

MEETING JAW.03:0809  
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## **South Somerset District Council and Somerset County Council**

**Minutes** of a meeting of the **Joint Area Committee - West** held in the Henhayes Centre, off South Street, Crewkerne on **Wednesday, 15th April 2009**.

(5.30 p.m. – 10.25 p.m.)

### **Present:**

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

David Bulmer	Ros Roderigo
Geoff Clarke	Anthony Shire
John Dyke (until 8.30 p.m.)	Dan Shortland
Jenny Kenton	Jill Shortland
Nigel Mermagen	Angie Singleton
David Miller	Andrew Turpin
Robin Munday (from 6.10 p.m.)	Linda Vijeh (from 6.45 p.m.)
Ric Pallister	Martin Wale (until 8.35 p.m.)

### **Also Present:**

Tim Carroll

### **Officers:**

Andrew Gillespie	Head of Area Development (West), SSDC
Chris Cooper	Head of Streetscene Services, SSDC
David Norris	Development Control Team Leader (North/West), SSDC
Linda Hayden	Planning Officer, SSDC
Ioan Rees	Head of Highways & Passenger Transport, SCC
Richard Grove	Group Manager – Highways, SCC
Mike Fear	Assistant Highways Service Manager, SCC
Ian McWilliams	Planning Liaison Officer (Highways), SCC
Julian Gale	Group Manager – Community Governance, SCC
Andrew Blackburn	Committee Administrator, SSDC

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

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

The minutes of the meeting held on the 18th March 2009, copies of which had been circulated, were taken as read and, having been approved as a correct record, were signed by the Chairman.

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

Apologies for absence were received from Cllrs. Simon Bending, Michael Best and Derek Nelson.

## 32. Declarations of Interest (Agenda item 3)

Prior to the discussion of agenda item 9 regarding Area Development Grants, Cllr. Linda Vijeh declared her personal and prejudicial interest in the application for grant submitted by Chard Museum as she had been appointed by the District Council to serve on that organisation.

Cllr. David Bulmer declared a personal and prejudicial interest in the application for grant submitted by Chard Museum (Agenda item 9 - Area Development Grants) as he was a Friend of the Museum.

Cllr. Martin Wale mentioned that he also was a Friend of Chard Museum but, not being a member of the organisation, did not consider that he had a personal or prejudicial interest in the application for grant submitted by them.

Cllr. Ros Roderigo declared a personal and prejudicial interest in the application for grant submitted by Crowshute House (Agenda item 9 – Area Development Grants) as she had been appointed by the District Council to serve on that organisation.

Cllr. Jenny Kenton declared her personal and prejudicial interest in the application for grant submitted by Chard Young People's Centre (Agenda item 9 – Area Development Grants) as she had been appointed by the District Council to serve on that organisation.

Cllr. Jill Shortland declared her personal and prejudicial interest in the application for grant submitted by Chard Young People's Centre (Agenda item 9 – Area Development Grants) as she had had been appointed by the County Council to serve on that organisation.

Cllr. Nigel Mermagen declared his personal and prejudicial interest in the application for grant submitted by CRESTA (Agenda item 9 – Area Development Grants) as he had been appointed by the District Council to serve on that organisation.

Cllr. Geoff Clarke mentioned that he had been appointed by the District Council to serve on, and was a director of, Crewkerne Leisure Management Ltd. (Aqua Centre). He also mentioned that he was a director of Crewkerne Heritage Centre. Although he did not consider that he necessarily had a personal or prejudicial interest he would leave the meeting when those applications were discussed (Agenda item 9 – Area Development Grants).

Cllr. Angie Singleton declared her personal and prejudicial interest in the application for grant submitted by Crewkerne Leisure Management Ltd. (Aqua Centre) (Agenda item 9 – Area Development Grants) as she was a director of that organisation.

Cllr. Angie Singleton also declared her personal and prejudicial interest in the application for grant submitted by Crewkerne Heritage Centre (Agenda item 9 – Area Development Grants) as she had been appointed by the District Council to serve on, and was a director of, that organisation.

Cllr. Angie Singleton further declared her personal and prejudicial interest in the application for grant submitted by West One Youth and Community Centre (Agenda item 9 – Area Development Grants) as she had been appointed by the District Council to serve on that organisation.

