

Meeting AN 11M 11/12
Date 28.03.12

South Somerset District Council

Draft Minutes of a meeting of the **Area North Committee** held in the Village Hall, Norton Sub Hamdon on **Wednesday 28 March 2012**.

(2.00pm – 4.57pm)

Present:

Members: Patrick Palmer (Chairman)

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

Also present: Cllr John Bailey (SCC until 3pm)

Officers:

Charlotte Jones	Area Development Manager (North)
Les Collett	Community Development Officer (North)
Lee Walton	Planning Officer
Dominic Heath-Coleman	Planning Assistant
Adrian Noon	Area Lead North/East
Amy Cater	Solicitor
Becky Sanders	Committee Administrator

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

126. Minutes (Agenda item 1)

Councillor Roy Mills requested an amendment to minute 121 regarding his comment about the market town status of Langport, as his comments had been misinterpreted. He asked that the minutes be amended to make it clear that it was his opinion that many people thought of Langport as a market town, but neither Langport Town Council or Huish Episcopi Parish Council were supportive of market town status within the Core Strategy. Members were content that the minutes of the meeting held on 22 February 2012, copies of which had been circulated, be approved and signed as a correct record, subject to the amendment being made to minute 121.

127. Apologies for Absence (Agenda item 2)

There were no apologies for absence.

128. Declarations of Interest (Agenda item 3)

Councillor Sue Steele declared a personal and prejudicial interest in planning application 11/02676/FUL as a family member was a neighbour to the site.

Councillor Shane Pledger declared a personal and prejudicial interest in planning applications 12/00216/FUL and 12/00220/LBC as he was the applicant.

Both councillors declared that they would leave the room during discussion and voting on the respective planning applications.

At the time planning applications 12/00216/FUL and 12/00220/LBC were presented, Councillor Terry Mounter declared a personal and prejudicial interest as he had been involved with the site through the course of his business with the previous owner.

129. Date of Next Meeting (Agenda item 4)

Members noted that the next meeting of the Area North Committee would commence at 2.00pm on Wednesday 25 April 2012 at the Millennium Hall, Seavington.

130. Public Question Time (Agenda item 5)

There were no questions from members of the public.

131. Chairman's Announcements (Agenda item 6)

The Chairman reminded members:

- That the meeting of full Council to discuss the Core Strategy had been re-arranged for 10.00am on Monday 23 April and not at 6pm as had been previously advertised.
 - Of the Area North Parish Workshop on Thursday 26 April at Long Sutton Golf Club commencing at 6.45pm.
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132. Reports from Members (Agenda item 7)

There were no reports from members.

133. Promoting Safe and Strong Communities in Area North (Agenda item 8)

The Area Development Manager (North) introduced the report as shown in the agenda, and highlighted the information regarding the Police and Crime Commissioner. Sergeant Christian Wells, the new Neighbourhood Police Team Sergeant, and Neighbourhood Beat Manager, Constable Toni Lines were introduced to members. Sergeant Wells gave a brief background on his work history and shared some of the plans for the future.

There was a short discussion during which the police officers responded to comments from members. Members thanked the police officers for attending.

*Charlotte Jones, Area Development Manager (North)
charlotte.jones@southsomerset.gov.uk or 01935 462251*

134. Area North Community Grant – Martock Youth Centre (Executive Decision) (Agenda item 9)

The Community Development Officer (North) introduced the report as shown in the agenda and explained that the purpose of the grant was to help keep the Youth Centre warm by installing industrial heating, double glazing and draught proofing. It was explained that all works would be subject to approval by the Conservation Officer as it was a grade II listed building.

The Chairman and ward member, Councillor Patrick Palmer commented that the Youth Centre was popular and well supported by the community and parish council.

During a short discussion members raised several comments including:

- Worthwhile project
- Being an old building, how much maintenance work would be required in future years?
- Surprised that precept had not been raised
- Youth club needs to be kept open
- Roof should also be insulated
- A strategy was needed for the next 20 years for works that needed to be done
- Much work had already been done to the building which also need to be noted

In response to comments made, Mr K Beattie, a trustee of the Youth Centre commented that the roof had already been insulated. County Division member, Councillor John Bailey noted that the precept had been raised the previous year to fund youth workers and the facilities.

