

MEETING AW.03:0809  
DATE 18:06:08

## South Somerset District Council

**Minutes** of a meeting of the **Area West Committee** held in the Guildhall, Fore Street, Chard on **Wednesday, 18th June 2008**.

(5.30 p.m. – 9.05 p.m.)

### Present:

**Members:** Kim Turner (In the Chair)

|                                |                                |
|--------------------------------|--------------------------------|
| Simon Bending (from 5.45 p.m.) | Ric Pallister (from 6.45 p.m.) |
| David Bulmer                   | Ros Roderigo                   |
| Geoff Clarke (until 9.00 p.m.) | Angie Singleton                |
| Jenny Kenton                   | Andrew Turpin                  |
| Nigel Mermagen                 | Linda Vijeh                    |
| Robin Munday                   |                                |

### Officers:

|                  |  |
|------------------|--|
| Andrew Gillespie | Head of Area Development (West)              |
| Zoe Harris       | Community Regeneration Officer               |
| Fiona Tame       | Community Development Officer                |
| Fiona Johnson    | Senior Housing Support Officer               |
| David Norris     | Development Control Team Leader (North/West) |
| Kevin Reid       | Planning Officer                             |
| Louisa Brown     | Planning Officer                             |
| Stephen Banks    | Planning Officer                             |
| Keith Lane       | Policy Planner                               |
| Gerard Tucker    | Economic Development Team Leader             |
| Stephen Payne    | 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.)

## 20. Minutes (Agenda item 1)

The minutes of the meetings held on the 15th and 21st May 2008, copies of which had been circulated, were taken as read and, having been approved as correct records, were signed by the Chairman, subject to Jean Smith's name being deleted from the members shown as being present at the meeting held on 15th May 2008.

(Note: subsequent to this meeting of the Committee, it was further noted that Nicci Court's name should be deleted from the list of those members who had attended the meeting on 15th May 2008 and that Mike Best's name should be included.)

## 21. Apologies for Absence (Agenda item 2)

Apologies for absence were received from Cllrs. Mike Best, Nicci Court, Dan Shortland and Martin Wale.

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

Cllrs. Kim Turner and Ros Roderigo declared personal and prejudicial interests in the application for a grant submitted by the Meeting House, Ilminster (agenda item 9) as they had been appointed by the Council to serve on the Meeting House Trust Management Committee.

Cllr. Geoff Clarke declared a personal and prejudicial interest in agenda item 16 (application for continued retail use of Units 1-3 The Old Textile Mill, South Street, Crewkerne with a variation to the range of goods sold) as he was a friend of the applicant.

Cllr. Angie Singleton declared a personal and prejudicial interest in planning application no. 08/00729/ADV (the display of five internally illuminated shop signs mounted on the building, Waitrose Supermarket, South Street, Crewkerne) as she was a director of Crewkerne Leisure Management (Aqua Centre) whose building was opposite the development site.

Cllr. Ros Roderigo declared a personal and prejudicial interest in planning application no. 08/01861/FUL (demolition of existing garage and extension and the erection of a single storey extension comprising garage, utility room, conservatory and canopy, Cyma, Forton Road, Chard) as the applicant was known to her.

Cllrs. David Bulmer and Jenny Kenton declared personal but non-prejudicial interests in planning application no. 08/01861/FUL (demolition of existing garage and extension and the erection of a single storey extension comprising garage, utility room, conservatory and canopy, Cyma, Forton Road, Chard) as comments had been submitted by Chard Town Council on which they also served as councillors.

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## **23. Public Question Time (Agenda item 4)**

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

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## **24. Chairman's Announcements (Agenda item 5)**

The Chairman welcomed Cllr. Jenny Kenton to her first meeting of the Area West Committee since being elected to the Council in the by-election for Chard Crimchard ward on 29th May 2008.

