

MEETING AW.02:0708
DATE 20:06:07

South Somerset District Council

Minutes of a meeting of the **Area West Committee** held in Crowshute House, Crowshute Link, Chard on **Wednesday, 20th June 2007**.

(5.30 p.m. – 9.45 p.m.)

Present:

Members: Kim Turner (In the Chair)

Simon Bending	Ric Pallister
Michael Best	Ros Roderigo
David Bulmer	Dan Shortland (from 6.15 p.m.)
Geoff Clarke	Angie Singleton
Nicci Court	Jean Smith
Nigel Mermagen	Andrew Turpin (until 7.00 p.m.)
Robin Munday	Linda Vijeh

Officers:

Andrew Gillespie	Head of Area Development
Bob Chedzoy	Community Development Officer
Fiona Johnson	Welfare Benefit Officer
David Norris	Major Planning Applications Co-ordinator
Liz Arnold	Planner
Stephen Banks	Planner
Chris Pulsford	Planner
John Millar	Planning Assistant
Angela Watson	Assistant Solicitor
Andrew Blackburn	Committee Administrator

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

4. Minutes

The minutes of the meetings held on the 18th April and 17th May 2007, copies of which had been circulated, were taken as read and, having been approved as correct records, were signed by the Chairman.

5. Apologies for Absence

An apology for absence was received from Cllr. Martin Wale.

6. Declarations of Interest

Cllr. Angie Singleton declared an interest in planning application no. 07/00166/FUL (change of use from trailer sales to residential and alterations, 52A Hermitage Street, Crewkerne) as the applicant was a cousin of her husband. She did not consider the interest to be prejudicial to her consideration of this planning application.

Cllr. Geoffrey Clarke declared a personal and prejudicial interest in planning application no. 07/00166/FUL (change of use from trailer sales to residential and alterations, 52A Hermitage Street, Crewkerne) as he lived in a neighbouring property to this site and the applicant was a personal friend.

Cllrs. David Bulmer, Dan Shortland and Jean Smith declared personal but non-prejudicial interests in planning application nos. 06/03207/FUL and 06/03206/LBC (proposed 3 no. two bedroom town houses, Bellplot Hotel, High Street, Chard) as comments had been submitted by Chard Town Council on which they also served as councillors.

Cllr. Mike Best declared a personal but non-prejudicial interest in planning application nos. 07/00166/FUL (change of use from trailer sales to residential and alterations, 52A Hermitage Street, Crewkerne) and 07/00655/ADV - 07/00658/LBC (display of an internally illuminated fascia sign and an internally illuminated projecting sign, Boots The Chemists Ltd., 8-10 Market Street, Crewkerne) as comments had been submitted by Crewkerne Town Council on which he also served as a councillor.

Cllrs. Nicci Court and Kim Turner declared personal but non-prejudicial interests in planning application no. 07/01028/FUL (the erection of a garden room ancillary to existing public house, The Stonemasons, Harts Close, Ilminster) as comments had been submitted by Ilminster Town Council on which they also served as councillors.

7. Public Question Time

No questions or comments were raised by members of the public, representatives of parish/town councils or county councillors.

8. Chairman's Announcements

The Chairman welcomed new members to the Committee together with members who had been re-elected at the recent local elections.

The Chairman also thanked the previous Chairman of the Committee, Cllr. Angie Singleton, for all her work in chairing the Committee over the last seven years.

Reference was made to the member workshop that was held on 18th June 2007 and the Chairman mentioned that not many members had attended, although a number of apologies had been received. In referring to future workshops she asked that members let the officers know whether or not they were able to attend. The comment of a member that it may be better if the workshops were held in the evenings was noted.

9. Area West 2006/7 Outturn Report (Agenda item 6) (Executive Decision)

The Head of Area Development summarised the agenda report, which informed members of the actual spend against budgets for 2006/07 of the services over which this Committee exercised financial control.

