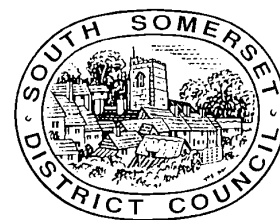


# South Somerset District Council

## Notice of Meeting



# Area North Committee

*Making a difference where it counts*

**Wednesday 28 September 2011**

**4.00pm**

**Village Hall  
Chilthorne Domer  
BA22 8RD**

(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 no earlier than 4.00pm.**

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 Monday 19 September 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*

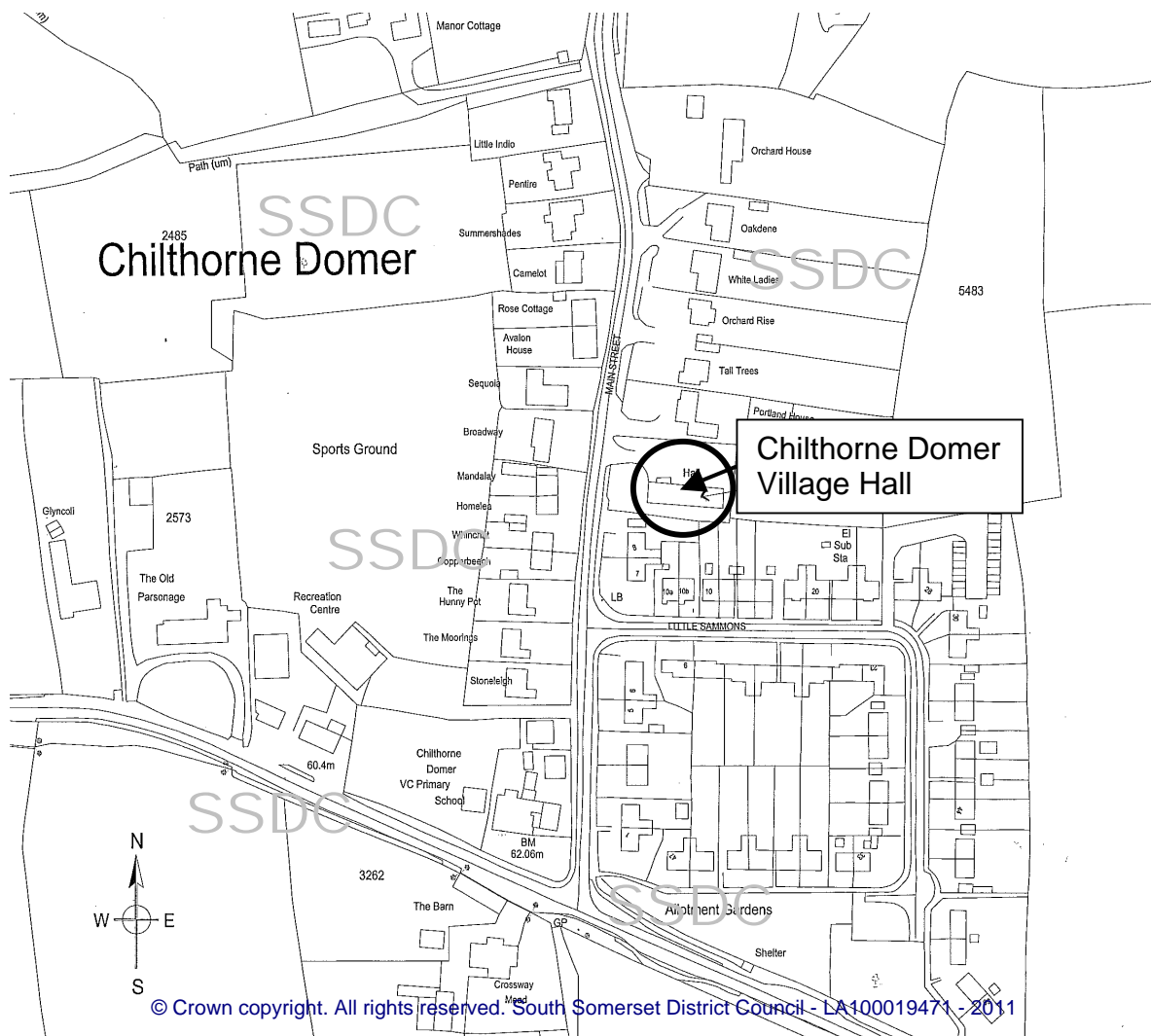
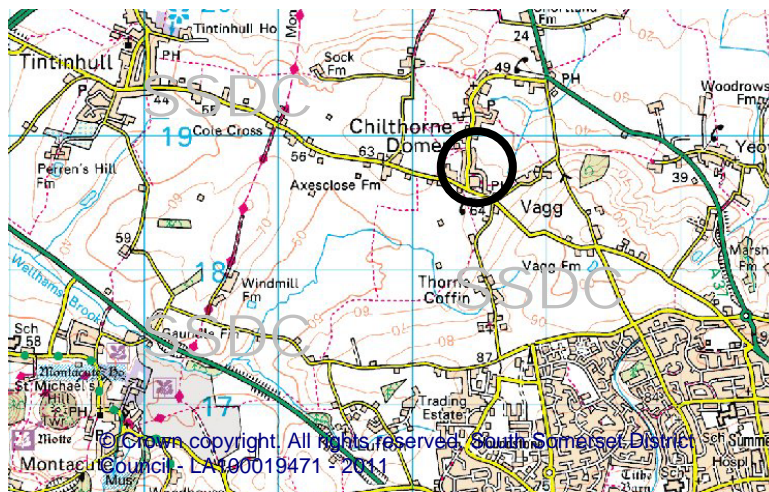
**2005-2006**  
*Getting Closer to Communities*