Cllr. Kim Turner declared her personal and prejudicial interest in the application for grant submitted by Ile Youth and Community Centre (Agenda item 9 – Area Development Grants) as she had been appointed by the District Council to serve on that organisation.

She was also a member of Ilminster Town Council who had awarded a grant to the organisation.

Cllr. Tony Shire declared his personal and prejudicial interest in the application for grant submitted by Ile Youth and Community Centre (Agenda item 9 – Area Development Grants) as he had been appointed by the County Council to serve on that organisation.

Cllr. Linda Vijeh and Cllr. David Miller declared their personal and prejudicial interests in the application for grant submitted by Ile Youth and Community Centre (Agenda item 9 – Area Development Grants) as they were members of Ilminster Town Council who had awarded a grant to the organisation.

Cllr. Dan Shortland declared his personal and prejudicial interest in the applications for grant submitted by Chard Young People's Centre, West One Youth and Community Centre and Ile Youth and Community Centre (Agenda item 9 – Area Development Grants) as he was an employee in the Youth Service of Somerset County Council.

Cllr. Dan Shortland also declared his personal and prejudicial interest in planning application no. 07/03837/FUL relating to plot 6, Langdons Way, Tatworth as he knew the applicant's agent and family.

Cllr. Andrew Turpin declared a personal but non-prejudicial interest in planning application no. 08/01405/FUL relating to plots 1, 2, 3, 4, 5, 7 and 8, Langdons Way, Tatworth and planning application no. 07/03837/FUL relating to plot 6, Langdons Way, Tatworth as comments had been submitted by Tatworth and Forton Parish Council on which he also served as a councillor.

The Committee concurred with the comments of a member who referred to the position regarding member interests in respect of the Area Development Grants item and expressed concern about the number of councillors having to declare their interest because of their involvement with local organisations who had applied for grants from the Council. Reference was made to councillors by their very nature being active in the local community and to their knowledge and information being useful when debating grant applications. The Committee agreed with a suggestion that the Standards Committees of the District and County Councils be requested to hold a joint meeting to discuss the issues that had arisen with regard to members having to declare interests when discussing applications for grants from local community organisations.

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

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

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

The Chairman mentioned that it was planned to hold a member workshop in July (date to be arranged) to enable an informal discussion to take place regarding the Committee's Forward Plan. She also asked members to let the Head of Area Development (West) know if there were any other topics that they would like to discuss at the workshop.

The Chairman also referred to the Annual Inspection Letter from the Audit Commission, which had indicated that the District Council was now the second fastest improving council out of 388 councils in the whole country, highlighting that significant improvement had been made across many of its services. She also mentioned that the Council had been commended for introducing innovative projects, which had helped local people to become

more involved in budget spending including the Opportunity Events in Chard, Crewkerne and Ilminster.

Cllr. Ric Pallister referred to the Crewkerne Key Site and mentioned that the developers now had a new team who were dealing with the site. He indicated that he and officers from the District Council would be meeting with the developer's new team to discuss matters relating to the Key Site and a report would be made to the Committee in due course.

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## **35. Report for Joint Area Committee – West on the Performance of the Streetscene Service (Agenda Item 6)**

The Head of Streetscene Services summarised the agenda report, which informed members of the performance of the Streetscene Service in the area for the period October 2008 – February 2009. In referring to National Indicator 195 relating to street and environmental cleanliness, the Head of Streetscene Services reported that the results of the third of the required inspections was still awaited.

During the ensuing discussion, the Head of Streetscene Services responded to members' questions and comments on points of detail. Points addressed included the following:-

- the Chairman thanked the Head of Streetscene Services and his staff for the emergency work carried out, including the distribution of sandbags, which had been appreciated by residents during the inclement weather and consequent flooding incidents that had occurred earlier in the year. Other members also referred to the good service that was provided by the Streetscene team both in the recent inclement weather and in respect of their normal operational work;
- in response to a question, the Head of Streetscene Services explained that the new NI (National Indicator) 195 covered levels of litter, detritus, graffiti and fly posting, whilst previously litter and detritus was measured separately from fly posting and graffiti under two BVPIs (Best Value Performance Indicators). He referred to graffiti and fly posting not being a big issue in South Somerset and also mentioned the achievements of the Streetscene Enforcement Team;
- in response to comments, the Head of Streetscene Services reported that great strides had been made with inter-agency working including with the County Council as highway authority and the Environment Agency;
- it was confirmed that the District Council dealt with weed control in Crewkerne and that the first treatments this year were about to commence;
- in response to comments, information was given about bulb planting.

