

Meeting AN 12M 13/14
Date 26.03.14

South Somerset District Council

Draft Minutes of a meeting of the **Area North Committee** held in the Council Chamber, Council Offices, Brympton Way, Yeovil on **Wednesday 26 March 2014**.

(1.30pm – 6.20pm)

Present:

Members: Shane Pledger (in the Chair to 6.10pm)

Pauline Clarke (3.00pm - 5.20pm)	David Norris	Sue Steele
Graham Middleton	Patrick Palmer	Paul Thompson
Roy Mills (to 4.30pm)	Sylvia Seal (to 6.10pm)	Derek Yeomans (to 6.05pm)
Terry Mounter		

Also in attendance: SCC Councillor John Bailey (1.30pm to 2.45pm)

Officers:

Charlotte Jones	Area Development Manager (North)
Lynda Pincombe	Community Health and Leisure Manager
Sam Wenden-De-Lira	Healthy Lifestyles Graduate
James Divall	Neighbourhood Development Officer (North)
Teresa Oulds	Neighbourhood Development Officer (North)
Nick Whitsun-Jones	Principal Legal Executive
Angela Watson	Legal Services Manager
Adrian Noon	Area Lead North/East
Dominic Heath-Coleman	Planning Officer
Nick Head	Planning Officer
Alex Skidmore	Planning Officer
Becky Sanders	Democratic Services Officer

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

142. Minutes (Agenda item 1)

The minutes of the meeting held on 26 February 2014, copies of which had been circulated, were taken as read and, having been approved as a correct record, were signed by the Chairman.

143. Apologies for Absence (Agenda item 2)

Apologies for absence were received from Councillors Jo Roundell Greene and Barry Walker. An apology for part attendance was received from Councillor Pauline Clarke.

144. Declarations of Interest (Agenda item 3)

Councillor Graham Middleton declared a personal interest in planning application 14/00020/FUL as he was a customer of the business.

Councillor Shane Pledger declared a DPI (Disclosable Pecuniary Interest) in planning application 14/00227/FUL as his business was constructing the development. He also declared a DPI in planning application 14/00327/FUL as he was the applicant.

145. Date of Next Meeting (Agenda item 4)

Members noted that the next meeting of Area North Committee was scheduled for 2.00pm on Wednesday 23 April 2014 at the Village Hall, Norton Sub Hamdon.

146. Public Question Time (Agenda item 5)

There were no questions from members of the public.

147. Chairman's Announcements (Agenda item 6)

There were no Chairman's announcements.

148. Reports from Members (Agenda item 7)

Councillor Patrick Palmer updated members with issues regarding flooding including:

- The 10 year flood plan document had now been submitted to government, and he noted some of the items could be achieved fairly promptly.
- Dredging along the agreed parts of the rivers Tone and Parrett was due to commence shortly.

Councillor Terry Mounter noted he had attended a meeting with the Environment Agency and visited the incident room. He raised concern about costs for the dredging as it did not appear to have gone out for competitive tendering, and he felt the matter should be considered by Audit.

Councillor Sue Steele informed members that the Joint Scrutiny Flooding Steering Group had reconvened with a watching brief. She expressed her concern that the small print in the flood plan appeared to in effect suggest that no-one could talk to the media without going through Defra.

Councillor Derek Yeomans highlighted to members that an A-Z type publication was being produced for those living in flood zones.

Councillor Sylvia Seal commented that officers were working on the flood related grants for tourism and small businesses. A database of businesses affected by flooding had been collated, and councillors were encouraged to signpost any businesses affected to the Tourism Officer – Business Development, or the Economic Development Manager.

149. Community Health and Leisure Service Update (Agenda item 8)

The Community Health and Leisure Manager provided members with an informative presentation about the different aspects of the service and the delivery of projects within Area North and across the district including:

- Healthy lifestyles, communities and workplaces

- Sports development including badminton, hockey and tennis
- Play and youth facilities
- Play area management and inspection
- Play days
- Gold Star Awards
- Leisure facilities and planning gain

During the ensuing discussion members raised several comments including:

- Gratitude for re-establishing youth badminton in Hambridge
- Ilton had short notice of a play day and better communication was needed
- Thanks for the team for their healthy lifestyles work in the community
- Concerns about increasing demands and reliance on volunteers for managing facilities and writing business plans etc.
- Concerns in some communities that clubs or groups may fold due to lack of volunteers

In response to comments made Portfolio Holder, Councillor Sylvia Seal, noted that and issues could be passed to the team as staff were willing to meet with people to work on resolving issues. She also reminded members that district council were now required to be more involved with public health than they had been previously.

The Chairman and members, thanked the manager for the good work of the team.

RESOLVED: (1) That the report be noted.

- (2) That members contact the Community Health and Leisure Manager/team if they wish to discuss the current service delivery programme or recommend future priorities.

*Lynda Pincombe, Community Health and Leisure Manager
lynda.pincombe@southsomerset.gov.uk or 01935 462614*

150. Flooding Update (Agenda item 9)

The Area Development Manager (North) provided members with a brief update on the latest situation regarding the flooding affecting Area North and across the wider area. Her presentation provided information about the current position and the next steps including:

- Statistics about the number of properties flooded and the number of households still to return home
- £500,000 awarded by government to support affected businesses in South Somerset – scheme now open for applications
- Most roads now fully open
- Still some farmland flooded but levels were continuing to recede
- Complete clean-up underway for both residents and visitors – nearly all sandbags removed
- Continuing to promote area as open for business
- Support and financial help for businesses, farms and households
- Continuing to monitor progress and reporting to DCLG (Department for Communities and Local Government)
- Further progress of the submitted 20 Year Action Plan, including dredging of the agreed 8km of rivers year

During discussion members expressed their support and thanks to all the volunteers, staff and agencies involved with the major incident, comments included:

- Praise for all the volunteers and voluntary organisations who had, and continued to, help people
- Donations of farm feed from around the country was commendable
- Praise and thanks for the updates being provided by various agencies
- There were comments in some communities that Defra was difficult to contact
- Some aspects of legislation regarding river and drainage management needed to be changed promptly
- The message needed to continue to go out that Somerset is open for business.
- Not all districts achieved such a high award from government to support businesses and officers involved in securing the funding were to be commended
- The road near the cemetery in Ilminster was still closed due to a landslip and signposting of the closure and diversion wasn't very good
- Somerset Waste Partnership and Streetscene had done a very good job given all the road closures.

Members thanked the Area Development Manager (North) for the update and her work regarding flooding.

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

151. Community grant – Chilthorne Domer Village Hall (Executive Decision) (Agenda item 10)

The Neighbourhood Development Officer (North) presented the report as detailed in the agenda. He highlighted that the application was for the construction of an extension to the village hall store room which would also be used as a changing room for some of the hall activities. The improved storage would also help with access and manual handling of equipment. Members were informed that the outcome of an 'Awards for All' application was still awaited, and there were delays with some applications of several months, however a decision was expected in the near future.