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## **25. Report on Welfare Benefit Work in South Somerset (Agenda item 6)**

The Senior Housing Support Officer summarised the agenda report, which updated members on the work of the Welfare Benefits Unit including the provisional figures for the year 2007/08. The Senior Housing Support Officer further referred to the Careline Service and handed members a copy of a leaflet promoting the service. She asked members to let her know if they were aware of anyone who may benefit from the service.

During the ensuing discussion, the Senior Housing Support Officer answered members' questions on points of detail regarding the welfare benefit statistics and the Careline service.

In response to a member who asked how many welfare benefit cases had been dealt with as a result of the sessions held at the Crewkerne office, the Senior Housing Support

Officer commented that she had been very pleased with the work carried out at that office. She indicated that she did not have the statistics to hand but would supply the member with the details.

The Senior Housing Support Officer further referred to the effect on the Government grant to Somerset County Council, which increased pro-rata depending on the amount of certain benefits received by claimants. The Senior Housing Support Officer reported that the information regarding the effect on Somerset County Council's grant was not yet available for 2007/08 and she noted the request of members who asked that pressure be put on the County Council to supply that information.

The Committee congratulated the Senior Housing Support Officer and the Welfare Benefit Team for the work that they carried out in providing this valuable and well received service.

**NOTED.**

*(Fiona Johnson, Senior Housing Support Officer – (01935) 462737)  
(fiona.johnson@southsomerset.gov.uk)*

## **26. Proposed Arrangements for Future Opportunity Events (Agenda Item 7) (Executive Decision)**

The Community Regeneration Officer summarised the agenda report, which informed members of the plans for future opportunity events in Ilminster, Crewkerne and Chard.

During the ensuing discussion, officers responded to questions from members and a number of comments/suggestions were made regarding the arrangements for future opportunity events, including the following:-

- in referring to the themes under which applications could be submitted, it was commented that there did not seem to be any reference to sustainable communities. The Community Regeneration Officer commented that matters regarding sustainability could cross a number of the suggested themes;
- in response to a comment, the Community Regeneration Officer informed members that the scoring system had not yet been finalised. She confirmed, however, that full details of the criteria for each of the themes and of the scoring system would be made very clear to applicants;
- in response to a question, the Head of Area Development (West) reported that members would need to be comfortable with the scoring system for the assessment of applications and the Area West Committee would be asked to approve the system;
- a member was concerned that people would be excluded from the Opportunity events if entry was by ticket only. The view was expressed that if people wanted to participate, a way should be found to accommodate them. Concern was also expressed about the potential time and cost of administering a ticket system. The Community Regeneration Officer commented that various different ways of enabling people to be involved had been considered including postal/online voting. Allowing people to vote during the day had also been looked at but it was thought that policing would be difficult. Also, it would mean that people would have voted without having first seen the presentations by the organisations or finding out about the projects of other community groups;

- a member expressed his view that it was essential that people who were voting should have seen the presentations or, at least, seen the information available from applicant groups;
- comment was expressed that ideally whatever system was adopted should enable the greatest number of people to take part;
- it was suggested that perhaps the press could be asked to highlight the projects in their newspaper over a number of weeks;
- a suggestion was made that perhaps some way of apportioning funds to enable more groups to benefit could be looked at;
- the view was expressed that, generally, the opinion from the public and councillors was that the Opportunity events were worth doing and the positives outweighed the negatives. It was mentioned that the percentage of funding that went to village projects was successful despite the perception held by some people to the contrary;
- it should be stated clearly that any application for funding should be for projects that benefited the community;
- in response to a comment, the Community Regeneration Officer commented that it was the intention that people would use all of their votes. It was recognised, however, that this may be difficult to enforce and would rely on trust;
- a member referred to those people who lived in villages who may have problems travelling to the towns.

The Committee then discussed the allocation of the £90,000 funding that had been made available to cover all three Opportunity events. It was generally felt that the allocation to each of the forthcoming events in Ilminster, Crewkerne and Chard should be based on the population of the corresponding community planning partnership areas rather than split equally as in the first round of the events.

