

Meeting JAN 01M:09/10  
Date 22.07.09

## South Somerset District Council and Somerset County Council

**Draft Minutes** of a meeting of the **Joint Area Committee - North** held in the Millennium Hall, Seavington on **Wednesday, 22 July 2009**.

(2.00pm – 5.45pm)

### Present:

**Members:** Patrick Palmer (Chairman)

John Bailey (to 4.30pm)	Anne Larpent (4.00 – 5.10pm)	Jo Roundell Greene
Jill Beale	Roy Mills (to 4.30pm)	Sylvia Seal
Ann Campbell	Derek Nelson (from 4.00pm)	Sue Steele
Tony Canvin	Paull Robathan (to 3.45pm)	Derek Yeomans (from 4.00pm)
Rupert Cox	Keith Ronaldson	Jimmy Zouche (from 4.00pm)
Sam Crabb (to 4.30pm)		

### Also Present:

Tim Carroll Leader of the Council

### Officers:

Charlotte Jones	Head of Area Development (North), SSDC
Les Collett	Community Development Officer, SSDC
Martin Hills	Engineering Programme Manager, Transport Dev. Group, SCC
Kim Sharp	Assistant Highway Services Manager, SCC
David Norris	Development Control Team Leader (North/West), SSDC
Adrian Noon	Major Applications Planning Officer, SSDC
Dominic Heath-Coleman	Planning Assistant, SSDC
Amy Cater	Solicitor, SSDC
Ian McWilliams	Planning Liaison Officer, SCC
Carl Brinkman	Principal Planning Liaison Officer (Highways), SCC
Angela Cox	Democratic Services Manager, SSDC
Becky Sanders	Committee Administrator, SSDC

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

## 1. Election of Chairman (Agenda item 1)

Councillor Ann Campbell opened the meeting and invited nominations for the position of Chairman of the Joint Area Committee – North. Nominations for Councillors Patrick Palmer and Rupert Cox were proposed and seconded. Both councillors were asked if they were prepared to stand, to which Councillor Rupert Cox, declined. Councillor Patrick Palmer therefore was elected as Chairman.

**RESOLVED:** that Councillor Patrick Palmer be elected Chairman of the Joint Area Committee – North for the Municipal Year 2009/10.

## 2. Election of Vice Chairman (Agenda Item 2)

(Councillor Patrick Palmer in the Chair)

The Chairman invited nominations for the position of Vice Chairman. Councillors Rupert Cox and Ann Campbell were proposed and seconded and on being put to the vote, Councillor Ann Campbell was elected (voting: 5 for Councillor Cox, 7 for Councillor Campbell).

**RESOLVED:** that Councillor Ann Campbell be appointed Vice-Chairman of the Joint Area Committee – North, for the Municipal Year 2009/2010.

*(Voting: 5 for Councillor Rupert Cox, 7 for Ann Campbell)*

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## 3. Welcome to newly elected members of Somerset County Council (Agenda item 3)

The Chairman welcomed Councillor John Bailey, and in their absence, Councillors Anne Larpent and Jimmy Zouche to the Joint Area Committee – North.

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## 4. Minutes (Agenda item 4)

The minutes of the meeting held on the 27 May 2009, copies of which had been circulated, were taken as read and, having been approved as a correct record, were signed by the Chairman.

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## 5. Apologies for absence (Agenda item 5)

An apology for absence was received from Philip Horsington (parish representative). Councillor Paull Robathan tendered his apologies for the planning decisions. Apologies for late attendance were received on behalf of Councillors Derek Nelson, Derek Yeomans, Anne Larpent and Jimmy Zouche due to a council meeting at County Hall.

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## 6. Declarations of Interest (Agenda item 6)

Councillor Roy Mills declared a personal and prejudicial interest in Agenda Item 18, Planning Applications, Application No's. 09/00023/FUL – Land rear of Westfield House, Westfield Road, Curry Rivel; 08/04583/REM and 08/04879/FUL – Bartletts Elm School. Field Road, Huish Episcopi, as a Board Member of South Somerset Homes (now known as Yarlinton Housing Group), the applicants.

He confirmed that he would leave the room during consideration of these items.

Councillor Patrick Palmer declared a personal and prejudicial interest in Agenda Item 18, Planning Applications, Application No. 09/01910/FUL – Land at Bower Hinton Farm, Bower Hinton, Martock, as the applicant.

He confirmed that he would leave the room and the Vice Chairman, Councillor Ann Campbell, would assume the role of Chairman during consideration of this item.

