

Meeting AN 07M 12/13  
Date 24.10.12

### **South Somerset District Council**

**Draft Minutes** of a meeting of the **Area North Committee** held in the Village Hall, Norton Sub Hamdon on **Wednesday 24 October 2012**.

(2.00pm – 4.52pm)

**Present:**

**Members:** Patrick Palmer (Chairman)

Pauline Clarke

Graham Middleton

Roy Mills

Terry Mounter

David Norris

Jo Roundell Greene

Sylvia Seal

Sue Steele

Paul Thompson

Derek Yeomans (2.50pm – 4.15pm)

**Officers:**

Charlotte Jones

Les Collett

Rina Singh

Catherine Hodsmen

Nick Whitsun-Jones

Lee Walton

Adrian Noon

Greg Venn

Becky Sanders

Area Development Manager (North)

Community Development Officer (North)

Strategic Director (Place and Performance)

Performance Officer

Principal Legal Executive

Planning Officer

Area Lead North/East (Development Management)

Conservation Officer

Committee Administrator

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

---

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

The minutes of the meeting held on 26 September 2012, copies of which had been circulated, were taken as read and, having been approved as a correct record, were signed by the Chairman.

---

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

Apologies for absence were received from Councillor Shane Pledger.

---

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

Cllr Jo Roundell Green declared a personal interest in planning applications 12/02704/FUL and 12/02705/LBC as they were in her ward.

---

#### **75. 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 28 November 2012 at the Millennium Hall, Seavington.

**76. Public Question Time (Agenda item 5)**

There were no questions from members of the public.

---

**77. Chairman's Announcements (Agenda item 6)**

The Chairman made no formal announcements.

---

**78. Reports from Members (Agenda item 7)**

There were no reports from members.

---

**79. Area North Community Grants – Curry Mallet & Beercrocombe Village Hall Kitchen Refurbishment (Executive Decision) (Agenda item 8)**

The Community Development Officer introduced the application and noted the hall served two communities. Two representatives were present if members had any questions. He explained that a £20,000 project to extend the hall had already been completed from their own funds and other sources. This grant request was to refurbish the kitchen and whilst much of the work would be undertaken by the community, some work required contractors.

Ward member, Cllr Sue Steele, commented that the hall was well used and the kitchen was in much need up refurbishment.

During a brief discussion members expressed their support for the project and on being put to the vote, it was resolved unanimously to approve the grant funding.

**RESOLVED:** It was resolved that:

1. An award of £3,000 be approved to Curry Mallet & Beercrocombe Village Hall towards refurbishment of the kitchen, from the Area North capital programme subject to the South Somerset District Council (SSDC) standard conditions for Community Grants and the following special condition:

- a) Applicants must make provision for the future maintenance and replacement of the facilities. SSDC recommends the applicant set up a sinking fund to achieve this condition.

**Reason:** To consider an application for financial assistance to Curry Mallet & Beercrocombe Village Hall for a kitchen refurbishment project.

*(Voting: unanimous)*

*Les Collett, Community Development Officer  
leslie.collett@southsomerset.gov.uk or (01935) 462249*

---

## 80. Demonstration of the TEN Performance Management System (Agenda item 9)

The Performance Officer provided members with a brief overview and refresher demonstration of the TEN performance system. The Strategic Director (Place and Performance) commented that the Place and Performance team were able to set up favourite indicators for individual councillors if required. Members were encouraged to use the system.

Members complimented the Performance Officer for her concise and easy to understand presentation.

*Catherine Hodsman, Performance Officer  
catherine.hodsman@southsomerset.gov.uk or (01935) 462112*

---

## 81. Langport & River Parrett Visitor Centre – Update Report & Consultation (Agenda item 10)

The Area Development Manager (North) introduced the report as shown in the agenda, which detailed the proposed change for the management arrangements of the centre as the current tenant was retiring. Views of councillors were sought regarding future use and tenancy of the building.

Members were given an overview of the historical and current use of the building. She explained the current position and next steps, and noted that the property was being marketed.

Ward member, Cllr Terry Mounter, commented that the property was probably best as a commercial operation. He also considered that the use and benefits of the River Parrett Trail needed to be assessed as there were some issues, and there might be potential for use of the trail to be expanded.