**RESOLVED:** (1) that the revised arrangements for future Opportunity events as set out in the agenda report be approved subject to the comments of members being taken into account;

(2) that the allocation of funding for each Opportunity event be on the basis of the population of the corresponding community planning partnership areas as set out below:-

|           |   |         |
|-----------|---|---------|
| Chard     | - | £40,000 |
| Crewkerne | - | £30,000 |
| Ilminster | - | £20,000 |

**Reason:** To approve arrangements for holding future Community Forum events within Area West.

(Resolution passed without dissent)

*(Zoe Harris, Community Regeneration Officer – (01460) 260423)*  
*(zoe.harris@southsomerset.gov.uk)*

## 27. **Blackdown Hills Area of Outstanding Natural Beauty (AONB) Management Plan 2009-2014 (Agenda Item 8) (Executive Decision)**

The Community Regeneration Officer summarised the agenda report, which informed members that public consultation was to take place as part of a review of the Blackdown Hills (AONB) Management Plan. The Committee was asked to approve the draft Management Plan 2009-2014 for public consultation.

The Community Regeneration Officer also informed members of some of the actions that had taken place as a result of the current management plan.

**RESOLVED:** that the draft Blackdown Hills AONB Management Plan 2009-2014 be approved for public consultation.

**Reason:** To approve the draft Blackdown Hills AONB Management Plan 2009-2014 for public consultation.

(Resolution passed without dissent)

*(Zoe Harris, Community Regeneration Officer – (01460) 260423)  
(zoe.harris@southsomerset.gov.uk)*

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## 28. **Area Development Grants – Meeting House, Ilminster (Agenda Item 9) (Executive Decision)**

Cllr. Kim Turner having declared a personal and prejudicial interest in this item vacated the chair and left the meeting during its consideration. Cllr. Robin Munday, Vice-Chairman, took the chair for this item.

Cllr. Ros Roderigo having declared a personal and prejudicial interest in this item also left the meeting during its consideration.

Reference was made to the agenda report and the Committee considered an application for financial assistance submitted by the Meeting House, Ilminster details of which were summarised by the Community Regeneration Officer.

During the ensuing discussion, the Community Regeneration Officer answered members' questions with regard to the funding being raised by the Meeting House from other sources.

**RESOLVED:** that a grant of £2,080.54 be awarded from the Area West unallocated capital budget to the Meeting House, Ilminster towards the purchase of new stage lighting and an induction loop subject to the standard grant conditions.

**Reason:** To determine an application received by the Council from the Meeting House, Ilminster for financial assistance.

(6 in favour, 1 against, 1 abstention)

*(Zoe Harris, Community Regeneration Officer – (01460) 260423)  
(zoe.harris@southsomerset.gov.uk)*

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## 29. Area West 2007/8 Outturn Report (Agenda Item 10) (Executive Decision)

The Head of Area Development (West) summarised the agenda report, which informed members of the actual spend against budgets for 2007/08 of the services over which this Committee exercised financial control.

Reference was made by members to the reduced markets income and it was suggested that a report be submitted to a future meeting of the Committee to enable members to discuss how the markets could be improved in Chard, Crewkerne and Ilminster. Reference was also made to Christmas free parking and the Committee confirmed a request made at an earlier meeting for a report to be submitted to enable members to review those arrangements.

- RESOLVED:** (1) that the outturn position and explanation of variances from budgets for the financial year 2007/08 be noted;
- (2) that the position of the Area West Reserve be noted;
- (3) that the slippage of £54,611 (£46,840 on approved capital schemes and £7,771 to unallocated) in the Area West Capital Programme be carried forward to 2008/09;
- (4) that reports be submitted to the Committee to enable members to discuss how the markets could be improved in Chard, Crewkerne and Ilminster and to review the arrangements for Christmas free parking in car parks in Area West.