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## **7. Date of Next Meeting (Agenda item 7)**

The Chairman reminded members that the next meeting of the Joint Area Committee - North would be held on Wednesday 26 August 2009 at the Village Hall, Chilthorne Domer.

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## **8. Public Question Time (Agenda item 8)**

John Wood representing Huish Episcopi Parish Council addressed the committee regarding Agenda Item 15, Bartletts Elm Roundabout. The Parish Council asked the committee to note their concerns regarding pedestrians being able to cross the road safely, particularly children going to and from Huish Secondary School. Mr Wood indicated that pedestrians would be required to cross several roads in order to get to the school if approaching from certain directions under the current proposals. The Parish Council requested that consideration be made for the provision of a suitable pedestrian crossing.

The Chairman advised that the item would be discussed later in the meeting when an officer from Somerset County Council would be able to comment on the Parish Council's concerns.

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## **9. Chairman's Announcements (Agenda item 9)**

There were no announcements from the Chairman.

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## **10. Reports from Members (Agenda item 10)**

Councillor Paull Robathan stated his disappointment that following the determination of the planning application for South Petherton Hospital by the Joint Area Committee in May 2009, it now appeared that the Public Rights of Way information published was at odds with what had been agreed at the Committee meeting. He thanked Councillor Patrick Palmer for agreeing to chair a follow up meeting to discuss these issues.

Councillor Ann Campbell asked members of the committee to support the official opening of the flagship play area in Yeovil on 11 August 2009.

Councillor Patrick Palmer advised that he had attended a seminar about transition farms in Cirencester which had been very thought provoking. The seminar had focussed on the options for local agriculture and food production after fossil fuels had run out and the effects of climate change.

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**11. Area North Working groups and Outside Bodies – Appointment of Members 2009/10 (Executive Decision) (Agenda item 11)**

**RESOLVED:** That the following members be appointed to the working group and outside bodies for 2009/10 as listed below:

**Reason:** To appoint district council representatives to working groups and outside organisations.

<b>Working Group</b>	<b>2009/10 Representatives</b>
Youth Facility and Play Area Steering Group	Ann Campbell Rupert Cox Jo Roundell Greene
<b>Outside Bodies</b>	<b>2009/10 Representatives</b>
Abattoir Liaison Group	Roy Mills Derek Yeomans
Area North Community Safety Action Panel	Sue Steele
Somerset Levels and Moors Local Action Group Executive Committee	Paull Robathan
Martock M3 Community Partnership	Ann Campbell
Somerset Waterways Advisory Committee	Patrick Palmer
South Somerset Disability Forum	Ann Campbell
Langport and Somerton Links Service Steering Group	Derek Yeomans
Strode College Community Education Committee	Tony Canvin
River Parrett Trail Management Group	Patrick Palmer
Ridgway Hall Management Committee	Roy Mills
South Somerset Homes Area North Partnership	Roy Mills Keith Ronaldson

*(Voting: Unanimous in favour)*

*Angela Cox, Democratic Services Manager – 01935 462148  
e-mail: angela.cox@southsomerset.gov.uk*

**12. Revised Scheme of Delegation – Development Control – Nomination of Substitutes for Chairman and Vice Chairman (Executive Decision) (Agenda item 12)**

**RESOLVED:** That, in line with the Development Control Scheme of Delegation, Councillors Paull Robathan and Tony Canvin be appointed to act as substitutes during 2009/10 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 Joint Area Committee as requested by the Ward or Division Member(s).

**Reason:** To appoint two substitute members for the Chair and Vice Chair to make decisions in their absence during 2009/10 in line with the Development Control Scheme of Delegation.

*(Voting: Unanimous in favour)*

*Simon Gale, Head of Development and Building Control – 01935 462071  
e-mail: simon.gale@southsomerset.gov.uk*

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### **13. Area North Community Grants – The Seavingtons Village Shop and Café (Executive Decision) (Excepted Business) (Agenda item 13)**

The Community Development Officer presented the report and explained that the project had come about as a result of the Seavingtons Parish Plan and was extremely well supported by the community. He highlighted to members that the original aspirations were for a brick building, but due to the high costs the project had been reviewed to now be a timber building of a similar size, which had reduced the project costs significantly. He explained that a comprehensive business plan was available and that the secured grant funding from the Plunkett Foundation (previously known as the Village Retail Support Association – ViRSA) must be drawn down by September 2009.