The Area Development Manager (North) commented that the listed building was difficult to modernise but it was structurally sound. The proposed works would help to maintain and increase income by encouraging more use of the building.

Members were unanimous in their support for the project and were content to approve the grant request as per the recommendations indicated in the agenda report.

RESOLVED: That £3,000 be awarded to the Trustees of Martock Youth Centre for improvements to the building, allocated from the Area North Capital Programme for Local Priority Projects, subject to the SSDC standard grant conditions and the following special condition:

- Works to be approved by the SSDC Conservation Officer.

Reason: To consider an application for funding assistance to the Trustees of Martock Youth Centre for energy efficiency improvements to the building.

(Voting: Unanimous in favour)

*Les Collett, Community Development Officer (North)
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135. South Petherton Parish Group Lengthsman – Service Transition Grant (Executive Decision) (Agenda item 10)

The Area Development Manager (North) summarised the report as shown in the agenda and explained that South Petherton Parish Council were the lead on behalf of the other parishes in the group. It was highlighted that the funding was for one-off support for one

year, and that members were being asked to consider making a choice from three options or to suggest an alternative. She noted that Area West had supported the project by awarding funding of £500 which was proportionate to Area North awarding £2,000 (option b) if members were minded to do so.

County division member, Councillor Paul Maxwell commented that parishes had been unable to take into account the February District Executive decision regarding funding to Lengthsman schemes, as they had been required to precept prior to that meeting. He asked for members to support an award of funding.

Ward members, Councillor Barry Walker and Paul Thompson, supported the project, and noted that the work of Lengthsman may help to reduce costs.

During the ensuing debate varying comments were made about Lengthsman schemes including;

- Area North budgets shouldn't be used to replace funding lost from Somerset County Council.
- Funding should be by parish precept(s)
- They enhanced the services offered by the local authority
- It should be a smaller grant
- Parishes were informed in late 2011 of budget changes

It was proposed to offer no direct financial support, but this was only supported by three members. It was then proposed to award a grant of £1,500 for one year, 2012-13, which was supported nine in favour, three against and one abstention.

Following the voting, the Area Development Manager clarified with members their general views about Lengthsman schemes in the future. Members were in agreement that in future there would be no further funding available from Area North for Lengthsman schemes.

- RESOLVED:**
- (1) That a one-off grant of £1,500 for one year, 2012-13, be approved towards the South Petherton Parish Group Lengthsman Scheme from the Area North budget for service transition, subject to the standard SSDC grant conditions, including the acceptance of the comments made by the SSDC Streetscene Manager as shown in Appendix A of the agenda report.
 - (2) That it be noted a grant of £500 has been awarded from Area West with respect to the parish members of the group within Area West.

Reason: To consider a request for a one-off financial contribution from Area north towards the South Petherton Parish Group Lengthsman Scheme.

(Voting: 9 in favour, 3 against, 1 abstention)

*Charlotte Jones, Area Development Manager (North)
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136. Area North 2011/12 Budget Monitoring report for the period ending 31st December 2011 (Agenda item 11)

The Area Development Manager introduced the report as shown in the agenda. Members were informed that the grants budget had been fully allocated, around £45,000 remained in the reserves and that the capital programme was healthy. She

explained that she was seeking to carry forward the transition funding to 2012-13 for the purpose of rural and community transport. Examples of completed community projects were highlighted including those that had not received any direct financial support from Area North.

In response to a member query, the Area Development Manager explained the background to the capital reserve including where the funding comes from, and the types of projects for which the monies could be allocated.

Members were content to note all the recommendations as shown in the agenda report.

RESOLVED: It was resolved that:

- (1) The report, including the additional comments of the Area Development Manager (North), be noted.
- (2) The current financial position on Area North budgets be noted
- (3) The position of the Area North Reserve as at 31 December 2011 be noted.
- (4) The position of the Area North Capital Programme for 2011/12 to 2015/16 as at 31 December 2011 be noted.
- (5) The position of the Play & Youth capital investment programme in Area North be noted
- (6) The position of the Area North Community Grants budget, including details of grants authorised under the Scheme of Delegation by the Area Development Manager (North) in consultation with the ward member(s), be noted.

