

Meeting JAN 03M:09/10  
Date 23.09.09

**South Somerset District Council and Somerset County Council**

**Minutes** of a meeting of the **Joint Area Committee - North** held in the Village Hall, Chilthorne Domer on **Wednesday 23 September 2009**.

(2.00pm – 4.15 pm)

**Present:**

**Members:** Patrick Palmer (Chairman)

John Bailey 3.00pm – 4.00 pm	Philip Horsington	Sue Steele
Jill Beale	Derek Nelson	Derek Yeomans
Ann Campbell	Roy Mills	
Tony Canvin	Paull Robathan	
Rupert Cox	Keith Ronaldson	
Anne Larpent	Jo Roundell Greene	

**Also Present:**

**Officers:**

Charlotte Jones	Head of Area Development (North), SSDC
Les Collett	Community Development Officer (North), SSDC
David Norris	Development Control Team Leader (North/West), SSDC
Adrian Noon	Major Applications Co-ordinator, SSDC
DominicHeath-Coleman	Planning Officer
Kirsty Jones	Housing and Welfare Manager
Jo Gale	Scrutiny Manager
Madelaine King-Oakley	Admin Team Leader - North

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

**33. Minutes (Agenda item 1)**

The minutes of the meeting held on the 26 August 2009, copies of which had been circulated, were taken as read and, having been approved as a correct record, were signed by the Chairman.

**34. Apologies for absence (Agenda item 2)**

Apologies for absence were received from Councillor Sylvia Seal, County Councillor Jimmy Zouche and Julian Gale, Group Manager for Community Governance (SCC)

**35. Declarations of Interest (Agenda item 3)**

At the time that Agenda item 10 was discussed, Councillor Paull Robathan advised that he had a prejudicial interest as a representative of Raglan Housing Area Committee, but

as that item was for information and discussion only, he remained in the room during the discussion.

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### **36. Date of Next Meeting (Agenda item 4)**

The Chairman reminded members that the next meeting of the Joint Area Committee - North would be held on Wednesday 28 October 2009 at the Edgar Hall Somerton.

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### **37. Public Question Time (Agenda item 5)**

There were no questions from members of the public.

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### **38. Chairman's Announcements (Agenda item 6)**

The Chairman announced that the PA System used at the meeting was on loan from Area East, with a view to purchasing a similar system particularly because of the hearing loop facility. Members were asked to give Madelaine King-Oakley their comments after the meeting for a report to be presented to committee next month.

He announced that Committee Administrator Becky Sanders was on sick leave after a stay in hospital, he wished her a speedy recovery on behalf of members.

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### **39. Reports from Members (Agenda item 7)**

Councillor Jo Roundell Greene requested that the committee send a letter of congratulations to Paula Downey of Chilthorne Domer, who had won the title of 'female volunteer of the year'.

One member was disappointed that the report regarding the review of the Joint Area Committees (JAC) had been delayed again. Members were advised that once the JAC project board had met, each area committee would then be asked to comment on the review results.

Another member was concerned that guidance had not been obtained from RNAS Yeovilton / Ministry of Defence, regarding wind turbines. She was advised that to date no reply had been received from the MOD as it was still under consideration with them.

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### **40. Long Sutton – Endorsement of the Parish Plan (Agenda item 8) (Executive Decision) (Excepted Business)**

The Community Development Officer presented the report and commented on the excellent way the plan had been put together. The plan was a working document and he drew members attention to the Action Plan as shown in the agenda report which would be ongoing with continued involvement between SSDC and the Parish Council.

Tony Ellerbeck of Long Sutton Parish Council addressed members and advised that the Parish Plan was a living, active document and was updated on a monthly basis on the Parish website by Steve Sensier the project leader.

Members commended the document, several comments were made regarding the proposed hiring of a 'lengthsman' to maintain the verges etc, this had already proved successful within South Somerset, it was not expensive to run and enabled particular problem areas to be worked on quickly. One member commented on the possibility of having and maintaining a link between the SSDC website and the Parish Council website in order to obtain the latest updates of the Parish Plan.