Peter Longhurst, representing the Seavingtons Parish Council stated that the project had the full support of the Parish Council as a service to the community. He explained that there would be a multi-user room for visiting services such as chiropody or hairdressing and the for the successful local youth group.

John Tudor spoke in support of the project and highlighted the social aspect of the shop and café, acting as a central hub for the two villages. He felt it would reduce carbon emissions by reducing the need to travel to other towns and villages for convenience shopping. He thanked David Fisher from the Plunkett Foundation for his support.

David Fisher of the Plunkett Foundation explained that there were 31 community shops in the south west area, and that the Foundation took into account local support, demographics and how active the community was when considering grant funding for such projects. He said that the Plunkett Foundation were wholeheartedly in support of the application.

Ward Member, Councillor Paull Robathan, commented that the community were very keen for the project to happen and that David Fisher's comments made it clear that the project could work. He felt the project had a good business plan and was exactly what local food projects should be about – low food miles.

The other Ward Member, Councillor Keith Ronaldson, explained that the full grant amount requested was required for the project to happen and that the assistance from ViRSA had been invaluable. He also highlighted that the shop and café would not trade for profit and that any profits made would be ploughed back into the community.

During the ensuing discussion, members were supportive of the project but expressed concern that Somerset County Council funding was not fully secure. Members were impressed at the local community fundraising and were unanimous in their support for the project.

Later in the meeting, Councillor Ann Larpent advised that she had received verbal confirmation from Somerset County Council that a grant of £15,000 and an interest free loan of £10,000 would be offered towards the project.

**RESOLVED:** That a grant of £35,000 from the Area North Capital Programme – Local Priorities allocation be awarded to the Seavington Community Shop and Services Association Ltd towards the building and running of a village

shop and café, subject to the standard terms and conditions for SSDC Community Grants and the following special conditions:

- (a) Prior to the commencement of building works, the applicant submits a staged payment plan, together with a cash flow plan for the construction period.
- (b) The applicant agrees to revise and update the current business plan, using a recommended model for social enterprises, as advised by the SCC Social Enterprise Manager, within one year of operation and undertakes to maintain the business plan as a working document, providing six monthly operating reports against planned budgets for the first two years to SSDC.
- (c) The applicant notes the advice of the SSDC Economic Development Manager, and agrees to establish regular and detailed monitoring of performance.
- (d) In the event of the dissolution of the company, the written consent of SSDC is obtained, based on the planned re-allocation of the assets. SSDC reserves the right to reclaim all or part of the grant.

**Reason:** To determine an application from Seavington Community Shop and Services Association Ltd for grant funding.

*(Voting: Unanimous in favour)*

*Les Collett, Community Development Officer (North) – 01458 257427  
e-mail: leslie.collett@southsomerset.gov.uk*

#### **14. Langport Local Information Centre and Community Office (Executive Decision) (Excepted Business) (Agenda item 14)**

The Head of Area Development (North) introduced her report which asked the committee to endorse previously allocated funding and a new, additional amount from capital funding, towards the Langport Local Information Centre and Community Office. She explained that the application was not seeking long term funding but was for 'once-off' set up costs, and that the project involved relocating to smaller premises to reduce costs.

Ward Member, Councillor Roy Mills, said that the current office was well supported and that this was an opportunity to provide a better service, particularly if South Somerset District Council arranged to have a member of staff present for part of the opening hours when technology permitted.

In response to questions from Members, the Head of Area Development (North) confirmed that £3,000 was requested to be reallocated from the grant previously agreed by Members in October 2008 to the Langport Area Development Trust, and that an additional grant of £4,435 was being requested from capital funding towards physical works to the building to make the new premises more accessible.

During discussion, Members requested that a robust business plan for the community office be drawn up as soon as possible and they were unanimous in their support for the funding to relocate the Langport Local Information Centre and Community Office.

- RESOLVED:** (1) Members noted the current operating position of the Langport Community Office & Information Centre.
- (2) That a grant of £4,435 from the Area North Capital programme – Local Priorities allocation be awarded to Langport Town Council towards the cost of re-locating and equipping the Langport Local Information Centre and Community Office, subject to the standard conditions for SSDC Community Grants and the following special conditions:
- (a) Langport Town Council to establish a working group or sub-committee to monitor and support the further development of the community office and Local Information Centre, and invite the project manager of LINKS and the Local Information Centre to join.
  - (b) A revised business plan, including the development of the Local Information Centre services to be submitted to SSDC by 30 November 2009.
  - (c) The working group to oversee the existing SSDC service level agreement for the Local Information Centre and generally support and promote the LIC volunteers.
  - (d) Grant payments must be viewed as restricted funds, to the Langport Community Office and presented as such in the Town Council / Town Trust accounts.
  - (e) That in the event of a decision by Langport Town Council to rescind the lease of the Community Office, SSDC is notified in writing and reserves the right to reclaim all or part of this grant.
- (3) That the Committee endorse the £3,000 remaining from the Community Grant awarded to the Langport Area Development Trust in October 2008 be re-allocated to Langport Town Council.