*Charlotte Jones, Area Development Manager (North)
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137. Area North Committee – Forward Plan (Agenda item 12)

The Area Development Manager (North) informed members that the report on Equalities Objectives would be made to District Executive and not the areas.

RESOLVED: That the Forward Plan be noted subject to the deletion of the Equalities Objectives report.

*Becky Sanders, Committee Administrator
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138. Planning Appeals (Agenda item 13)

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
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139. Planning Applications (Agenda item 14)

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

Before consideration of individual planning applications the Area Lead updated members on the situation regarding the National Planning Policy Framework (NPPF) which had been published the previous day and brought immediately into force. The NPPF replaced all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs). All planning reports within the agenda had been checked against the new NPPF and were not considered to be in conflict with the NPPF. Accordingly it was confirmed that for each application the officer recommendation complied with the NPPF.

(Ward member, Councillor Sue Steele, having earlier declared a personal and prejudicial interest left the room for the presentation and consideration of this application.)

11/02676/FUL – Erection of a shop and Post Office at the Crown inn, Ganges Hill, Fivehead. Applicant: Mr & Mrs Chastell.

The Planning Officer presented the report as shown in the agenda. He commented that the Crown Inn could lawfully sell groceries without the requirement of planning consent or the proposed extension. There was limited off road parking available and it was considered to a certain extent the proposal would be reliant on street parking at some times. There was local need and support for a shop at the location.

Mr M Cavill, on behalf of Fivehead Parish Council, commented that there was much support for a shop, but was also concerned at the time taken to determine the application. He acknowledged that parking was a concern and noted visits would be for minutes. He also commented that the old shop had relied upon street parking.

Mr K Stevens, supporter and member of the shop committee, commented that the shop proposal would provide a wanted service for residents, and it had a key part in supporting local events as well as selling groceries.

Mr S Chastell, applicant, acknowledged that parking was an issue and noted that the minor road alongside the site had been used for parking for many years. He commented he had worked with neighbours to minimise the impact of deliveries, and that the shop would provide a vital service to the community.

There was a very brief discussion, during which members expressed the opinion that many people would walk to the shop, and that parked cars on the highway would provide traffic calming. Members were unanimous in their support for the application, as per the officer recommendation.

RESOLVED: That planning application 11/02676/FUL be APPROVED as per the officer recommendation, subject to the conditions as shown in the agenda report.

(Voting: unanimous)

(Councillor Sue Steele back in the room)

11/04039/FUL – Erection of 2 no. two bedroom single storey dwellings on building plot adjoining Rosenheim, Polham Lane, Somerton. Applicant: Messers M & Dimmick.

The Planning Officer introduced the report as shown in the agenda. He updated members that a further two emails had been received which raised issues about parking and planning conditions regarding a light industrial site nearby. He acknowledged that the issues were a concern but reminded members that it was a separate issue to the consideration of this application. It was considered that the prevailing character and density of buildings in the area was important, and this was explained to members with the aid of photographs and maps.

Ms L Chalker, objector, raised concern about the amount of traffic and that the current entrance to Rosenheim was in quite a dangerous location with poor visibility. She commented that not all residents in Polham Lane could park off road and queried if two parking spaces for each of the proposed properties was adequate. She acknowledged that parking at the industrial unit was a separate issue but also that it had been going on for some time with no action.

Ward member, Councillor Pauline Clarke, expressed her concern at the situation in Polham Lane, and that the level of traffic and number of parked cars were a hazard. She commented that one of the proposed dwellings was very close to the road, and was concerned that the small gardens and the possibility of further building extensions would make the site even tighter.

Ward member, Councillor David Norris, felt that two dwellings were too many and that the Polham Lane couldn't cope with additional traffic.