The Chairman congratulated the Community Development Officer on his work with the Long Sutton Parish Council. The officers' recommendation that the parish plan be endorsed was proposed and seconded and on being put to the vote was carried unanimously.

**RESOLVED:**

That the Long Sutton Parish Plan be endorsed by the Joint Area North Committee .

**Reason:** To endorse the Parish Plan produced for Long Sutton and to seek formal endorsement for the elements which meet with SSDC (and SCC) aims and priorities.

(Voting: Unanimous)

*Les Collett, Community Development Officer*  
Leslie.collett@southsomerset.gov.uk or (01458) 257427

**41. Area North Community Grants – Refurbishment of All Saints Church Hall Stoke-sub-Hamdon (Agenda item 9) (Executive Decision) (Excepted Business)**

The Community Development Officer presented the report and informed members that the estimated cost of £45,000 for the refurbishment of the hall had now increased, due to the cost of removal of asbestos found in the roof of the hall, but fund raising had taken place and the group was ready to start work. The project had the support of both young and old parishioners and it was hoped that the social aspect of life within the rural community would be improved by the creation of the community coffee shop. The Parish Council had now awarded the group £3,000 which was not shown in the table within the report.

The Officer proceeded to show slides of an artist's impression of how the hall would look after refurbishment; he then introduced Judy Clarke a representative of All Saints Hall and supporter of the project.

Judy explained that the idea of creating a community coffee shop had been thought through very carefully and had been a vision for a while, it would help with the cohesion between young and old groups from the community, and give social support by holding workshops such as debt management and parenting skills. A great deal of money had been raised in a short space of time and fund raising events had been well supported. Ten volunteers had already completed a course in Food and Hygiene and it was planned to open the coffee shop in December 2009.

The Chairman congratulated the whole village in starting to get life back into the historic church hall.

In reply to members comments, Lesley Strutt who was in charge of the accounts explained that the current costs of the running of the hall would still be maintained by the Parochial Church Council, but as the hall would be opened for longer hours the electricity bill would increase and that had been factored into the costing; the café would pay for itself by charging for the refreshments and charging nominal sums for the proposed workshops/courses.

On answering members' questions the Head of Area Development advised that if the grant of £10,000 was awarded it would not prejudice any other future applications, as there were a number of different budgets that could be drawn upon, but in future the financial information on the budgets would be included within a grant request report. In response to another concern she confirmed that an additional condition would be added relating to a future sale or transfer of the building, if required, to secure the benefit of SSDC's support within Stoke-sub-Hamdon.

Ward Member Councillor Sylvia Seal who could not attend the meeting asked that her congratulations for the project be acknowledged and that she had every confidence that the project would be a success for the whole of Stoke-sub-Hamdon.

The officers' recommendation that the parish plan be endorsed and that the grant be awarded plus the additional condition, was proposed and seconded, and on being put to the vote was carried unanimously.

**RESOLVED:** That a grant of £10,000 to St Mary's PCC (Parochial Church Council), be allocated from the Area North Capital Programme – Local Priority Schemes, subject to the standard terms and conditions for SSDC Community and Leisure Grants as shown in Appendix A of agenda item 9;

Members authorised the Head of Area Development (North) to agree a special condition relating to a future sale or transfer of the building, if required, to secure the benefit of SSDC's support within Stoke-sub-Hamdon, in the long term.

**Reason:** To consider the request for a grant towards the refurbishment of the All Saints Church Hall, Stoke-sub-Hamdon.