**Reason:** To determine an application from Langport Town Council for grant funding.

*(Voting: Unanimous in favour)*

*Charlotte Jones, Head of Area Development (North) - 01458 257401  
e-mail: charlotte.jones@southsomerset.gov.uk*

**15. Bartletts Elm Roundabout – installation of a 5 way roundabout at the junction of A372/B3153 at Field Road/Somerton Road, Huish Episcopi (For information) (Agenda item 15)**

The Engineering Programme Manager (SCC) introduced himself and advised that he had been asked by the committee to highlight the risks, finance and delivery of the project.

He explained that the main aspects of the project included a detailed safety audit and a detailed design followed by procurement and construction. It was confirmed that planning



permission would not be required but surface water drainage and utility service alterations still needed to be detailed, consulted upon and agreed. Procurement as shown in the report still required further clarification and timeframes to be set. He went on to explain that the detailed design for the project had been included in this year's staff resource allocation, but there were set processes which needed to be followed for the project to continue, but it was hoped that the project would be scheduled for construction in spring/summer 2010.

The Chairman invited John Wood from Huish Episcopi Parish Council to repeat their concerns, see Minute number 8. The Engineering Programme Manager explained that he would attempt to accommodate their concerns and suggestions in the detailed project design and would keep the Parish Council informed throughout the process of project designing.

During discussion, Members were pleased to hear that the project was progressing although caution was expressed at the security of the contribution from Yarlington Homes unless the condition to construct the mini-roundabout was removed. The Head of Area Development (North) advised that this would form part of the discussion for the determination of planning applications later in the Agenda.

The Chairman thanked the Engineering Programme Manager (SCC) for his update and report.

**RESOLVED:** That the report be noted

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## 16. Joint Area North Forward Plan (Agenda item 16)

With regard to the Affordable Housing report, a member asked at what point the committee would be asked to scope the content of the report. In response, the Head of Area Development advised that she would circulate a draft list of the content of the report to members of the committee for their approval. It was also noted that the Scrutiny Committee had established a Commission to look at the Choice Based Letting system.

Members also asked that a report on the review and future of the Joint Area Committees be presented to them as soon as possible.

**RESOLVED:** That the Joint Area Committee – North Forward Plan as attached at Appendix A of the agenda be noted.

Becky Sanders, Committee Administrator (North) - 01458 257437  
becky.sanders@southsomerset.gov.uk

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## 17. Planning Appeals (Agenda item 17)

The Committee noted the details contained in the agenda report, which informed members of planning appeals that were lodged, dismissed or allowed.

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

*Simon Gale, Head of Development & Building Control - 01935 462071  
simon.gale@southsomerset.gov.uk*

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## 18. Planning Applications (Agenda item 18)

The Committee considered the applications set out in the schedule attached to the agenda and the planning officers gave further information at the meeting and, where appropriate, advised members of letters received as a result of consultations since the agenda had been prepared.

(Copies of all letters reported may be inspected in the planning applications files, which constitute the background papers for this item).

### **09/01910/FUL – The erection of a 15kw wind turbine on 15m tower on land at Bower Hinton Farm, Martock. Mr P Palmer**

*(Councillor Patrick Palmer, having earlier declared a personal and prejudicial interest, left the room during consideration of this item and Councillor Ann Campbell assumed the role of Chairman).*

The Planning Officer noted that this application was before the committee as the applicant was the Chairman of Joint Area Committee – North. He advised that since writing the report that there were two updates. Firstly, that grant funding for the turbine was reliant upon a tendering process and hence the actual turbine installed may be of a slightly different design to that specified in the application. This would be addressed by changing the wording to condition 2 to read:

No development shall take place until the design of the rotor and gearbox housing of the turbine hereby permitted is submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity and to comply with Policies ST6, ST5, EH1, EH5, and EP2 of the South Somerset Local Plan (Adopted April 2006) and Policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan.