**Reason:** To review the outturn position and explanation of variances from budgets for the financial year 2007/08 as part of the monitoring of the Area West Development Revenue Budgets, Area West Capital Programme and Area West Reserve.

(Resolution passed without dissent)

*(Jayne Beevor, Principal Accountant, Financial Services - (01935) 462320)*  
*(jayne.beevor@southsomerset.gov.uk)*

## 30. Appointment of Members to Outside Organisations 2008/9 – Chard Young People’s Centre (Agenda Item 11) (Executive Decision)

Reference was made to the agenda report and the Committee reviewed the appointment of a member to serve on Chard Young People’s Centre.

**RESOLVED:** that Cllr. Jenny Kenton be appointed to serve as the Council’s representative on Chard Young People’s Centre.

**Reason:** To appoint a member representative to serve on Chard Young People’s Centre.

(Resolution passed without dissent)

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

### 31. Consultation – Review of BT Public Payphones (Agenda item 12)

Reference was made to the agenda report, which informed members about a review of payphone provision across South Somerset that was being carried out by BT. It was noted that the review could lead to the removal of 15 BT public payphones in Area West.

In summarising his report, the Head of Area Development indicated that the Council would be making a collective response and members were asked if they had any comments on the closure proposals as they affected communities in Area West.

The Head of Area Development further mentioned the concerns that had been expressed at parish level about notices placed in call boxes by BT that were not dated. He indicated that this matter had been mentioned to BT with a view to extending the consultation period. He reported, however, that a conclusion had not yet been reached with BT on that matter. He indicated that the concerns about the consultation would be drawn to BT's attention.

The Committee noted the personal comments of Mrs. V. Chard who explained the reasons why she was of the view that the phone boxes at Severalls Park Avenue, Crewkerne and in the villages of Wayford and Hewish should be retained.

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

- a member commented that she had received representations from people in Ashill and Donyatt and felt that they had a right to have some form of public service. Reference was made to mobile phones not being usable everywhere and to low income families maybe living in these areas;
- vulnerable people and low income families may suffer;
- reference was made to people without a phone not feeling able to call at a residence to use one in an emergency as people were often reluctant to answer the door;
- the view was expressed that it may be unreasonable to expect BT to keep some of these phone boxes operational where they were little used and only took a small amount of money, and given that there were other ways of phone communication. It was commented that it would have been useful for BT to have provided usage figures for the phone boxes they had proposed for removal;
- there was a need to establish whether there was full coverage for mobile phone networks in areas where it was proposed to remove a phone box.

In response to a comment made, the Head of Area Development (West) reported that information had been requested from BT on the usage of the call boxes but had not yet been received.

Having noted the proposals to close a number of phone boxes, the Committee agreed that the comments set out in the resolution below be forwarded to BT.

**RESOLVED:** that the following comments be forwarded to BT regarding their proposals to remove a number of public phone boxes:-

- the details of the usage of phone boxes that were proposed for removal should have been made available as part of the consultation exercise;

- to ensure that it is possible to make calls in an emergency, phone boxes should not be removed from an area until it is established that the area has full coverage for mobile phone networks.

(Resolution passed without dissent).

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

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### **32. Reports from Members on Outside Organisations (Agenda item 13)**

This item had been placed on the agenda to give an opportunity for members who represented the Council on outside organisations to report items of significance to the Committee.

Cllr. Ros Roderigo referred to Crowshute House, Chard and mentioned that a concert was held on 7th June 2008, which had been well attended and had raised £400. She also referred to a meeting that had been arranged to take place shortly with the Council's Senior Land and Property Officer to further discuss the future of Crowshute House.

