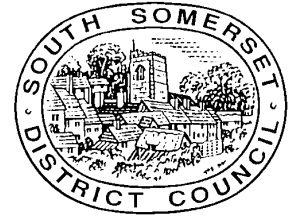


# South Somerset District Council

## Notice of Meeting



# Area North Committee

*Making a difference where it counts*

## Wednesday 27 April 2011

### 2pm

**The Village Hall  
Long Sutton  
TA10 9NT**

(location plan overleaf - disabled access is available at this meeting venue)



The public and press are welcome to attend.

**Please note: Planning applications will be considered from 2pm onwards.**

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: [becky.sanders@southsomerset.gov.uk](mailto:becky.sanders@southsomerset.gov.uk)

website: [www.southsomerset.gov.uk/agendas](http://www.southsomerset.gov.uk/agendas)

This Agenda was issued on Wednesday 13 April 2011.

*Ian Clarke, Assistant Director (Legal & Corporate Services)*



2007-2008  
Neighbourhood and  
Community Champions:  
The Role of Elected Members

2006-2007  
Improving Rural Services  
Empowering Communities

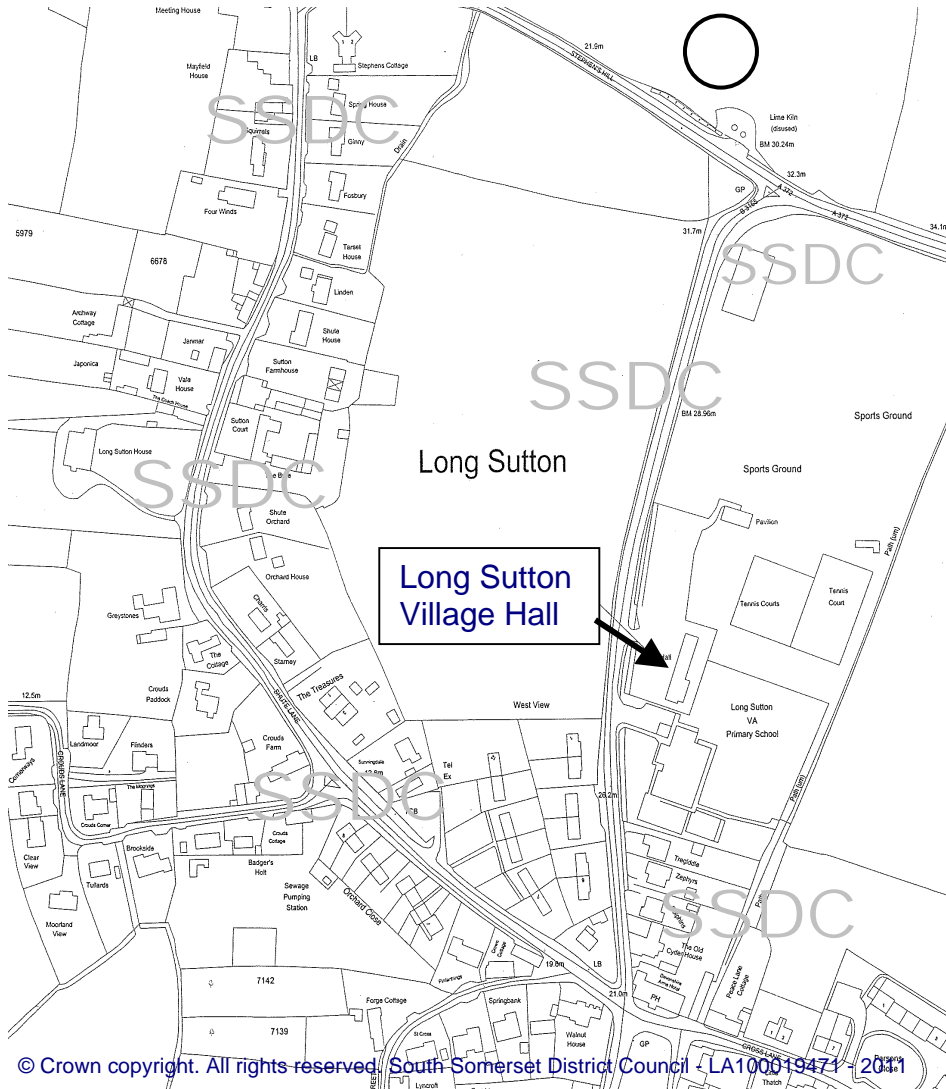
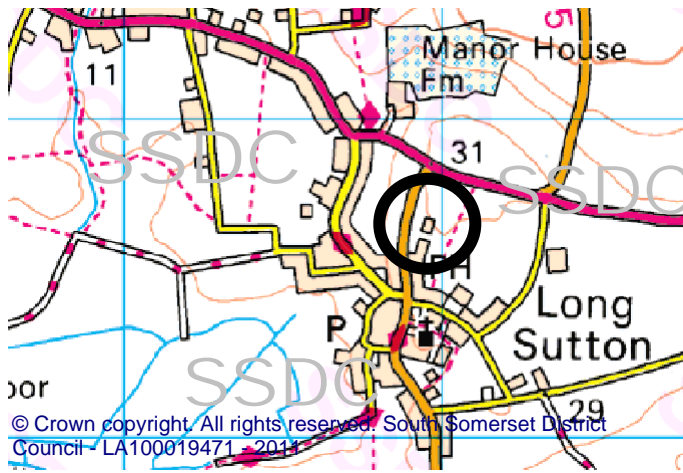
2005-2006  
Getting Closer to Communities