During the ensuing discussion, the Head of Area Development responded to members' questions and comments. Points addressed included the following:-

- the Head of Area Development commented that the slippage of £86,951 on the Capital Programme, although not necessarily unusual, was higher than he would

have liked. The total, however, was due to incremental amounts and an explanation as to why the amounts had not been spent was shown in the agenda report against each scheme;

- reference was made to the recruitment of a replacement Equality and Diversity Officer and the Head of Area Development informed members that a permanent appointment had not yet been able to be made. The post would be re-advertised but in the meantime a person had been appointed on a temporary contract;
- a member asked whether the agreement had been finalised with regard to the use of the multi-use games area at Ilminster. The Chairman responded that it had been hoped that the agreement would have been signed by 1st April 2007. However, that had not happened and pressure was being put on the Somerset County Council to finalise this matter. She also indicated that certain free usage for the public was not available yet as the agreement had not been signed;
- it was noted that funding of free parking at certain times before Christmas in car parks in Area West was reviewed each year. The Head of Area Development indicated that there was nothing in the Council's Car Park Strategy that would prevent that from taking place and he expected that the concession would continue this year;
- the reduction in market rentals reflected specific local circumstances, including the major developments that were taking place in Crewkerne and Ilminster town centres. It was anticipated that the market rentals would recover when the developments were completed;
- reference was made to the Speedwatch initiative and a member questioned whether the funding was to continue in future years. The Head of Area Development commented that the call on the budget was now lower and that there was perhaps a need to review it. The Committee asked that a report be submitted to a future meeting of the Committee to enable members to review the budget allocation towards Speedwatch.

- RESOLVED:**
- (1) that the outturn position and explanation of variances from budgets for the financial year 2006/07 be noted;
 - (2) that the position of the Area West reserve be noted;
 - (3) that the £86,951 slippage on the Area West Capital Programme be carried forward to 2007/08;
 - (4) that the Head of Area Development submit a report to the Committee to enable members to review the budget allocation towards the Speedwatch initiative.

Reason: To review the outturn position and explanation of variances from budgets for the financial year 2006/07 as part of the monitoring of the Area West Development revenue budget, Area West Capital Programme and Area West reserve.

(Resolution passed without dissent).

*(Jayne Beevor, Principal Accountant – (01935) 462320
 (jayne.beevor@southsomerset.gov.uk)
 (Andrew Gillespie, Head of Area Development (West) – (01460) 260426
 (andrew.gillespie@southsomerset.gov.uk)*

10. Area West Development Plan 2007/8 (Agenda item 7) (Executive Decision)

The Head of Area Development referred to the agenda report and presented the Area West Development Plan for 2007/08. He particularly referred to the number of projects in the area and to some of the new projects including the development of three community forums, promotion of Area and Community Offices, projects arising from the "A Better Crewkerne and District " Community Plan and extending the Community Justice Panel to Crewkerne.

The Head of Area Development further commented that he was also thinking about the Area West Development Plan for 2008/9 and would be contacting members about the inclusion of possible initiatives.

During the ensuing discussion, a number of comments were made including the following:-

- reference was made to the possible closure of the Job Centre in Chard and the Head of Area Development commented that, in any such event, the Area Development Team, which now included the Area Community Offices, would want to help wherever possible if there was anything locally that could be done;
- the Heritage Economic Regeneration Scheme, which was a three year scheme, was now being concluded. The take up from the shop owners had not been good and a further scheme was not envisaged;
- a member commented that the project to install town centre information boards in Crewkerne had not proceeded as quickly as had been hoped. The Head of Area Development commented that there had been difficulties with the artwork but everything else was now in place;
- it was noted that there was no Portuguese Link Worker in post at present. There was a small amount of funding available and consideration was being given to how best to progress with this initiative;
- a member commented that some Speedwatch groups did not seem to be receiving appropriate support from the police and thereby had become disillusioned with the initiative and disbanded. The comments were noted;
- a member referred to the proposals of Somerset County Council for one unitary council for Somerset. Although the outcome of the bid was not yet known, the Committee agreed with his comments that, bearing in mind their ideas for operating area panels, discussions should be taking place with them to create appropriate links. The Head of Area Development agreed and noted the comments made.

RESOLVED: that the Area West Development Plan for 2007/8 be agreed.

Reason: To agree the Area West Development Plan for 2007/8.

(Resolution passed without dissent).

*(Andrew Gillespie, Head of Area Development (West) – (01460) 260426)
(andrew.gillespie@southsomerset.gov.uk)*

11. Arrangements for Future Community Forum Events (Agenda item 8) (Executive Decision)

The Community Development Officer summarised the agenda report, which informed members of the proposals for holding community forum events within Area West.

During the ensuing discussion, one of the ward members commented that she was disappointed that the forum event for Crewkerne had been scheduled to take place in January 2008 rather than September/October this year. The Chairman commented that it had originally been suggested that the event in Crewkerne be scheduled for mid-December but bearing in mind the Christmas period it was felt better to hold it in the New Year. The Committee agreed with the comments of the Chairman, who was also one of the ward members for Ilminster, that the possibility of changing the Crewkerne and Ilminster events around could be considered but she would need to consult Ilminster Town Council. The Head of Area Development noted the comments of members and agreed to discuss this matter with the Chairman.