During the ensuing discussion, mixed opinions were raised including:

- Two small bungalows were not fundamentally different to one large house
- Traffic congestion was beyond our control and much congestion was caused by parking not related to this application
- Understand and acknowledge concern of nearby residents
- With the new National Planning Policy Framework, there was no longer the same guidelines regarding density
- Parking issues are a problem for Highways and the Police to address
- Consideration of the traffic situation along Polham Lane was not for consideration of this planning application

In response to comments made, ward member, Councillor Pauline Clarke commented that she believed emergency services had expressed difficulties regarding access along parts of Polham Lane.

In response to a query, the Solicitor clarified that traffic and parking issues along Polham Lane were a matter for the Police and Highways, and that only the application was for consideration which had its own allocated parking.

The Area Lead commented that there was no reason to assume that the proposed development would increase on-road parking.

It was proposed to approve the application as per the officer recommendation and subject to the conditions as set out in the agenda report, and on being put to the vote was carried, seven in favour and five against.

RESOLVED: That planning application 11/04039/FUL be APPROVED as per the officer recommendation subject to the conditions as shown in the agenda report

(Voting: 7 in favour, 5 against)

11/05143/COU – Change of use of redundant agricultural building to be used for the renovation and repair of pre-war and classic cars and the associated storage and distribution of spare parts at Lower Listock Farm, Listock Lane, North Curry. Applicant: Mr M Wheller.

The Planning Assistant introduced the report as shown in the agenda, and informed members that a letter of support had been received from County Division member, Councillor Derek Nelson. In summary the letter questioned the validity of Highways comments, and urged approval of the application as timescales for relocation of the business were becoming urgent.

During his presentation the Planning Assistant referred to photographs provided by the applicant and confirmed that the business needed to relocate as their current lease was expiring. He explained that Highways recommended refusal as the proposal would generate additional traffic. The Planning Assistant explained that the principle could be supported but it was not considered there suitable justification to override the Highway Authority, and therefore the officer recommendation had to be to refuse the application.

Mr M Williams, agent, referred to the new National Planning Policy Framework (NPPF) which indicated farm diversification should be supported. He commented that Highways issues weren't sufficient impediment to refuse the application, and that there would be few vehicle movements associated with the business. The provision of the parking spaces requested by Highways was cost and time prohibitive. He urged approval of the application and if necessary to tie the use of the building to the business only.

Ward member, Councillor Sue Steele, reminded members of the application that was approved by committee for the storage of funeral vehicles at the same farm. It was not considered at that time there was any undue impact upon highway safety, and did not feel the situation had changed. She referred to the presentation photographs which suggested that passing traffic did not have any issues travelling along the lane.

During a brief discussion members raised a few comments including;

- Lane to site had good visibility and adequate passing spaces.
- Difficult to comprehend the highways concerns
- Access to current site of business was worse than this location
- Small business should be supported

- Don't agree with highways comments requesting passing spaces which would make the scheme unviable

The Area Lead suggested that if members were minded to approve the application that there should be appropriate conditions. He reminded Members that the proposed end users were currently located at a site approved by Area North and Regulation Committee subject to a detailed condition to govern the use. A similar condition could be imposed with additional conditions to stipulate the time limit for implementation and restrict external processes and storage. Justification would be that the proposal was a reasonable and sustainable scheme of farm diversification that would have no adverse impact on visual or residential amenity, and would not be prejudicial to highway safety. The justification should also refer to the new NPPF guidance.

Members were unanimous in their support for the application. It was proposed to approve the application contrary to the officer's recommendation, subject to the conditions and justification as recommended by the Area Lead.

RESOLVED: That planning application 11/05143/FUL be APPROVED contrary to the officer's recommendation for the following reason:

The proposed use would form part of a reasonable and sustainable scheme of farm diversification that would have no adverse impact on visual or residential amenity and would not be prejudicial to highway safety. As such the proposal complies with saved policies ST3, ST5, ST6 and ME5 of the South Somerset Local Plan and the guidance of the National Planning Policy Framework.