**This information is also available on our website  
[www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)**



INVESTOR IN PEOPLE

### Location of meeting venue



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## Area North Membership

Jill Beale

Ann Campbell (Vice Chairman)

Tony Canvin

Rupert Cox

Roy Mills

Derek Nelson

Patrick Palmer (Chairman)

Paull Robathan

Keith Ronaldson

Jo Roundell Greene

Sylvia Seal

Sue Steele

Derek Yeomans

## Somerset County Council Representatives

Somerset County Councillors (who are not already elected district councillors for the area) are invited to attend area committee meetings and participate in the debate on any item on the agenda. **However, it must be noted that they are not members of the committee and cannot vote in relation to any item on the agenda.** The following County Councillors are invited to attend the meeting: Councillors John Bailey, Sam Crabb and Anne Larpent.

## South Somerset District Council – Corporate Aims

**Our key aims are:** (all equal)

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

## Scrutiny procedure rules

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

## Consideration of planning applications

Consideration of planning applications usually commences no earlier than 4.00pm, following a break for refreshments, in the order shown on the planning applications schedule. **However, this month, planning applications will be considered from 2.00pm onwards.** 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 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 council has a well-established area committee system and through four area committees seeks to strengthen links between the Council and its 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 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 area committees include planning, and other quasi-judicial decisions.

At area committee meetings members of the public are able to:

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

Meetings of the Area North Committee are held monthly at 2pm on the fourth Wednesday of the month in village halls throughout Area North.

Agendas and minutes of area committees are published on the council’s website [www.southsomerset.gov.uk /agendas](http://www.southsomerset.gov.uk/agendas)

The council’s Constitution is also on the web site 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 the council’s Constitution.

### Public question time

The period allowed for participation in this session shall not exceed 15 minutes except with the consent of the Chairman 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 committee chairman's discretion, members of the public are permitted to speak for up to three 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
- District Council Ward Member

If a member of the public wishes to speak they must inform the 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 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 committee the councillor will leave the room and not return until after the decision has been made.

# Area North Committee

Wednesday 27 April 2011

## Agenda

### *Preliminary Items*

1. **To approve as a correct record the minutes of the meeting held on 23 March 2011.**
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. In the interests of complete transparency, members of the County Council, who are not also members of this committee, are encouraged to declare any interests they may have in any matters being discussed even though they may not be under any obligation to do so under the code of conduct.

### *Planning applications referred to the Regulation Committee*

The following members of this committee are also members of the 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 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 Area Committee.