In answer to a comment raised, the Neighbourhood Development Officer explained that Somerset County Council had been approached for a contribution as the school used the hall for some activities; however nothing had been forthcoming to date.

It was proposed to approve the grant, as per the officer recommendation, and on being put to the vote was carried unanimously.

RESOLVED: That a grant of £5,000 be awarded to Chilthorne Domer Village Hall towards the cost of an extension to the store room, to be allocated from the Area North capital programme (Local Priority Schemes), subject to SSDC standard conditions for community grants (appendix A to the agenda report).

Reason: To facilitate the construction of an extension to the store room at Chilthorne Domer Village Hall.

(Voting: Unanimous in favour)

*James Divall, Neighbourhood Development Officer
james.divall@southsomerset.gov.uk or (01935) 462249*

152. Capital Expenditure – Footpath at Minchington Close, Norton Sub Hamdon (Executive Decision) (Agenda item 11)

The Neighbourhood Development Officer (North) presented the report as detailed in the agenda. She highlighted that the application was for the construction of a hard surface path across SSDC owned land and explained the proposal in detail including the provision for a slope alongside the steps to give better access and also some highway improvements including bollards and hatch markings. She explained that any ongoing maintenance would be minimal and be carried out by Streetscene.

County Councillor, John Bailey, addressed members as a local resident and explained that before recent boundary changes he was also the division member. He commented the improvements were much needed and well supported by the local community.

Ward member, Councillor Sylvia Seal, noted that the path would also provide a safer route to school and gave her support for the project.

During a brief discussion members requested that legalities regarding status of the path was checked prior to implementation and also that the design of any street furniture was in keeping with the locality.

It was proposed to approve the grant, as per the officer recommendation, and on being put to the vote was carried unanimously.

RESOLVED: That £13,000 be allocated from the Area North capital programme (Local Priority Schemes) for the construction of a footpath in Norton sub Hamdon, the scheme to be project managed by SSDC Engineering and Property Services. After completion, any sum not required to be returned to Area North balances.

Reason: To facilitate the construction of a hard surface footpath across SSDC owned land at Minchington Close, Norton Sub Hamdon.

(Voting: Unanimous in favour)

*Teresa Oulds, Neighbourhood Development Officer
teresa.oulds@southsomerset.gov.uk or (01935) 462254*

153. Area North Committee – Forward Plan (Agenda item 12)

The Area Development Manager (North) informed members that there were no updates to the Forward Plan. She reminded the Committee of the members workshop in April regarding education provision.

RESOLVED: That the Area North Forward Plan be noted.

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

154. Planning Appeals (Agenda item 13)

Members noted the report that detailed recent planning appeals that were lodged, dismissed or allowed. One member sought clarification regarding an appeal in his ward and it was agreed the point would be actioned by the Democratic Services Officer.

RESOLVED: That the report be noted.

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

155. 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).

Planning application: 13/03483/OUT – Outline application for residential development and the provision of access from Wincanton Road at the Trial Ground, Somerton Road, Langport. Applicant: The Lloyds Family Trust.

(Prior to presentation of the application, Councillor Terry Mounter wished it to be minuted that he and Councillor Shane Pledger had taken advice that they did not have a prejudicial interest in the application due to being on the Huish Episcopi Leisure Board and the leisure centre potentially receiving funding from planning obligations.)

The Planning Officer presented the application as detailed in the agenda report and reminded members why it had been deferred the previous month, highlighting that the applicant's offer of a gift of land had been withdrawn. It was noted the principle of development was accepted as the site was considered to be in a sustainable location. Local concern about loss of the central avenue hedge line was acknowledged, but it was noted it could be removed at any time regardless of this planning application.

Mr S Collier, agent, commented that since the last meeting SSDC Community Health and Leisure had confirmed to the applicant the amount of planning obligations sought. These were not acceptable to the applicant and therefore there had been no point in obtaining a valuation of the site. It was noted that the applicant was content to continue talking with the parish council about land for community use outside of this application.

Ward member, Councillor Roy Mills, commented the officer report indicated no adverse impact on many issues and therefore it was difficult to refuse the application.

During the ensuing discussion mixed views were expressed including:

- Concern about the Japanese Knotweed
- NPPF seeks use of poor quality land where possible
- 80 houses would be over development
- Beech hedge might be ancient and should be retained and incorporated into landscape proposals

- Hedge could be better managed
- Nothing in officer report to justify keeping the hedge.
- Shouldn't have too many houses when flooding issues only a short distance away
- Cumulative impact of additional traffic through Langport should be considered
- Concerns about surface water drainage

In response to comments and questions raised, the Area Lead and Planning Officer clarified that:

- Digging recently on the site was understood to be trial archaeological trenches
- The application was seeking approval to remove the Beech hedge, it was not believed to be ancient, and thought to have been planted in the 1930's.
- The beech hedge was not considered worthy of protection. There were no ecological or landscape justifications to recommend refusal of the application. If retained, the hedge would put a significant restraint on development of the site. Justification for keeping the hedge needed to be considered, and officer advice was to not seek retention of the hedge.
- Concerns about traffic were acknowledged but Highways had not raised any objection
- Application information indicated the strategy was for all surface water to be dealt with on the site
- Many concerns raised were not supported by statutory consultees

It was proposed to approve the officer recommendation as shown in the agenda. A member subsequently moved an amendment to add a sixth point to the Section 106 requirements, to require the retention of the beech hedge.

The Area Lead advised that the only way to absolutely preserve the hedge was with a Tree Preservation Order but the Ecologist had not felt it was applicable.

A vote was first taken on adding the suggested amendment to retain the hedge to the officer recommendation. On being put to the vote, this was carried 9 in favour, 1 against and 1 abstention.

A vote was then taken on the substantive motion, to approve the officer recommendation including the amendment to retain the hedge. On being put to the vote, this was carried 7 in favour and 4 against, with no abstentions.

RESOLVED: That planning application 13/03483/OUT be APPROVED, as per the officer recommendation, subject to an additional point to the Section 106 requirements, to require the retention of the beech hedge and subject to the following:

- a) The prior completion of a section 106 agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to:-
 - 1) Secure a contribution of £4,668.20 per dwelling towards the increased demand for outdoor playing space, sport and recreation facilities to the satisfaction of the Assistant Director (Wellbeing).
 - 2) Ensure at least 35% of the dwellings are affordable with a tenure split of 67:33 in favour of rented accommodation over other

intermediate types, to the satisfaction of the Corporate Strategic Housing Manager.