**NOTED.**

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### **33. Feedback on Planning Applications Referred to the Regulation Committee (Agenda item 14)**

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

**NOTED.**

*(David Norris, Development Control Team Leader (North/West) – (01935) 462382)  
(david.norris@southsomerset.gov.uk)*

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### **34. Planning Appeals (Agenda item 15)**

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

**NOTED.**

*(David Norris, Development Control Team Leader (North/West) – (01935) 462382)  
(david.norris@southsomerset.gov.uk)*

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### **35. Application for Continued Retail Use of Units 1-3 The Old Textile Mill, South Street, Crewkerne with a Variation to Range of Goods Sold (Variation to Section 52 Agreement dated 23.3.89) (Agenda item 16)**

The Planner summarised the agenda report, which informed members of an application to vary an existing Section 52 Agreement for the continued retail use of Units 1-3 at The Old Textile Mill, South Street, Crewkerne but to include the sales of furniture, homewares, electricals, gardening, sports wear, clothing, footwear, toiletries, cosmetics and accessories. It was noted that the current legal agreement restricted the range of goods to be sold at the site to furniture, second-hand china and kitchen utensils.



Members noted that the recommendation was one of refusal for the reasons stated in the agenda report.

In updating members, the Planner informed the Committee that Crewkerne Civic Society had retracted their objections to the proposal.

The Economic Development Team Leader then summarised the content of his report in the agenda, which explained the reasons why he supported these proposals from an economic perspective. He particularly referred to the “mapping” exercise he had undertaken of the retail sector in Crewkerne, which he had carried out to assist the understanding of the potential impact this application, if approved, may have on the existing businesses in Crewkerne. Details of that exercise were set out in the agenda report. He had also identified the number of vacant retail premises in the town, details of which he reported to the Committee. He also referred to a leaflet produced by English Heritage regarding business in market towns, which seemed to support circumstances similar to those that had arisen in Crewkerne. In conclusion, having regard to the research he had conducted, particularly on a local basis and with the businesses directly affected by the proposals, he indicated that he continued to support this application from the economic perspective.

The officers then answered members’ questions on points of detail. Points addressed included the likelihood of a precedent being set in respect of any future applications for retail use on the site if this variation was approved, confirmation that the original Section 52 Agreement related to the site only, the possible impact on the vacant retail units in the town centre and an explanation of the sequential test that should be applied to proposals of this nature.

The Committee then noted the comments of Cllr. Geoff Clarke who, although having declared a personal and prejudicial interest in this item, exercised his right to make representations as a member of the public. He commented that competition was a good thing and encouraged people to use initiative to make a business pay. He referred, however, to a shop at Kithill, which he felt should be considered as some difficulty may be caused to it. He also expressed his view that the inclusion of toiletries and cosmetics within the variation of the Section 52 Agreement may affect smaller businesses. He indicated that he could support the application but was not sure whether toiletries and cosmetics should be included. Cllr. Clarke then withdrew from the meeting during the consideration and determination of this item.

The representative of Crewkerne Town Council, Mrs. V. Chard, commented that the applicant had run a successful business from these premises and wished to allow others that opportunity. Although the site was outside the town centre, she indicated that it was near to the forthcoming key site development and to another major housing development, together with being convenient for visitors to South Street. Reference was also made to another existing out of town store that sold gardening items, clothes and convenience goods. She indicated that the Town Council supported the proposals for the population of Crewkerne and surrounding villages.

Mrs. E. Mills commented that she was a former chairman of the Crewkerne Chamber of Commerce and wished to encourage this business. She referred to being a trader in the town that could be affected by the variation in the permitted goods sold at this site but commented that she welcomed the idea. She felt that the Helibeds business on the site had made people aware of Crewkerne and that this proposal would bring more people to the town.

Mr. M. Barrett, Chairman of Crewkerne Chamber of Commerce commented that the applicant would do his best to promote business to the town, including the town centre

as well as his own premises. Mr. Barrett expressed his view that these proposals would bring footfall to the town and, although he understood that relaxation of goods sold could lead to problems, he felt that Crewkerne was different. He referred to Crewkerne having the forthcoming key site development as well as another major housing development, which was definitely coming to this part of the town. He felt that not allowing the variation in the goods to be sold from this site could restrict trade in the town. He further commented that there was no evidence that the firm M & Co. would not be opening at the currently vacant retail premises in Market Street. He also mentioned that if the variation of goods was not permitted, the premises would remain empty.

