

Meeting AN 03M 14/15  
Date 25.06.14

### **South Somerset District Council**

**Draft minutes** of a meeting of the **Area North Committee** held in the Village Hall, Chilthorne Domer on **Wednesday 25 June 2014**.

(2.00pm – 4.07pm)

**Present:**

**Members:** Shane Pledger (in the Chair)

Pauline Clarke  
David Norris (to 4.00pm)  
Patrick Palmer

Jo Roundell Greene  
Sylvia Seal

Sue Steele  
Derek Yeomans

**Officers:**

Charlotte Jones  
Pauline Burr  
Adrian Noon  
John Millar

Alex Skidmore  
Becky Sanders

Area Development Manager (North)  
Neighbourhood Development Officer – Economy (North)  
Area Lead (North/East)  
Planning Officer  
Planning Officer  
Democratic Services Officer

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

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**19. Minutes (Agenda item 1)**

The minutes of the meetings held on 15 May 2014 and 28 May 2014, copies of which had been circulated, were taken as read and, having been approved as a correct record, were signed by the Chairman.

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**20. Apologies for Absence (Agenda item 2)**

Apologies for absence were received from Councillors Graham Middleton, Terry Mounter and Paul Thompson.

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**21. Declarations of Interest (Agenda item 3)**

Councillor Shane Pledger declared a personal interest in planning application 14/01206/FUL as he knew the applicant, but as an acquaintance only.

Councillor David Norris declared a DPI (Disclosable Pecuniary Interest) in planning application 14/01206/FUL as he was chairman of an organisation that had received funding from the applicant.

Councillor Derek Yeomans declared a personal interest in planning application 14/01048/FUL as he was a member of Curry Rivel Parish Council.

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**22. 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 July 2014 at the Village Hall, Norton Sub Hamdon.

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

Mr G Townrow addressed members and commented there were concerns locally around Curry Mallet about the state of roadside verges due to lack of cutting, and asked that the issue be noted with Highways.

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

The Chairman informed members that an update report from Highways regarding grants received from central government in response to the winter flooding would be made to the August meeting, as not enough information was known at the current time.

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

Councillor Patrick Palmer gave a brief update regarding the dredging of the rivers Parrett and Tone. He noted discussions were taking place locally regarding the possibility of a bund to protect the lower part of Long Sutton Golf Course, properties at Little Load and the B3165 between Long Load bridge and the golf course.

Councillor Derek Yeomans, noted that proposals for raising the Drayton road at Muchelney would be shared with the community at a drop-in event on 3 July at Muchelney Church.

Councillor Sylvia Seal noted that plans to remove emergency stroke care from Yeovil District Hospital had been dropped by the Somerset Clinical Commissioning Group.

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**26. Flood Recovery and 20 Year Flood Action Plan Update (Agenda item 8)**

The Area Development Manager (North) provided members with a brief update on flood recovery work and progress of the 20 year Flood Action Plan. With the aid of slides she informed members of the current main activities, referred to recent press releases about raising roads and the preliminary work to create the new Somerset Rivers Board, and highlighted the actions SSSC were focussing on. It was noted that the Thorney ring bank scheme was progressing with a planning application submitted and the work put out to tender.

During discussion, comments from members included:

- Over £200,000 given out in grants so far and applications were continuing to be received
- Clarification that the newly appointed Village Business Agent was hosted by the Community Council for Somerset, and was a strange job title for a role offering business support
- Better communication was needed with the media to promote tourism in Somerset

- The planning application for the Thorney ring bank needed to be expedited, but acknowledged any objections may delay the process.

Members thanked all staff, particularly Area Development (North) and Economic Development for their work with flood recovery.

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

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## **27. Area Development (North) – review of 2013-14 and Priorities for 2014-15 (Agenda item 9)**

The Area Development Manager (North) introduced the report as shown in the agenda and gave a brief presentation which included information about:

- Area North priorities
- A programme of children's holiday play schemes
- Looking ahead to next year

One member requested clarification that any project listed in appendix A meant that with the support of Ward Members, the Area Development team provided guidance and support to help the project make progress, and that this did not necessarily mean that funding had been, or would be, allocated. The Area Development Manager confirmed that this was the case and listing a project was largely about the time of the team and also a means of ensuring that ward members and the public are aware of our local priorities.

