

MEETING AW.07:1112
DATE 14:12:11

South Somerset District Council

Draft Minutes of a meeting of the **Area West Committee** held at the Henhayes Centre, South Street Car Park, Crewkerne on **Wednesday, 14th December 2011**.

(5.30 p.m. – 8.40 p.m.)

Present:

Members:	Angie Singleton	(in the Chair)
Michael Best		Sue Osborne (from 6.00 p.m.)
David Bulmer		Ric Pallister
John Dyke		Ros Roderigo
Brennie Halse		Kim Turner (until 7.00 p.m.)
Jenny Kenton (until 7.00 p.m.)		Andrew Turpin
Paul Maxwell		Linda Vijeh (until 7.00 p.m.)
Nigel Mermagen		Martin Wale

Officers:

Andrew Gillespie	Area Development Manager (West)
David Norris	Development Manager
Adrian Noon	Area Lead North/East – Development Control
John Millar	Planning Officer
Robert Archer	Principal Landscape Officer
Terry Franklin	Ecologist
Adron Duckworth	Conservation Manager
Greg Venn	Conservation Officer
Nick Whitsun-Jones	Principal Legal Executive
Lynda Pincombe	Community Health and Leisure Manager
Andrew Blackburn	Committee Administrator

Also Present:

John Gallimore Principal Planning Liaison Officer - Somerset County Council

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

77. Minutes (Agenda item 1)

The minutes of the meeting held on the 16th November 2011, copies of which had been circulated, were taken as read and, having been approved as a correct record, were signed by the Chairman.

78. Apologies for Absence (Agenda item 2)

An apology for absence was received from Cllr. Carol Goodall.

79. Declarations of Interest (Agenda item 3)

Cllrs. Angie Singleton and Mike Best declared their personal interests in planning application no. 05/00661/OUT (Comprehensive mixed used development for 525 dwellings, employment (B1, B2, B8), primary school, community facilities, playing fields, parkland, P.O.S., structural landscaping and associated infrastructure including link road and highway improvements, Crewkerne Key Site 1, land east of Crewkerne between A30 (Yeovil Road) and A356 (Dorchester Road), Crewkerne) as comments had been submitted by Crewkerne Town Council on which they also served as councillors.

Prior to the consideration of agenda item 8 regarding the Chard Conservation Area Appraisal and designation of extensions to the Conservation Area, Cllr. Kim Turner declared her personal interest as her father, husband and son worked at a firm, part of whose premises were proposed for inclusion within the Conservation Area.

80. Exclusion of Press and Public

RESOLVED: that the following item (minute 81) be considered in closed session by virtue of Paragraph 3 of Schedule 12A to the Local Government Act 1972, i.e. information relating to the financial or business affairs of any particular person (including the authority holding that information) as it is considered that the public interest in maintaining the exemption from the Access to Information Rules outweighs the public interest in disclosing the information.

81. Historic Buildings at Risk (Agenda item 4) (Confidential)

The Conservation Manager summarised the agenda report, which outlined the work of the Conservation team in respect of historic buildings at risk and updated members on current cases in Area West. The Committee was asked to note and comment on the report.

The Conservation Officer, with the aid of photographs, then detailed a number of examples of case work relating specifically to historic buildings at risk in Area West.

The officers responded to members' questions on points of detail regarding specific cases as well as on how cases were dealt with generally.

The Chairman thanked the officers for their interesting report, which was noted by the Committee.

NOTED.

*(Adron Duckworth, Conservation Manager – 01935 462652)
(adron.duckworth@southsomerset.gov.uk)*

82. Public Question Time (Agenda item 5)

Mr. R. Smiles referred to the confidential agenda item on the agenda and, although appreciating that some items would need to be considered in closed session, asked if consideration could be given in future to placing such items at the end of the agenda so that the public would not have to leave the room at the beginning of the meeting.

The Chairman responded that it was, in fact, the Committee's usual procedure to include confidential items at the end of the agenda. She explained, however, that on this occasion the item had been included at the beginning to minimise disruption to members of the public who may attend for the Crewkerne Key Site planning application, which was also on the agenda.

