

Meeting AN 04M 12/13  
Date 25.07.12

### **South Somerset District Council**

**Draft Minutes** of a meeting of the **Area North Committee** held in the Village Hall, Norton Sub Hamdon on **Wednesday 25 July 2012**.

(2.00pm – 3.50pm)

**Present:**

**Members:** Patrick Palmer (Chairman)

Pauline Clarke  
Graham Middleton

Roy Mills  
Shane Pledger

Jo Roundell Greene  
Sylvia Seal

**Officers:**

Teresa Oulds  
Pauline Burr  
Mary Ostler  
Justine Parton  
Colin McDonald  
Jo Calvert  
Adrian Noon  
Lee Walton  
Becky Sanders

Community Regeneration Officer (North)  
Community Regeneration Officer (North)  
Tourism Officer  
Tourist Information Centre Operations Supervisor  
Corporate Strategic Housing Manager  
Housing Development Officer  
Area Lead North/East (Development Management)  
Planning Officer  
Committee Administrator

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

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#### **34. Minutes (Agenda item 1)**

The minutes of the meeting held on 27 June 2012, copies of which had been circulated, were taken as read and, having been approved as a correct record, were signed by the Chairman.

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#### **35. Apologies for Absence (Agenda item 2)**

Apologies for absence were received from Councillors Terry Mounter, David Norris, Sue Steele and Paul Thompson.

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#### **36. Declarations of Interest (Agenda item 3)**

There were no declarations of interests.

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#### **37. 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 22 August 2012 at the Millennium Hall, Seavington.

### 38. Public Question Time (Agenda item 5)

There were no questions from members of the public.

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### 39. Chairman's Announcements (Agenda item 6)

The Chairman informed members that the meeting had a light agenda as the anticipated report about Huish Episcopi Leisure Centre would now be in September.

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### 40. Reports from Members (Agenda item 7)

Cllr Sylvia Seal reported that all the country parks had successfully secured Green Flag status for another year.

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### 41. Supporting the Visitor Economy (Agenda item 8)

The Community Regeneration Officer (North) introduced the report which updated members about recent initiatives that supported the visitor economy in Area North. She explained that tourism officers were present to give an overview of their service to visitors and to the local tourism related business sector.

The Tourism Officer gave a comprehensive presentation on the work of the service which included:

- key facts about tourism in South Somerset
- how visitors get to the area, why they come and what they like to do
- visitor numbers to information centres
- tourism marketing and promotion
- business support
- information packs for coach drivers

There was also a presentation on supporting the visitor economy by the Community Regeneration Officer (North) which included:

- tourist attractions in Area North
- Local Information Centres and the valued work of volunteers
- work of the Market Towns Investment Group
- event and activities

Portfolio Holder for Leisure Culture, Cllr Sylvia Seal, highly commended the work of the officers, and commented that they were very creative and achieved much with few resources.

During a short discussion members made several suggestions including:

- other area committees would be interested in the presentation
- promote South Somerset as a film venue
- local solutions for coach parking should be encouraged and possibly the Market Towns Investment Group could look into it.
- village websites be invited to link to [www.visitsouthsomerset.com](http://www.visitsouthsomerset.com)
- the monthly tourism news bulletin for businesses should be sent to members

Members thanked the officers for the informative presentations and endorsed the comments made by the Portfolio Holder.

**RESOLVED:** That the report be noted.

*Pauline Burr, Community Regeneration Officer  
pauline.burr@southsomerset.gov.uk or (01935) 462253*

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## **42. Affordable Housing Development Programme (Agenda item 9)**

The Corporate Strategic Housing Manager introduced and highlighted key facts in the report as shown in the agenda, which updated members on the end of the year position of the Affordable Housing Development Programme for 2011/12 in relation to Area North.

He noted that the 69 new homes built in Area North represented approximately 20% of new affordable homes across the district. He reminded members that Section 106 obligations often provided for provision of affordable homes, however this did not mean a developer had to bring a housing development to fruition, merely that planning permission had been granted.

He was also able to report that since the agenda had been published, confirmation of the grant for the scheme at Norton Sub Hamdon had been forthcoming from the Homes and Communities Agency.

During a brief discussion, members made a few comments including:

- Glad that scheme in Norton Sub Hamdon was moving forward to provide ten homes in partnership with Yarlinton Housing Association.
- Scheme in Long load had been lost. Timescales and procedures needed to be quicker where possible, to minimise such occurrences in the future.

The Corporate Strategic Housing Manager acknowledged comments about the timescales involved, and commented that unfortunately due to the nature of such projects, timescales were always likely to be long and varied.

The Chairman thanked the manager for his comprehensive report.

**RESOLVED:** That the report be noted.

*Colin McDonald, Strategic Housing Manager  
colin.mcdonald@southsomerset.gov.uk or (01935) 462331*

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## **43. Area North Committee – Forward Plan (Agenda item 10)**

The Committee Administrator had no updates to the Forward Plan, other than the report on Huish Episcopi Sports Centre would come to the September meeting, as had been mentioned at Chairman's Announcements.

**RESOLVED:** That the Forward Plan be noted.

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

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#### 44. Planning Appeals (Agenda item 11)

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*

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#### 45. Planning Applications (Agenda item 12)

The Committee considered the application 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).

**12/01415/FUL – Erection of a ‘specialist dementia care’ extension to la Fontana care Home and repositioning of timber barn and paddocks at La Fontana Care Home, Foldhill Lane, Martock. Applicant: Mr N Notaro.**

Members were updated by the Planning Officer that a further neighbour comment had been received, by someone who was unable to make representation at the meeting, which referred to many aspects including the weight restriction on Foldhill Lane being unsuitable for construction traffic, a request for reduced construction hours and comments relating to the consultee response by Somerset County Council (SCC) Adult Social Care. The officer also noted that the agent had confirmed that surface water drainage would connect to the existing provisions on site.

The Planning Officer, with the aid of slides and photographs, summarised the details of the application as set out in the agenda report. The application would provide an extra 24 rooms to the existing 52 bedroom care home. He noted that the Highway Authority had not raised any objection and SCC Adult Social Care supported the application and had confirmed the need for modern, local provision of specialist dementia care.

It was acknowledged there were local concerns regarding disruption during construction as had been experienced previously during construction of the existing buildings. The Area Lead commented that the construction management plan as detailed in condition 4 would mitigate the construction impact. He noted the application created little additional hard surface and that consultees were content with the surface water drainage proposals. He did not consider there was a requirement for an additional condition for drainage.

Ward members, Cllrs Patrick Palmer and Graham Middleton commented there were local concerns regarding potential light pollution from the rooflights, issues relating to construction traffic and site access for construction vehicles.

In response, the Area Lead commented that condition 7 detailed the need for an internal lighting strategy to be agreed and it could also require the need for tinted glazing in order to minimise light pollution. He noted that condition 4 allowed for a temporary site access, as had occurred during construction of the existing buildings. He suggested there could

be an additional requirement that the access be stopped up after construction was completed.

There was a very brief discussion during which several members indicated their support for the application. It was proposed and seconded to approve the application as per the officer recommendation, subject to an additional requirement in condition 4 for the stopping up of any temporary site access for construction traffic. On being put to the vote the proposal was carried six in favour with one abstention.

**RESOLVED:** That planning application 12/01415/FUL be APPROVED as per the officer recommendation and subject to the conditions detailed in the agenda report, and subject to the addition in condition 4 of a requirement to agree the stopping up of any temporary construction access.

*(Voting: 6 in favour, 1 abstention)*

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

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*Chairman*