Discussion also ensued on the allocation of resources between the three community forums when some members expressed the view that they should be allocated on the basis of the population of the corresponding community planning partnership areas rather than by an equal allocation as recommended by the officers in the agenda report. After debate, a compromise was suggested that, for the first round of forum events, £30,000 be allocated to each of the community forums but that for subsequent forum events, the allocation of funding for each forum be on the basis of the population of the corresponding community planning partnership area.

The Head of Area Development noted the comments of a member who suggested that perhaps an open discussion could take place with regard to the participation of the adjoining parishes, which were within Devon and Dorset.

- RESOLVED:**
- (1) that the Committee approve the holding of Community Forum events for Crewkerne, Ilminster and Chard Community Planning Areas in line with the timescales described in the agenda report;
 - (2) that the £75,000 already allocated from the Area West Reserve for Community Planning Projects be used as a budget to fund local improvement projects supported by the forums;
 - (3) that a further £15,000 be allocated to the budget to fund local improvement projects from the Area West unallocated capital programme;
 - (4) that, for the first round of forum events in Ilminster, Crewkerne and Chard, £30,000 be allocated (option 3 in the agenda report) to each of the community forums to fund local improvement projects and that, for subsequent forum events, the allocation of funding for each forum be on the basis of the population of the corresponding community planning partnership area (option 1 in the agenda report);
 - (5) that consideration be given to the use of member funds to supplement the forum budgets.

Reason: To agree proposals for holding future Community Forum events within Area West.

(Resolutions passed without dissent except for resolution (4) for which the voting was 11 in favour, 2 against).

*(Bob Chedzoy, Community Development Officer – (01460) 260359)
(bob.chedzoy@southsomerset.gov.uk)*

12. Chard and Area Community Plan (Agenda item 9)

The Community Development Officer summarised the agenda report, which updated members on the progress with the Chard and Area Community Plan together with the wider community regeneration issues in Chard.

NOTED.

*(Bob Chedzoy, Community Development Officer – (01460) 260359)
(bob.chedzoy@southsomerset.gov.uk)*

13. Report on Welfare Benefit Work in South Somerset (Agenda item 10)

The Welfare Benefit Officer summarised the agenda report, which updated members on the work of the Welfare Benefit Unit including the provisional figures for the year 2006/07.

During the ensuing discussion, members indicated their full support for the valuable work carried out by the Welfare Benefit Team.

A member referred to the new Welfare Benefit Surgery in the Crewkerne Community Office and commented on the efficient and friendly service of the adviser. The Committee also noted his comments about the Community Office providing a valuable service in Crewkerne and hoped that its future was secure. He also commented that he would like to see some cash handling facility returned to the office. In response to a member, who asked whether there was any advertising that could be done to make people aware of the Crewkerne Surgery, the Welfare Benefit Officer agreed to let him have some information.

In response to a question about outreach work, the Welfare Benefit Officer mentioned that the number of visits from people that may be forthcoming to surgeries in rural areas would not necessarily be a good use of officer time. She mentioned, however, that officers did visit people who needed advice and some cases could be dealt with over the telephone. Comment was expressed that members could always bring any cases that they were aware of to the attention of the Welfare Benefit team or alternatively advise people where that advice could be obtained from.

Cllr. Ric Pallister, Portfolio Holder for Housing, Environmental Health and Inclusion, commented that it was only the District Council who provided this fundamental service and that it was important that it should be kept going. He also commented that bearing in mind the increased Formula Spending Share (currently being replaced by the “4 Block Model”) received by Somerset County Council from the Government, which was due partly to the increase in the number of individual benefit awards, the County Council should be encouraged, through the Local Strategic Partnership, to make a financial contribution to the Welfare Benefit work carried out in South Somerset. The Committee agreed with his comments and that this matter should be progressed through the Local Strategic Partnership.

RESOLVED: (1) that the report of the Welfare Benefit Officer be noted.

- (2) that the Committee support the view of the Portfolio Holder for Housing, Environmental Health and Inclusion, that bearing in mind the increased Formula Spending Share (currently being replaced by the “4 Block Model”) received by Somerset County Council from the Government, which is due partly to the increase in the number of individual benefit awards, the County Council be encouraged, through the Local Strategic Partnership, to make a financial contribution to the welfare benefit work carried out in South Somerset.