Other comments made by members during discussion included:

- Project 73 – Jubilee Garden in Somerton – believed that Somerton Town Council had withdrawn their support to the project. (The Area Development Manager agreed to check on this point).
- Project 24 – Hambridge Village Hall – grant for kitchen had been very successful and was used to do school meals.
- Project 23 – Ilton – example of where moving a project forward has not necessarily been in the control of the community. The project had taken a long time but was slowly coming to fruition.
- Would be useful for the dates a project started, or where SSDC became involved, to be included for information. The Area Development Manager agreed to review any long standing projects to ensure the reasons for the time taken are understood.

Members were content that the priorities for Area North and the current work programme for 2014-15 be endorsed.

**RESOLVED:** It was resolved that:

- (1) The report and presentation be noted.
- (2) The proposed priorities and work programme for Area North for 2014-15 be endorsed (as set out on page 5 of the agenda and at Appendix A)

*(Voting: Unanimous in favour)*

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

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## 28. LEADER Programme for Rural Economic Development (Executive Decision) (Agenda item 10)

The Neighbourhood Development Officer - Economy (North) introduced the report on behalf of the Assistant Director (Communities) as shown in the agenda which briefed members on the new LEADER Programme for rural economic development. She informed members that the scheme was in a transition year as the last programme ended in December 2013, and was now looking at the programme going forward. It was highlighted that the emphasis of the programme had changed and the focus was now around economy and jobs.

She explained that the current Local Action Group (LAG) had covered most Area North parishes and part of Area East, but in the proposed new area we were recommending that the whole of Area North is included, however the proposals were still tentative. Reference was made to a consultation document for the Somerset Levels and Moors LAG, which had been circulated, and members were encouraged to participate by completing the form.

Members were content to note the report and unanimously agreed that Councillor Paul Thompson be the member representative for Area North Committee on the Executive Board of the Levels and Moors Local Action Group.

**RESOLVED:** It was resolved that:

- (1) The agenda report including arrangements for member appointments to be made to each of the 3 prospective Local Action Groups' governing bodies from the Area with greatest coverage be noted.
- (2) Councillor Paul Thompson be appointed to serve on the Executive Board of the Levels and Moors Local Action Group to represent South Somerset District Council.
- (3) That a further report be brought to the Committee in autumn 2014 reporting on the outcome of applications for funding.

**Reason:** To brief Area Committee on the new LEADER programme for rural economic development including the appointment of a councillor representative to the Levels and Moors Local Action Group Executive Board.

*(Voting: Unanimous in favour)*

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

## 29. Area North Committee Working Groups and Outside Organisations – Appointment of Members 2014/15 (Executive Decision) (Agenda item 11)

The Area Development Manager (North) summarised the report as detailed in the agenda. She highlighted that her recommendation was to cease making an appointment to the Langport and Somerton Links Service Steering Group and the Langport and District Community Youth Centre, and explained that both outside organisations and the appointed members were content with no appointment being made.

In response to a concern raised about the Levels and Moors Task Force, the Area Development Manager (North) provided a brief update and commented that the status of the group probably needed to be reviewed in the light of the 20 Year Flood Action Plan.

The Committee agreed that appointments be made to the working groups and outside organisations for 2014/15, as per the recommendations detailed in the agenda report. Members were content that the same members continue to serve on the groups and organisations as had served in the previous year.

**RESOLVED:** It was resolved that:

- (1) That the following members continue to serve on the working groups for 2014/15 as listed below:
- (2) That the following members be appointed to the outside organisations and groups for 2014/15 as listed below:

**Reason:** To appoint district council representatives to outside organisations and working groups.

<b>Working Group</b>	<b>2014/15 Representatives</b>
Area North Marketing Working Group	Patrick Palmer Shane Pledger Pauline Clarke Sue Steele Derek Yeomans
Area North Community Safety / Neighbourhood Policing Liaison	Sue Steele
<b>Outside Organisations &amp; Groups</b>	<b>2014/15 Representatives</b>
Somerset Levels & Moors Local Action group Executive Board	Paul Thompson
Langport Abattoir Liaison Group	Roy Mills Derek Yeomans
Martock Community Planning Partnership	Graham Middleton
Somerset Waterways Advisory Committee	Patrick Palmer
South Somerset Disability Forum	David Norris
Langport & Somerton Links Service Steering Group	No appointment made in line with policy
Strode College Community Education Advisory Committee	Pauline Clarke
Langport and District Community Youth Centre (Ridgeway Hall)	No appointment made in line with policy
Huish Episcopi Leisure Centre Board	Terry Mounter Shane Pledger
Levels and Moors Task Force	Appointment deferred pending update on status of group in light of the 20 year flood plan.