83. Chairman's Announcements (Agenda item 6)

No announcements were made by the Chairman.

84. Area West Committee – Forward Plan (Agenda item 7)

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

The Area Development Manager (West) referred to the item regarding public transport provision, which had been scheduled for the January 2012 meeting to allow the inclusion of relevant information from a meeting of the Somerset Public Transport Forum. That meeting had now taken place, arising from which some proposals had been made to cut Somerset County Council's (SCC) contribution to bus services. The Area Development Manager (West) further reported that he had e-mailed members with a link to the SCC website, which contained the proposals and details of the consultation process. He also mentioned that a consultation meeting, which would be open to parish and town councils, had been arranged to take place on Wednesday, 11th January 2012 at 6.30 p.m. in the Council Chamber, Brympton Way, Yeovil. Bearing that in mind the Area Development Manager (West) felt that it would be prudent to move consideration of the public transport provision item scheduled for January to February 2012.

Arising from the above, a member referred to a letter that had been sent by the Chief Executive of Somerset County Council to parish and town councils informing them of the proposed cut backs and asking them to look at possible initiatives to assist in ameliorating their impact. He expressed concern that parish and town councils would not have sufficient time to consider the proposals and have a chance to precept for any initiatives. He also hoped that details of the First bus franchise would be made available.

A member referred to the Historic Buildings at Risk item discussed earlier in the meeting and the Committee concurred with his comments that it would be useful for a further update report to be submitted in six months' time.

Reference was made to the item regarding the Draft Core Strategy and a member commented that he hoped that as much advance notice as possible would be given of the date of the meeting when this item would be considered by the Committee.

In response to a question, the Area Development Manager (West) commented that he anticipated that the item regarding the Review of Area Working would come to the Committee after the outcome had been reported to District Executive at its meeting in February 2012.

RESOLVED: that the Area West Committee Forward Plan as attached to the agenda be noted subject to the above comments being taken into account.

(Resolution passed without dissent)

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

85. Chard – Conservation Area Appraisal and Designation of Extensions to Conservation Area (Executive Decision) (Agenda item 8)

The Conservation Officer summarised the agenda report, which asked members to approve the recently prepared Chard Conservation Area Appraisal and to formally designate extensions to the Conservation Area.

Local members thanked the Conservation Officer for arranging the informal walk around the Conservation Area to look at the alterations.

The Committee was content to approve the recommendations set out in the agenda report.

- RESOLVED:** (1) that the Chard Conservation Area Appraisal be approved;
- (2) that the Committee formally designate extensions to the Chard Conservation Area;
- (3) that the extension to the designated area be advertised in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- (4) that £200 be committed from the area budget to cover the cost of statutory advertising.

Reason: To approve the Chard Conservation Area Appraisal and formal designation of extensions to the Chard Conservation Area.

(Resolution passed without dissent)

(Greg Venn, Conservation Officer)
(greg.venn@southsomerset.gov.uk or 01935 462595)

86. Community Health and Leisure Service Update (Agenda item 9)

The Community Health and Leisure Manager summarised the agenda report, which updated members on the work of the Community Health and Leisure Service in Area West. Members were also asked to contact the Community Health and Leisure Manager if they would like to discuss the current service delivery programme or recommend future priorities. It was noted that service planning took place on an annual basis and draft plans for 2012/13 would start to be drafted shortly.