(Resolution passed without dissent).

(Fiona Johnson, Welfare Benefit Officer – (01935) 462737)
(fiona.johnson@southsomerset.gov.uk)

14. Area West Working Groups – Appointment of Members 2007/08 (Agenda item 11) (Executive Decision)

Reference was made to the agenda report and the Committee reviewed the appointment of members to various working groups.

RESOLVED: (1) Crewkerne and Area Community Office – Board Representation

that Cllr. Angie Singleton be appointed to serve on the Crewkerne and Area Community Office Board;

(2) Area West Community Safety Action Panel

that Cllr. Dan Shortland be appointed to serve on the Area West Community Safety Action Panel;

(3) Chard Area Community Planning Partnership

that the following members be appointed to serve on the Chard Area Community Planning Partnership:-

David Bulmer	Dan Shortland
Nigel Mermagen	Jean Smith
Robin Munday	Andrew Turpin
Ros Roderigo	Martin Wale

(4) Crewkerne Area Community Planning Partnership – A Better Crewkerne and District (ABCD)

that the following members be appointed to serve on the Crewkerne Area Community Planning Partnership – A Better Crewkerne and District (ABCD):-

Simon Bending	Robin Munday
Mike Best	Ric Pallister
Geoff Clarke	Angie Singleton

(5) **Iminster Area Community Planning Partnership**

that the following members be appointed to serve on the Iminster Area Community Planning Partnership:-

Nicci Court
Robin Munday

Kim Turner
Linda Vijeh

(Resolution passed without dissent).

*(Andrew Blackburn, Committee Administrator – (01460) 260441)
(andrew.blackburn@southsomerset.gov.uk)*

15. **Area West Committee – Appointment of Members to Outside Organisations 2007/8 (Agenda item 12) (Executive Decision)**

Reference was made to the agenda report and the Committee reviewed the appointment of members to serve on outside bodies.

In referring to the appointments to the Chard and Iminster Community Justice Panel Project, the Committee agreed that an additional member should be appointed to that project bearing in mind its proposed extension to Crewkerne.

With regard to the Chard Recreational, Educational and Sports Trust Association (CRESTA), the Committee was of the view that only one member rather than two should now be appointed to that organisation.

RESOLVED: that the following members be appointed to represent the Council on the outside organisations listed below:-

Organisation	Member(s)
Association of Crewkerne Community Education and Sports Services (ACCESS)	Angie Singleton
Blackdown Hills AONB	Ros Roderigo
Chard and District Museum Society	Linda Vijeh
Chard and Iminster Community Justice Panel Project	Mike Best Robin Munday Jean Smith
Chard Recreational, Educational and Sports Trust Association (CRESTA)	Nigel Mermagen
Chard Young People's Centre	Linda Vijeh
Crewkerne Heritage Centre	Angie Singleton
Crewkerne Leisure Management (Aqua Centre)	Geoff Clarke
Crowshute House Management Committee (Chard)	Jean Smith
Ile Youth Centre Management Committee (Iminster)	Nicci Court
Meeting House Trust Management Committee, Iminster	Kim Turner Nicci Court
South Somerset Homes Residents Partnership	Dave Bulmer
South Somerset Voluntary and Community Action (formerly Yeovil and District Council for Voluntary Service)	Linda Vijeh
Wessex Way Cycle Path Steering Group	Andrew Turpin

Organisation	Member(s)
West One Youth and Community Centre (Crewkerne)	Angie Singleton

(Resolution passed without dissent).

*(Andrew Blackburn, Committee Administrator – (01460) 260441)
(andrew.blackburn@southsomerset.gov.uk)*

16. Scheme of Delegation – Development Control – Nomination of Substitutes for Chairman and Vice Chairman (Agenda item 13) (Executive Decision)

Reference was made to the agenda report and the Committee considered the nomination of two members to act as substitutes for the Chairman and Vice-Chairman in the exercising of the scheme of delegation for planning and related applications.

RESOLVED: that Cllrs. Nigel Mermagen and Ric Pallister be appointed to act in the absence of the Chairman and Vice-Chairman in exercising the scheme of delegation for planning and related applications.

Reason: To appoint two members to act as substitutes for the Chairman and Vice-Chairman in the exercising of the scheme of delegation for planning and related applications.

(Resolution passed without dissent).