*(Voting: Unanimous in favour)*

*Becky Sanders, Democratic Services Officer  
becky.sanders@southsomerset.gov.uk or (01935) 462596*

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

Members noted several updates provided by the Area Development Manager (North) as follows:

- Highways update moved from July to August
- Flooding and land drainage report moved from July to August
- Two community grants likely to come forward for consideration in July
- There would be an Area Development Plan budget update report in August
- As detailed in agenda item 10, a further report would be made in the autumn to report on the outcome of applications for funding with regard to the LEADER Programme.

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

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

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### 31. Planning Appeals (Agenda item 13)

Members noted the report that detailed recent planning appeals that were lodged, dismissed or allowed.

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

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

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### 32. Planning Applications (Agenda item 14)

The Committee considered the applications set out in the schedule attached to the agenda. The planning officers 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 14/01048/FUL – Conversion of redundant building to one dwelling on land at Water Street, Curry Rivel. Applicant: Mr and Mrs N Oliver.**

The Planning Officer presented the application as detailed in the agenda, noted there were no updates, and explained to members the reason for the recommendation of refusal.

Agent, Ms H Lazenby, addressed members and raised a number of points including:

- contrary to the officer's views, they considered the proposal offered an opportunity to enhance the setting
- there would be no change to the openness or development form of the area, and no change to the footprint of the building
- A modern building had been constructed nearby to the north
- Materials and look would remain similar and new windows and doors were limited

- Building already had lighting and electricity
- Applicants had suggested reducing the size of the plot and planting an orchard but no mention had been made in the officer report

As County Division member for Curry Rivel, and on behalf of the ward member, Councillor Derek Yeomans, noted that a large extensive house had been built in recent years to the north of the application site. He understood that new regulations indicated that buildings such as in this application could be developed. He also noted the site was within an easy walking distance of village facilities and was nearer than some large estates in the village. The proposal would not affect the siting of historical buildings or the character of the area, and would be difficult to see due to high hedges. He felt the curtilage and orchard could be conditioned as necessary and proposed approval of the application.

During discussion, the Planning Officer and Area Lead responded to several points of clarification raised by members including:

- There were regulations with the new permitted development rights, and this application did not meet all requirements including the size of the curtilage and current use of the building
- Depending on certain criteria, planning permission was sometimes required for agricultural access.
- An explanation of Heale Court, the modern building to the north of the application site.

During discussion, varying comments and opinions were raised including:

- Chimney indicated the building had been used for something in the past
- Understand from agent that applicant is happy to reduce the curtilage if necessary
- Footprint and height of building wouldn't change
- Difficult to see a reason to refuse the application
- Doesn't meet all criteria in the NPPF
- Feel it's in the open countryside

In response to comments made, the Area Lead acknowledged it was a redundant building of some description. He noted that if an agricultural development was received for a new barn in the same location it would probably also be recommended for refusal. He clarified that the proposal would have the same footprint and height and dimensions would fundamentally be the same but the appearance would change.

He suggested that if members were minded to approve the application the justification would be a reversal of the reason for refusal as shown in the officer report. He suggested that there should be nine conditions for:

- Time limit
- Approved plans
- Materials for external surfaces
- Access construction and parking
- Access consolidation
- Visibility splays
- Landscaping
- Removal of permitted development rights for anything within the red line
- Removal of permitted development rights for any additional windows and doors

The proposal for approval was seconded, with the conditions and justification as suggested by the Area Lead. On being put to the vote the proposal was carried 5 in favour, 2 against and 1 abstention.

**RESOLVED:** That planning application 14/01048/FUL be APPROVED, contrary to the officer recommendation, subject to the following conditions:

**Justification:**

The proposal would not be at odds with the rural character and appearance of the locality and the nearby listed buildings, and would lead to an enhancement of this site. As such the proposal accords with saved policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan 2006 and the provisions of paragraphs 17 and 55 and chapters 6, 7, 11 and 12 of 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. The development hereby permitted shall be carried out in accordance with the following approved plan: drawing no. '6384-02', received 7th March 2014.

Reason: For the avoidance of doubt as to the development authorised and in the interests of proper planning.

03. No development shall be carried out on site unless particulars of materials (including the provision of samples) to be used for the external surfaces of the development hereby approved has submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the setting of nearby listed buildings, in accordance with saved policies ST5, ST6 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 12 of the National Planning Policy Framework.