- 3) Provide for Travel Planning measures to the satisfaction of the County Highway Authority with the agreement of the Development Manager and fully implemented in accordance with the agreed details.
- 4) Secure a contribution of £2451.40 per dwelling towards primary school places to the satisfaction of Somerset County Council.
- 5) Provide for a S.106 monitoring fee based on 20% of the outline application fee.
- 6) To require the retention of the beech hedge.

b) The following conditions:

Justification

01. Notwithstanding the local concerns, the provision of approximately 80 houses in this sustainable location would contribute to the council's housing supply without demonstrable harm to the setting of the nearby listed building, archaeology, residential amenity, highway safety, ecology or visual amenity, and without compromising the provision of services and facilities in the settlement. As such the scheme is considered to comply with the saved policies of the local plan and the aims and objectives of the NPPF.

Subject To The Following:

01. The site hereby approved for development shall be as shown on the submitted location plan A081486[C]drg01 revision B received 16 September 2013.

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

02. Details of the appearance, landscaping, layout and scale (herein after called the "reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development shall begin no later than 3 years from the date of this permission or not later than 2 years from the approval of the last "reserved matters" to be approved.

Reason: As required by Section 92(2) of the Town and Country

Planning Act 1990.

04. 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 (in consultation with Somerset County Council). The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice 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 highway safety and in accordance with policy ST5 of the South Somerset Local Plan.

05. No work shall commence on any dwelling on the development site hereby permitted until the access/off-site highway works shown generally in accordance with Drawing Number LGPS/Lloyd/Langport/RTB/SK04 and LGPS/Lloyd/Langport/PR/SK02 (Annex G) have been carried out in accordance with a design and specification to be approved in writing by the Local Planning Authority and to be fully implemented in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with policy ST5 of the South Somerset Local Plan.

06. The development hereby permitted shall not be brought into use until that part of the service road that provides access to it has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety and in accordance with policy ST5 of the South Somerset Local Plan.

07. No part of the development site hereby permitted shall not be commenced until details of proposed parking spaces for any proposed dwelling and properly consolidated and surfaced turning spaces for vehicles have been provided and constructed within the site in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Such parking and turning spaces shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety and in accordance with policy ST5 of the South Somerset Local Plan.

08. No development shall take place until detailed plans have been submitted to and approved in writing by the Local Planning Authority (in conjunction with the local highway authority) relating

to line, level and layout of the access road junction and its means of construction and surface water drainage. The approved access road junction shall be laid out constructed in accordance with the requirements of a Section 278 Agreement under the provisions of the Highway Act 1980.

Reason: In the interests of highway safety and in accordance with policy ST5 of the South Somerset Local Plan.

09. No development shall commence until a surface water drainage scheme for the site, based on the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

10. No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. The approved drainage works shall be completed and maintained in accordance with the details and timetable agreed.

Reason: To ensure adequate adoption and maintenance and therefore better working and longer lifetime of surface water drainage schemes.

11. Prior to the commencement of the development, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, a tree & hedgerow protection plan and an arboricultural method statement relating to retained trees & hedgerows within or adjoining the site, shall be submitted to and agreed in writing with the Council and they shall include the following details:

- the installation and locations of protective fencing, root protection areas & construction exclusion zones clearly detailed upon a tree & hedgerow protection plan and;
- details of special tree & hedgerow protection measures for any required installation of built structures, below-ground services and hard surfacing within the root protection areas of retained trees & hedgerows.

Upon approval by the Council, the measures specified within the agreed tree protection plan and the arboricultural method statement shall be implemented in their entirety for the duration of the construction of the development and the required terms of the tree planting scheme.

Reason: To secure the planting and establishment of new trees and shrubs, and to preserve the health, structure and amenity

value of existing landscape features (hedgerows & trees) in accordance with the objectives within saved Policy ST6 (The Quality of Development) of the South Somerset Local Plan 2006 and those statutory duties as defined within the Town & Country Planning Act, 1990 (as amended)[1].

12. Details of a dormouse mitigation plan shall be submitted with any future reserved matters application. The works shall be implemented in accordance with the approved details and timing of the mitigation plan, as modified to meet the requirements of any 'European Protected Species Mitigation Licence' issued by Natural England, unless otherwise approved in writing by the local planning authority.

Reason: For the conservation and protection of legally protected species of recognised nature conservation importance in accordance with Policy EC8 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981 and The Habitats Regulations 2010.

13. The measures with regard to tree removal detailed in section 4.2 (Bat Roost Assessment Of Trees, WYG, 9 September 2013) shall be fully implemented if any trees are to be removed to accommodate the development hereby approved.

Reason: To protect protected species in accordance with policy Ec8 of the South Somerset local Plan.

14. The development shall not commence (specifically including any site clearance or ground works) until a scheme for the eradication of Japanese Knotweed from the site has been submitted to, and approved in writing, by the local planning authority. The approved scheme shall be implemented in full unless otherwise agreed in writing.

Reason: For the protection of amenity of future owners/occupiers of the site and neighbours, and to ensure compliance with The Wildlife and Countryside Act 1981 (as amended).

15. As part of any reserved matters application details of measures for the enhancement of biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: For the enhancement of biodiversity in accordance with NPPF.

16. The residential development hereby approved shall comprise no more than 80 dwellings.

Reason: To ensure that the level and density of development is appropriate to the location and commensurate with levels of contributions sought in accordance with ST5, EH5, ST6, ST10

and EC3 of the South Somerset Local Plan.

Informatives:

01. You are reminded that the County Highway Authority have requested that a Condition Survey of the existing public highway will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development will have to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.
02. You are reminded of the contents of the Parrett Drainage Board's letter of 08 October 2013 which is available on the council's web-site.
03. You are reminded of the contents of the Environment Agency's letter of 15 October 2013 which is available on the council's web-site.
04. You are reminded of the comments of the Council's Climate Change Officer dated 27 September 2013 which is available on the council's web-site.
05. You are reminded of the comments of the parish council indicating that the provision of bungalows for the elderly or infirm would be welcome.
06. Before this development can commence, a European Protected Species Mitigation Licence (under The Conservation (Natural Habitats, &c.) Regulations 2010) will be required from Natural England. You will need to liaise with your ecological consultant for advice and assistance on the application for this licence. Natural England will normally only accept applications for such a licence after full planning permission has been granted and all relevant (protected species) conditions have been discharged.
07. Reptiles (particularly slow worms) are present on the site and could be harmed by construction activity, contrary to legislation (Wildlife and Countryside Act 1981), unless appropriate precautionary measures are employed. Suitable measures could include appropriate management of the vegetation to discourage reptiles away from areas of risk, reptile exclusion fencing, and/or translocation of animals from the site. An ecological consultant should be commissioned to undertake further reptile specific survey and provide site specific advice.

