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South Somerset District Council
Council

Making a Difference Where it Counts

Somerset

County

PROVIDING FOR LIFE

Notice of Meeting

Joint Area Committee - North

Wednesday 23 September 2009

2.00 pm

**The Village Hall
Norton Sub Hamdon
Somerset TA14 6SF**

The public and press are welcome to attend.

Disabled Access is available at this meeting venue.



If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Becky Sanders** on Yeovil (01935) 462462
email: democracy@southsomerset.gov.uk, website: www.southsomerset.gov.uk

This Agenda was issued on Monday 14 September 2009

Ian Clarke, Head of Legal & Democratic Services



INVESTORS IN PEOPLE



2007-2008
Neighbourhood and
Community Champions:
The Role of Elected Members
2006-2007
Improving Rural Services
Empowering Communities
2005-2006
Getting Closer to Communities

South Somerset District Council

**If you need this information in large print,
Braille, audio or another language,
Please contact 01935 462203**



As rated by the Audit Commission

Somerset County Council

Joint Area North Membership

Chairman Patrick Palmer (SSDC)
Vice-Chairman Ann Campbell (SSDC)

John Bailey (SCC)	Anne Larpent (SCC)	Sylvia Seal (SSDC)
Jill Beale (SSDC)	Roy Mills (SSDC)	Sue Steele (SSDC)
Tony Canvin (SSDC)	Derek Nelson (SSDC+SCC)	Derek Yeomans (SSDC+SCC)
Rupert Cox (SSDC)	Paull Robathan (SSDC)	Jimmy Zouche (SCC)
Sam Crabb (SCC)	Keith Ronaldson (SSDC)	
Philip Horsington (PC Rep)	Jo Roundell Greene (SSDC)	

South Somerset District Council – Corporate Aims

Our key aims are: (all equal)

- To deliver well managed cost effective services valued by our customers
- To increase economic vitality and prosperity
- To improve the housing, health and well-being of our citizens
- To ensure safe, sustainable and cohesive communities
- To enhance the environment, address and adapt to climate change

Somerset County Council – Corporate Aims

Our key aims are: (all equal)

- Making a Positive Contribution
- Living Sustainably
- Ensuring Economic Well Being
- Enjoying and Achieving
- Staying Safe
- Being Healthy
- Enhancing the Effectiveness of Somerset County Council

Scrutiny Procedure Rules

Please note that decisions taken by Joint Area Committees may be "called in" for scrutiny by the District Council's Scrutiny Committee prior to implementation. This does not apply to decisions taken on planning applications.

Consideration of Planning Applications

Members of the public are requested to note that consideration of planning applications will commence no earlier than 4.00pm, following a break for refreshments. The public and representatives of Parish/Town Councils will be invited to speak on the individual planning applications at the time they are considered. Anyone wishing to raise matters in relation to other items on the agenda may do so at the time the item is considered.

Highways

A representative from the Area Highways Office will be available from 1.30pm at the hall to answer questions and take comments from Members of the Committee. Alternatively, they can be contacted direct through Somerset Highways direct control centre on 0845 345 9155.

Members Questions on Reports prior to the Meeting

Members of the Committee are requested to contact report authors on points of clarification prior to the Committee meeting.

Information for the Public

The four Joint Area Committees covering South Somerset seek to strengthen links between South Somerset District Council, Somerset County Council and their local communities, allowing planning and other local issues to be decided at a local level (planning recommendations outside council policy are referred to the district wide Regulation Committee).

Decisions made by Joint Area Committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as “key decisions”. Members of the public can view the council’s Executive Forward Plan, either online or at any SSDC council office, to see what executive/key decisions are scheduled to be taken in the coming months. Non executive decisions taken by Joint Area Committees include planning, and other quasi-judicial decisions.

At Joint Area Committee meetings, members of the public are able to:

- attend and make verbal representations, except where, for example, personal or confidential matters are being discussed;
- at the joint area committee chairman’s discretion, members of the public are permitted to speak for up to 3 minutes on agenda items; and
- see agenda reports.

Meetings of the Joint Area Committee - North are held monthly at 2 p.m. on the 4th Wednesday of the month in village halls throughout Area North.

Agendas and minutes of Joint Area Committees are published on both Councils’ websites www.somerset.gov.uk and www.southsomerset.gov.uk

The Councils’ Constitutions are also on their respective web sites and available for inspection in council offices.