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 subject building shall be used for the renovation and repair of pre-war and classic Riley cars and for the ancillary storage of parts and the distribution of spares in accordance with the details set out in the design and access statement of Clive Miller and Associates Ltd submitted with this application and for no other purposes (including any other purpose in Class B1, B2 or B8 of the schedule to the Town and Country Planning (Use Classes) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In order to determine the scope of this permission to safeguard the rural character of the area and to safeguard the appearance of the listed building.

- 3) No manufacturing, fabrication or other industrial process shall take place outside the confines of the building(s) on the site.

Reason: In order to determine the scope of this permission and in the interest of visual amenity in accordance with policies ST3, ST5, ST6 and ME5 of the South Somerset Local Plan.

- 4) There shall be no external storage whatsoever of any motor vehicles, motor vehicles parts, waste materials or machinery on any part of the subject land.

Reason: In order to determine the scope of this permission and in the interest of visual amenity in accordance with policies ST3, ST5, ST6 and ME5 of the South Somerset Local Plan.

(Voting: unanimous)

12/00374/FUL – Conversion of a single 6 bedroom house into two 3 bedroom houses at Pegasus, Pounsell Lane, Huish Episcopi. Applicant: Mrs M Astridge.

The Planning Officer introduced the application as shown in the agenda and summarised that the property had been two separate dwellings until around 1992 when it had been converted into a single dwelling. He noted that at that time permission would not have been required to do such works. It was noted that Highways recommended refusal. In his presentation he indicated that some aspects of co-division were clearly visible such as the garden, garage and parking area, and from the outside it had the appearance of two properties. Minimal internal works were required to divide the dwelling. The proposal was within the development area and the principle of sub-division was acceptable.

Mr G Smith, agent, commented that he didn't understand the Highways comments as Pounsell Lane was a private road. To his knowledge there had been no accidents at the junction with A372, and he queried why Highways had implied that the junction needed to be improved.

Ward member, Councillor Roy Mills, noted that the application had support from neighbours and the parish council, and the applicant was only wishing to revert the property back to how it was.

There was a very brief discussion during which members unanimously expressed their support for the application as per the officer recommendation. Whilst understanding that highways officers had to follow guidelines and policies, members expressed their disappointment that in certain circumstances they could not be more flexible when making comments on planning applications.

RESOLVED: That planning application 12/00374/FUL be APPROVED as per the officer recommendation subject to the conditions as shown in the agenda report.

(Voting: unanimous)

(12/00216/FUL and 12/00220/LBC - Ward member, Councillor Shane Pledger, having earlier declared a personal and prejudicial interest, addressed the committee and then left the room for consideration of these applications. At the time of the officer presentation Councillor Terry Mounter also declared a personal and prejudicial interest and left the room for the consideration of the applications.)

12/00216/FUL – Proposed change of use and conversion of traditional barn into single private dwelling (revised scheme) at barn at Beer Farm, beer Road, Aller. Applicant: Mr S Pledger.

The Planning Assistant summarised the report as shown in the agenda and explained that the main difference between this proposal and the extant planning permission was the additional of a single storey extension to replace the existing lean-to, instead of a patio area. The extension would be similar in size and scale to the lean-to and the Conservation Officer had raised no objection.

Ward member and applicant, Councillor Shane Pledger addressed committee and explained that he had purchased the site after the extant permission had been given, and gave a brief summary of what was proposed.

In response to a query, the Planning Assistant confirmed that the application would normally have been determined by delegated authority, and the only reason it was before committee was as the applicant was an elected member.

Members indicated they were content with the officer's recommendation to approve the application and the associated listed building consent.

RESOLVED: That planning application 12/00216/FUL be APPROVED as per the officer recommendation subject to the conditions as shown in the agenda report.

(Voting: unanimous)

12/00220/LBC – Proposed change of use and conversion of traditional barn into single private dwelling (revised scheme) at barn at Beer Farm, beer Road, Aller. Applicant: Mr S Pledger.

This application was presented and discussed in conjunction with the previous application 12/00216/FUL and comments made on that application also refer to this application.

RESOLVED: That planning application 12/00220/LBC be APPROVED as per the officer recommendation subject to the conditions as shown in the agenda report.

(Voting: unanimous)

*David Norris, Development Manager
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Chairman