(Voting: 7 in favour, 4 against, 0 abstention)

Planning application: 13/04943/FUL - Change of use of land to 1 No Traveller pitch and associated works comprising 1 No mobile home; 1 No Touring Caravan; 1 No ISO container; 1 No shed; 1 No compost toilet and a polytunnel; use of shed and land for siting/storage of domestic items; access and associated hardstanding on land OS5937 part, Street Road, Compton Dundon. Applicant: Ms E Brown.

Before presenting the application as shown in the agenda, the Planning Officer provided members with several updates including:

- There was an error in the report – on page 60 of the agenda, and elsewhere, in the report, reference was made to a bungalow being 200m from the eastern edge of the site when it should have read 100m.
- An extra condition was recommended required for approved plans.
- Several items of correspondence had been received taking issue with varying aspects of the officer report including:
 - description of the site and location
 - highways response and accident figures not being taken into account.
 - letter had also been received from the parish council taking issue with landscape comments.
 - environment policies not being taken into adequate detail
 - needs for a traveller site – several respondees saying site not necessary
 - sustainability queried

During the presentation, it was highlighted that the Legal Services Manager had assessed the applicant's circumstances and was satisfied that she lived a travelling lifestyle within the terms of the definition set out in the NPPF.

Mr S Berkiet, representative for Compton Dundon Parish Council, raised several comments including:

- The officer report omitted parts where the Landscape Officer had raised objections regarding certain policies.
- With reference to the current need for such sites - the new target had yet to be adopted and the old target had been exceeded.
- Local knowledge provided evidence of accidents near the proposed entrance
- No doctor, shop or school in the village, and bus services were infrequent and expensive

Mr G Jones, Ms V Olivier and Mr K Thomson each addressed members in objection to the proposal with comments including:

- Officer report did not accurately describe the site.
- Site was not completely surrounded by agricultural land as on one side there was a dwelling.
- Question Highways method of assessment.
- There were discrepancies between Highways information and local knowledge regarding accidents in the locality.
- Recent speed checks indicated a significant number of vehicles exceeded the speed limit, and drivers would not anticipate vehicles using the proposed site entrance.
- Some properties along Street Road directly over-looked the site and trees needed to have been planted some time ago to provide adequate screening.

Ms E Brown, applicant, noted she had travelled for many years and was now wishing to have more of a base. She commented that some outreach education was being provided from the old school site and that they would do the landscape planting as soon as possible. Concerns raised by the local community regarding the compost toilet were

acknowledged. She explained the concept for such a toilet and considered that it would not cause any issues.

In response to comments made the Area Lead commented that:

- The landscape officer had considered the adjacent Public Right of Way.
- Policies STR 1 and 3 were old County policies and not relevant to this committee.
- Acknowledge Landscape Officer had stated some grounds for objection but they had not been heavily weighted.
- Landscape concerns needed to be weighed against the need for a Traveller site, and on this occasion the balance was in favour of the applicant.
- The Highways Officer had been asked to carefully consider the application, and all representations received had been forwarded to him. He did not wish to change his comments.
- Members needed to consider if Compton Dundon was so far away from services as to refuse the application.
- It needed to be considered if the pitch was so near as to affect residential amenity, and if so, so near as could not be addressed by landscaping.

Ward member, Councillor David Norris, raised concerns if the landscape plan was adequate at the moment, and personally was not entirely satisfied the applicant met the required status criteria. Having considered the Highways data, on balance he did not think the access was a problem.

Fellow ward member, Councillor Pauline Clarke referred to accidents that had happened nearby and noted many people exceeded the speed limit. She acknowledged consultees said there were adequate visibility splays, but due to the volume and speed of traffic she considered the access to be along a dangerous stretch of road. She also raised concerns about the compost toilet and the impact of heavy rainfall, and commented it was difficult to support the application as not all issues seemed to have been mitigated.

During discussion comments made by members included:

- Understand local objections, but planning matters had to be considered.
- Agricultural traffic had used the site entrance and if they had not caused accidents it was difficult to see why traffic from the proposal would.
- Accidents referred to had not been caused by use of the proposal entrance.
- Unsustainable location.
- Thought Travellers preferred to be in groups of pitches rather than single ones.
- Retrospective nature of the application was understood if had been living at the side of the road.
- Status of the applicant had been assessed.
- Difficult application, but also difficult to see a reason to refuse it.
- Need reassurance that conditions will be adhered to.
- If approved, there should be a condition for safety and noise regarding use of generators.

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

- The application was for a permanent Traveller pitch and the reasons why it was not temporary.
- A personal condition needed to be treated with caution.
- No application sites were pro-actively monitor and it would be unwise to start doing so for particular types of application. Site was likely to be locally monitored.

At the end of discussion it was proposed and seconded to approve the application, as per the officer recommendation, subject to additional conditions for approved plans;

personal permission for use by applicant, partner and dependents; and detail about use of generators. On being put to the vote, the proposal was carried 6 in favour, 1 against and 3 abstentions.

RESOLVED: That planning application 13/04943/FUL be APPROVED, as per the officer recommendation subject to additional conditions for approved plans; personal permission for use by applicant, partner and dependents; and detail about use of generators, and subject to the following:

Justification:

01. The proposal represents a sustainable development that serves an immediate need for accommodation for a traveller family where no suitable alternative has been identified. Notwithstanding the concerns and objections of local residents and the Parish Council, the proposal causes no highway safety or residential amenity harm, and, subject to appropriate mitigation, respects the character and appearance of the local setting, in accordance with the aims and objectives of the NPPF, Planning Policy for Traveller Sites, and Policy HG11 of the South Somerset Local Plan, 2006.

Subject To The Following:

01. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1: Glossary of the Planning Policy for Traveller Sites (March 2012).

Reason: In the interests of sustainable development and to comply with the aims of the document Planning Policy for Travellers and Policy HG11 of the South Somerset Local Plan, 2006.

02. There shall be no more than 1 pitch on the site, and no more than 2 caravans, as defined in the Caravan in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended, shall be stationed at any time, of which only 1 caravan shall be a static caravan.

Reason: In the interests of sustainable development and to accord with the NPPF and Policy HG11 of the South Somerset Local Plan, 2006.

03. No external lighting shall be installed or erected on the site unless as part of a scheme, details of which have been submitted to and approved in writing by the Local Planning Authority. The scheme of lighting should seek to minimise external lighting and avoid spotlights particularly any visible from the public highway. Once approved, such lighting shall only be erected and used in accordance with such scheme unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the character of the area and in the interests of preventing light pollution in accordance with Policies EH1, ST6 and EP3 of the South Somerset Local Plan, 2006.

04. The parking and turning areas shown on the submitted site layout plan ref.J327/08 shall be kept clear and used only for the parking and turning of motor vehicles.

Reason: In the interests of highway safety and to ensure that vehicles leave the site in forward gear, in accordance with the aims of Policy ST5 of the South Somerset Local Plan, 2006.