4. **Date of next meeting**

Councillors are requested to note that there is no meeting in May and the next Area North Committee meeting will be held on **Wednesday 22 June 2011 at the Millennium Hall, Seavington.**

5. Public question time
6. Chairman's announcements
7. Reports from members

*Page Number*

***Items for Discussion***

8. Area North Committee - Forward Plan ..... 1
9. Planning Appeals ..... 4
10. Planning Applications ..... 14

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| <p><b>Please note that the decisions taken by Area Committees may be called in for scrutiny by the council's Scrutiny Committee prior to implementation.<br/>This does not apply to decisions taken on planning applications</b></p> |
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Area North Committee – 27 April 2011

## 8. Area North Committee - Forward Plan

**Portfolio Holder:** Cllr. Patrick Palmer, Area North Chairman  
**Strategic Director:** Rina Singh, Place and Performance  
**Assistant Director:** Helen Rutter, Communities  
**Service Manager:** Charlotte Jones, Area Development (North)  
**Lead Officer:** Becky Sanders, Committee Administrator  
**Contact Details:** [becky.sanders@southsomerset.gov.uk](mailto:becky.sanders@southsomerset.gov.uk) or (01458) 257437

### Purpose of the Report

This report informs Members of the Area North Committee Forward Plan.

### Public Interest

The forward plan sets out items and issues to be discussed over the coming few months. It is reviewed and updated each month, and included within the Area North Committee agenda, where members of the committee may endorse or request amendments.

### Recommendations

Members are asked to: -

- (1) Note and comment upon the proposed Area North Committee Forward Plan as attached at Appendix A.
- (2) Identify priorities for further reports to be added to the Area North Committee Forward Plan.

### Area North Committee Forward Plan

Members of the public, councillors, service managers, and partners may also request an item be placed within the forward plan for a future meeting, by contacting the Agenda Co-ordinator.

Items marked *in italics* are not yet confirmed, due to the attendance of additional representatives.

To make the best use of the committee, the focus for topics should be on issues where local involvement and influence may be beneficial, and where local priorities and issues raised by the community are linked to SSDC and SCC corporate aims and objectives.

Further details on these items, or to suggest / request an agenda item for the Area North Committee, please contact the Agenda Co-ordinator; Becky Sanders.

**Background Papers:** *None*



## Appendix A – Area North Committee Forward Plan

Further details on these items, or to suggest / request an agenda item for the Area North Committee, please contact the Agenda Co-ordinator; Becky Sanders, [becky.sanders@southsomerset.gov.uk](mailto:becky.sanders@southsomerset.gov.uk)

Items marked in italics are not yet confirmed, due to the attendance of additional representatives. Key: SCC = Somerset County Council

| Meeting Date                              | Agenda Item   | Background / Purpose  | Lead Officer(s)<br>SSDC unless stated otherwise          |
|---|---|---|--|
| <i>No meeting in May due to elections</i> |   |   |  |
| 22 Jun '11                                | Area North Working groups and Outside Bodies – Appointment of members 2011-12   | New municipal year – appointment of members to working groups and outside bodies.   | Becky Sanders, Committee Administrator                   |
| 22 Jun '11                                | Revised Scheme of Delegation – Development Control Nomination of Substitutes for Chairman and Vice Chairman for 2011-12 | New municipal year – appointment of two members to act as substitutes.  | Becky Sanders, Committee Administrator                   |
| 22 Jun '11                                | Area North 2010-11 Budgets Outturn Report   | To report on the year's expenditure including Area North Capital Programme.   | Nazir Mehrali, Management Accountant                     |
| 22 Jun '11                                | 2010-11 Area North Area Development Plan and Community Grants Outturn Report  | A summary of grants awarded to community groups during 2010-11 and updates on projects supported.   | Charlotte Jones (Area Development Manager)               |
| 22 Jun '11                                | Highways Authority  | Half yearly report - update on Highways Services.   | Neil McWilliams- Assistant Highway Service Manager (SCC) |
| 22 Jun '11                                | Streetscene Service   | Half yearly update on Streetscene Service   | Chris Cooper, Streetscene Manager                        |
| 27 Jul '11                                | SSDC Partnerships   | For the Area North Committee to comment on the findings of the Scrutiny Task and Finish Review of Partnerships with regard to the partnerships in Area North. | Alice Knight, Third Sector and Partnership Manager.      |
| 27 Jul '11                                | <i>Area North Affordable Housing Programme</i>  | <i>Update report on the progress of the current programme</i>   | <i>Colin McDonald, Strategic Housing Manager</i>         |