The second update was that the Environmental Health and Community Protection Service had raised no objections to the application.

With the aid of slides and photographs, the planning officer summarised the details of the application as set out in the agenda report.

During the ensuing discussion, several members expressed concerns regarding the turbine and its potential affect on aircraft from the Royal Naval Air Station at Yeovilton (referred to as Yeovilton), and if Yeovilton had been consulted on the application.

In response, the Development Control Team Leader advised that the Ministry of Defence (MOD) supplied SSDC with Safeguarding Maps which indicated areas for which the MOD required to be consulted on planning applications. The location of this turbine was outside the safeguard area indicated on the map and hence the MOD had not needed to be consulted.

After further discussion, members felt that there should be additional communication with the MOD for further definitive guidance regarding any future applications for other turbines across South Somerset. One member felt it should be mandatory that Yeovilton were at

least informed of the installation of the turbine so that its position could be marked on mapping data for low flying aircraft.

Members were content to grant planning permission subject to the proposed conditions with one additional condition regarding consultation with Yeovilton.

**RESOLVED:** That the approval of planning permission be DELEGATED to the Head of Development and Building Control subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission
- (2) No development shall take place until the design of the rotor and gearbox housing of the turbine hereby permitted is submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.
- (3) No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
- (4) That RNAS Yeovilton be informed of the application and no objections are received from them.

*(Voting: unanimous in favour)*

**09/00023/FUL – The demolition of 9 dwellings and the replacement with 20 dwellings with associated access, parking and landscaping on land rear of Westfield House, Westfield Road, Curry Rivel. South Somerset Homes. (Excepted Business)**

*(Councillor Roy Mills, having earlier declared a personal and prejudicial interest, left the meeting during consideration of this planning application)*

The Planning Officer summarised the details of the application as set out in the agenda report. He advised that the safety audit had now been completed and a revised access layout proposed, which did not affect the main plans for the dwellings. It was also explained that Condition 13 be amended to allow the existing access via Holdens Way to be retained during building works for the use by existing residents. The officer suggested an additional Condition 18 be added, which would require all construction traffic to use the new proposed access.

The Planning Officer, with the aid of slides and photographs, presented the amendments to the application received since it was last discussed at committee in March 2009, which included a reduction in height of some dwellings following concerns raised by the Parish Council. He explained that the existing bungalow would be removed to allow the new access to the site and that some building up of the new junction and trimming of the Yew hedge opposite Heale Lane, as proposed in Condition 17, would be required to allow full visibility. He further noted that the wording of Condition 12 be amended to state that the new junction be generally completed (not fully) prior to commencement of construction.

Ms A Cousins, spoke in objection of the application. She explained that she was one of the remaining owner/occupier residents within Phase 2 and that at all meetings with South

Somerset Homes (now known as Yarlington Housing Group) she had raised her concerns about safety at the site and enquired if Phase 2 would happen or not. Her concerns included safety during construction, as the traffic would come down the hill directly towards her property from the main road, time constraints and that the drawings shown in the Planning Officer's presentation showed no indication of her property in relation to Phase 2.

In response, the Planning Officer sympathised about the lack of clarity on Phase 2. He understood there were three properties to the south of Westfield which were in private ownership and that it would be unfair to require the applicant to provide details for properties over which they had no jurisdiction.

Mr M Frost, agent for the applicant confirmed that there had been no agreement about Phase 2 as, regrettably, land ownership was not in the control of the applicant and there was no planning policy to require this. He said the proposed Phase 1 would not compromise any future development and any amenity issued raised by the remaining residents during construction would be addressed by them. He noted that the Highway Authority had now given their approval for the scheme which would provide much needed housing in the village.

Ward Member, Councillor Derek Nelson welcomed the highways improvements and the amended heights to the dwellings, however he still had concerns about the phased approach and the potential nuisance to existing residents during construction. He felt more should be done to help the residents still living on the site.

During the ensuing, lengthy discussion, varying views were expressed. Members were of the opinion that safety barriers should be suitably positioned to protect the existing lower road and properties in Phase 2 from construction traffic and the Planning Officer agreed to add this to Condition 15. Another request was for overhead cables to be placed underground. The Planning Officer responded that a condition regarding the cables could be added. Many Members sympathised with the remaining residents on the site.

The officer's recommendation to grant permission, subject to conditions was proposed and seconded, and, on being put to the vote was held to be equal (5 in favour, 5 against) therefore, the Chairman used his casting vote in favour of the officer's recommendation and planning permission was granted.