(Voting: Unanimous)

*Les Collett, Community Development Officer  
Leslie.collett@southsomerset.gov.uk or (01458) 257427*

## 42. Local Housing Needs and Priorities in Area North (Agenda item 10)

The Housing and Welfare Manager presented the report with the aid of a power point presentation and explained how the Choice Based Lettings (CBL) system replaced the old points system, this meant that the whole of Somerset now had one common housing register. Homefinder Somerset is a partnership of the five local authorities with over 40 registered social landlords (RSL). On completion of the application form applicants were assessed and placed in a band depending on housing need; the bands are Gold, Silver and Bronze with an additional one for Emergency. Applicants then find out about vacancies through the home finder web site or the dedicated low cost telephone lines. After bidding for a property, applicants in the highest band and who have waited the

longest period of time will be successful, but RSL's have the option to skip applicants if they have outstanding rent arrears or a history of anti-social behaviour.

As of 14 September 2009 there were 15,957 on the housing register of which 4473 were within the South Somerset area, this figure did include those not currently living in the area but those who had indicated a wish to do so. It did not mean that they had a local connection with the area. The Housing and Welfare Manager indicated the demand for housing in Area North and advised that the Housing Register was not fully comprehensive, but acted as another tool for measuring housing need and was a snapshot in time. She indicated the number of bedrooms required by band in Area North.

Members indicated their surprise at the high number of requests for 1 bedroomed property in the area, as the numbers appeared to contradict open market numbers, they also noted the request for 7 and 9 bedroomed properties.

In response to members questions the Housing and Welfare Manager replied that applicants could express an interest in no more than 2 areas at a time, but preference may be given to applicants with a local connection - work or family. Although for example only 8 applicants had expressed a wish to live in Ilton, it was often found that once proposed new dwellings were built or during construction, applicants often changed their preferred first choice, as they may like the appearance of the new builds. A rolling review was carried out to ensure people who no longer required housing in the South Somerset area were removed from the scheme. One bedroomed dwellings were often requested by the elderly, particularly those requiring sheltered housing, and the young, moving out of the family home. There were often large families on the register and in an ideal world they would prefer a bedroom for each child, which was why there were a few requests for a lot of bedrooms. Before developments began Strategic Housing were consulted and plans linked into the development plan. CBL had not created more vacancies, but the system had become more transparent and easier to access, and CBL were shortly to be the basis of a Scrutiny review. There were no restrictions on bidding but applicants could not place bids on a larger dwelling than was needed.

An analysis had begun within the TA10 postcode area in order to find out how many applicants were actually living with families or friends in overcrowded accommodation. Applications could be made under the Homeless Act and fed into the strategic housing system.

The Housing and Welfare Manager was thanked for an excellent report and members looked forward to working with her in her new role as housing manager.

Members requested a list of contact numbers and E Mail addresses of who dealt with what within the housing department, and a map of the new structure and roles within South Somerset once the new organisation had been finalised. The Head of Area Development advised that she would give members feedback on the restructure as soon as possible.

**NOTED**

*Lead Officer: Kirsty Jones, Housing and Welfare Manager*  
*Contact Details: Kirsty.jones@southsomerset.gov.uk or (01935) 462744*

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#### 43. Joint Area North Forward Plan (Agenda item 11)

The Head of Area Development presented the report and highlighted that in addition to the reports listed, a report on the Martock Youth Project was expected in December.

An update report regarding the new waste collection service was requested and may be on the agenda for January 2010, together with a community safety up-date, which would report on the Christmas and New Year period.

It was noted that the Item for Information regarding Accommodation for Gypsy and Travellers, did not provide an opportunity for discussion, the Chairman noted that this subject could be considered at a future meeting

**NOTED**

*Head of Service: Charlotte Jones, Head of Area Development (North)*  
*Lead Officer: Becky Sanders, Committee Administrator*  
*Contact Details: becky.sanders@southsomerset.gov.uk or 01458 257437*

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#### 44. Planning Appeals (agenda item 12)

There were no planning appeals lodged this month.

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#### 45. Planning Applications (Agenda item 13)

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).