The Chairman thanked the Head of Streetscene Services for his report, which was noted by the Committee.

**NOTED.**

*(Chris Cooper, Head of Streetscene Services – (01935) 462840)  
(chris.cooper@southsomerset.gov.uk)*

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### 36. Somerset Highways Maintenance Service Briefing (Agenda item 7)

The Group Manager – Highways (SCC) gave a presentation to brief members about the services provided by his group, which fell within the Highways and Passenger Transport Section of the Environment Directorate of the County Council, the structure of which he explained. He then informed members of the structure and work of his group including details of the local Area Highway Offices, the highway network including asset values, legislation and practices relating to highway management, structural maintenance, condition surveys, bridges and structures, routine and environmental maintenance, winter and emergency maintenance, highway lighting, safety maintenance and inspections. Reference was also made to the interface with the public including how to make contact with the service, customer surveys and the information that was available to the public.

During the ensuing discussion a number of members' comments and questions were addressed including:-

- information about the maintenance and provision of dedicated cycleways;
- repair work to potholes, reference being made to the increased number due to the adverse weather conditions during the winter, it being noted that they were being dealt with in priority order;
- reinstatement of the highway following roadworks carried out by statutory undertakers/utilities and other contractors, including the responsibility for carrying out that work;
- traffic management issues in Misterton, which were being looked at in conjunction with the Parish and District Council;
- the reasons for the surface dressing of roads;
- noting the comments of a member who was pleased that a culture seemed to be developing in respect of making provisions for pedestrian priority, regarding which some work was being carried out in Crewkerne;
- noting the comments of a member regarding matters relating to lighting in Church Walk, Ilminster;
- the reasons for external telephone calls being dealt with through a dedicated call centre, rather than callers being able to contact officers direct. It was noted that County Councillors as well as District Councillors were encouraged to use the call centre, which ensured calls were logged. In response to a comment, Cllr. Tony Shire, SCC Portfolio Holder for Highways, indicated that if an e-mail address was left with the call centre an update on the query made would be sent automatically;
- noting the comments of a member who referred to the need for a routine for the clearance of footways during adverse winter weather conditions and hoped that this matter could be addressed further before next winter;
- reference was made to the concept of "Home Zones", where cars took second place to pedestrians, and in response to a question it was indicated that although not being aware of any such zones being planned for Somerset, it was suggested that perhaps it was something that could be looked at for new developments at the planning stage.
- a member referred to the attendance of a highway officer when there were significant highway issues that affected the determination of a planning application. Although

accepting that it may not always be possible for a highway officer to attend it was hoped that where there were significant issues that affected the determination of an application an officer could be present. It was commented that the attendance of highway officers had been much better recently and it was hoped that would continue.

The Chairman thanked the Group Manager – Highways for his informative presentation.

*(Richard Grove, Group Manager – Highways (SCC) – 01823 355643)  
(rgrove@somerset.gov.uk)*

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## **37. Somerset Highways Maintenance Programme (Agenda Item 8)**

The Assistant Highway Service Manager (SCC) summarised the agenda report, which informed members of the highways maintenance works undertaken in the previous financial year (2008/09) and of those proposed for 2009/10.

The Head of Highways and Passenger Transport (SCC) mentioned that the County Council were looking at where and how they should be investing resources to ensure that roads were maintained at the right regular intervals. Although this report was for information only at this stage he anticipated that forums such as the Joint Area Committees would, in future, be able to influence road maintenance standards.

