

Meeting AN 05M 11/12
Date 28.09.11

South Somerset District Council

Draft Minutes of a meeting of the **Area North Committee** held in the Village Hall, Chilthorne Domer on **Wednesday 28 September 2011**.

(4.00pm – 4.21pm)

Present:

Members: Patrick Palmer (Chairman)

Pauline Clarke

Terry Mounter

Graham Middleton

Roy Mills

Shane Pledger

Jo Roundell Greene

Sue Steele

Derek Yeomans

Officers:

Charlotte Jones

Adrian Noon

Dominic Heath-Coleman

Becky Sanders

Area Development Manager (North)

Area Lead North/East

Planning Assistant

Committee Administrator

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

47. Minutes (Agenda item 1)

Councillor Sue Steele requested an amendment to minute 44, budget monitoring, so that her query, and the associated response from the Area Development Manager (North), regarding finances relating to the Gypsy and Traveller Park Homes was noted. The additional paragraph to read as follows: *One member queried the finances stated in Appendix A relating to Gypsy and Traveller Park Homes. In response, the Area Development Manager (North) confirmed the advice from the Assistant Director (Health and Well-being), which was that the correct remaining allocation within the Capital Programme towards community facilities in Ilton, as part of the Park Homes scheme, was £60,000, and not £50,000 as reported.*

Members were content that the minutes of the meeting held on 24 August 2011, copies of which had been circulated, be approved and signed as a correct record subject to the amendment being made to minute 44.

48. Apologies for Absence (Agenda item 2)

Apologies for absence were received from Councillors David Norris, Sylvia Seal, Paul Thompson and Barry Walker.

49. Declarations of Interest (Agenda item 3)

Cllr Shane Pledger declared a personal and prejudicial interest in agenda item 10, planning applications, as he was the applicant for 11/03311/REM.

50. Date of Next Meeting (Agenda item 4)

The Chairman reminded members that the next meeting of the Area North Committee would be held on Wednesday 26 October 2011 at the Millennium Hall, Seavington.

51. Public Question Time (Agenda item 5)

There were no questions from members of the public.

52. Chairman's Announcements (Agenda item 6)

The Chairman reminded members of the following workshops and meetings:

- The Area North Annual Parish Meeting on 19 October.
 - The Review of Area Working – workshop 2 on 23 November had been cancelled. Members were now requested to attend a workshop on either 18 November or 22 November.
 - Prior to the meeting of North Committee on 23 November, there would be a members workshop regarding Section 106 agreements and community facilities.
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53. Reports from Members (Agenda item 7)

There were no reports from members.

54. Area North Committee – Forward Plan (Agenda item 11)

The Area Development Manager (North) updated members that the Streetscene and Highways reports in December were now confirmed, as was the Countryside report in January.

RESOLVED: That members noted the Forward Plan.

*Becky Sanders, Committee Administrator
becky.sanders@southsomerset.gov.uk or (01935) 462077*

55. Planning Appeals (Agenda item 12)

The agenda report was noted, which informed members of planning appeals that were lodged, dismissed or allowed.

RESOLVED: That the report be noted.

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

56. Planning Applications (Agenda item 13)

The Committee considered the applications set out in the schedule attached to the agenda and the planning officer 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).

11/02025/FUL – Formation of vehicular access and hardstanding at Ashleigh Villa, Langport Road, Somerton. Applicant: Mr A Wheller.

The Planning Assistant summarised the application as shown in the agenda report. The key issues were the objections received from the Highway Authority regarding lack of visibility and turning space, and the impact upon highway safety. For these reasons, the officer's recommendation was to refuse permission.

The Area Lead North/East commented that the application was before committee so that the Highways issues could be fully considered.

Ward Member, Councillor Pauline Clark, commented that nearby properties had similar parking arrangements to that which was proposed, and felt it would be safer if parked cars were off the road. She noted that there was good visibility along the section of road where vehicles would be exiting, and that the applicant had indicated he would reverse in to the parking area rather than reversing out onto the highway. She acknowledged the concerns raised by the Highway Authority but didn't consider the proposal to be so dangerous as to refuse the application.