Mr. J. Palmer also spoke in support of the proposals. He referred to being a former chairman of the Crewkerne Chamber of Commerce and to having a business in the town for 25 years. He felt that these proposals represented an opportunity to benefit the vitality of Crewkerne. He commented that this was not an out of town superstore and felt that the forthcoming Waitrose and M & Co. stores, together with the key site development, would combine to bring relief to traders giving diversity, quality and choice in Crewkerne.

The applicant, Mr. A. Bucke, referred to the application being to vary the range of goods sold from the site. He mentioned that the only objections to the proposals were from the Planning Policy Unit who had raised issues about the submission of a full sequential test and a retail impact study. He was of the view that these requirements were not appropriate to this form of application. He indicated that there was nowhere in the town centre that could accommodate this business. He also referred to the study undertaken by the Council's Economic Development Team Leader and to the comments of a trader who had indicated that, although she may be affected by these proposals, she was content with them. He referred to the proposals being innovative, quality retailing, which would push the town forward in a cohesive fashion.

Cllr. Angie Singleton, one of the ward members, commented that she fully supported these proposals. In referring to the shop at Kithill, which was mentioned earlier in the meeting, she indicated that the majority of the goods sold were food items and therefore did not feel that these proposals would affect it. She referred to there being no objection to the proposals from people in the town, only support. She felt that the business would bring people to the town as had the Helibeds business and the former furniture emporium. She was of the view that the business would increase choice, competition and footfall and that people would look at what was on offer in the town as well. She referred to the comment made that there were six or seven vacant units in the town centre and expressed her view that they would be sought after as the opening date for Waitrose came nearer. In conclusion, she referred to there being wholehearted support from the town for these proposals.

The majority of members indicated that they were content with the comments and arguments put forward in support of these proposals and were of the view that the application to vary the goods sold at these premises should be approved.

**RESOLVED:** that the application to vary the existing Section 52 Agreement for the continued retail use of Units 1-3, The Old Textile Mill, South Street, Crewkerne to include the sales of furniture, homewares, electricals, gardening, sportswear, clothing, footwear, toiletries, cosmetics and accessories be granted.

(9 in favour, 1 against)

*(Kevin Reid, Planner – (01935) 462295)*  
*(kevin.reid@southsomerset.gov.uk)*

### 36. 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).

**08/00118/FUL (Pages 1-4) – The erection of a single storey extension and garage block/playroom (GR 334404/112261), Old Bere Mills Farm, Bere Mills Lane, Sea – Mr. Guiver.**

The Planner summarised the details of the application as set out in the agenda report. In updating members, he referred to the agenda report stating that the dwelling, which was subject to the element of the application relating to a single storey extension, was the result of a barn conversion. He reported, however, that the statement was not correct and that the building concerned was in fact an original dwelling.

The Planner further reported that issues had been raised about the legitimacy of the existing car port structure and about the land use, particularly the extent of the residential curtilage of the dwellinghouse. He clarified the situation in that respect, the details of which were contained in the agenda report. In referring to the proposed garage block/playroom he reiterated his remarks in the agenda that it was not considered that the proposals would cause any significant element of overlooking or loss of privacy to the neighbouring property. He also referred to amended plans that had been received being considered to be accurate. His recommendation was one of approval subject to conditions.

The Development Control Team Leader and Planner responded to members' questions on points of detail during which the distance between the rear of the proposed garage block/playroom and a neighbouring property was clarified. It was also clarified that the applicant had indicated that he was not proposing to use the development for bed and breakfast accommodation. The Development Control Team Leader explained the circumstances under which premises could be used for bed and breakfast purposes.