05. At the proposed access there shall be no obstruction to visibility greater than 300mm above adjoining road level within the visibility splay shown on the submitted plan (to the south west of the access) - Drawing No J327/02 rev B. Such visibility splay shall be constructed and cleared within three months of the grant of this permission and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and to ensure that vehicles leave the site in forward gear, in accordance with the aims of Policy ST5 of the South Somerset Local Plan, 2006.

06. Within three months of the date of this permission, details of all hard surfaces and hardstanding, including hardstanding to be established under vehicles used for residential accommodation, shall be submitted to and approved in writing by the Local Planning Authority. Such details, once approved shall be fully implemented within six months of being approved, and thereafter retained and maintained.

Reason: To safeguard the amenity of the area and to accord with Policy HG11 of the South Somerset Local Plan, 2006.

07. During the first planting season following the grant of this permission, the agreed scheme of landscape mitigation planting received by email on 28 February 2014 shall be fully implemented. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out and any trees or plants which within a period of five years from the completion of the planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To safeguard the character and appearance of the area, and to accord with the NPPF and Policies ST6, EC3 and HG11 of the South Somerset Local Plan, 2006.

08. No part of the site other than the storage container hereby approved shall be used for business purposes or commercial storage of any kind.

Reason: To safeguard the character and appearance of the area and to accord with the NPPF and Policies ST6 and HG11 of the South Somerset Local Plan, 2006.

09. Prior to the placement of a storage container on the site, details of the design and materials of the cladding and roof to be applied to

the container shall be submitted to and approved in writing by the Local Planning Authority. Such details, once approved, shall be fully implemented and thereafter retained and maintained.

Reason: To safeguard the character and appearance of the area and to accord with the NPPF and Policies ST6 and HG11 of the South Somerset Local Plan, 2006.

Additional conditions:

10. The development hereby permitted shall be carried out in accordance with the following approved plans: the drawings ref. J327/01, J327/02 Rev B, J327/04, J327/05, J32706 and J327/08.

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

11. The use hereby permitted shall be carried on only by the applicant, Ms E Brown, together with any spouse or dependants. When the premises cease to be occupied by Ms E Brown, the use hereby permitted shall cease and all materials and equipment brought on to the premises in connection with the use shall be removed.

Reason: In the interests of securing the site for the identified need of the applicant.

12. No electrical power generation equipment or machinery shall be operated or installed on the site unless full details of the equipment and its housing and siting have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the technical specification of the equipment and sound power levels. Once approved, the details shall be fully implemented and thereafter retained and maintained as long as the equipment is operated on the site.

Reason: In the interests of residential amenity and to accord with Policy ST6 of the South Somerset Local Plan, 2006.

Informatives:

01. The applicant's attention is drawn to the requirement to apply for a caravan site licence. Contact Martin Chapman at the District Council Offices, Yeovil, telephone 01935 462508.
02. The applicant's attention is drawn to the comments of Wessex Water set out in their letter dated 21 January 2014, which can be viewed on the Council's website under the application number.

(voting: 6 in favour, 1 against, 3 abstentions)

Planning application: 13/03983/OUT - Residential development of land for up to two dwellings and formation of new vehicular and pedestrian access on land at Laws Farm, Middle Way, Compton Dundon. Applicant: Mr and Mrs M A Searle.

The Planning Officer, prior to presenting the application as detailed in the agenda, informed members that under the heading 'reason for referral to committee' the report incorrectly stated the application was for one dwelling, when it should have read for two dwellings. She update members that four further letters had been receive, one in support and three in objection raising issues already mentioned in the report. One of the letters had also highlighted that part of the land within the red line was not in the applicants control and the applicants had since submitted a revised red line plan.

During her presentation it was noted that the site was immediately adjacent to the development area. Given the reduced density now proposed on the site it was considered the impact on the nearby listed building was not so great as to warrant recommending refusal.

Mr G Jones, representative for Compton Dundon Parish Council, noted they were fully supportive of policy SS2 in the emerging local plan and of the application.

Mr Kemp-King, spoke in objection to the application noting that the NPPF weighed in favour of development, but the recommendation seemed to conflict with guidance about protecting historic assets and neighbouring listed buildings. He commented the buildings would be prominent in the street scene and detrimental to the setting of the listed building.

Agent, Mr D Carpendale, noted the original application provided for four houses. After consultation and consideration of a covenant, the scheme had been revised to two houses which was why conservation officers had now accepted the proposal. He commented it was a modest scheme, supported by the parish council, and much time had been taken designing the proposal so that it fitted in with the area.

Ward member, Councillor David Norris, noted he had had many concerns with regarding the original application but the revised proposal had addressed those concerns. There was a need for this type of development in Compton Dundon and he supported the proposal.

The other ward member, Councillor Pauline Clarke, commented she still had some concerns about the elevated site. She felt the design of the buildings shown in the indicative plans was out of keeping with the local area but acknowledged the design would be considered fully at the reserved matters stage. She noted that the church path had been referred to in other applications in the village and was a feature that needed to be preserved. She suggested that the reserved matters application, should it come forward in the future, be considered by the committee.

It was proposed and seconded to approve the application, as per the officer recommendation, and on being put to the vote was carried unanimously.

RESOLVED: That planning application 13/03983/OUT be APPROVED, as per the officer recommendation, subject to:

Justification

The proposed development, by reason of its location and scale, is considered to be an appropriate form of development that makes efficient

use of land and respects the character and setting of the adjacent listed building, causes no demonstrable harm to residential or visual amenity or highway safety. The proposal therefore accords with the aims and objectives of the National Planning Policy Framework and Policies ST5, ST6, EH5, EC7 and EC8 of the South Somerset Local Plan.

Subject To The Following:

01. Details of the layout, scale, appearance, access and landscaping (herein called the "reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

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

02. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission and the development shall begin no later than three years from the date of this permission or not later than two years from the approval of the last "reserved matters" to be approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. The development hereby permitted shall be carried out in accordance with the following approved plan drawing 10189-1 Rev B received 11/03/2014.

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

04. The development hereby permitted shall comprise no more than 2 dwellings.

Reason: To ensure that the level and density of development is appropriate to the location in accordance with policies ST5, ST6 and EC3 of the South Somerset Local Plan.

05. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: In the interests of environmental health and flooding to accord with Policies EU4 and ST5 of the South Somerset Local Plan.

06. Prior to any works commencing a scheme detailing the restoration / reinstatement of a footway (Church Path) over the frontage of the site shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be fully implemented prior to the first occupation of the development and thereafter retained in perpetuity.

Reason: In the interest of the amenity of the locality to accord with Policy ST6 of the South Somerset Local Plan.