The Planning Assistant clarified that concerns raised by the Highway Authority regarding visibility were mainly due to neighbouring land not being in the applicants ownership.

The Area Lead North/East commented that if members were minded to approve the application that the justification would be the proposal to provide off-street parking to serve this dwelling, in a similar manner to other properties, would not be prejudicial to highway safety in this location and would have no adverse on residential or visual amenity. Accordingly the proposal complies with policies ST5 and ST6 of the South Somerset Local Plan and policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review. Planning Assistant suggested four conditions to include a time limit, approved plans, surfacing and drainage.

Members were of the opinion that highway safety would not be compromised by the application and were unanimously in agreement that planning permission be granted, contrary to the officer recommendation, subject to the appropriate conditions as suggested by the Planning Officer.

RESOLVED: That planning application 11/02025/FUL be APPROVED, contrary to the officer recommendation.

Justification:

The proposal to provide off-street parking to serve this dwelling, in a similar manner to other properties, would not be prejudicial to highway safety in this location and would have no adverse on residential or visual amenity. Accordingly the proposal complies with policies ST5 and ST6 of the South Somerset Local Plan and policy 49 of the Somerset and

Exmoor National Park Joint Structure Plan Review.

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.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: C4867/100A received 18 May 2011.

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

- 3) The parking area hereby permitted shall not be brought into use until it has been properly consolidated and surfaced (not loose stone or gravel) in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with policy 49 of the Somerset and Exmoor National Park Joint Structure Plan.

- 4) The parking area hereby permitted shall not be brought into use until provision has been made within the site of the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with policy 49 of the Somerset and Exmoor National Park Joint Structure Plan.

(Voting: Unanimous in favour)

11/03311/REM - Erection of a dwelling with detached garage. Formation of pedestrian and vehicular access at land adjacent Pound House, Rectory Hill, Pitney. Applicant: Mr S Pledger.

The Planning Assistant summarised the application as shown in the agenda which was for the reserved matters of an outline application approved in October 2010. Members were updated that the consultation response had been received from the Highway Authority suggesting the use of conditions to ensure that any entrance gate is set back a minimum distance of 5m from the edge of the adjoining carriageway and hung to open inwards, and to ensure that visibility splays of 2.4m back and parallel from the carriageway edge over the entire site frontage are provided with no obstruction greater than 900mm high.

The Planning Assistant commented that the proposed materials were considered to be in character with the neighbouring Victorian school building, and the steeping down of the rear wing dealt with any issues regarding overlooking of neighbouring properties.

Councillor Shane Pledger addressed members briefly and commented that he had purchased the site, with outline permission, earlier in the year.

(Cllr Shane Pledger, having earlier declared a personal and prejudicial interest, left the room during consideration of this item.)

Division Member and District Councillor Derek Yeomans, commented that outline permission had been granted and renewed over many years. He considered the proposals provided a good transition between the neighbouring reconstituted stone dwelling and the Victorian school building.

During a brief discussion and in response to questions from members, the Planning Assistant clarified the levels and roofline of the proposal. Members were content to approve the application subject to the conditions and justification indicated in the agenda report.

RESOLVED: That planning application 11/03311/REM be approved subject to the conditions outlined in the agenda report and the following additional highways conditions:

1) Any entrance gates shall be set back a minimum distance of 5m from the edge of the adjoining carriageway and hung to open inwards.

Reason: In the interests of highway safety and in accordance with policy 49 of the Somerset and Exmoor National Park Joint Structure Plan.

2) A visibility splay of 2.4m back and parallel from the carriageway edge over the entire site frontage shall be provided with no obstruction greater than 900mm. Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and in accordance with policy 49 of the Somerset and Exmoor National Park Joint Structure Plan.

(Voting: unanimous in favour)

*David Norris, Development Manager (01935) 462382
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Chairman