##### **09/03066/FUL The erection of a 2 storey rear extension (GR340575/125016) at 5 North street Drayton Langport, Mr Simon Perrin**

The planning officer advised members of one update since the agenda had been produced and that was a letter of support for the application from a neighbour at 4 North Street. The Officer explained that the application had been brought before members because the agent was an employee of the council; he then presented the report and with the aid of slides showed the site location and drawings of the proposed extension.

The key issues of this application were the impact on residential amenity and the character of the area. In the officers' opinion the application would not have any significant impact on neighbouring properties and would cause no demonstrable harm to either the residential amenity of adjoining occupiers or the character of the area, and as such, the application was considered to be acceptable.

The parish council representative advised members that the parish council had made no comments to the application.

Ward Member, Councillor Derek Nelson had not received any complaints or objections to the application.

Councillor Cox asked how successful the farm shop referred to in the planning history had been. It was confirmed that this was an error and did not refer to this site.

The Planning Officers' recommendation to approve this application was proposed and seconded and on being put to the vote was carried.

**RESOLVED:**

That application reference 09/03066/FUL be approved subject to the imposition of the planning conditions as set out in the Agenda report.

*(Voting Unanimous)*

**09/01861/FUL Demolition of existing garage /workshop and adjacent dwelling and the erection of 20 dwellings, associated parking, landscaping, highways and associated works (GR346256/119981). Yandles Garage North Street Martock Mr & Mrs J Yandle.**

The Major Applications Co-ordinator reminded members that this application was deferred last month pending a revision of the drawings. The orientation of plot 14 at the entrance to the site had been amended, but no changes had been made to the planned 2 ½ storey buildings. The Officer advised that the Parish Council were happy with the revision but had made an observation that only 1 visitors' parking space had been allowed within the plan. Highways had raised no objections to the amended plans however the Economic Development Officer had reiterated the previous comments regarding the loss of the shop.

The Planning Officer's recommendation was one of approval as concerns raised at the last meeting had been addressed by the amendments but he did suggest the addition of two extra conditions: to agree the finished floor levels of the 2 ½ storey properties and a Construction Management Plan to include a reference to the working hours on the site.

The Committee noted the comments of the applicant John Yandle who confirmed that the ridge height of the 2 ½ storey dwellings had been reduced by ½ a metre and the application had reverted back to the symmetrical design of the entrance that members had requested. He also mentioned that he did not recollect the 2 ½ storey element of the application being part of the reason for deferral. He then gave members some examples of 3 storey dwellings that he had found within Martock.

The Parish Council representative advised that as the Parish Council were happy with the revised application it should now be approved.

Ward Member, Councillor Ann Campbell was now happy with the revised application and asked what the process would be regarding the removal of the petrol tanks on the site.

The Planning Officer advised that the Somerset Fire Brigade would look at any issues regarding the removal of the petrol tanks under the remit of the Petroleum Licensing Legislation.

The Chairman and Ward Member commented on the cohesive way that the applicants had worked together with ward members on this application. It was then proposed and seconded to approve the application and on being put to the vote was unanimously approved.

**RESOLVED:**

That application reference **09/01861/FUL** be approved subject to:

(a) the prior completion of a section 106 planning obligation (in a form acceptable to the Council’s solicitor(s) before the decision notice granting planning permission is issued, the said planning obligation to cover the following items/issues:

(i) sports, arts and leisure obligations.

(b) the imposition of the planning conditions set out in the agenda report.

(c) additional condition recommended by the case officer with regard to levels and construction management:-

No works, including demolition, shall be undertaken unless a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the phasing of construction, hours of construction, routing for construction vehicles, parking for construction and contractors vehicles, measures to reduce noise and dust from the site together with other measures that will reduce the impact of the construction process on the locality. The development shall thereafter be carried out in accordance with such details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard residential amenity in accordance with saved policy ST6 of the South Somerset Local Plan.

Apart from demolition, no development hereby approved shall be carried out until detailed drawings have been submitted to and approved in writing by the Local Planning Authority showing existing and proposed levels and contours of the development site.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan.

*(Voting: unanimous in favour)*

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

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Chairman