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

- the Committee noted the comments of a member who referred to his GP's surgery having a blood pressure monitoring machine that could be used by patients at any time the surgery was open. He considered that such a facility had enormous potential in the promotion of disease prevention, which he felt could usefully be provided in other appropriate locations;
- a member referred to the play area at Snowdon Park, Chard and commented that originally it had been the intention to provide two football pitches on this site but unfortunately the scheme had not come to fruition. Reference was made to Chard being extremely short of football pitches for some time and a plea was made for more pitches to be provided;

- reference was made to the schemes for free weekly football skills training, which unfortunately had to be suspended in Chard and Ilminster because of poor attendance and not being able to identify community volunteers to support the schemes. The Community and Leisure Manager noted the comment of a member that he would be willing to act as a volunteer. Another member referred to being disappointed that the football skills training programme in Ilminster had now finished but commented that the town had got robust youth football teams;
- a member commented that she was pleased that Matthew Follain had received the male volunteer of the year award at the Gold Star Awards ceremony;
- reference was made to the Mega Mondays project based at the Ile Youth Centre and a member indicated that the youth centre had obtained the funding for the project. She also referred to one of the priorities shown in the agenda report being to implement play area regeneration works at Blackdown View, Ilminster and commented that she was pleased that something was being done to improve the facilities;
- the team was thanked for the real benefit their work had on the health and wellbeing of people in the district.

The Chairman thanked the Community Health and Leisure Manager for her report, which was noted by the Committee.

NOTED.

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

87. Reports from Members on Outside Organisations (Agenda item 10)

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

88. Feedback on Planning Applications Referred to the Regulation Committee (Agenda item 11)

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

NOTED.

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

89. Planning Appeals (Agenda item 12)

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

NOTED.

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

90. Date and Venue for Next Meeting (Agenda item 14)

Members noted that the next scheduled meeting of the Committee would be held on Wednesday, 18th January 2012 at 5.30 p.m. at Horton Village Hall.

NOTED.

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

91. Planning Applications (Agenda item 13)

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 file, which constitute the background papers for this item).

Prior to consideration of the planning applications those members who had declared interests at the beginning of the meeting in respect of any of the applications (details of which are set out in minute 79 above) did so again bearing in mind that those members of the public who had attended the meeting for the planning applications may not have been present at the beginning of the meeting.

05/00661/OUT (Pages 1-78) – Comprehensive mixed use development for 525 dwellings, employment (B1, B2, B8), primary school, community facilities, playing fields, parkland, P.O.S., structural landscaping and associated infrastructure including link road and highway improvements (GR 345354/109767), Crewkerne Key Site 1, land east of Crewkerne between A30 (Yeovil Road) and A356 (Dorchester Road), Crewkerne – Taylor Wimpey.

Prior to consideration of the application, the Chairman explained that members were being asked to consider the recommendations of the officers contained in the current agenda report, which dealt with issues raised by the Committee when the application was considered at its meeting on 19th January 2011. She referred to the previous agenda report and minutes from that meeting being included in Appendix A to the current report together with the agenda and minutes from the Committee's meeting of the 1st November 2006 when this application was first considered. The Chairman further commented that the decisions made at those meetings had led to the current report, which contained the outstanding issues that members were being asked to determine at this meeting. She also referred to Appendix B, which contained the detailed responses of some of the consultees, as referred to in the agenda report.

The Area Lead North/East reported that there was an outstanding resolution to approve this application made in November 2006 although there were some outstanding matters including the resolution of certain planning obligations. A report was also considered by the Committee in January this year when members were updated on progress and agreed a course of action in relation to outstanding matters. He further mentioned that the applicant had been asked to refresh the originally submitted Environmental Statement to demonstrate that there was nothing outstanding that would justify changing the Council's position. He further indicated that the current agenda report covered the responses to the latest consultations in relation to the updated Environmental Statement and updates following the meeting in January 2011.

Prior to summarising the details of the application, the Area Lead North/East updated members on outstanding issues and on responses to consultations that had been received since the current agenda report had been prepared during which it was noted that the Highway Authority had no objections subject to a number of conditions. Additionally, the principles of the landscaping and structural engineering had been agreed in respect of the A30 junction detail and could be covered by an amendment to recommended condition 10. He further reported that the Somerset Waste Partnership had confirmed that recommended condition 8 regarding waste management plans addressed their concerns.