During the discussion members expressed several comments including:

- If the property was to continue as a visitor centre it would require revamping
- Property could be used as a hub for local activities or selling of local crafts
- Property should be spruced up before marketing
- An alternative use could be good for Langport
- Commercial use was probably the only viable way forward, although preference would be for a link with tourism
- It's in a good location, and varying uses should be explored
- Resources for the River Parrett Trail had been reduced over the years, and some of the original artwork was no longer maintained. This was of concern and the River Parrett Trail needed to be discussed as a separate item at committee in the future.
- An inescapable bid had been submitted for the cycleway

In response to comments made, the Area Development Manager (North) clarified that the property was being marketed and would be advertised, word was also being spread locally through local contacts and the community. She also noted that the inescapable bid (to the 2013-14 budget) for the cycleway was a separate matter to the visitor centre.

Comments about the River Parrett Trail were acknowledged and it was agreed that an item would be added to the forward plan.

*Charlotte Jones, Area Development Manager (North)  
charlotte.jones@southsomerset.gov.uk or (01935) 462252*

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

The Area Development Manager (North) referred to a recently circulated email from the Assistant Director (Health & Wellbeing) which provided an update on the current situation with the Huish Epsicopi Leisure Centre Agreement. The report was now anticipated for December.

She updated members that at the next meeting there would be a presentation about the Stoke Sub Hamdon Recreation Trust and Charity Shop. Following discussion of the previous agenda item (item 10) on the agenda, a report on River Parrett Trail would also be added to the forward plan.

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

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

---

## 83. 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*

---

## 84. Planning Applications (Agenda item 13)

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).

**11/01976/FUL – Change of use of land from agricultural land to mixed use of agriculture and the stationing of two caravans for residential occupation by single Traveller family with associated development (hard standing, cess pit, lorry body for generator shed) on land at Windmill Lane, Pibsbury. Applicant: Ms E Hodson.**

The Planning Officer presented the report as shown in the agenda. He updated members that a further neighbour letter had been received which referred to other local objections and questioned the loss of agricultural land.

Members were reminded of the increased use of Windmill Lane stemming from Certificates of Lawfulness that had been issued, and that there were two other planning applications in the locality, for which the Highway Authority had also recommended refusal on the grounds of highway safety due to the nature of Windmill Lane and the junctions at either end with the A372. The Planning Officer commented that had

Highways not raised an objection, that this application was likely to have been acceptable.

Mrs K Gibbins, representing objectors in Pibsbury, commented that many concerned residents were present at the meeting. She commented that the lifestyle of the applicant seem to go against that of Travellers quoted by the applicant, and that the proposals seemed to be at odds with the National Planning Policy Framework. She also referred to a recent accident on the A372 near the eastern Windmill Lane junction.

Ms M Durling, supporter, spoke on behalf of Ms S Score who was unable to attend the meeting. She alleged that the applicant had been victimised and intimidated as the application was for a traveller site, and questioned if the same amount of objections would have been received if it were not for a traveller site. She also queried if the solitary highways issue was major enough to refuse the application.

Ms F Shorley, supporter, spoke on behalf of Ms R Montgomery who was unable to attend the meeting. She noted that she had known the applicant for three years through her involvement with a toddler group. She commented that the highway issues were not a serious problem and made reference to an independent consultant report which disagreed with the opinions of the Highway Authority. It was noted there had been no accidents on Windmill Lane during the past ten years.

Ms E Hodson, applicant, commented that the application had been in for nearly 18 months and that she had sought advice from a planning officer prior to purchase of the land. At that time, the officer could not see a reason for such an application to be refused. She noted the only reason the recommendation was for refusal was due to Highways. Reference was made to having no option but to appeal if the application was refused.

Ward member, Cllr Roy Mills, acknowledged that SSDC policy was to provide more Gypsy and Traveller sites. He agreed with comments made by Huish Episcopi and High Ham Parish Councils. He felt that highway safety was an issue and that traffic would increase if the application were approved.

During a lively discussion, members expressed several comments including:

- The western junction of Windmill Lane with the A372 had a working farm with associated vehicle movements. The junction at the eastern end needed more care but was usable.
- The speed limit of the A372 at the western junction of Windmill Lane was shortly to be reduced to 40mph
- If to be approved the site should not be able to expand and should be a personal permission
- Highway issues are not so great as to warrant refusal of the application
- It was commendable the work the applicant had done in the community and the applicant came with a good character reference
- The recommended reason for refusal was weak
- The application should be approved contrary to the officer recommendation
- If approved, there should be conditions for water provision, waste, and a restriction on noise levels regarding the generator
- If refused, it would be difficult to defend upon appeal

One member queried the red line indicated on the plans and whether the applicant owned all of the land or just the application site. Officers clarified the applicant owned all the land, and acknowledged there was no blue line, but it was felt that when considering all the plans it was clear that the application site was only on part of the land holding.