*(Simon Gale, Head of Development and Building Control – (01935) 462192)
(simon.gale@southsomerset.gov.uk)*

17. Reports from Members on Outside Organisations (Agenda item 14)

No reports were made by members who represented the Council on outside organisations.

18. Feedback on Planning Applications Referred to the Regulation Committee (Agenda item 15)

There was no feedback to report as there were no planning applications that had been referred recently to the Regulation Committee.

NOTED.

*(Andrew Gunn, Deputy Planning Team Leader – (01935) 462192)
(andrew.gunn@southsomerset.gov.uk)*

19. Planning Appeals (Agenda item 16)

The Committee noted the details contained in the agenda report, which informed members of planning appeals lodged, dismissed, allowed and withdrawn.

Reference was made by a member to two appeals where the Inspector had indicated that the Council had not attended the site inspection. In response to a question, the Major

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Applications Co-ordinator informed the Committee that the appeals had been dealt with by way of written representations and the non-attendance of a Planning officer to the site visit in this case would not have prejudiced the Council's position.

Reference was made to the appeal concerning the land adjoining The Green Dragon, Combe St. Nicholas and the Committee noted the comments of Cllr. Ric Pallister, who had attended the informal hearing with the Major Applications Co-ordinator. He indicated that arising from this appeal the procedures for dealing with such cases were being reviewed.

NOTED.

*(Andrew Gunn, Deputy Planning Team Leader – (01935) 462192)
(andrew.gunn@southsomerset.gov.uk)*

20. Venue for Next Meeting (Agenda item 18)

The Committee noted that the next scheduled meeting of the Committee would be held at Merriott Village Hall, Merriott on Wednesday, 18th July 2007 at 5.30 p.m.

NOTED.

*(Andrew Blackburn, Committee Administrator – (01460) 260441)
(andrew.blackburn@southsomerset.gov.uk)*

21. Planning Applications (Agenda item 17)

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

06/03207/FUL (pages 1-5) – Proposed 3 no. two bedroom town houses (GR 332038/108597), Bellplot Hotel, High Street, Chard – Mrs. & Mrs. Jones.

06/03206/LBC (pages 6-8) – Proposed 3 no. two bedroom town houses (GR 332038/108597), Bellplot Hotel, High Street, Chard – Mr. & Mrs. Jones.

The Planner summarised the details of the applications. In referring to the full planning application he reported that the recommendation was one of refusal on grounds of highway safety, details of which were included in the agenda report. With reference to the application for listed building consent, he reported that regardless of the decision made on the full application, the listed building consent could in fact be granted. On balance, the proposal was acceptable in terms of design and impact upon the setting of the listed building and therefore he wished to change his recommendation with regard to the listed building consent to one of approval.

The officers then answered members' questions on points of detail regarding the highway issues that had been raised in respect of this application.

The Planner, in response to a question, also clarified that the erection of stores that had previously formed a part of this application had now been removed from the plans.

The applicants' agent, Mr. J. Paterson of Boon Brown Architects, referred to pre-application discussions that had taken place with planning officers when an indication had been given that the proposals were satisfactory. He further commented that it had been confirmed, as part of those discussions, that a car free approach was appropriate. He referred to the Town Council not having raised any objections to the proposals. He also questioned how the use of the access could increase, as suggested by the Highway Authority, if there were no proposals for car parking provision as part of the application. He was of the view that the wish of the Highway Authority for the proposed dwellings to be served by four parking spaces was contrary to Government policy. He confirmed that the stores were removed from the application as the Council's Arborist was concerned about their effect on a Beech tree. He commented that the application was not controversial and asked that it be approved.

During the ensuing discussion, a member commented that it seemed unreasonable that a car free development could not be allowed in the town centre within walking distance of all amenities. Reference was also made to the nearby development at Symes Close, which had been allowed and comment expressed that it could be argued to have a more hazardous access. Another member commented that he did not feel that these proposals would have a significant impact on highway safety.

In referring to Symes Close, the Major Applications Co-ordinator commented that the Highway Authority would have taken into account previous uses of the site in giving their comments on that development.

Further comment was expressed by a member that the proposals were for a car free development and the basis for the recommendation of refusal on highway grounds was questioned. The view was expressed that the proposals could be approved on the basis of a car free development. In response to a question, the Major Applications Co-ordinator confirmed that a condition could be imposed on any permission restricting the access to pedestrian use only to ensure a car free development.

