

Meeting AN 08M 11/12
Date 14.12.11

South Somerset District Council

Draft Minutes of a meeting of the **Area North Committee** held in the Village Hall, Long Sutton on **Wednesday 14 December 2011**.

(2.00pm – 4.40pm)

Present:

Members: Patrick Palmer (Chairman)

Pauline Clarke

Terry Mounter

Graham Middleton

Roy Mills

David Norris

Shane Pledger

Jo Roundell Greene

Sylvia Seal

Sue Steele

Paul Thompson

Derek Yeomans

Officers:

Charlotte Jones

Les Collett

Neil McWilliams

Phil Jones

Neil Waddleton

David Norris

Adrian Noon

Dominic Heath-Coleman

Angela Watson

Becky Sanders

Area Development Manager (North)

Community Development Officer (North)

Assistant Highway Service Manager, SCC

Enforcement Supervisor

Section 106 Monitoring Officer

Development Control Manager

Area Lead North/East

Planning Assistant

Legal Services Manager

Committee Administrator

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

84. Minutes (Agenda item 1)

The minutes of the meeting held on 23 November 2011, copies of which had been circulated, were taken as read and, having been approved as a correct record, were signed by the Chairman.

85. Apologies for Absence (Agenda item 2)

Apologies for absence were received from Councillor Barry Walker.

86. Declarations of Interest (Agenda item 3)

There were no declarations of interest.

87. Date of Next Meeting (Agenda item 4)

Members noted that the next meeting of the Area North Committee would be held on Wednesday 25 January 2012 at the Village Hall, Chilthorne Domer.

88. Public Question Time (Agenda item 5)

There were no questions from members of the public.

89. Chairman's Announcements (Agenda item 6)

There were no Chairman's announcements.

90. Reports from Members (Agenda item 7)

Councillor Sue Steele was pleased to report that the Isle Abbots Village Hall had received a BIFFA Award and the project was progressing well.

91. Seavington Community Shop & Café - Presentation (Agenda item 8)

The Community Development Officer (North) introduced Nick Ellis from Seavington Community Shop and Services Association. She gave an informative presentation about the project including:

- Café and shop run by volunteers as a convenience store
- Stock local food following a Defra initiative
- Young people were included in projects, including pancake demonstrations with the youth club, work experience and community service for the Duke of Edinburgh Award.
- Provides a forum for people to meet and skills to young people or those returning to work.
- Provides local football teams and supporters with refreshments
- Instigates and hosts events such as an apple day, craft fair and occasional Sunday breakfasts.
- Turnover and projected income over the last year had been less than that forecast in the business plan. The committee were looking to address the situation in various ways and to increase trade.

In response to comments from members, Ms Ellis noted that:

- The shop and café were advertised locally but there was not a regular newsletter specifically for the shop and café.
- The Plunkett Foundation had suggested a reverse credit scheme as a way to increase trade.
- The committee were open to sharing their experiences through skill sharing via the Plunkett Foundation.

Members were unanimous in their support and praise for the project and were particularly pleased it was welcoming all ages and supporting the sale of local produce. The Chairman thanked Ms Ellis for her excellent presentation.

92. Highway Authority Report – Area North (Agenda item 9)

The Assistant Highway Service Manager presented the report as shown in the agenda. He updated members that the outstanding structural schemes for 2011/12 at Huish Episcopi – A372 Langport Road, Tintinhull – Head Street, Martock – Ashfield Park and Somerton – West Street had been deferred to the 2012/2013 financial year.

Winter maintenance had commenced, with only three grit runs to date. The department currently had capacity to fill grit bins around the district and the offer of bags of grit was still open to parish and town councils. Brief extracts of essential information were now available on Twitter through the @somesetgritter page when freezing conditions were likely or the county was dealing with snow.

It was also noted that the following works would be taking place:

- Structural maintenance drainage scheme, Tintinhull (Farm Street/Queen Street) – January 2012.
- Minor drainage works, Montacute (Hollow Lane) – January 2012
- Minor drainage works, Low Ham (Lower Street) – due to be completed by end of December 2011.

Members thanked the Assistant Highway Service Manager for his report.

RESOLVED: That the report be noted.