The Principal Legal Executive advised members that a public comment about alleged intimidation issues was irrelevant to consideration of the planning application and such allegations were a matter for the Police.

In response to a request from the chairman, the Area Lead advised that if members were minded to approve the application, the justification could be that the proposal would meet an identified need without a detrimental impact on highways safety or residential amenity, the site could provide the necessary facilities and as such complied with policy. It was suggested there were conditions for:

1. Time limit
2. Occupation restricted on site to Traveller status or a personal permission
3. Plans
4. Removal of permitted development rights for structures
5. Drinking water supply to be agreed and provided prior to occupation
6. Sewage disposal to be agreed
7. Refuse point to be agreed
8. Details of cladding, including acoustic barrier, to lorry body to be agreed
9. Pitch to comprise one tourer and one mobile home.

Most members could see no reason to refuse the application but requested occupation of the site to be a personal permission. It was proposed to approve the application, contrary to the officer recommendation, for the reason suggested by the Area Lead and subject to the suggested nine conditions, but with condition 2 being for a personal permission only. On being put to the vote the proposal was carried 10 in favour, 1 against.

**RESOLVED:** That planning application 11/01976/FUL be APPROVED, contrary to the officer recommendation for the following reason:

The proposed development of a single pitch to provide accommodation for a gypsy/traveller family would meet a recognised need without detriment to visual or residential amenity or highways safety. The site is reasonably well located relative to schools and other community facilities and can provide a refuse point, suitable drinking water supply, sewage disposal and other necessary facilities. As such the proposal complies with saved policy HG11 of the South Somerset local Plan and the policies contained in the National Planning policy Framework.

Subject to the following conditions:

01. 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.

02. Occupation of the pitch hereby permitted shall be limited to Ms Eve Hodson, her partner, widower or resident dependents only.

Reason: The Local Planning Authority would not wish to see a caravan site established in this locality except to meet the particular needs of the named traveller in accordance with Policy HG11 of the South Somerset Local Plan.

03. The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan

received 23 May 2011, Block Plan received 19 July 2011, Rear, Side and Front Elevations, and floor plan received 23 May 2011.

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

04. No buildings or structures other than those approved by this permission shall be constructed on site without the express grant of planning permission.

Reason: To protect the character and appearance of the area in accordance with Policy ST5, ST6 and EC3 of the South Somerset Local Plan.

05. The pitch shall not be first occupied until provision has been made for a drinking water supply in accordance with details to be submitted and approved in writing by the local planning authority.

Reason: In the interests of the amenities of future occupiers of the site in accordance with saved policy HG11 of the South Somerset Local Plan.

06. Prior to the occupation of the pitch full details of the foul water drainage systems to serve the development shall be provided in accordance with details that shall be submitted to and approved in writing prior to the commencement of development. Such details shall be provided as part of the development before first occupation of the site.

Reason: In the interests of the amenities of future occupiers of the site in accordance with saved policy HG11 and EP9 of the South Somerset Local Plan.

07. Before first occupation of the pitch details of the refuse point shall be submitted to and agreed in writing by the Local Planning Authority and thereafter provided on site as part of the development hereby permitted.

Reason: To ensure an acceptable location for refuse storage and collection in accordance with policy HG11 of the South Somerset Local Plan.

08. Details of cladding including acoustic barrier for the lorry body shall be submitted to and agreed in writing by the Local Planning Authority. Such details as agreed shall be undertaken as part of the development hereby permitted.

Reason: In the interests of the character of the countryside and neighbour amenity, further to policy ST5, ST6 and EC3 of the South Somerset Local Plan.

09. The residential use of the pitch hereby permitted shall be restricted to no more than one tourer and one mobile home.