The Committee noted the comments of Mr. R. Kitzinger in objection to the application. He indicated that he lived at the Dairy House and also represented the occupants of two nearby properties. He commented that they had bought their properties bearing in mind the unspoilt character of the locality and on the assurance that the surrounding land was agricultural. He expressed his view that the proposed development would change the character of the existing building and introduce new development on agricultural land. He also explained the reasons why he felt that the proposals would constitute new development in the countryside for which there was no justification. He further mentioned that the development would cause a loss of sunlight to a neighbouring property and expressed concern that the development could increase the traffic along Bere Mills Lane. Reference was also made to the proposed two storey building on the boundary being a lot larger and having an enormous impact. He also questioned the statement about the legitimacy of the existing carport with regard to the need for planning permission and about the land use issues.

In response to some of the comments made, the Development Control Team Leader commented that the car port structure already existed on the site as permitted development and with regard to traffic he indicated that there would be still just one unit of accommodation resulting from this development and the Highway Authority would not

have thought that it would increase traffic greatly. He further indicated that there would be no adverse impact caused by the development to warrant a refusal.

The applicant, Mr. P. Guiver, commented that in late 2006 he had asked a Planning officer to visit the site and had adhered to the advice given in submitting this application. He explained the reasons for the various aspects of the development, including reference to the proposed garage block, which he indicated would take up the footprint of the existing carport and be about 15 metres from the Dairy House. He did not feel that it would affect the light to the neighbouring property. He referred to the comments about bed and breakfast use being spurious and to having a right to pass and re-pass along the lane.

Cllr. Robin Munday, ward member, commented that he had visited the site with the Planning officer and did not have a problem with the proposed extension to the house. He referred to the issues regarding the carport being more contentious with concerns having been raised with regard to its legitimacy and whether it was within the domestic curtilage. He referred, however, to the carport having been deemed to be permitted development in 2002 and was satisfied that the existing structure was within the domestic curtilage. With regard to the proposed structure he commented that the Planning officers were satisfied with the proposals. However, in referring to the building overlooking the neighbouring property he suggested that perhaps some additional screening could be provided. With regard to issues raised about possible bed and breakfast use he suggested that a condition could be imposed requiring use of the building to remain ancillary to the main dwellinghouse. Otherwise, he indicated that he was content to support the officer's recommendation of approval.

During the ensuing discussion, particular reference was made to the proposed garage block/playroom and concerns expressed about the potential future use of the building particularly bearing in mind that the playroom may be able to be used for residential purposes.

The Development Control Team Leader expressed his view that the application could be taken as submitted and that it would not be unreasonable to consider the outbuilding as being for domestic use only. He also indicated that any future application for planning permission would need to be looked at on its merits. The Solicitor commented that he felt that the outbuilding was within the residential curtilage of the dwelling and that it could be made incidental to the main use of the dwelling with no commercial use.

The majority of members were of the view that the application could be approved as recommended by the officers subject to additional conditions to require that the use of the garage block/playroom remains ancillary to the main dwellinghouse with no commercial use and requiring the submission of a landscaping scheme which shall include the provision of screening between the garage block/playroom and the neighbouring property.

**RESOLVED:** that planning permission be granted subject to conditions 1-3 as set out in the agenda report and to additional conditions to require that the use of the garage block/playroom remains ancillary to the main dwellinghouse with no commercial use and requiring the submission of a landscaping scheme which shall include the provision of screening between the garage block/playroom and the neighbouring property.

(9 in favour, 2 against)

**08/00729/ADV (Pages 5-8) – The display of 5 internally illuminated shop signs mounted on the building (GR 344238/109657), Waitrose Supermarket, South Street, Crewkerne – Waitrose Ltd. and Kimberley Developments.**

The Planner summarised the details of the application as set out in the agenda report and referred to his recommendation being one of approval subject to conditions.