The Assistant Highways Service Manager then responded to members' questions and comments during which a number of matters were mentioned including the following:-

- the officers noted the comments of a member who was disappointed that resurfacing between Tatworth and Chard had been damaged again by heavy lorries. He also expressed concern about blocked gullies at Two Ash;
- the Assistant Highway Service Manager indicated that he was confident that the highway maintenance works identified for the new financial year would be carried out;
- reference was made to the proposed resurfacing works in Ditton Street, Ilminster. The proposed timing for the commencement of the works at the end of July was questioned by a member bearing in mind that it was the busiest time for tourists and was one of the main roads to the Tesco store. It was also asked if certain traffic calming measures could be done at the same time. The Assistant Highway Services Manager commented that the installation of traffic calming measures would not be able to take place at the same time as the resurfacing but he would look into the possibility of changing the date of the works to a more suitable time;
- the comments of a member with regard to any defects in drainage being repaired before resurfacing works were carried out was noted. In referring to resurfacing works to be carried out at Bonfire Close, Chard, it was commented that it was hoped that requests for dropped kerbs would be carried out before resurfacing took place;
- a member indicated that there were errors in the table of works in the agenda report with regard to some roads being shown incorrectly between the Chard North and South electoral divisions;
- the Assistant Highway Service Manager responded to a member's comment about problems that had been experienced with certain road surface dressing work and mentioned that the service had learned from those experiences.

The Committee noted the information contained within the report on the Highways Maintenance Programme.

*(Mike Fear, Assistant Highway Service Manager, SCC – (0845) 3459155)  
(mfear@somerset.gov.uk)*

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### **38. Area Development Grants (Executive Decision) (Excepted Business) (Agenda item 9)**

Reference was made to the agenda report and the Committee considered applications received by the Council from local organisations within Area West requesting financial assistance for the financial year 2009/10.

The Head of Area Development (West) in summarising the report referred to the applications being those from organisations that had been supported over a number of years and to there having been no major change in circumstances. He also mentioned that the levels of grant were not sustainable in the future against a background of a reducing grants budget.

The Head of Area Development also clarified the details of current Grants Policy 13 relating to Town/Parish Council funding of projects where applications were made to the District Council by community organisations for a grant. He indicated that the reference to the policy in the agenda report was not set out correctly and clarified that under the current policy the District Council would only fund local projects where a contribution was being made by the Town or Parish Council unless there were very exceptional circumstances. A proposed review of the policy, however, may mean that the reference to very exceptional circumstances would be removed in the future.

He also clarified the reference in the agenda report to the lack of a contribution from Chard Town Council towards applications for grants submitted by organisations in Chard. The Head of Area Development mentioned that the Committee had accepted in the past that the situation with Chard Town Council was an exceptional circumstance. He indicated, however, that if an agreement could not be achieved with the Town Council on funding it may mean that he would not be in a position to bring applications forward from Chard organisations next year. He further reported that he wished to withdraw recommendation (3) as set out in the agenda report and instead the Committee supported his suggestion that, for the future he seek agreement with Chard Town Council that would enable requests to the District Council for financial support from community organisations in Chard to be considered by the Committee next year.

During the ensuing discussion, comment was expressed that there was a policy in place relating to Town/Parish Council funding of projects where applications for grant were made to the District Council but it seemed that it may not necessarily have been communicated to all Town and Parish Councils. It was noted that the District Council's grants policy would be reviewed within a few months and the Committee concurred with the view of a member that it should be ensured that Town and Parish Councils knew about the policy.

In referring to the applications from Chard organisations comment was expressed by a member that they operated from buildings owned by the District Council to which they had to pay rent. Particular reference was made to the Chard Youth Centre and to the building they occupied being in poor condition. The Head of Area Development advised that the ownership of a building occupied by an organisation in itself was not a relevant consideration when determining an application for grant. He further noted the comments of a member who felt that the application form was misleading with regard to some of the information required. Further comment was expressed by a member that in reviewing the

grants policy, consideration should be given to perhaps giving loans in the future rather than grants. Reference was also made to the possibility of buildings owned by the District Council being transferred to the occupying organisations, which it was understood was being looked at in at least one case. A member commented that the responsibility for the repairs in any lease would perhaps need clarification.

The Committee then considered each grant application as listed on the agenda in turn.

Those members who had mentioned their interests in individual grant applications (minute 32 refers) left the meeting during the consideration and determination of the appropriate application. Some of those members exercised their right to make representations as a member of the public before withdrawing from the meeting.

The Chairman, Cllr. Kim Turner, having declared her personal and prejudicial interest in the application submitted by the Ile Youth and Community Centre, vacated the Chair and left the meeting during its determination. She exercised her right as a member of the public to make representations before withdrawing from the meeting. The Vice-Chairman, Cllr. Robin Munday, took the Chair for the consideration of that application.