**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

Pauline Clarke (Vice Chairman)	Patrick Palmer (Chairman)	Sue Steele
Terry Mounter	Shane Pledger	Paul Thompson
Graham Middleton	Jo Roundell Greene	Barry Walker
Roy Mills	Sylvia Seal	Derek Yeomans
David Norris		

## 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 and Sam Crabb.

## 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 (unless specified otherwise), following a break for refreshments, in the order shown on the planning applications schedule. 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 is usually available from 1.30pm at the hall to answer questions and take comments from members of the Committee. **However, this month they will not be available.** 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, usually at 2.00pm, on the fourth Wednesday of the month in village halls throughout Area North. However, this month the meeting will start at 4.00pm.

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 28 September 2011**

## Agenda

### *Preliminary Items*

1. **To approve as a correct record the minutes of the meeting held on 24 August 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:

Councillors Patrick Palmer, Shane Pledger and 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 the next Area North Committee meeting will be held on **Wednesday 26 October 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 ..... 5

**Please note that the 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**

Area North Committee – 28 September 2011

## 8. Area North Committee - Forward Plan

*Strategic Director:* Rina Singh, Place and Performance  
*Assistant Directors:* Helen Rutter & Kim Close, Communities  
*Service Manager:* Charlotte Jones, Area Development (North)  
*Lead Officer:* Becky Sanders, Committee Administrator  
*Contact Details:* becky.sanders@southsomerset.gov.uk or (01935) 462596