Reason: In the interests of visual amenity and highway safety in accordance with Policy ST6 of the South Somerset Local Plan and

Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

*(Voting: 10 in favour, 1 against)*

**12/02575/FUL – Retention of a mobile home to provide residential accommodation at Old Nursery Farm, Windmill Lane, Pibsbury. Applicant: Ms E House.**

Prior to presentation of this item, the Area Lead advised that given the acceptance, in the preceding application, of Windmill Lane as being adequate to cope with additional traffic generated by the siting of a mobile home, it would be unreasonable to pursue the stated highways reason for refusal. It was therefore his advice that the highways reason for refusal in the officer's report be dropped.

The Planning Officer presented the report as shown in the agenda, and updated members that a further letter of representation had been received that referred to several other items that were separate enforcement issues and were not relevant to consideration of the application.

The recommendation for refusal of the application was now due solely to the lack of a sufficient agricultural justification. It was noted that the application had resulted from an enforcement enquiry, and that the applicant's personal circumstances had changed since the last planning application was approved. Putting highway issues aside, consideration of the recommendation for refusal was down to the proven need to justify the proposal.

Mr C Miller, agent, commented that the applicant was also present, and he would not raise highways issues given the comments made by the Area Lead. He noted that goats had no waterproof coats and often needed to be brought inside. The site had been occupied since 1999, approval of the application was unlikely to set a precedent, and the applicant was content if a permission were to be conditioned for personal use or with an business tie. He felt permanent permission for a temporary dwelling should be considered.

Ward member, Cllr Roy Mills commented he had known of the family for ten years, and felt the application should be supported as it would make a family homeless is refused.

During the ensuing discussion members expressed mixed comments including:

- There was a legitimate reason for the applicant to live on site
- The business didn't support the need for a worker on site
- If refused the family would be homeless, permanent personal permission should be granted.
- Concern at gap putting in applications

The Principal Legal Executive also clarified to Committee that personal circumstances could be taken into account in the determination of a planning application (as a material consideration) but any decision to grant permission for that reason would need to state what those personal circumstances were. (In the event, this did not form part of the reason for the Committee's decision on this application).

In response to comments made the Area Lead explained that, occasionally, there was a need to consider the succession of temporary permission while someone established an agricultural enterprise. Inevitably if an applicant's proposed agricultural enterprise failed during the period of a temporary permission the local planning authority may have to



consider refusal of further temporary permissions even if that resulted in the applicant having to stop living at the site. This would be the inevitable consequence of not succeeding to demonstrate that a proposed agricultural enterprise was viable and the end of a temporary permission. It would send out the wrong message if permanent permission were to be granted as the end of a temporary permission simply because of the applicant's personal circumstances.

He confirmed that if members were minded to approve the application it should be based upon the agricultural need. He strongly advised that if members were minded to approve the application that it should be a temporary three year permission, tied to the business, as no personal or other circumstances had been cited to justify a permanent permission.

In response to a request from the chairman, the Area Lead advised that if members were minded to approve the application, the justification could be that the proposal would meet the functional needs of the business without a detrimental impact on highways safety or residential amenity, and as such complied with policy.

It was proposed to approve a temporary three year permission for retention of the mobile home, for the reason as suggested by the Area Lead, subject to a condition to limit the occupation to someone employed at the site. On being put to the vote was carried 8 in favour, 2 against and 1 abstention.

**RESOLVED:** That planning application 12/0575/FUL be APPROVED, contrary to the officer recommendation, for the following reason:

The retention of the existing mobile home for a temporary period is considered justified to meet the functional needs of this agricultural enterprise and would allow the applicant to develop the business. It would not be detrimental to visual or residential amenity or highways safety. As such the proposal complies with saved policy HG15 of the South Somerset local Plan and the policies contained in the National Planning policy Framework.

Subject to the following conditions:

01. The use hereby permitted shall be discontinued, the caravan removed and the land restored to its former condition on or before 31 October 2015 in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the mobile home is removed from site given that its presence at the time would be contrary to local plan policy ST3 and HG15 of the South Somerset Local Plan.

02. The occupation of the mobile home shall be limited to a person solely or mainly working at the site in agriculture, or a widow or widower of such a person, and to any resident dependants.

Reason: To ensure occupancy of the mobile home is restricted given permission is given in accordance with exceptions policy HG15 of the South Somerset Local Plan.