The representative of Crewkerne Town Council, Mrs. V. Chard, referred to the accuracy of the location plan on the agenda, which, if compared to the South Somerset Local Plan, would suggest that the application site was outside the Conservation Area. She mentioned, however, that the south-west corner of the building was within the Conservation Area. She indicated that the town council was of the view that 5 signs were excessive on a building of this size and recommended that only 3 should be approved. Comparisons were made with signs on the Somerfield and Co-op stores, which only had one externally illuminated and one non-illuminated sign each. She then explained in detail the reasons why the Town Council felt that signs 3 and 5 were not necessary. Reservations were also expressed about having two signs over the entrance as it was felt that they would be seen from the A30 on the way into Crewkerne from Yeovil but had no problem with sign 4, which would guide the daily delivery vehicle into the loading bay, although it was opposite a row of cottages. She also referred to the Town Council's planning committee not having changed its policy of not allowing internally illuminated signs in the town centre. Reference was also made to light pollution and it was requested that all signs be switched off outside operating hours. In conclusion, the Town Council urged the Area West Committee to support their recommendation and approve a maximum of 3 signs only with restricted operating hours.

The Committee then noted the comments of Cllr. Angie Singleton who, although having declared a personal and prejudicial interest in this item, exercised her right to make representations as a member of the public. She commented that she was at the Town Council meeting when this matter was discussed and she agreed that 5 signs was too many. It was felt that signs 1, 2 and 4 would be acceptable but that there was no need for signs 3 and 5 and mentioned the affect on properties overlooking them. She also referred to the active lifestyle centre having had to take care over lighting in their premises. She further referred to light pollution and energy conservation and expressed her view that only signs 1, 2 and 4 should be permitted and be illuminated only when the store was open. Cllr. Singleton then withdrew from the meeting during the consideration and determination of this item.

Cllr. Geoff Clarke, one of the ward members, expressed his view that 3 signs were adequate and that they should be backlit.

During the ensuing discussion, the majority of members indicated that they also felt that 5 signs would be unnecessary and that only 3 signs should be permitted. Reference was also made to minimising the use of electricity and it was suggested that a condition should be imposed requiring that the sign be not illuminated outside of one hour of the store opening and closing times. A member further suggested that measures should be taken to reduce light pollution but the Development Control Team Leader advised that such a condition would be unenforceable. Members, therefore, asked that a note be included with any permission to remind the applicant to seek to use low energy lighting. The Development Control Team Leader informed members that in the case of advertisement consent a split decision could be issued.

**RESOLVED:** (1) that advertisement consent be granted in respect of signs 1, 2 and 4 subject to conditions 1-2 as set out in the agenda report and to an additional condition requiring that the signs be not illuminated outside of 1 hour of the store opening and closing times and to a note to remind the applicant to seek to use low energy lighting;

- (2) that advertisement consent be refused in respect of signs 3 and 5 because the cumulative impact of the excessive amount of signage would have an adverse impact upon amenity and would have a harmful impact upon the character of the Conservation Area.

(9 in favour, 1 abstention)

**08/01861/FUL (Pages 9-12) – Demolition of existing garage and extension and the erection of a single storey extension comprising garage, utility room, conservatory and canopy (GR 332954/107585), Cyma, Forton Road, Chard – Mr. & Mrs. C.R. Dunn.**

Cllr. Ros Roderigo having declared a personal and prejudicial interest in this item left the meeting during its consideration and determination.

The Planner summarised the details of the application as set out in the agenda report and referred to her recommendation being one of approval subject to conditions.

Cllr. Dave Bulmer, ward member, indicated his support for the approval of the application.

The Committee also indicated its support for the application.

**RESOLVED:** that planning permission be granted subject to conditions 1-3 as set out in the agenda report.

(Resolution passed without dissent)

*(David Norris, Development Control Team Leader (North/West) – (01935) 462382)  
(david.norris@southsomerset.gov.uk)*

**37. Venue for Next Meeting (Agenda item 18)**

The Committee noted that the next scheduled meeting of the Committee would be held at the Henhayes Centre, South Street Car Park, Crewkerne on Wednesday, 16th July 2008 at 5.30 p.m.

**NOTED.**

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

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Chairman