### 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 and 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

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## 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) SSDC unless stated otherwise
26 Oct '11	Huish Episcopi Sports Centre Management Agreement	Report on the Huish Episcopi Sports Centre Management Agreement – a revised agreement (formed as part of a grant from SSDC) is required due to recent changes in management arrangements.	Steve Joel, Assistant Director (Heath and Wellbeing)
26 Oct '11	South Somerset Core Strategy	To provide an opportunity for the Area Committee to consider the draft Core Strategy, with specific implications for Area North, prior to decisions for its adoption by District Executive and Full Council.	Andy Foyne – Spatial Planning Manager
23 Nov '11	<i>Community Safety</i>	<i>To provide an opportunity for discussion of issues affecting community safety in Area North. A representative of the Avon and Somerset Constabulary will also attend.</i>	<i>Steve Brewer – Community Safety Officer and Les Collett – Community Development Officer</i>
23 Nov '11	Community Health and Leisure	Report on the work of the SSDC Community Health and Leisure service.	Lynda Pincombe – Community Health and Leisure Manager
23 Nov '11	Area North Priorities	A report to endorse priorities for the Area North Development Plan 2011-12, together with an update on current programmes of work supported by the Area Committee.	Charlotte Jones – Area Development Manager (North)
23 Nov 11	Area North Quarterly Budget Monitoring and Update to Capital Programme	To provide a financial statement for the budgets under the control of the Area Committee. The report will also seek endorsement of revisions to the current capital programme.	Nazir Mehrali, Management Accountant
14 Dec '11	Welfare Benefits Take-up	Annual update on the work of the Welfare Benefits team.	Fiona Johnson, Welfare officer
14 Dec '11	Section 106 Monitoring Report	To provide an update report on the collection and allocation of funds secured through s106 agreements from development in Area North.	Neil Waddleton, S.106 Monitoring Officer

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background / Purpose</b>	<b>Lead Officer(s) SSDC unless stated otherwise</b>
14 Dec '11	<i>Streetscene Service</i>	<i>Half yearly update on Streetscene Service</i>	<i>Chris Cooper, Streetscene Manager</i>
14 Dec '11	<i>Highways Authority</i>	<i>Half yearly report - update on Highways Services / Programme 2011-12.</i>	<i>Neil McWilliams, Assistant Highway Service Manager (SCC)</i>
25 Jan '12	<i>Countryside</i>	<i>To provide a report on the work of the SSDC Countryside Service over the past 12 months.</i>	<i>Katy Menday, Countryside Manager</i>
25 Jan '12	<i>Area North – promoting the economy through culture, heritage and tourism</i>	<i>A report and presentation</i>	<i>Report co-ordinator - Pauline Burr – Regeneration Officer</i>
TBC	<i>SSDC Asset Strategy – Area North</i>	<i>Draft Asset Management Strategy – the plan that sets out the council's future approach to retaining or disposing of assets.</i>	<i>Donna Parham, Assistant Director (Finance)</i>
TBC	<i>Conservation and Historic Buildings</i>	<i>Report on the work of the Conservation Team with a special focus on the historic buildings in Area North.</i>	<i>Adron Duckworth, Conservation Manager</i>

Area North Committee – 28 September 2011

## 9. Planning Appeals

*Strategic Director:* Rina Singh, Place & 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

10/05030/FUL – Land adjoining Park Lane, Hollow Lane, Montacute TA15 6XN.  
Change of use of part of field (zone 2) to equestrian and erection of a barn for storage of hay.

### Appeals Dismissed

None

### Appeals Withdrawn

None

### Appeals Allowed

None

Area North Committee – 28 September 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*

## Planning Applications – 28 September 2011

### Planning Applications will be considered no earlier than 4.00 pm

Members of the public who wish to speak about a particular planning item are recommended to arrive at 3.50 pm.

The inclusion of two stars (\*\*) as part of the Development Manager's recommendation indicates that the application will need to be referred to the 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 Regulation Committee even if it has not been two starred on the Agenda.

Item	Page	Ward	Application	Proposal	Address	Applicant
1	6	WESSEX	11/02025/ FUL	Formation of vehicular access and hardstanding.	Ashleigh Villa, Langport Road, Somerton.	Mr A Wheller
2	11	TURN HILL	11/03311/ REM	Erection of a dwelling with detached garage. Formation of pedestrian and vehicular access.	Land adjacent Pound House, Rectory Hill, Pitney.	Mr S Pledger