*Neil McWilliams, Assistant Highway Service Manager
countyroads-southsom@somerset.gov.uk or 0845 345 9155*

93. Performance of the Streetscene Service (Agenda item 10)

The Enforcement Supervisor summarised the report as shown in the agenda. He highlighted to members key points including:

- The service had gone through a restructure into two teams – Environmental Enforcement and Street Cleansing were now one team and Horticulture were the other team.
- Some monitoring and surveys, including national indicators, would no longer be carried out. The team were still available for parish walkabouts with ward members and parish councils.
- There had been fewer gypsy incursions this year in Area North.
- The current work programme over the winter.
- There had been a slight increase in fly-tipping of household waste.
- There were less vehicles being abandoned, possibly due to there currently being a good price for scrap metal.

In response to a question from a member, the Enforcement Supervisor explained that fly tips were examined to see if there were any indications as to the possible perpetrator, and appropriate action was taken where there was sufficient evidence or witness statements.

Members thanked the Enforcement Supervisor for the excellent work of the Streetscene Service.

RESOLVED: That the report be noted.

*Chris Cooper, Streetscene Manager
chris.cooper@southsomerset.gov.uk or 01935 462840*

94. Section 106 Obligations (Agenda item 10A)

The Section 106 Monitoring Officer presented the report as detailed in the agenda and noted that the monitoring report only included those agreements that had been signed. He explained the background to his role and the process for monitoring Section 106 obligations.

A summary of the Section 106 Obligations for Area North was circulated indicating that £736,673 had been secured, of which £504,978 deposits had been received to date. Strategic contributions in Area North included investment into the Leisure Centre at Huish Academy.

In response to comments and queries from members, the Section 106 Monitoring Officer clarified that:

- Individual legal agreements would define the timeframe and trigger points for payment of obligations.
- Community Health and Leisure staff would work with parishes to ascertain what facilities or improvements were needed within a parish. Depending on who was the lead organisation for delivery, the appropriate monies could be transferred.
- There was a need to ensure that monies went to where it was originally planned.

Members thanked the officer for his informative report.

RESOLVED: That the report be noted.

*Neil Waddleton, Section 106 Monitoring Officer
neil.waddleton@southsomerset.gov.uk or 01935 462603*

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

The Area Development Manager (North) had no updates, but confirmed the report on Welfare Benefits would come to the meeting in January. Members suggested that a presentation on the charity shop in Stoke Sub Hamdon and the refurbishment of pavilion in Chilthorne Domer would be of interest and this was agreed.

RESOLVED: That the Forward Plan be noted.

*Becky Sanders, Committee Administrator
becky.sanders@southsomerset.gov.uk or (01935) 462596*

96. 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
david.norris@southsomerset.gov.uk or (01935) 462382*

97. 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).

11/03879/FUL – Alteration of portion of wall to form access for maintenance to walled garden at The Gateway, The Hill, Langport. Applicant: Mr C Chapman.

The Planning Assistant presented the application as shown in the agenda report. He explained that there was also an associated application for Listed Building Consent – 11/03983/LBC. The new access would be 1.5 metres wide, with timber gates and a timber lintel. He noted the planning history for the site and commented that the width of the access had been reduced to 1.5 metres to address highway issues. The proposal would not be suitable for use by cars as it was too narrow, and would only allow use for a quad-bike vehicle or similar. For this reason it was considered that the impact on highway safety was negligible, and the need for such an access was not inappropriate for a property of the size. The officer recommendation was to approve the application as it was considered there was no demonstrable negative impact.

Mr Chapman, applicant commented that the existing main entrance could not be used as two large mature trees were in the way and they did not wish to fell them. Nor could the existing door in the wall be used, as there was a large buttress behind the wall. The location of the new entrance had good visibility and wouldn't be used on a regular basis.

Ward member, Councillor Roy Mills questioned the necessity for a new access and felt the existing access was adequate.

During a short discussion members raised several comments including:

- The size, position and style of this proposal was more acceptable than that previously.
- Impact upon highway safety would be negligible.
- The traditional gates proposed would have minimal impact upon the area and would help to refurbish something historic.
- Gates should be of traditional style and hardwood.