Further comments from consultees included those from the Ministry of Defence who indicated that they had no safeguarding issues. English Heritage had urged the Council to consider the impact of the proposals on the historic environment around Crewkerne and it was noted that the Conservation Manager had confirmed that he did not consider that the environmental statement needed to be updated in that respect. The Conservation Manager had also indicated that no historic heritage assets were directly impacted upon by the development proposed. With reference to the Conservation Area Appraisal, which referred to greenspace and countryside adjoining the historic core he felt that the only aspect that was at all relevant was in relation to the cemetery, which was not in the historic core of the town but with the retention of the hedge and tree belt along the boundary and appropriate provision in the layout, he felt that development need not impact harmfully on the Conservation Area.

The Ecologist and Landscape Architect had requested that steps be taken to ensure that no hedges/trees were removed without agreement and the Area Lead North/East reported that recommended conditions 6 and 7 could be amended accordingly. The Landscape Architect also referred to the desirability of ensuring that the link road did not have lighting within the central arc of the site where it ran through the woodland and across the open space. The Area Lead North/East indicated that this could be covered by condition.

It was further reported that the Rights of Way Officer had referred to the need to secure the agreed footpath/cycleway links to the town centre. It was noted that the Highways Officer had indicated his support for that and could be covered by an additional condition and the Section 106 Agreement could require it. Reference was made to the Council's Engineer who had raised a query about the volume of water that may enter the site via Viney Brook, in particular increases from development at Kithill. The applicant had confirmed that this had been accounted for in their flood risk assessment, which had been accepted by the Engineer subject to the Environment Agency's recommended conditions.

Reference was made to the National Planning Casework Unit of the Department for Communities and Local Government (previously the Government Office for the South West (GOSW)) confirming that they had received the updated Environmental Statement and that they had nothing further to add to the position previously taken by GOSW. The Devon and Somerset Fire and Rescue Service had indicated that the development needed to comply with building regulations and relevant British standards for water supplies, which the Area Lead North/East reported would be covered at the reserved matters stage.

The Area Lead North/East further reported the details of 8 additional neighbour objections. He indicated that the comments reiterated issues that had been considered previously.

The Area Lead North/East, with the aid of slides and photographs, then summarised the details of the application as set out in the agenda report. In referring to the key considerations to be taken into account he mentioned that the Committee should consider whether there had been any material changes in circumstance since Area West resolved to approve this application in November 2006 and whether all issues identified at the time the resolution was passed had been addressed, in particular whether the reduced package of obligations was adequate to mitigate the impact of the development.

In these respects he mentioned that policy KS/CREW/1 had been saved. He reported that the addendum to the Environmental Statement demonstrated that there were no changes in circumstance. Also, the proposal remained as previously proposed except for the location of the dormouse bridge. There had been no material changes to national policy and the new Government position was strongly in favour of sustainable development. He further indicated that local planning authorities were required to take a flexible/pragmatic approach to the viability of development.

The Area Lead North/East then referred to previously outstanding matters and mentioned that the DCLG had no issues and that the Environment Agency had raised no objection. He further reported that the dormice mitigation measures had been agreed by Natural England and the Council's Ecologist and that those measures would maintain the Favourable Conservation Status of this European Protected Species. He further informed members that a suitable package of planning obligations was proposed, which were supported by the District Valuer and considered acceptable. Provision had also been made for a regular and robust review of those obligations.

The Area Lead North/East concluded that the recommendation was one of approval subject to the Section 106 planning obligations and conditions as set out in the agenda report together with amendments to conditions 6, 7 and 10 as referred to above; the replacement of condition 9 regarding the completion of the link road through the site including prior approval of levels, drainage, lighting and landscaping; the inclusion of an additional condition regarding the provision of footpath and cyclepath links in the direction of the town centre; additional conditions recommended by the Highway Authority and an additional informative note reminding the applicants that any hedgerow or tree removal that affects protected species may require a licence from Natural England. Details of the above amendments and additional conditions were reported to the Committee.

The Principal Legal Executive referred to the previous resolution made by the Committee in November 2006 and advised members that it did not fetter any decision that may be made at this meeting.

The officers then responded to members' questions on points of detail. Points addressed included the timing for the provision of the footpath/cyclepath links and details regarding their width.