*(Voting: 8 in favour, 2 against, 1 abstention)*

**12/02704/FUL – Proposed extensions and alterations to dwelling. Formation of new vehicular access and driveway at Abbey Gate, Bishopston, Montacute. Applicant: Mrs J Jenkins.**

*(Applications 12/02704/FUL and 12/02705/LBC were presented together)*

The Planning Officer presented the application as shown in the agenda and noted that the application site was located at the end of a no through road which became a Public Right of Way. Neighbour objections received had not been raised about design but regarding the proposed new access. Permitted development rights were removed when the property was listed to protect the setting and the boundary wall was listed by association. It was noted that the Conservation Officer had not raised an objection, and the recommendation was to approve the application and associated Listed Building Consent.

Mr P Sampson, representative of Montacute Parish Council, commented that another application for a barn conversion further along the bridleway had now also been submitted and was pending a decision. There was no reason why future access could not be made from the existing access near Abbey Farm which would preserve the wall. It was felt the proposed new access would be less accessible with reduced sight lines, and the safety of highway users should be paramount. He suggested that if the application were to be approved it should be conditioned that construction vehicles be parked at Abbey Farm.

Mr W Brown, objector, raised his concern about safety of the proposed new access onto the bridleway. He noted that the bridleway was well used by a variety of users including horseriders, walkers and children. He commented that he had no objections regarding the proposals for the house, only the new entrance.

Mr M Williams, agent, commented that the proposed new entrance would save cars having to use the Abbey Farm entrance and would improve the setting of that grade I listed building. He noted that if the wall was not listed by association, permission would not be required, and the new access was likely to have minimal conflict with use of the highway. Alterations to the building were supported by officers. and he asked members to consider supporting the application.

Ward member, Councillor Jo Roundell Greene, commented that she did not agree with the parish council comments. It was a quiet no through road that was quite wide, and wider than some surrounding roads. She supported the requirements for a new access, and suggested this was done first before the other proposed works to enable construction traffic onto the site.

The Area Lead commented it would be reasonable to condition for a construction management plan, and noted that for construction traffic to get on site was likely to require a longer section of wall to temporarily be removed. It was suggested there was an additional condition for the listed building consent to agree the amount of the boundary wall necessary to be removed to create the new access.

During a very brief discussion members expressed their support for the application and it was proposed to approve both applications as per the officer recommendations, subject to additional conditions for a construction management plan and to agree the amount of wall to be removed.

**RESOLVED:** That planning application 12/02704/FUL be APPROVED, as per the officer recommendation, subject to the conditions as shown in the agenda report and an additional condition to agree construction

management. For clarity all the reason and conditions are listed below:

It is considered the proposal would not harm the listed building or its setting, the character of the conservation area, or residential amenity of the area. Notwithstanding the highway objections, it is considered the proposed access would not be prejudicial to highway safety due to the limited traffic and low speeds of passing traffic and vehicles that would exit the site via the proposed access. Accordingly it is considered the proposal is in line with policies ST5, ST6, EH1, EH3 and EH5 of the South Somerset Local Plan, Policies 9 and 49 of the Somerset and Exmoor National Park Joint Structure Plan Review and Chapters 6, 7 and 12 of the National Planning Policy Framework.

Subject to the following conditions:

01. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

02. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

03. Any entrance gates should be hung to open inwards.

Reason: In the interest of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

04. Prior to the hereby approved access is first being brought into use, the access shall be properly consolidated and surfaced (not loose stone or gravel) for the first 5m of its length.

Reason: In the interest of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

05. Prior to the hereby approved access is first brought into use, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway. If soakaways are to be used they must be constructed in accordance with BRE365 and must be a minimum of 5m from any structure including the highway.

Reason: In the interest of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

06. The first floor bathroom window on the northwest elevation of the

property shall be glazed with obscure glass which shall thereafter be retained. The opening of the window shall be agreed in writing with the Local Planning Authority prior to the occupation of the development hereby approved.

Reason: In the interests of residential amenity, in accordance with Policy ST6 of the South Somerset Local Plan.

07. The development hereby permitted shall be carried out in accordance with the following approved plans: 6227-10, both plans marked as 6227-11A, and agent's email dated 20/09/2012 regarding the bathroom window.

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

08. The development hereby permitted shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, point of access and making good any temporary access prior to first occupation of the development, construction delivery hours, expected number of construction vehicles per day, drained parking area for contractors, specific anti-pollution measures to be adopted to mitigate construction impacts and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Management Plan.

Reason: In the interests of highways safety and to safeguard the amenities of the locality in accordance with policies EP6, ST5 and ST6 of the South Somerset Local Plan.