During consideration of the grant applications, the Committee noted the comments of Mr. Tony Prior, Treasurer and Acting Chairman of Chard Museum, who spoke in support of the organisation's application for grant.

**RESOLVED:** (1) that financial assistance be awarded to the organisations as indicated below subject to the standard grant conditions:-

<b>Organisation</b>	<b>Grant</b>
Chard Museum	£8,550
Crowshute House	£10,688
Chard Young People Centre	£4,415
CRESTA	£4,503
Crewkerne Aqua Centre	£8,216
Crewkerne Heritage Centre	£3,523
West One Youth & Community Centre	£3,121
Ile Youth Centre	£3,395
<b>Total</b>	<b>£46,411</b>

(2) that the Head of Area Development (West) write to Town Councils in Area West to clarify the details of community grants policy 13 relating to Town/Parish Council funding of projects where applications are made to the District Council by community organisations for a grant.

**Reason:** To determine applications received by the Council for financial assistance.

(Resolution passed without dissent)

*(Zoë Harris – Community Regeneration Officer)*  
*(zoë.harris@southsomerset.gov.uk or (01460) 260423)*  
*(Claire Littlejohn – Community Development Officer)*  
*(claire.littlejohn@southsomerset.gov.uk or (01460) 260359)*



**39. Joint Area Committee – West Forward Plan (Agenda item 10)**

Reference was made to the agenda report, which informed members of the proposed Joint Area Committee – West Forward Plan.

**RESOLVED:** that the Joint Area Committee – West Forward Plan as attached to the agenda be noted.

(Resolution passed without dissent)

*(Andrew Gillespie, Head of Area Development (West) – (01460) 260426)*

*(andrew.gillespie@southsomerset.gov.uk)*

*(Julian Gale, Group Manager – Community Governance (SCC) – (01823) 355025)*

*(jjgale@somerset.gov.uk)*

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**40. Reports from Members on Outside Organisations (Agenda item 11)**

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

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**41. Feedback on Planning Applications Referred to the Regulation Committee (Agenda item 12)**

There was no feedback to report as there were no planning applications that had been referred recently by the Joint Area Committee – West or former Area West Committee to the Regulation Committee.

**NOTED.**

*(David Norris, Development Control Team Leader (North/West) – (01935) 462382)*

*(david.norris@southsomerset.gov.uk)*

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**42. Planning Appeals (Agenda item 13)**

The Committee noted the details contained in the agenda report, which informed members of a planning appeal that had been dismissed.

**NOTED.**

*(David Norris, Development Control Team Leader (North/West) – (01935) 462382)*

*(david.norris@southsomerset.gov.uk)*

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**43. Planning Applications (Agenda item 14)**

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).

**08/01405/FUL (Pages 1-6) – Alterations to dwellings as previously approved by application number 04/00082/FUL. (As detailed in accompanying Design and Access Statement) (GR 332958/105625), Plots 1, 2, 3, 4, 5, 7 & 8 Langdons Way, Tatworth – Smith & Williamson.**

**07/03837/FUL (Pages 7-11) – Alterations to dwelling to include the resiting of 3 no. rooflights, 1 no. dormer window and change of approved garage to kitchen (Retrospective Application) (GR 332930/105561), Plot 6, Langdons Way, Tatworth – Corinthian Homes South Western Ltd.**

Cllr. Dan Shortland, having declared his interest in application no. 07/03837/FUL, withdrew from the meeting during the consideration of both the above applications because the issues involved were linked and both applications were to be considered together.

The Planner, with the aid of slides and photographs, summarised the details of the application as set out in the agenda report. She explained the variations that had been made to the development, which were contrary to the original approved plans. She also referred to the main issues to be taken into account in discussing these applications being the highway issues in respect of the parking provision and the height of pillars restricting visibility, concerns about a side elevation window opening onto a footpath at Plot 6, which the applicant's agent had now confirmed would be fixed shut, and overlooking with particular reference to Plots 6 and 8.