04. The proposed access shall be constructed in accordance with details shown on the approved plan, drawing no. '6384-02', and shall be available for use before the dwelling hereby permitted is first occupied.

Reason: In the interests of highway safety, in accordance with policy 49 of the Somerset and Exmoor National Joint Structure Plan and saved policy ST5 of the South Somerset Local Plan.

05. The proposed access over at least the first 5.0m 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. Such approved works shall be provided and constructed prior to the development hereby approved first being brought into use and shall thereafter retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan and the provisions of chapter 4 of the National Planning Policy Framework.

06. 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 43.0m both sides 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, in accordance with saved policy ST5 of the South Somerset Local Plan and provisions of chapter 4 of the National Planning Policy Framework.

07. No development shall be carried out on site unless 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 after the development hereby permitted is first brought into use; 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 to safeguard the character and appearance of the conservation area, in accordance with saved policies ST5, ST6, EC3 and EH1 of the South Somerset Local Plan 2006 and the provisions of chapters 7, 11 and 12 of the National Planning Policy Framework.

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling hereby approved and no buildings or other structures including ponds, pools, walls, fences, gates or other means of enclosure are to be built within the curtilage of the dwelling without the prior express grant of planning permission.

Reason: In the interests of visual amenity and to safeguard the setting of nearby listed buildings, in accordance with saved policies ST5, ST6 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 12 of the National Planning Policy Framework.

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the dwelling hereby approved without the prior express grant of planning permission.

Reason: In the interests of visual amenity and to safeguard the setting of nearby listed buildings, in accordance with saved policies ST5, ST6 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 12 of the National Planning Policy Framework.

*(Voting: 5 in favour, 2 against, 1 abstention)*

*(Councillor David Norris having declared a Disclosable Pecuniary Interest left the meeting for the presentation and consideration of planning application 14/01206/FUL)*

**Planning application 14/01206/FUL – Erection of 2 detached dwelling houses on land south of South Barton, Martock Road, Long Sutton. Applicant: Mr N Gould.**

The Planning Officer presented the application as detailed in the agenda report. She noted a nearby site was undergoing development, another had permission granted last year and an adjacent site had an application pending.

Ward member, Councillor Shane Pledger considered the proposal was a straight forward infill site and couldn't see any issues with the proposal.

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

- Attractive design which would sit well within the village
- Sustainable location
- Hoped the design of the neighbouring affordable housing was of a complementary design

Members were content to propose approval of the application as per the officer recommendation, and on being put to the vote was carried unanimously.

**RESOLVED:** That planning application 14/01206/FUL be APPROVED as per the officer recommendation, subject to the following conditions:

**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 or being prejudicial to highway safety and therefore accords with the aims and

objectives of the National Planning Policy Framework and saved policies ST5, ST6 and EC3 of the South Somerset Local Plan.

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

- location plan received 18/03/2014;
- drawing number 4215 (P) 08A received 17/03/2014; and
- drawings numbered 4215 (P) 02B, 4215 (P) 03B, 4215 (P) 04B, 4215 (P) 05B, 4215 (P) 06B, 4215 (P) 07B and 4215 (P) 09 received 25/04/2014.

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

03. 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;
- 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 external 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 gates, fences and the surface material for the parking and turning area.

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

04. 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 in accordance with Policies ST5 and ST6 of the South Somerset Local Plan.

05. The development hereby permitted shall not be commenced unless details of the internal ground floor levels of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

06. There shall be no obstruction to visibility greater than 300 millimetres above adjoining road level within the splay areas shown on drawing number 4215 (P) 09 received 25/04/2014. Such visibility splays shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interest of highway safety to accord with Policy ST5 of the South Somerset Local Plan.

07. Before the dwellings hereby permitted are first occupied, the access over the first 5m of its length shall be properly consolidated and surfaced in tarmac, unless otherwise agreed 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.

08. 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.

09. The area allocated for parking and turning on the submitted plan, drawing number 4215 (P) 02B received 25/04/2014, 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 interest of highway safety to accord with Policy ST5 of the South Somerset Local Plan.

- 10. 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.

- 11. Prior to the development hereby approved being first brought into use the first floor windows within the north elevation of Plot 1 and the south elevation of Plot 2 shall be fitted with obscure glass and shall be permanently retained and maintained in this fashion thereafter.

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

- 12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed above ground floor level within the north or south elevations of the dwellings hereby permitted without the prior express grant of planning permission.

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

*(Voting: Unanimous in favour)*

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Chairman