| <b>Meeting Date</b> | <b>Agenda Item</b>                                       | <b>Background / Purpose</b>  | <b>Lead Officer(s)<br/>SSDC unless stated otherwise</b>                 |
|---------------------|--|--|---|
| <i>24 Aug '11</i>   | <i>Environmental Health</i>                              | <i>Service update report</i>   | <i>Alasdair Bell – Environmental Health Manager</i>                     |
| <i>TBC</i>          | <i>Buildings At Risk Register</i>                        | <i>Report on the work of the Conservation Team with a special focus on the historic Buildings at Risk Register for Area North.</i> | <i>Adron Duckworth, Conservation Manager</i>                            |
| <i>TBC</i>          | <i>SSDC Asset Strategy – Area North</i>                  | <i>Draft Asset Management Strategy.</i>  | <i>Donna Parham, Assistant Director (Finance)</i>                       |
| <i>TBC</i>          | <i>Huish Episcopi Sports Centre Management Agreement</i> | <i>Update report on the Huish Episcopi Sports Centre Management Agreement.</i>   | <i>Steve Joel, Assistant Director (Health and Wellbeing)</i>            |
| <i>TBC</i>          | <i>Civil Contingencies - Severe Weather</i>              | <i>An update report on measures to plan for and react to severe weather conditions</i>   | <i>Pam Harvey – Civil Contingencies and Business Continuity Manager</i> |

Area North Committee – 27 April 2011

## 9. Planning Appeals

*Portfolio Holder:* Tim Carroll (Leader), Strategy and Policy  
*Strategic Director:* Rina Singh, Place and Performance  
*Assistant Director:* Martin Woods, Economy  
*Service Manager:* David Norris, Development Manager  
*Lead Officer:* As above  
*Contact Details:* david.norris@southsomerset.gov.uk or (01935) 462382

### Purpose of the Report

To inform members of the appeals that have been lodged, decided upon or withdrawn.

### Public Interest

The Area Chairmen have asked that a monthly report relating to the number of appeals received, decided upon or withdrawn be submitted to the Committee.

### Recommendation

That members comment upon and note the report.

### Appeals Lodged

09/03669/FUL – The Courthouse Gallery, 1 West Street, Somerton TA11 7PS.  
Refurbishment and regeneration of existing retail units, and creation of a mixed use scheme including a care home, assisted living and extra care apartments.

### Appeals Dismissed

10/04174/FUL – Laburnum Farm, Low Ham, Langport TA10 9DS.  
Erection of a conservatory on south elevation of dwellinghouse.

10/01991/FUL – Land adjoining Podgers Orchard, East Street, Drayton, Langport  
The erection of a dwelling house.

10/02777/OUT – Bartons Thatch, 2 Lower Orchard, Barrington, Ilminster.  
Erection of detached dwelling.

### Appeals Allowed - None

### Appeals Withdrawn

10/03526/FUL – Land OS2847 part, Isle Abbotts Road, Fivehead TA3 6QH.  
Alteration to existing access and creation of access track to existing permitted residential caravan site.

The Inspector's decision letters are shown on the following pages.

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9 pages of appeals

1



















Area North Committee – 27 April 2011

## 10. Planning Applications

**The schedule of planning applications is attached.**

The inclusion of two stars (\*\*) as part of the Development Manager's recommendation indicates that the application will need to be referred to the District Council's Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The Lead Planning Officer, at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to District Council's Regulation Committee even if it has not been two starred on the Agenda.

### Human Rights Act 1998 Issues

The determination of the applications which are the subject of reports in this plans list are considered to involve the following human rights issues: -

1. Articles 8: Right to respect for private and family life.
  - i) Everyone has the right to respect for his/her private and family life, his/her home and his/her correspondence.
  - ii) There shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedom of others.
2. The First Protocol

*Every natural or legal person is entitled to the peaceful enjoyment of his/her possessions. No one shall be deprived of his possessions except in the public interests and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.*

*Each report considers in detail the competing rights and interests involved in the application. Having had regard to those matters in the light of the convention rights referred to above, it is considered that the recommendation is in accordance with the law, proportionate and both necessary to protect the rights and freedoms of others and in the public interest.*

*David Norris, Development Manager  
david.norris@southsomerset.gov.uk or (01935) 462382*

**Background Papers:** *Individual planning application files referred to in this document are held in the Planning Department, Brympton Way, Yeovil, BA20 2HT*