Informatives:

01. Reptiles (particularly slow worms) are likely to be present on the site and could be harmed by construction activity, contrary to legislation (Wildlife and Countryside Act 1981), unless appropriate precautionary measures are employed. Suitable measures could include appropriate management of the vegetation to discourage reptiles away from areas of risk, reptile exclusion fencing, and/or translocation of animals from the site. An ecological consultant should be commissioned to undertake further reptile specific survey and provide site specific advice.

(Voting: Unanimous in favour)

Planning application: 14/00020/FUL - Change of use from agriculture to caravan and camping site including formation of new access and erection of pavilion and two WC / wash blocks on land adjacent Southfork Caravan Park, Parrett Works, Martock. Applicant: Mr M Broadley.

Prior to presenting the application as shown in the agenda report, the Planning Officer provided members with several updates including:

- Some more letters of objection had been received raised points already mentioned in report and a letter from a neighbour raising issues about highways
- The Highway Authority had considered the further comments raised, but they maintained their view that there would be no detrimental impact on the highway network.
- Since agenda had been published the Environment Agency had commented and raised no objection subject to a condition for a flood evacuation plan
- Additional conditions were proposed for:
 - Use of the site as holiday accommodation and not main residence
 - Details of caravan storage as per submitted plan
 - Agreed details of a flood evacuation plan

Conditions to cover CCTV, hours of operation/movement and construction traffic had been discussed but not considered necessary or reasonable.

The Planning Officer explained that minor changes within revised plans included relocation of the septic tank. The location of the washroom/toilet block was considered to be some way from the neighbouring bungalow and unlikely to impact upon residential amenity. The proposed one way system for vehicles in and out of the site was likely to help highway safety.

Ms J Swabey, spokesperson for Martock Parish Council, noted that comments in the report referred to when they had considered the application prior to the revised plans and Highways comments being received. The revised plans had since been considered and many of the concerns raised by the parish council had now been addressed, however they would like the Highway Authority to consider implementing a 30mph speed limit.

Mr M Le Lohé and Mr R Voak, spoke in objection to the application and raised points including:

- If approved the site would almost triple in size, and no amount of screening could hide the caravans.
- Proposal would detract from local amenity and one dwelling would become engulfed.
- Concern about the proposed new access and exits.
- Statistics regarding accidents, average speeds on the local rural roads and stopping distances

Mr C White and Mr E Bennett, supporters of the application made comments including:

- Staff were always helpful and the business had three main disciplines; accommodation, retail and maintenance.
- As a user of the site have always found it to be popular, quiet, clean and friendly. Sites such as this would promote local businesses.

Mr A Preston, agent, referred to 23 objections being received and he believed 13 of them were from two objectors. He noted that substantial planting around the site would create an effective visual buffer, and the proposal lighting would low and subdued. Regarding noise, he commented that the site already had strict rules and Environmental Health had confirmed that to date there had been no complaints. He highlighted the proposal had strong support from SSDC Tourism and Economic Development.

Ward member, Councillor Patrick Palmer, acknowledged neighbour concerns, and noted many issues raised by the parish council had been addressed in the revised plans. He was unaware of any accidents at this site and in his opinion the proposed one way system would be an improvement. He highlighted that there had been moves in the past by Martock Parish Council and local residents to have a 30mph zone through Parrett Works, and whilst supporting the application it would also be preferable to strongly encourage Highways to consider a lower speed limit.

Fellow Ward Member, Councillor Graham Middleton, raised similar comments to Councillor Palmer, and noted the proposed extension to the site was in an obvious location. Concern about the view of caravans was acknowledged but this could be addressed by landscaping. He commented that generally tourers and campers observed an 'etiquette' regarding arrival and departure times at sites, and these were very unlikely to happen late at night. He supported the application but suggested reducing heights of roadside hedges would help to improve visibility.

During discussion members raised several comments including:

- Concern that highways appeared to be making comments regarding visibility splays based upon perceived speeds rather than actual speed limit.
- The proposal was large and would take some view away.
- Entrance at Parrett Works was more dangerous than at this application site.
- Difficult to do fast speeds in the locality due to the nature of the road.
- Well establish business that supports the local economy.
- Sympathy for neighbours but the existing site had been there for many years.
- Not all traffic movements would be associated with toing caravans

In response to queries raised, the Area Lead and Planning Officer clarified that:

- The Environment Agency had responded to the amended plans.
- The temporary permission for caravan storage on the Parrett Works site had now lapsed.

One of the ward members suggested that a letter be sent to Highways to encourage them to consider lowering the speed limit through the Parrett works area.

The Area Lead commented he had some concerns regarding security fencing around the storage area and suggested to members that if they were minded to approve the application, there could be a further additional condition to agree this detail, to which they agreed. He reminded members that if proposed for approval, it should also include the other additional conditions suggested for:

- Agreed details of a flood evacuation plan
- Use of the site as holiday accommodation - no residential occupancy
- Details of caravan storage as per submitted plans
- Control level of development to no more than 15 caravan pitches
- Fencing detail around storage compound

It was proposed and seconded to approve the application, as per the officer recommendation and subject to the additional conditions suggested by the Area Lead. On being put to the vote the proposal was carried 8 in favour with 1 abstention.

RESOLVED: That planning application 14/00020/FUL be APPROVED, as per the officer recommendation, subject to additional conditions for a flood evacuation plan, use of site, details of storage as submitted plans, control of development and fencing detail, and subject to:

Justification

01. The proposal represents a sustainable development in the countryside that would make a significant contribution to the provision of tourist accommodation and support economic growth. The impacts of the development can be suitably mitigated and no demonstrable harm to the setting, landscape or residential amenity would result, in accordance with the aims and objectives of the NPPF and Policies ST3, ST5, ST6, EH5, EC3 and ME10 of the South Somerset Local Plan, 2006.

Subject To The Following:

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. The development hereby permitted shall be carried out in accordance with the following approved details and plans: the drawings ref. 1565-PL-02 Rev A; 1565-PL-03 and 1565-PL-04, and the details set out in the email received on 18 February 2014.

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

03. The subject land including any buildings thereon shall be used for a caravan park and camping site, and for no other purpose (including any other purpose in any Class of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the character, appearance and general amenity of the area in accordance with the aims of the NPPF and Policies ST5, ST6 and EC3 of the South Somerset Local Plan, 2006.

04. The proposed access shall have a minimum width of 5.0metres, incorporating radii of not less than 4.5metres, and shall not be steeper than 1 in 10. Once established, the access shall comply with these requirements in perpetuity.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan, 2006.

05. Prior to commencement of development hereby permitted the proposed access over at least the first 10.0metres of its length, as measured from the edge of the adjoining carriageway, shall be 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. Once constructed the access shall thereafter be maintained in that condition at all times.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan, 2006.

06. There shall be no obstruction to visibility greater than 900millimetres above adjoining road level in advance of lines drawn 2.4metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43metres either side of the access. Such visibility shall be fully provided before the development hereby permitted is brought into use and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan, 2006.