In updating members, the Planner informed members that she wished to amend recommended condition 2 in respect of application no. 08/01405/FUL and condition 3 in respect of application no. 07/03837/FUL regarding the submission of a scheme for the allocation of the additional parking space and informed members of the details of the condition as follows:-

“Prior to the occupation of Plot 8/Plot 6 a scheme for the allocation of the additional parking space required shall be submitted to and agreed in writing by the local planning authority. Such a scheme must include details of how this parking space will be permanently retained for the use of Plot 8/Plot 6. Such approved scheme shall be completed prior to the occupation of Plot 8/Plot 6 and be permanently retained and properly maintained thereafter.”

The Planner also referred to issues that had been raised about drainage and clarified that plans showing a large “stormcell” drainage unit at the rear of Plots 1 and 2 were agreed by the Council's Engineer on the 2nd June 2006. She also reported that a Building Control Officer had confirmed that those drainage units were inspected over a period of three days between 9th-11th January 2007.

The Planner further reported that notwithstanding the amendments that had been made in respect of some of the dwellings on this development, the plans submitted with the current applications were acceptable and the recommendations were ones of approval subject to conditions.

The officers then answered members' questions on points of detail during which the Development Control Team Leader clarified that the Committee were being asked to consider amendments to design aspects of the development and not a breach of conditions, which would be an enforcement issue. He also indicated that these cosmetic changes could be classed as minor amendments. Other points addressed included details of the sequence of events with regard to the approval of the drainage requirements including the installation of the drainage storage units and confirmation that the relevant conditions in that respect had been complied with. The officers clarified the parking standards and the number and positioning of the spaces to be provided between

Plots 7 and 8. Confirmation was also given that vehicles would be able to enter and leave in forward gear. With regard to the window in the side elevation of Plot 6, it was confirmed that the window would be fixed shut. It was also mentioned that the grassed area shown on the plans between Plots 7 and 8 had not yet been provided.

The Committee then noted the comments of Mr. I. Purdon, Mr. R. Bain and Mr. K. Edginton (representing the Save Old Tatworth Group) in objection to the applications, during which reference was made to photographs/images, which had been provided in accordance with the Council's appropriate protocol. Views expressed included the following:-

- concern was expressed about the number of amendments that had been made to the designs of the dwellings since the original planning permission was approved in 2004;
- concern was expressed about sight lines and visibility splays onto the road especially as the development was on a route to school;
- the conversion of garages to kitchens had reduced parking spaces. The sufficiency of the space available for vehicles to turn was also questioned;
- the view was expressed that there should be visitor parking;
- concerns were expressed about potential disturbance from people coming and going outside the sitting room window of Plot 7;
- reference was made to the drainage arrangements and concerns expressed about the amendments that had been made to the originally approved plans especially with regard to the installation of the drainage storage units, comment being expressed that they were different from those originally proposed.

Following the representations made, the Development Control Team Leader clarified that the Committee were not looking at the discharge of conditions on the original permission. He confirmed, however, that the drainage arrangements as installed had been approved by the Council's Engineer and there was evidence from the Council's Building Control Team that the drainage storage units as approved had been fitted. The Development Control Team Leader further indicated that the Committee were considering the changes to design subject of the current applications on the agenda for this meeting. Reference was also made to the ownership of certain land at Plot 7 having been confirmed by a document from the Land Registry. The Planning Liaison Officer (Highways) clarified the parking provision policy and explained how visibility splays were measured.

Cllr. Andrew Turpin, District Council ward member, commented that he did not agree that the traffic was light or slow moving on this road as had been suggested by the Highway Authority. He referred to the road being a feeder road to Tatworth and to vehicles travelling at speeds of around 40 mph. He referred to the public consultation exercise that had been carried out at the time when the original planning application for the development of the site was being discussed. He referred to the one concern raised by residents at that time being flooding in the area as well as further down from the site. He commented that the site, before having been developed, acted as a form of attenuation and, although noting the comments of the officers, he sought to clarify the process relating to the installation of the drainage storage units and had concerns that the units that had been installed were not as large as originally proposed. He further referred to the need to ensure the protection of the parking provision and turning space and to the need for landscaping as shown on the plans in respect of Plot 7 to protect the resident from disturbance.