Members indicated their support for the applications to be granted on the basis of a car free development and subject to a condition that the access be restricted to pedestrian use only. The Major Applications Co-ordinator commented that if the applications were to be approved they should also be subject to an archaeological survey being carried out as recommended by the County Archaeologist.

- RESOLVED:** (1) that planning permission be granted in respect of application no. 06/03207/FUL subject to:-
- (i) an archaeological field survey being carried out on the site to the satisfaction of the County Archaeologist;
 - (ii) the inclusion of appropriate conditions, which shall be delegated to the Head of Development and Building Control in consultation with the Chairman and ward member, such conditions to include the restriction of the access to pedestrian use only to ensure a car free development;
- (2) that listed building consent be granted in respect of application no. 06/03206/LBC and the inclusion of appropriate conditions be delegated to the Head of Development and Building Control in consultation with the Chairman and ward member.

(13 in favour, 0 against).

07/00166/FUL (pages 9-10) – Change of use from trailer sales to residential and alterations (GR 344075/109461), 52A Hermitage Street, Crewkerne – Mr. & Mrs. C. Cruikshank.

Cllr. Geoff Clarke, having declared a personal and prejudicial interest in this application, left the meeting during its consideration.

The Planner summarised the details of the application and reported that the recommendation was one of refusal on the grounds of the proposed dwelling being likely to be subject to noise and disturbance from the skittle alley of the adjoining public house.

The Planner then answered members' questions on points of detail regarding the potential for noise and disturbance from the skittle alley.

The Committee noted the comments of Mr. C. Black in support of the application. He commented that he lived next door to the site and that the two properties were originally one unit. He mentioned that he had a good relationship with the applicant and supported the change of use to a dwelling. Reference was made to the property having light industrial use and he was concerned that if the applicant sold the premises there may be nuisance caused in the future from some other commercial use. Mr. Black also referred to the relationship of the two properties with one another, making particular reference to the access arrangements. He was of the view that residential use would be appropriate and did not think it would be affected by noise from the skittle alley. He also mentioned that the applicant had submitted an acoustics report, which indicated that there would not be a problem.

The applicant, Mr. C. Cruikshank, referred to the relationship of the property with others in the street and mentioned that his acoustics engineer had concluded that the building met the World Health Organisation's sleeping requirements easily. With regard to leaked noise from the public house he indicated that he had never known anyone comment or complain about noise from the pub. He also referred to usage of the skittle alley being quite small.

The applicant's agent, Mr. M. McCall, commented that continuing light industrial use could be detrimental and not to approve the residential use would leave it open for noise from any industrial use. He also referred to the acoustic engineer having said that the proposals were well within World Health Organisation limits. He further expressed his view that the Environmental Protection Officer had based his comments on experience only. He referred to the walls of the building being very thick and to the proposed dwelling being well sealed and ventilated. He felt that the property would make a very nice house.

In response to comments made, the Major Applications Co-ordinator commented that the Environmental Protection Officer was familiar with these problems and wanted to avoid complaints from a potential resident of the new dwelling in the future.

Cllr. Angie Singleton, one of the ward members, was of the view that the biggest problem was leaked noise rather than internal noise. She referred, however, to there never having been any complaints locally about the skittle alley and felt that there were other pubs in Crewkerne that were a lot noisier. She referred to the walls being substantial and felt that the potential use if the property were not used for residential purposes being of concern. She asked the Committee to consider granting this application and felt that a residential development would fit nicely in this location. She did not feel that the potential for leaked noise was an issue upon which the application could be refused.

Cllr. Mike Best, also a ward member, concurred with the comments of Cllr. Angie Singleton and indicated his support for the application.

During the ensuing discussion, other members also indicated their support for the comments made and were of the view that the application should be granted. The view was also expressed that the Environmental Protection Officer had not given sufficient factual information to support his objection to the proposals. Reference was made to the walls being very thick and comment expressed that the dwelling could be designed in such a way as to put a staircase or bathroom against the wall that abutted the skittle alley.

The Committee agreed that the application be granted subject to conditions including provision of a sound insulation scheme.

RESOLVED: that planning permission be granted subject to the inclusion of appropriate conditions, which shall be delegated to the Head of Development and Building Control in consultation with the Chairman and ward members, such conditions to include the provision of a sound insulation scheme.

(12 in favour, 0 against).

07/00655/ADV (pages 11-13) – The display of an internally illuminated fascia sign and an internally illuminated projecting sign (GR 344091/109687), Boots The Chemist Ltd., 8-10 Market Street, Crewkerne – Boots The Chemist.

