garage to the other, therefore it could not be considered open countryside. He felt it was not unacceptable to convert the building to a workshop and he asked that Members support the application.

The Ward Member, Councillor Derek Yeomans, stated that he could not agree with the officer's comments that this was open countryside. The access was reasonable and there were no grounds, in his opinion, to refuse the application. He proposed that permission be granted.

Members were unanimous in their support for the conversion.

RESOLVED: That planning permission be **GRANTED** subject to appropriate conditions to be imposed by the Head of Development and Building Control in consultation with the Ward Member.

(Voting: Unanimous in favour)

07/01806/FUL - Demolition of existing dwelling and the erection of 10 dwellings and associated garages at Bedwyn, Newtown Road, Huish Episcopi, Langport, Somerset TA10 9SE

The Planning Officer reminded Members that a similar application for 12 units at the site had been refused permission by them at Committee in March 2007. The applicants had now reduced the number of units to 10 by removing a proposed coach house with flat over and changing a row of 3 houses to 2. He said that the Highway Authority had raised no objections and the recommendation remained for approval.

Mrs S Nicholas, Chairman of the Parish Council, said that in their opinion, the current application did not differ significantly from the previous one for 12. She said that parking, sewers and drainage still needed addressing, particularly as nearby sewers in Newtown

were unadopted. The Parish Council felt the proposal was out of keeping with other properties in the road and could set an undesirable and dangerous precedent.

Mr S Travers, Agent for the applicants, reminded the Committee that the developers had offered a payment of £20,000 towards leisure facilities in the town. He said the proposed houses would be timber framed and sustainable and they had been designed to ensure there was no adverse effect upon neighbours. The development would enhance the area and provide good quality homes at a reasonable cost.

The Ward Member, Councillor Roy Mills, said that the original proposal for 6 dwellings on the site had been acceptable, but, 12 and now 10 was unacceptable and he urged Members to reject the application.

During discussion, Members expressed concern at the width of the road and pavement and the possibility of parked cars or vans blocking access for emergency service vehicles. They also expressed concern at the lack of amenity space for each property and how drainage from the site would be addressed

The Solicitor cautioned that if Members were to refuse the application and the applicant successfully appealed that decision, then the Council could be liable to pay the costs of that appeal.

Although Members were mindful of Government guidance on density of development, they felt that the properties deserved suitable amenity space. It was proposed to refuse the application and on being put to the vote, was carried (voting: 9 in favour, 0 against, 1 abstention).

RESOLVED: That planning permission be **REFUSED** for the following reasons:-

- Overdevelopment
- Out of character with the area
- Lack of amenity space

(Voting: 9 in favour, 0 against, 1 abstention)

07/01276/FUL - Erection of a single storey community village shop and cafe on Land Adjacent to the Millennium Hall, Water Street, Seavington St Mary, Ilminster Somerset

The Planning Officer advised that from a planning viewpoint, it would be desirable if the proposed community shop was physically attached to the existing village hall to create a continuous community facility. He also had reservations with the retail element of the shop being in open countryside, when it could potentially be located within the village's development limit.

Mr S Madge, the Chairman of the Parish Council, spoke of the strong support within the village for the community shop, which was brought about as a result of the villages' Parish Plan. He said there were no sites available within the villages development limit and the siting next to the village hall would be between the two villages and would provide easy access for all residents.

Mr D Froome, spoke in support of the application. He felt there had been some misrepresentations within the Committee report. He said the shop would result in a reduction in travel as local people would no longer drive to the nearest towns for

shopping as they currently did. There were 3 subsidised bus routes through the village, trees felled during construction would be replaced and the proposed roof tiles were attractive and would match the roof of the existing village hall. The site was not liable to flooding as there was a drainage ditch immediately behind and the existing access to the village hall would be the main entrance/exit.

Mr M Day also spoke in support of the application. He said there were legal restrictions on any future retail use of the shop as the Playing Field Association had only lifted their covenant for community use. The Police Community Liaison Officer had been consulted on security at the site and the Village Retail Support Association (VIRSA) had been consulted on the size of the shop area. He said that the proposed meeting room was crucial to the scheme to provide a daytime social hub with IT facilities. He felt the proposal was sustainable and would ignite the community.

The Ward Member, Councillor Keith Ronaldson, said that he and his fellow Ward Member were both fully supportive of the proposal. The siting next to the existing village hall was a natural point between the two villages and he asked Members to support the application.

During discussion, whilst supportive of the proposal, Members expressed concern that the shop would be separate to the village hall. It was felt that if, for any reason in the future, the community shop was no longer viable then the community would be left with a large building in open countryside. The Head of Development and Building Control suggested that this could be overcome with a Section 106 Agreement to ensure that the building be kept for community use. Some Members felt that if the shop was relocated and attached to the village hall then more car parking could be achieved at the site and the shop would be an extension of the existing community facility.

The Head of Development and Building Control noted that whilst Members may prefer to defer the application for further negotiations to achieve this, it would be preferable from a planning point of view to refuse the application and start afresh with a new one. The officer's recommendation to refuse the application was proposed and seconded, however, on being put to the vote was declared lost (Voting: 2 in favour, 6 against, 1 abstention).

It was then proposed that the application be deferred for further negotiations on extending the village hall to accommodate the community shop, ensuring a legal agreement for future community use and achieving extra car parking. This was seconded and on being put to the vote was declared carried (Voting: 9 in favour, 0 against, 1 abstention).

RESOLVED: That planning permission be **DEFERRED** for negotiations on extending the village hall to accommodate the community shop, ensuring a legal agreement for future community use and achieving additional car parking at the site. At the successful conclusion of these negotiations, the application be returned to Committee for determination.

(Voting: 9 in favour, 0 against, 1 abstention)

07/01151/COU - Change of use of part of disused workshop/store to a farm shop (Use Class A1) at site adjacent to Trailer Works, Catsgore Road, Somerton, Somerset TA11 7HY

The Planning Officer advised that the site, a former petrol station, was converted in 1989 to a trailer works. The proposed farm shop did not physically form part of an agricultural farm and would lead to an increase in traffic movements. He said that potentially, if the change of use were allowed then any supermarket chain could operate from the site.

Mr D Oram, the applicant, advised that he currently sold his farm produce through other outlets and he wished to cut out the 'middle men' and sell direct to the public. Because of the remote location of his farm and the narrow roads leading to it, he felt it would be better to site his farm shop where potential customers would already be passing by.

One of the Ward Members, Councillor Tony Canvin, said that Mr Oram's farm was in an isolated position and it would not be appropriate to open a farm shop there. Although the entrance to the proposed site was not ideal, there had not been any traffic accidents there and he supported the application.

The other Ward Member, Councillor Jill Beale, said the farm shop would be an asset to the area and she endorsed the application.

During discussion, Members were supportive of the proposal and felt that with appropriate conditions tying the shop to the farm and other appropriate farm shop conditions, then the proposal was acceptable.

RESOLVED: That planning permission be **GRANTED** subject to appropriate conditions, including levels of local produce and the shop being tied to the farm, to be delegated to the Head of Development and Building Control in consultation with the Ward Members.

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

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Chairman