07. No development hereby permitted shall be commenced unless details of a scheme of internal traffic movement within the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall seek to ensure that traffic using the access point created by this permission only exits the site at this point, and that entrance into the site is taken via the adjacent existing caravan park site edged blue on the submitted plan ref. 1565-PL-01. The scheme shall include appropriate signage to be placed at suitable points within the site and at the points of access/egress. Once approved, the scheme, including the approved signage, shall be fully implemented and thereafter retained and maintained.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan, 2006.

08. Any entrance gates/physical barrier erected shall be hung to open inwards, shall be set back a minimum distance of 10.0metres from the carriageway edge and shall thereafter be maintained in that condition at all times.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan, 2006.

09. No development hereby permitted shall be commenced unless details of the internal ground floor levels of the buildings to be erected on site have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area, and to accord with Policy ST6 of the South Somerset Local Plan, 2006

10. No external lighting shall be installed or erected on the site other than that indicated on the submission plan ref. 1565-PL-02 unless as part of a scheme, details of which have been submitted to and approved in writing by the Local Planning Authority. Such scheme of lighting should seek to minimise external lighting and avoid spotlights particularly any visible from the public highway. Once approved, such lighting shall only be erected and used in accordance with such scheme unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the character of the area and in the interests of preventing light pollution in accordance with Policies ST6 and EP3 of the South Somerset Local Plan, 2006.

11. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the commencement of the development, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The scheme of landscaping shall including details of all hedges and boundary treatments as well as other planting indicated on the submitted site plan ref. 1565-PL-02 Rev A.

Reason: To safeguard the character and appearance of the area, and to accord with the NPPF and Policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan, 2006.

Additional conditions:

12. No development hereby permitted shall be commenced unless details of a flood evacuation plan for future occupants of the development has been submitted to and approved in writing by the Local Planning Authority. Such plan, once approved, shall be fully implemented and thereafter maintained in operation.

Reason: To safeguard future occupants of the development from flood risk in accordance with the aims of the NPPF.

13. The caravan and camping site hereby permitted shall be used solely as holiday accommodation and shall not be occupied as a person's sole or main residence. The site operator or owner shall maintain an up to date register of the names of all owners/occupiers of the holiday accommodation hereby permitted on the site and of their main home addresses, and the duration of their stay and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: In the interests of sustainable development and to ensure that the accommodation remains available for holiday purposes, in accordance with the aims and objectives of the NPPF and Policies ST5, ST6 and ME10m of the South Somerset Local Plan, 2006.

14. Storage of caravans on the site shall be limited to the area demarcated for that purpose on the submitted plan ref. 1565-PL-02 Rev A, which area shall not be used for any other purpose including any form of residential accommodation.

Reason: In the interests of sustainable development and to safeguard the character, appearance and general amenity of the area in accordance with the aims of the NPPF and Policies ST5, ST6 and EC3 of the South Somerset Local Plan, 2006.

15. No development hereby permitted shall be commenced unless details of security and other fencing and gating around the caravan storage area indicated on the submitted plan ref. 1565-PL-02 Rev A have been submitted to and approved in writing by the Local Planning Authority. These details, once approved, shall not be varied without the written agreement of the Local Planning Authority.

Reason: To safeguard the character and appearance of the area and to accord with the NPPF and Policies ST5 and ST6 of the South Somerset Local Plan, 2006.

16. No more than 15 pitches for touring caravans shall be laid out and occupied on the site, in accordance with the submitted site layout plan ref. 1565-PL-02 Rev A.

Reason: To safeguard the character, appearance and general amenity of the area, and in the interests of clarity, in accordance with the aims of the NPPF and Policy ST6 of the South Somerset Local Plan, 2006.

Informatives:

01. Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation of the new access will require a Section 184 Permit. This must be obtained from the Highway Service Manager for the South Somerset Area at The Highways Depot, Mead Avenue, Houndstone Business Park, Yeovil, Yeovil, Tel No 0845 345 9155. Application for such a permit should be made at least four weeks before access works are intended to commence.

(Voting: 8 in favour, 1 abstention, 0 against)

Planning application: 14/00105/FUL - Erection of a detached dwellinghouse with a detached garage/car port, bicycle store and new vehicular/pedestrian access on land and buildings adjoining Greystones, Shute Lane, Long Sutton. Applicant/; Mr and Mrs P Tulk.

The Planning Officer presented the application as detailed in the agenda report. She explained that there was currently consent for a similar proposal of a different design on the site and access had already been knocked through. She highlighted that if approved, this permission would replace the extant permission. She reminded members that the principle of development was already accepted by the extant consent.

Ward member, Councillor Shane Pledger, commented that he felt there was adequate space for the proposal and it was pleasing to see the materials would include local stone.

It was proposed to accept the officer recommendation of approval, as detailed in the report. On being put to the vote, the proposal was carried 7 in favour with 1 abstention.

RESOLVED: That planning application 14/00105/FUL be APPROVED, as per the officer recommendation, subject to:

Justification

The proposed dwelling represents an appropriate and sustainable form of development which will contribute to the council's housing supply without demonstrable harm to visual or residential amenity, highway safety or harm to the setting of nearby listed buildings and therefore accords with the aims and objectives of the National Planning Policy Framework and saved policies ST5, ST6 and EH5 of the South Somerset Local Plan.

Subject To The Following:

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. The development hereby permitted shall be carried out in

accordance with the following approved plans drawings numbered 13/1382/01, 13/1382/02, 13/1382/03 and 13/1382/04 received 07/01/2014.

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

03. This permission shall not be exercised in addition to any residential permissions already granted (viz application ref.13/03062/FUL) and shall be treated as an alternative so that the developer may have the option of carrying out development in accordance with the present permission or the permission already granted, but not both. In the event of the residential development referred to in the permission already granted (13/03062/FUL) being substantially carried out, this permission shall forthwith lapse and be of no effect.

Reason: The Local Planning Authority would not have been prepared to grant planning permission but for the special need to accord with policy ST3 of the South Somerset Local Plan (Adopted April 2006).

04. The works hereby permitted shall be completed in all respects within 18 months of the commencement of works hereby approved, unless otherwise agreed in writing. Written notice of the date of the commencement of the approved works shall be given to the local planning authority.

Reason: To ensure that the works hereby approved are completed and / or not left in a partially completed state for a protracted period detracting from the character and setting of the adjacent the listed building in accordance with Policy EH5 of the South Somerset Local Plan.