Area North Committee – 28 September 2011

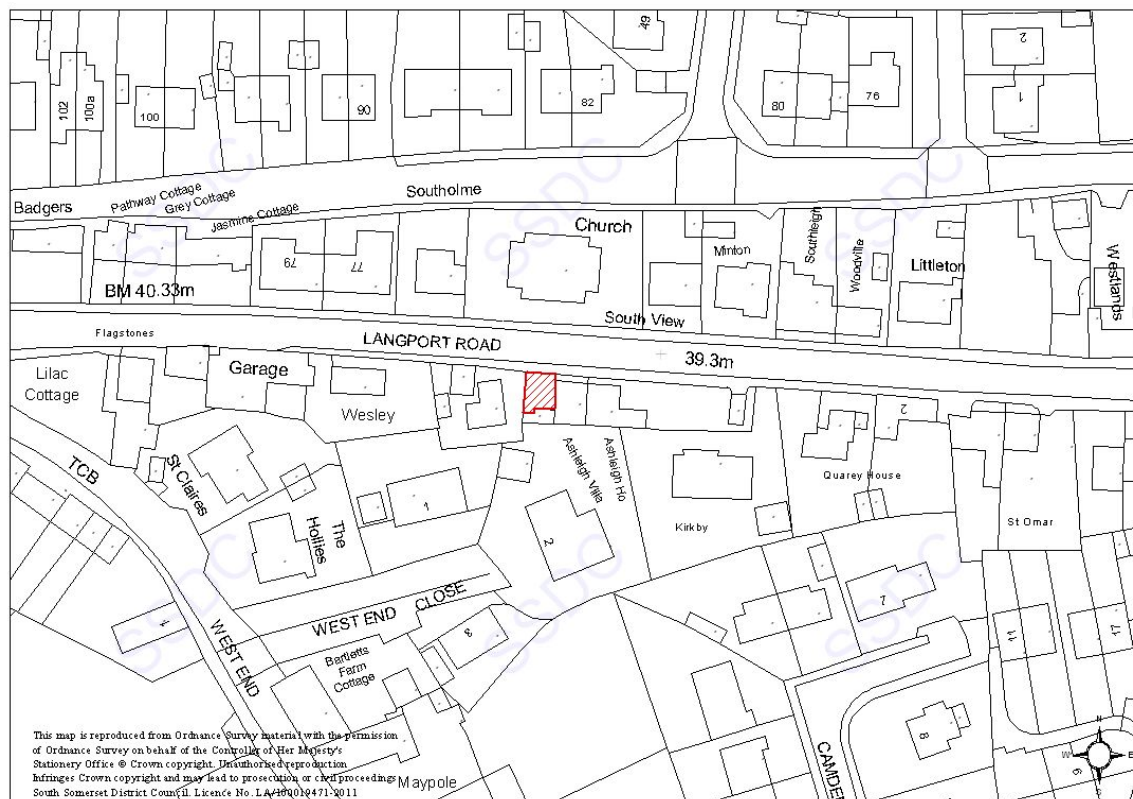
## Officer Report On Planning Application: 11/02025/FUL

<b>Proposal:</b>	Formation of vehicular access and hardstanding (GR 348309/128649)
<b>Site Address:</b>	Ashleigh Villa, Langport Road, Somerton
<b>Parish:</b>	Somerton
<b>WESSEX Ward (SSDC Members)</b>	Ms P Clarke (Cllr) Mr D J Norris (Cllr)
<b>Recommending Case Officer:</b>	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
<b>Target date:</b>	5th September 2011
<b>Applicant:</b>	Mr A Wheller
<b>Agent: (no agent if blank)</b>	
<b>Application Type:</b>	Other Householder - not a Change of Use

### REASON FOR REFERRAL TO COMMITTEE

The application is before the committee, with the agreement of the ward member and the area chair, as the recommendation is contrary to the views of the town council.

### SITE DESCRIPTION AND PROPOSAL



The proposal seeks permission for the formation of a vehicular access and hardstanding. The property is a two storey semi-detached house constructed of natural stone, with

white UPVC window frames and clay tiles on the roof. The house is located close to various residential properties and opposite a Roman Catholic Church. The hardstanding will be formed of concrete and tarmac. The house is located within a development area, as defined by the local plan.