**RESOLVED:** That planning permission be **GRANTED** subject to the conditions as detailed in the agenda report, with the following amendments: -

- (1) Condition 12 amended to: -  
Prior to the commencement of the construction of the dwellings hereby permitted the new junction to the A378 as shown on Peter Evans Partnership drawing number 2099.06D, received 08/07/09, shall be fully completed generally in accordance with the submitted details.
- (2) Condition 13 to be amended to: -  
The existing vehicular access to the site from Holdens Way shall be stopped up, its use permanently abandoned and the verge/footway crossing reinstated in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Such works shall be completed prior to the occupation of the dwellings hereby approved.
- (3) Condition 15 - fifth point added as follows: -

v.) details of barriers between the construction road and the access to properties on the south side of Westfield.

- (4) A new Condition 18 added as follows: -  
All construction traffic shall access the site via the new access. The existing access from Holdens Way shall be solely used to access the properties on the south side of Westfield. This existing access shall be subsequently stopped up in accordance with the requirements of condition 13.

*(Voting: 5 for, 5 against, Chairman casting vote in favour)*

**08/04583/REM – Residential development, details of siting, design and external appearance (Reserved Matters of 05/02818/OUT) at Bartletts Elm School, Field Road, Huish Episcopi. Yarlinton Homes. (Excepted Business)**

*(Councillor Roy Mills, having earlier declared a personal and prejudicial interest, left the meeting during consideration of this planning application)*

The Planning Officer summarised the application which had previously been before committee in May 2009. He explained that revised drawings and tree details had now been provided. He drew members attention to an additional condition to enable tree protection during construction and a requirement for further details to be submitted prior to works commencing.

He explained that the revised scheme allowed for a total of 94 residential units with an associated application for a further 3 houses outside the original designated development area. Concerns regarding residents parking, which had been raised at the last Committee meeting had been addressed with one of the houses now having a garage.

The Planning Officer noted that the location of affordable housing on the site had yet to be decided but was likely to be clustered throughout the development as per clauses within the Section 106 planning obligations. The obligations also stated that the location of the affordable housing must be agreed with the SSDC Housing Manager. He went on to say that the applicant had confirmed that the 3-storey flats were no longer designated as sheltered housing but would be open market, and that the revised plans showed details for optional external lift shafts.

Mr S Travers, Agent for the applicants, reiterated that there had been consultation with the community, and since the last committee there had been a meeting with planning officers and ward members to address the concerns. They had now reduced the number of residential units by 3, repositioned some units to allow for parking, enlarged some gardens and provided an option for lifts if required to the 3-storey buildings.

The County Division Member, Councillor Derek Yeomans welcomed that the applicants had addressed most of the issues of concern and indicated his support for the application.

During discussion, Members asked that planning officers were involved in the final decision for the location of affordable housing to ensure they were spread throughout the site. They also asked that a mix of white lias and render be used in the external finish of the houses to give a flavour of local architecture.

In response to a question, the Planning Officer advised that, in order to safeguard the £30,000 contribution from the applicants towards the major roundabout at the junction of

the A372/B3153, then if the roundabout was not constructed at the time of the commencement of the building work, the applicants would be advised to submit an application to vary the condition that the roundabout be constructed prior to the first occupation rather than at construction.

Members were unanimous in their support for the granting of planning permission.

**RESOLVED:** That planning permission be **GRANTED** subject to the conditions as laid out in the agenda report and the following additional condition: -

- The development hereby permitted shall not be commenced until such time as an updated Tree Protection Plan and Arboricultural Method Statement have been submitted to and approved in writing by the local planning authority. These details shall include fully specified tree protection measures together with a timetable for implementation and once approved shall be adhered at all times throughout the construction period and thereafter as appropriate.

*(Voting: unanimous in favour)*

**08/04879 – The erection of 3 No. dwellings at Bartletts Elm School. Field Road, Huish Episcopi. Yarlington Homes.**

This application was discussed in conjunction with application 08/04583/REM - Residential development, details of siting, design and external appearance (Reserved Matters of 05/02818/OUT) at Bartletts Elm, Field Road, Huish Episcopi and comments made on that application also refer to this.

**RESOLVED:** That planning permission be **GRANTED** subject to the conditions as laid out in the agenda report.

*(Voting: unanimous in favour)*

*Simon Gale, Head of Development & Building Control - 01935 462071  
simon.gale@southsomerset.gov.uk*

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Chairman