It was proposed and seconded to approve the application as per the officer's recommendation subject to the conditions stated in the agenda report, and on being put to the vote was carried ten in favour and one against.

RESOLVED: That application 11/03879/FUL be APPROVED subject to the recommendations stated in the agenda report.

(Voting: 10 in favour, 1 against)

11/03983/LBC – Alteration of portion of wall to form access for maintenance to walled garden at The Gateway, The Hill, Langport. Applicant: Mr C Chapman.

This application was discussed in conjunction with the previous application 11/03879/FUL and comments made on that application also refer to this application.

It was proposed and seconded to approve the application as per the officer 's recommendation subject to the conditions stated in the agenda report, and on being put to the vote was carried ten in favour and one against.

RESOLVED: That application 11/03983/LBC be APPROVED subject to the recommendations stated in the agenda report.

(Voting: 10 in favour, 1 against)

11/03942/FUL – Erection of an open fronted general purpose agricultural building on land at Bridghorn, Henley, Langport. Applicant: Mr S Cowling.

The Area Lead introduced the application as shown in the agenda. He updated members that two residents had challenged the location description in the officer report of 'just outside Henley' and that the proposal would have undue impact. He also updated members that the parish council had responded to the letter sent by the applicant's partner as detailed on page 39 of the agenda.

During the presentation, the Area Lead noted that young Leylandii had already been planted along a boundary of the site for landscaping purposes, however since the agenda had been published, the Landscape Officer had recommended an additional condition for landscaping with traditional, native planting. It was explained that the Local Planning Authority (LPA) were satisfied that there was justification for an agricultural building and that the impact on visual and residential amenity was minimal. Members were reminded that enforcement issues with the adjacent site were not relevant to this application. The officer recommendation was for approval subject to the conditions in the agenda report and an additional condition for landscaping.

Mrs S Lloyd spoke in objection to the application and questioned if the applicant would be using the building or if he would be employing people. She also asked about the impact of traffic relating to the intended use of the barn, and expressed her concerns about future use of the building.

Mr A Lloyd, objector, commented that his mother lived close to the site and was concerned about its use. They both urged members to treat the application with caution. He questioned the sheep numbers stated by the applicant and asked if sheep records had been proven.

Mr S Cowling, applicant, commented that the proposal was intended for agricultural use only and welcomed any conditions regarding usage. He thanked the case officer for a fair report.

In response to the public comments, the Area Lead clarified that:

- there was an assumption that any agricultural building in the countryside would generate associated agricultural traffic, and that wouldn't normally be a reason for refusing an agricultural building
- the LPA were satisfied that the animal numbers proposed were reasonable
- on basis of agricultural use only, the Highway Authority had not raised an objection
- fear of unauthorised use or activity should not be used to withhold an approval

Ward member, Councillor Shane Pledger, commented he could see a warrant for the building but also acknowledged the concerns of objectors due to the past history of the applicant. He could see no legitimate reason to reason the application.

During the short ensuing discussion members raised several comments including:

- the informative in the agenda report (page 42) regarding use should be a condition
- sheep numbers would indicate feed to be stored
- there should be a condition for agricultural use and vehicles related to the agriculture only rather than storage of vehicles in general
- Planting of native species was preferable to Leylandii
- Acknowledge concerns of the community
- Was a distance of 80 metres too close to a residential building?

In response, the Area Lead commented that 80 metres was an acceptable distance between an agricultural building and a residential property.

It was proposed and seconded to approve the application subject to the conditions stated in the agenda report and two additional conditions:

- i) Landscaping to be approved by the LPA (planting with native species)
- ii) that use of the building and site to be limited to agriculture and not to be used for the sale, display or storage of tractors/machinery or associated items.

On being put to the vote the proposal was carried, eight in favour and three against.

RESOLVED: That application 11/03942/FUL be APPROVED subject to the conditions stated in the agenda report and the following two additional conditions:

- i) Landscaping to be approved by the LPA (planting with native species)
- ii) that use of the building to be limited to agriculture and not to be used for the sale, display or storage of tractors/machinery or associated items.

(Voting: 8 in favour, 3 against)

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Chairman