## HISTORY

None recent

## POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

Relevant Development Plan Documents

Somerset and Exmoor National Park Joint Structure Plan  
STR1 - Sustainable Development  
Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (Adopted April 2006)  
ST5 - Principles of Development  
ST6 - Quality of Development

## CONSULTATIONS

**Town Council** - No objections

**SSDC Technical Services** - No comment

**County Highways** -

*"The proposal is seeking to create a new vehicular access and hard standing that will derive access from/onto Langport Road (B3153). Langport Road (B3153), is defined as a County Route in the Somerset and Exmoor National Park Joint Structure Plan Review.*

*Langport Road (B3153), is a well utilised route and is subject to 30mph speed limit. In addition to there being appropriate justification for the provision of an access/parking area in this location, the detailed design would need to meet appropriate standards in terms of the provision of parking which should include a turning area to enable vehicles to enter and exit the highway in a forward gear. In addition the access should also incorporate visibility splays to ensure vehicles emerging can see and be seen and are commensurate with traffic speeds on the adjoining highway. It is likely that splays based on co-ordinates of 2.4m x 90m to the nearside carriageway edge, with no obstruction greater than 900mm.*

*None of this information has been set out within the submitted application and this is considered to be essential in terms of highway safety for all road users.*

*Taking the above points into consideration if the details raised above are not addressed, I would recommend refusal of the application for the following reasons:*

- 1. The proposal is contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000) since the proposed development derives direct access from a County Route and no overriding special need or benefit has been demonstrated, to warrant an exception for the proposed development on this specific site.*
- 2. On the information currently available, the Local Planning Authority is not convinced that a safe access to the site from the B3153 road can be achieved. The proposal therefore does not meet the requirements of Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000).*
- 3. The proposal does not incorporate adequate turning facilities to enable a vehicle to enter and leave the highway in forward gear, which is essential to highway safety. The proposal is therefore contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000).*
- 4. The proposal is contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000) since the proposed access to the B3153 does not incorporate the necessary visibility splays which are essential in the interests of highway safety."*

## **REPRESENTATIONS**

None received

## **CONSIDERATIONS**

The proposed access is unlikely to have any significant impact on the residential amenity of adjoining occupiers.

The proposed access is considered to be on an appropriate standard of design and materials that will have no adverse impact on the character of the surrounding area.

The county highway authority was consulted as to the potential impact of the proposal on highway safety. They have raised serious concerns with the proposal and recommend refusal for a number of reasons. They are concerned that the proposal will derive direct access from a County Route with no overriding need or special justification. They are also concerned that the access will compromise highway safety, as the proposal does not incorporate the necessary visibility splays or adequate turning facilities.

There are not considered to be any exceptional circumstances that justify overriding this advice. Whilst the highways officer suggests four reasons for refusal it is recommended that these could be covered by a single reason.

## **RECOMMENDATION**

Refuse for the following reason:



**REASON**

01. The proposal does not incorporate adequate turning facilities to enable a vehicle to enter and leave the highway in a forward gear, nor does it incorporate the necessary visibility splays, both of which are essential to highway safety. The proposal is therefore contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000).
-