07/00658/LBC (pages 14-15) – The display of an internally illuminated fascia sign and an internally illuminated projecting sign (GR 344091/109687), Boots The Chemist Ltd., 8-10 Market Street, Crewkerne – Boots The Chemist.

The Major Applications Co-ordinator summarised the details of the proposals as set out in the agenda report and indicated that the applications were recommended for approval subject to conditions.

The Major Applications Co-ordinator then answered members' questions on points of detail during which he advised the Committee of the details contained within policy MS7 of the South Somerset Local Plan in respect of the control of advertisements. He indicated that it was for members to decide whether they felt that the signs applied for would have an adverse impact.

Cllr. Mike Best, one of the ward members, referred to the Crewkerne Town Council having an established policy of having no internally illuminated signs. He felt that if this application was allowed it would set a precedent and further applications could be submitted.

Cllr. Angie Singleton, another ward member, commented that she was ambivalent about this application. She understood that the lighting proposed was to be discreet and commented that if the lighting were to be external it may end up being of the swan necked type.

Cllr. Geoff Clarke, also a ward member, commented that he could not see any reason not to support the Town Council's policy of having no internally illuminated signs. He felt that there were small external lights that could be used.

During the ensuing discussion, the majority of members were of the view that the application should be granted as recommended by the officers. Comment was expressed that the signs were discreet and appropriate and that there were no sound grounds for refusal. A member also felt that refusing the application could lead to a less acceptable alternative.

RESOLVED: (1) that advertisement consent be granted in respect of application no. 07/00655/ADV subject to conditions 1-3 as set out in the agenda report;

- (2) that listed building consent be granted in respect of application no. 07/00658/LBC subject to condition 1 as set out in the agenda report.

(9 in favour, 4 against).

07/00917/S73 (pages 16-18) – Application to remove condition 4 of Decision Notice 00/02569/FUL dated 3rd November 2000, i.e. relating to the annexe remaining as permanent ancillary accommodation to the dwelling known as Old Inn (GR 332256/114457), Jubilee Cottage, Pottery Road, Horton – Mr. & Mrs. Taylor.

The Planner in summarising the details of the application referred to the recommendation in the agenda report being one of refusal for highway and amenity reasons. She now reported, however, that the concerns of the Highway Authority had now been addressed as had the amenity issues. The application could therefore be recommended for approval subject to conditions including boundary treatment and parking provisions.

Cllr. Linda Vijeh, ward member, indicated her support for the officer's amended recommendation and proposed that the application be granted.

The Committee indicated its support for the officer's recommendation of approval.

RESOLVED: that planning permission be granted subject to appropriate conditions, which shall be delegated to the Head of Development and Building Control, such conditions to include boundary treatment and parking provisions.

(Resolution passed without dissent).

07/01028/FUL (pages 19-22) – The erection of a garden room ancillary to existing public house (GR 335119/114862), The Stonemasons, Harts Close, Ilminster – Wolverhampton and Dudley Breweries plc.

The Planner summarised the details of the application and reported that the recommendation was one of approval subject to conditions, details of which were set out in the agenda report. In updating members, he reported that the applicant had originally mentioned that the development was not to be used as a smoking shelter. The manager of the premises had subsequently informed him, however, that the development was intended to be used as such. The Planner informed members that the use of the building as a smoking shelter was covered by smoking legislation and need not be a consideration for this planning application. If permission were granted, however, an informative note would be included about the need to comply with smoking legislation.

In response to a question, the Assistant Solicitor advised that if the application were granted it could not be seen as acknowledging its use as a smoking shelter. The fact that an informative note, as mentioned above, would be included on any permission would put the responsibility firmly with the applicant.

The representative of the Town Council, Mayor of Ilminster, Mrs. C. Goodall, commented that a great deal of care had been taken to achieve an attractive appearance for the public house that complemented the residential area to the east. The Town Council was of the view that the position of this garden structure with its rustic trellis would do nothing to enhance the building or the area. She referred to the pub having an existing garden area that already generated some noise and it was felt that this proposal could cause an increase in noise. The noise was not only generated at the close of the pub but also earlier in the evening.

The Committee noted the comments of Ms. J. Seely, who represented residents of Riec-Sur-Belon Way in objection to the application. She commented that there was already noise from the existing garden area on weekdays and weekends, which could continue late at night, and antisocial behaviour had been experienced. She referred to the quality of life in the locality being spoilt because of the noise and was of the view that to have this additional garden room was unacceptable. She also questioned the statement in the agenda report that there had been no complaints of noise. She also felt that the site was closer than 30 metres away.