Cllr. Jill Shortland, County Council division member, expressed her disappointment at the current position in respect of this development and about the retrospective nature of the applications. She was of the view that the applicants should not have changed the designs before first having submitted a planning application. She further commented that she was still concerned about overlooking that could be caused by the alterations to certain dormer windows and, although accepting that they served a stairwell, she felt that obscure glazing could be asked for. She referred to her main concern being vehicle movements in Langdons Way, which she commented was used as a through route to the village hall and shop. She referred to that being the reason for imposing a condition on the original permission for the provision of traffic calming. She mentioned, however, that the appropriate condition required the traffic calming to be installed upon completion of the development and expressed concern that the part of the development on the other side of the road may not be commenced very soon and, therefore, asked the Committee to look at the possibility of some temporary traffic calming measures being provided. Reference was also made to the parking provision, particularly the length of some of the spaces and she expressed concern that long vehicles may overhang onto the pavement, which may mean that pedestrians would have to go out into the road. She further expressed her view that if traffic calming could not be provided at this stage then the application should be refused bearing in mind vehicle speeds along the road and the proposed amendments to the scheme, which she felt had the potential to be harmful to highway safety.

In response to comments about the possibility of traffic calming measures being provided, the Development Control Team Leader reported that the current applications dealt with the amendment of the design of certain parts of the development. He indicated that the condition regarding the provision of traffic calming was attached to the original permission, which was clear as to when it should be provided. The Head of Highways and Passenger Transport commented that he could not see that anything had changed materially to insist on traffic calming being provided earlier. He also indicated that the parking provision was considered satisfactory by the Highway Authority and that there was no highway reason to refuse the application. The Solicitor indicated that if the Highway Authority were content with the proposals and members chose not to follow the Highway Authority's advice, at any appeal the District Council would have to produce relevant evidence to support its decision to refuse the application on those grounds, and costs could be awarded against the Council.

During further discussion, other members expressed their concern about the way the original design of the dwellings had been eroded and about the retrospective nature of the applications. Comment was also expressed that if the current applications were approved, the officers would need to be proactive in monitoring the development to ensure the works were carried out in accordance with approved plans. Reference was also made to the parking and turning area between Plots 7 and 8 and the Committee concurred with the comments of a member that a physical barrier/landscaping should be provided outside the frontage of Plot 7. A suggestion that the dormer windows be required to be obscure glazed was not supported by the Committee. Further reference was made to the provision of traffic calming and members asked that the developer be requested to act swiftly in providing the traffic calming measures for the development.

**RESOLVED:** (1) that application no. 08/01405/FUL be granted subject to:-

- (i) conditions 1 and 3 and informative note 1 as set out in the agenda report;
- (ii) the amendment of condition 2 as follows:-

Prior to the occupation of Plot 8/Plot 6 a scheme for the allocation of the additional parking space required shall be

submitted to and agreed in writing by the local planning authority. Such a scheme must include details of how this parking space will be permanently retained for the use of Plot 8/Plot 6. Such approved scheme shall be completed prior to the occupation of Plot 8/Plot 6 and be permanently retained and properly maintained thereafter.

**Reason:** In the interests of highway safety and to accord with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011.

(iii) the inclusion of an additional condition requiring a physical barrier/delineation/landscaping to be provided outside the frontage of Plot 7;

(2) that the developer be requested to act swiftly in providing the traffic calming measures for the development;

(Resolutions (1) and (2) were taken together –  
8 in favour, 3 against, 1 abstention)

(3) that application no. 07/03837/FUL be granted subject to conditions 1, 2, 4 and 5 and informative note 1 as set out in the agenda report and the amendment of condition 3 as follows:

Prior to the occupation of Plot 8/Plot 6 a scheme for the allocation of the additional parking space required shall be submitted to and agreed in writing by the local planning authority. Such a scheme must include details of how this parking space will be permanently retained for the use of Plot 8/Plot 6. Such approved scheme shall be completed prior to the occupation of Plot 8/Plot 6 and be permanently retained and properly maintained thereafter.

**Reason:** In the interests of highway safety and to accord with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011.

(9 in favour, 3 against)

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

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## 44. Venue for Next Meeting (Agenda item 15)

The Committee noted that the next scheduled meeting of the Committee would be held at the Shrubbery Hotel, Station Road, Ilminster on Wednesday, 20th May 2009 at 5.30 p.m.

**NOTED.**

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

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Chairman