Further information about this Committee can be obtained by contacting the Agenda Co-ordinator named on the front page.

Public Participation at Committees

This is a summary of the Protocol adopted by the Council and set out in Part 5 of SSDC’s Constitution.

Public Question Time

The period allowed for participation in this session shall not exceed 15 minutes except with the consent of the Committee. Each individual speaker shall be restricted to a total of three minutes.

Planning Applications

Comments about planning applications will be dealt with at the time those applications are considered, rather than during the Public Question Time session.

Comments should be confined to additional information or issues, which have not been fully covered in the officer's report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the Planning Officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The Planning Officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the Joint Area Committee Chairman's discretion, members of the public are permitted to speak for up to 3 minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant/Agent
- Those County Council Members of Joint Area Committee able only to act with Observer Status *
- Parish Council representative member (unless the planning application relates to the member's own Town or Parish Council)
- District Council Ward Member and County Council Member of Joint Area Committee (with voting rights)

If a member of the public wishes to speak they must inform the Joint Area Committee Administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing. This must be done by completing one of the public participation slips available at the meeting.

In exceptional circumstances, the Chairman of the Joint Area Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

The same rules in terms of public participation will apply in respect of other agenda items where people wish to speak on that particular item.

If a Councillor has declared a personal and prejudicial interest

Under the new Code of Conduct, a Councillor will be afforded the same right as a member of the public, except that once the Councillor has addressed the Joint Area Committee the Councillor will leave the room and not return until after the decision has been made.

Excepted Business

Somerset County Councillors have full voting rights on agenda items, where appropriate, unless

- they relate to “Excepted Business” in which case they have Observer Status only
- they have not completed the required training to consider planning applications and will therefore only have an Observer Status in relation to any such items.

Excepted Business refers to (i) all financial decisions involving the District Council’s budgets and (ii) all “major” planning applications (Note: other planning applications considered by this Committee are not “Excepted Business”) and (iii) all other matters relating to the District Council’s Development Control functions.

South Somerset District Councillors may vote on all agenda items, where appropriate.

*** What does Observer Status Mean?**

For the purposes of this Agenda, Observer Status is defined as meaning Councillors may participate fully in the discussion but may **not** vote. This currently applies to Somerset County Councillors as detailed above and to Parish Representatives in relation to all matters.

Parish Representatives

Parish Representatives will hold Observer Status in relation to all matters. However, where the representative’s own Parish Council is affected by a planning application then the representative must make representations at the usual point, as would be the case with any other Parish Council spokesperson and would **not** be able to also participate in the debate in relation to that item. The Parish Council Representative is appointed to represent the parish perspective from within Area North.

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Joint Area Committee - North

Wednesday 23 September 2009

Agenda

Preliminary Items

- 1. To approve as a correct record the minutes of the meeting held on 26 August 2009.**
- 2. Apologies for Absence**
- 3. Declarations of Interest**

In accordance with the Council's Code of Conduct, which includes all the provisions of the statutory Model Code of Conduct, Members are asked to declare any personal interests (and whether or not such an interest is "prejudicial") in any matter on the Agenda for this meeting. A personal interest is defined in paragraph 8 of the Code and a prejudicial interest is defined in paragraph 10.

Planning Applications Referred to the District Council's Regulation Committee

The following members of this Committee are also members of the District Council's Regulation Committee:

Cllr Keith Ronaldson
Cllr Patrick Palmer
Cllr Sylvia Seal

Where planning applications are referred by this Committee to the Regulation Committee for determination, in accordance with the Council's Code of Practice on Planning, Members of the Regulation Committee can participate and vote on these items at the Joint Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Joint Area Committee.

4. Date of Next Meeting

Members are requested to note that the next Joint Area Committee - North meeting will be held on **Wednesday 28 October 2009 at the Edgar Hall, Somerton.**

- 5. Public Question Time**
- 6. Chairman's Announcements**
- 7. Reports from Members**

Items for Discussion

8. Long Sutton – Endorsement of the Parish Plan (Executive Decision) (Excepted Business) 8

9. Area North Community Grants – Refurbishment of All Saints Church Hall, Stoke-sub-Hamdon (Executive Decision) (Excepted Business) .. 13

10. Local Housing Needs and Priorities in Area North..... 18

11. Joint Area North Forward Plan 28

12. Planning Appeals – (For Information)..... 32

13. Planning Applications 33

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