The Assistant Solicitor commented that there was no suggestion that the application would increase the numbers of people who visited the pub, therefore, not increasing the potential for noise. She also indicated that complaints about noise should be taken up under the Licensing system.

Cllr. Kim Turner, one of the ward members, commented that she had asked for this application to come to Committee to enable the issues about noise to be considered. She referred to the design of the proposals and commented that much work had been done to achieve a good design for the public house, and that had been achieved. The site of this application would be visible from the main road and she felt that it was a domestic design that was not in keeping with the public house. She was of the view that the proposed garden room was in the wrong place and that if it were felt that such a proposal were needed she would prefer to see it in an alternative location on the other side of the building. She also felt that there would be an increase in noise and that more people would use it.

During the ensuing discussion, members expressed concerns regarding the design, materials to be used and location of the proposals. Comment was expressed that the proposed development was visually unattractive and out of keeping with the rest of the building. It was felt that consideration of the application should be deferred to enable discussions to take place with the applicant on the design, materials to be used and location of the proposals.

- RESOLVED:**
- (1) that consideration of the application be deferred for discussions with the applicant regarding the design, materials to be used and location of the proposed development;
 - (2) that, upon those negotiations achieving a design, use of materials and location to the satisfaction of the Head of Development and Building Control in consultation with the Chairman and ward members, planning permission be granted and the inclusion of appropriate conditions be delegated to the Head of Development and Building Control in consultation with the Chairman and ward members;
 - (3) that, if those discussions fail to reach a satisfactory outcome, the application be referred back to the Committee for further consideration.

(Resolution passed without dissent).

07/01194/FUL (pages 23-26) – Erection of two new dwellings and a garage to serve existing dwelling (GR 332392/114946), Trees, Church Lane, Horton – Church Haven Investments Ltd.

In summarising the details of the application, the Planner informed members that the site was in the rear garden of the property known as “Trees” and not in “the new garden” as stated in the agenda report. He further indicated that the paragraph on page 25 of the agenda regarding making provisions for bats and swallows had been included in error and

had no relevance to this application. He reported that the recommendation was one of refusal as the proposed development was considered to be unacceptable backland development and out of character with the locality. It was also considered that the access drive would cause unacceptable harm to the amenities of a neighbouring dwelling.

The applicant's agent, Mr. M. Turner, commented that the site was within the built-up area of the village and in the adopted Local Plan. He was of the view that if the site was considered to be part of the countryside, that matter should have been addressed at the time of the preparation of the Local Plan. He explained the relationship of the site with the adjoining land and that there was nothing wrong with backland development in itself. He explained the access arrangements and mentioned that a fence would be erected along the drive. He also explained why he was of the view that the comparison made by the Landscape Officer to a site in East Coker was not valid and referred to significant differences between the two sites. He further referred to a substantial landscaping scheme being proposed as part of the development. He was of the view that the development would not be an intrusion into the countryside. He referred to there being no objections from neighbours and to the Parish Council supporting the application.

Cllr. Linda Vjeh, ward member, commented that the site was within the development boundary and the Parish Council supported the proposals. Reference was made to the property most affected being to the left of the site and she commented that people buying properties in the locality would know of the other properties around. Although the site could be seen from the approach road to Horton she referred to a landscaping scheme having been submitted as part of the proposals. She referred to the proposed development being of good design with satisfactory access and to the Highway Authority having no objections. She indicated her support for the application.

During the ensuing discussion, comment was expressed that if this was an inappropriate area to develop it should have been excluded from within the development boundary at the Local Plan stage. It was also commented that there were sufficient examples in Horton to show that this kind of backland development had taken place. It was also considered that the proposed development was of good design and that had it not been there may have been grounds to refuse the application.

A contrary view was put forward that just because the site was within the development area did not mean it had to be developed and that this constituted intrusive backland development affecting the Church and Churchyard. A member also commented that, in his view, the design could be improved upon.

The majority of members were of the view that the proposals were acceptable and that the application should be granted.

RESOLVED: that planning permission be granted and the inclusion of appropriate conditions be delegated to the Head of Development and Building Control in consultation with the Chairman and ward member.

(11 in favour, 2 against).

*(Andrew Gunn, Deputy Planning Team Leader – (01935) 462192)
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Chairman