*(Voting: Unanimous in favour)*

**12/02705/LBC – Proposed extensions and alterations to dwelling. Formation of new vehicular access and driveway at Abbey Gate, Bishopston, Montacute. Applicant: Mrs J Jenkins.**

This application was discussed in conjunction with the previous application 12/02704FUL and comments made on that application also refer to this application.

**RESOLVED:** That Listed Building Consent for application 12/02705/LBC be APPROVED, as per the officer recommendation, subject to the conditions as shown in the agenda report and an additional condition to agree the amount and method of demolition of the part of the boundary wall necessary to be removed to create the new access. For clarity all the reason and conditions are listed below:

It is considered the proposed alterations and extensions would not have a detrimental impact upon the listed building, its setting, appearance, character or any historic or architectural feature the property currently

possesses, and therefore the proposals are considered to be in accordance with Policies EH3 and EH5 of the South Somerset Local Plan.

Subject to the following conditions:

01. The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by S51(4) Planning and Compulsory Purchase Act 2004).

02. No development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority;
- a) details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
  - b) a sample panel, to be prepared for inspection on site, to show the mortar mix and coursing of the external walls;
  - c) details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
  - d) details of all hardstanding and boundaries;
  - e) details of the rainwater goods and eaves and fascia details and treatment;
  - f) details of all new services to all bathrooms, kitchens etc, including details of routes of foul water and any ventilation or extraction;
  - g) details of all new and replacement plasters, renders, floor surfaces, ceilings etc, including any making good of any existing structure abutting any of those to be demolished/removed.
- Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the building in accordance with Policies EH3 and EH5 of the South Somerset Local Plan.

03. No work shall be carried out on site unless details of the gate to be hung in the new access to the site have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of protecting the setting of the listed building and in accordance with policy EH5 of the South Somerset Local Plan.

04. The development hereby permitted shall be carried out in accordance with the following approved plans: 6227-10, both plans marked as 6227-11A, and agent's email dated 20/09/2012.

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

05. No development shall be undertaken on site before full particulars detailing the amount and method of demolition of the part of the boundary wall that is necessary to be removed to create the new

access have been submitted to and agreed in writing by the Local Planning Authority. Once approved such details shall be undertaken on site as part of the works hereby permitted.

Reason; In the interests of the listed building and its setting further to policies EH3 and EH5 of the South Somerset Local Plan.

*(Voting: Unanimous in favour)*

**12/03513/FUL – Alterations, repair and extensions to existing dwelling and the erection of a new dwelling at Canterbury Farm, High Street, Aller. Applicant: Mr S Pledger.**

*(Applications 12/02704/FUL and 12/02705/LBC were presented together)*

Before presenting the application the Planning Officer gave members three updates:

- Aller Parish Council comments – Supported the principle of a new dwelling however they felt the height of the eaves was too high due to the proximity of properties in Peddles Close. It was also felt there should be a condition to not allow livestock in the orchard.
- Council's Valuer – supportive of application and felt new dwelling was required to make the scheme viable
- Highway Authority – no objections in principle, suggested two conditions regarding further details for the amended parking and turning area, and the requirement of a 2.4m visibility splay back from the carriageway edge. The Planning Officer explained that to meet the needs of the visibility splay would require removal of the proposed porch.

Members were informed that amended drawings had recently been received which slightly moved the position of the new dwelling and attached it to a listed wall. In light of this the Area Lead sought legal advice.

*(The Chairman adjourned the meeting at 4.43pm and the meeting reconvened at 4.50pm.)*

The Area Lead explained that as amended plans had been received that materially affected the proposal it was recommended that the applications be deferred to a future meeting to allow for reconsultation. Members were fully supportive of the suggestion and unanimously agreed that both applications be deferred.

**RESOLVED:** That planning application 12/03513/FUL be DEFERRED to allow reconsultation on amended plans.

*(Voting: Unanimous in favour)*

**12/03514/LBC – Alterations, repair and extensions to existing dwelling and the erection of a new dwellinghouse at Canterbury Farm, High Street, Aller. Applicant: Mr S Pledger.**

This application was discussed in conjunction with the previous application 12/03513/FUL and comments made on that application also refer to this application.

**RESOLVED:** That Listed Building Consent for application 12/03514/LBC be DEFERRED to allow reconsultation on amended plans.

*(Voting: Unanimous in favour)*

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

.....

*Chairman*