Area North Committee – 28 September 2011

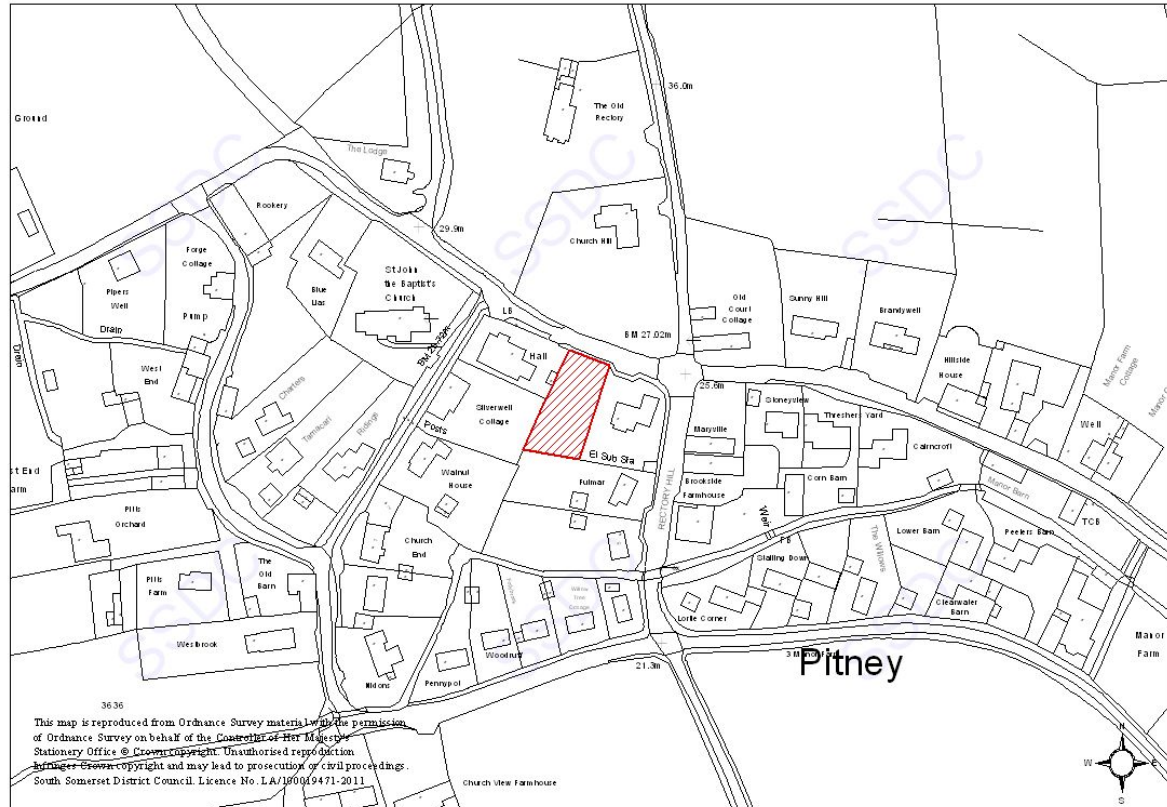
## Officer Report On Planning Application: 11/03311/REM

<b>Proposal:</b>	Erection of a dwelling with detached garage. Formation of pedestrian and vehicular access. (GR 344506/128454)
<b>Site Address:</b>	Land Adjacent Pound House, Rectory Hill, Pitney
<b>Parish:</b>	Pitney
<b>TURN HILL Ward (SSDC Member)</b>	Mr S Pledger (Cllr)
<b>Recommending Case Officer:</b>	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
<b>Target date:</b>	13th October 2011
<b>Applicant:</b>	Mr S Pledger
<b>Agent: (no agent if blank)</b>	Smith Planning & Design Limited Wayside, Fivehead, Taunton, Somerset TA3 6PQ
<b>Application Type:</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR REFERRAL TO COMMITTEE

The applicant is a District Council Member.

### SITE DESCRIPTION AND PROPOSAL



The application site is located within the settlement of Pitney, a settlement in the countryside that does not have a development area. The site was formerly part of the

garden area to Pound House and is now under separate ownership.

Pound House is a modern two storey dwelling of reconstructed stone elevations with a tiled roof. Similar types of dwelling to the rear of the site can be viewed from the roadside. A former Victorian school building that is now used as a village hall is located immediately west of the application site. The ground levels fall away sharply from the roadside.

The outline planning permission, ref: 10/05128/OUT, reserved all matters. The proposal seeks approval for all the reserved matters in connection with the erection of a dwelling with detached garage, and formation of access. Due to the nature of the ground levels the rear wing is stepped down that results in a split level ground floor. The dwelling's overall height aligns with the ridge heights of the buildings to either side of the application site that front onto Upper Pitney Road. The proposal seeks a two storey building, but with the first floor having the roof brought down to create dormers that face the highway. The detailed drawing describes local natural stone, and double roman tiles, with mortar fillet to verges and Brett Martin rainwater goods.