05. No works shall be carried out unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority;
- a) particulars of the materials (including the provision of samples where appropriate) to be used for all external walls, roofs and chimneys. Such particulars will include the detailed finish;
 - b) full details of all new walls and boundary walls, including the materials, coursing, bonding, mortar profile, colour and texture, to be provided in the form of a sample panel to be made available on site;
 - c) details of the recess, design, materials and external finish for all external doors, windows, boarding and openings, including detailed sectional drawings where appropriate;
 - d) details of lintels to all new openings;
 - e) details of all roof eaves, verges and abutments, including detailed section drawings, and all new guttering, down pipes and other rainwater goods, and external plumbing;
 - f) details of all external meter boxes, including their position, design and materials;
 - g) details of all gates, fences and the surface material for the parking and turning area.

Reason: In the interest of visual amenity and to safeguard the setting of the adjacent listed building to accord with Policies ST6 and EH5 of the South Somerset Local Plan.

06. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and in accordance with policies ST5, ST6 and EH5 of the South Somerset Local Plan.

07. The internal ground floor levels of the buildings hereby permitted shall accord with the details set out on the proposed site plan (drawing number 13/1382/02) received 07/01/2014, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of visual amenity and to safeguard the setting of the adjacent listed building to accord with Policies ST6 and EH5 of the South Somerset Local Plan.

08. Before the dwelling hereby permitted is first occupied, the access over the first 5m of its length shall be properly consolidated and surfaced (not loose stone or gravel) 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 to comply with Policy ST5 of the South Somerset Local Plan.

09. Before the dwelling is occupied and the 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 any part of the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority and thereafter maintained in this fashion at all times.

Reason: In the interests of highway safety and to comply with Policy ST5 of the South Somerset Local Plan.

10. There shall be no obstruction to visibility greater than 900mm above adjoining road level in advance of lines drawn 2.4m back from the

carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43m either side of the access. Such visibility shall be fully provided before the development hereby permitted is first brought into use and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and to comply with Policy ST5 of the South Somerset Local Plan.

11. The access shall not be brought into use until drop kerbs have been installed at the carriageway edge and/or a vehicle cross-over constructed across the verge fronting the site for the width of the access.

Reason: In the interests of highway safety and to comply with Policy ST5 of the South Somerset Local Plan.

12. The area allocated for parking and turning (for vehicles and cycles) on the submitted plan, drawing no. 13/1382/02 received 07/01/2014, shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles, in connection with the development hereby permitted.

Reason: In the interests of highway safety and to comply with Policy ST5 of the South Somerset Local Plan.

13. Any entrance gates shall be hung to open inwards and set back a minimum distance of 5m from the highway at all times.

Reason: In the interests of highway safety and to comply with Policy ST5 of the South Somerset Local Plan.

(Voting: 7 in favour, 1 abstention, 0 against)

(Councillor Shane Pledger having declared Disclosable Pecuniary Interests (DPIs) for planning applications 14/00227/FUL and 14/00327/FUL, left the meeting prior to presentation and consideration of the applications.)

Councillor Paul Thompson in the Chair.

Planning application: 14/00227/FUL - Proposed demolition of existing bungalow, formation of new vehicular access and erection of 2no dwellings (revised application) at Poplins Barton, Martock Road, Long Sutton. Applicant: Mr P Mepham.

The Planning Officer presented the application as detailed in the agenda and noted that minor changes were proposed to the extant permission and these were highlighted in his presentation.

It was proposed to approve the application as per the officer recommendation, and on being put to the vote the proposal was carried unanimously.

RESOLVED: That planning application 14/00227/FUL be APPROVED, as per the officer recommendation, subject to:

Justification

01. The minor changes to the approved scheme 13/00837/FUL, by reason of their design, scale and materials, respect the character and appearance of the area, and cause no harm to residential amenity, in accordance with the aims and objectives of the NPPF and Policies ST5 and ST6 of the South Somerset Local Plan, 2006.

Subject To The Following:

01. The development hereby permitted shall be carried out in accordance with the following approved plans: F1111/100E, F1111/101G and F1111_102.

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

02. The materials and other details approved in the letter ref. 13/04197/DOC (discharging conditions of the planning permission 13/00837/FUL) and as subsequently shown on the submitted plans referred to in Condition 2 above, shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan.

03. The first floor windows and roof lights on the south elevation of plot 1 and the north elevation of plot 2 shall be obscurely glazed and of restricted opening, in accordance with the details approved in the letter ref. 13/04197/DOC (discharging conditions of the planning permission 13/00837/FUL). Once implemented, in accordance with the approved details, the windows shall be retained and maintained in this fashion in perpetuity, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the privacy of neighbouring occupiers in accordance with policy ST6 of the South Somerset Local Plan.

04. The privacy screens for the balconies shall be erected in accordance with the details indicated on the submitted plans ref. F1111/100E and F1111/101G prior to the first occupation of the dwellings and shall be maintained and retained in perpetuity unless otherwise agreed in writing with the LPA.

Reason: To ensure the privacy of the occupiers of the dwellings hereby approved in accordance with policy ST6 of the South Somerset Local Plan.

05. The scheme of landscape planting approved in the letter ref. 13/04197/DOC (discharging conditions of the planning permission 13/00837/FUL), and as shown on the submitted plan ref.

F1111/101G, shall be fully implemented in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To safeguard the character and appearance of the area and the surrounding landscape in accordance with saved policies EC3, ST5 and ST6 of the South Somerset Local Plan.

Informatives:

01. The applicant's attention is drawn to the advice of Wessex Water, in their letter of 24 January 2014, which can be viewed on the application file on the Council's website.

(Voting: Unanimous in favour)

Planning application: 14/00327/FUL – proposed erection of single storey detached double garage on land off Cross Lane, Long Sutton. Applicant: Mr S Pledger.

The Planning Officer presented her report as shown in the agenda. She noted members would be familiar with the site due to previous applications relating to the construction of a dwelling. It was noted the site was well progressed, and the proposed garage would be in the corner of the site.

During a brief discussion a concern regarding the position of the garage was raised as it would be very visible from the church.

Members were content with the officer recommendation and it was proposed to approve the application, which was carried unanimously when put to the vote.

RESOLVED: That planning application 14/00327/FUL be APPROVED, as per the officer recommendation, subject to:

Justification

The proposed outbuilding, due to its scale, design and materials, respects the semi-rural and historic setting of the conservation area and adjacent listed buildings, causes no demonstrable harm to residential amenity and will not be prejudicial to highway safety and is therefore considered to be in accordance with the aims and objectives of the National Planning Policy Framework and Policies ST5, ST6, EH1 and EH5 of the South Somerset Local Plan.

Subject To The Following:

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. The development hereby permitted shall be carried out in accordance with the following approved plan drawing numbered F1158_102F received 10/03/2014.

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

- 03. The materials to be used in the construction of the external surfaces of the development hereby permitted, as well as their finish, shall match the details set out on approved drawing numbered F1158/102, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the character and setting of the conservation area and setting of the adjacent listed buildings in accordance with Policies EH1 and EH5 of the South Somerset Local Plan.

(Voting: Unanimous in favour)



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Chairman