## **PLANNING HISTORY**

10/05128/OUT. Erection of 1(no.) dwelling to replace extant permission. Approved 13 October 2010.

07/04186/OUT. Erection of 1(no.) dwelling house. Approved 24 July 2007.

02/02766/OUT. Erection of 1(no.) dwelling. Approved 15 November 2002.

97/02338/OUT. Erection of 1(no.) dwelling. Approved 7 November 1997.

92/01715/OUT. Erection of 1(no.) dwelling. Approved 12 October 1992.

883744. The erection of one dwelling. Refused. The appeal was allowed. The site was considered infill following the character of adjacent plots.

## **POLICY CONTEXT**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under 54A of the Town and Country Planning Act 1990 and requires that decisions must be made in accordance with relevant development plan documents unless material considerations indicate otherwise.

### **Relevant Development Plan Documents:**

Somerset and Exmoor National Park Joint Structure Plan 2000

STR1 - Sustainable Development

STR6 - Development Outside Towns

South Somerset Local Plan

ST3 - Development Areas

ST5 - Principle of Development

ST6 - Quality of Development

EH12 - Area of High Archaeological Potential

EH5 Setting of Listed Buildings

### **Other**

Pitney Village Design Statement.

## CONSULTATIONS AND REPRESENTATIONS

Parish Council - No objection.

County Highway Authority - To be reported.

SSDC Technical Services. No comment

Archaeologist - To be reported.

Landscape Architect - No objection.

Neighbours - There were 4 neighbour notification letters issued. There have not been any received responses.

## CONSIDERATIONS

Although the site is outside of any development area the principle of development and the erection of a dwelling was established by the Outline planning permission, accordingly the main considerations are the reserved matters; namely, appearance, layout, scale, access and landscaping:

### **Character, Appearance, Scale and Layout:**

The proposal shows a ridgeline of similar height to the buildings on either side of the application site. Built into a slope, set back slightly from the front elevations of the buildings to either side, with dormer openings at first floor level, the dwelling's scale is considered acceptable with finishes that closely relate to the traditional former Victorian school building that adjoins. The rear wing is stepped down that creates a split level ground floor area that acceptably deals with the land level changes on site.

### **Neighbour Amenity:**

The two most nearest properties are Pound House and Fulmar. The distance between openings with Fulmar is greater than 25 metres and viewed at an angle, it is considered that the proposal would not have any significant impact on the occupants of that property.

In stepping down the rear wing the patio area is at a similar level to that of Pound House. It is considered that the arrangement is acceptable and would not have any undue impact on the occupants of Pound House.

### **Parking and Access:**

A double garage is proposed with a turning area at the front of the dwelling to enable vehicles to enter the highway in first gear. The submitted drawings show the remodelled natural stone wall that fronts the highway at a maximum of 900mm above the edge of the road. This is considered acceptable in principle, however the comments of the highway officer will be reported to committee.

### **Landscaping:**

This includes the retention of trees and the planting of additional specimen along the boundary with Pound House is acceptable to the landscape architect.

**RECOMMENDATION**

## APPROVE

01. The proposal by reason of its size, scale and materials, causes no demonstrable harm to residential amenity or to the character of the locality and given the extant outline permission is considered in accordance with the aims and objectives of policies ST5 and ST6 of the South Somerset Local Plan.

**SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be carried out in accordance with the following approved plans: 02, 04, 06, 05, 03, 01 date stamped 18 August 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

02. Possible highways conditions as reasonable, recommended by the highway officer.

**Informatives:**

01. The applicant/ developer is reminded that the planning conditions attached to the Outline planning permission, 10/03543/OUT, remain relevant, in particular the surface drainage details in condition 9 remain to be agreed.

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