The Committee noted the comments of the representative of Crewkerne Town Council, Mrs. S. White, who reiterated the points made at the Town Council's meeting on 28th November 2011, all of which were set out in the Area West Committee agenda report.

The Chairman of Misterton Parish Council, Mr. D. Welch, wished to establish that Crewkerne Station was in fact in the parish of Misterton and not Crewkerne. He also referred to the Parish Council's concerns regarding the impact of the increased traffic flow on the A356 through Misterton and to there being no proposals within the scheme to alleviate those highway issues.

Mr. N. Fleetwood spoke on behalf of Wadham Residents Association in objection to the application and expressed concerns about the impact of the development on the Wadham Park estate, particularly with regard to increased traffic flows and consequent congestion along Ashlands Road. Concerns were expressed about the safety of pedestrians including children accessing the school at the junction of Ashlands Road with the A30 and regarding the need to ensure that emergency vehicles could get through. He further suggested that there was an alternative by way of aligning the new access with Furringdon Lane.

Mr. M. Pakes, representing Crewkerne Civic Society, although not objecting to the application as such expressed concerns about the provisions of the Section 106 planning obligations. He also explained the reasons why he felt that the scheme was contrary to views expressed by the Local Plan Inspector and the Council's own officers. Concern was expressed about the considerable reduction in the planning obligations from those originally sought, particular reference being made to the reduction in leisure contributions and the decrease in affordable housing. He referred to not wanting to see another estate for older people. He also felt that there would be a wait of at least four years before the link road was delivered to alleviate the town centre traffic. He was of the view that the planning obligations should be renegotiated to get a fairer deal for the town.

Mr. N. Mathews in speaking in objection to the application also expressed concerns about the impact of the considerable volume of traffic that would go along Ashlands Road and queried what consideration had been given to people wanting to cross the road.

Mr. G. Clarke referred to the decision on this application being one of the most important for the town since the development of Middle Hill. He referred to the length of time this scheme had been ongoing and to it being no ordinary development bearing in mind that it was based on a conceptual plan drawn up by an Enquiry by Design undertaken by the Prince's Foundation for the Built Environment. He felt that the plans provided a unique opportunity to provide an extension to the town. He further mentioned, however, that the development had been hindered by a number of issues but felt that none of them compared with the issues raised about the provision of dormice mitigation measures involving a dormouse bridge across the proposed link road. He referred to the considerable cost for its provision and to the proposals having other amelioratory measures for dormice in any case. He commented that it was not known whether the dormice would use the proposed bridge and to its provision reducing the number of affordable homes that may be provided. He also referred to a footbridge for Wadham School having been rejected on grounds of cost. He asked the Committee to approve the application subject to the need for the dormouse bridge being reviewed by the highest authority and should the bridge be shown to be still required it be made so that it could easily be removed if found appropriate. Mr. Clarke also suggested that the development should be named Easthams Village.

The Committee noted the comments of the applicant's agent, Mr. H. Sedman, who mentioned that the application had been to a number of committees and that the applicants and planning officers had worked hard to bring the proposals to a conclusion. He referred to additional studies having confirmed that this site was the right location and felt that there was little local objection given a development of this scale. He referred to the Section 106 planning obligations having gone through a rigorous process and to £8.5m going towards a range of facilities. The scheme would also alleviate traffic congestion in the town centre. Reference was made to the provision of cycle/pedestrian links, and to contributions being made towards bus services and stops, a new school, parkland, sports fields and open space. He also referred to the planning obligations being supported by the District Valuer. He referred to agreement having been reached on the heads of terms mentioned at the Committee's meeting last January and to a review mechanism having been incorporated within the planning obligations. He commented that this mixed use scheme would bring a boost to the local economy and hoped councillors would continue to support it.

Cllr. Angie Singleton, one of the ward members, referred to having been involved with this scheme since 1992. In respect of the current report she considered that nothing had changed in circumstance since the last time this application had been considered by the Committee and to the outstanding issues at that time having been resolved. She referred to this being a mixed use development with links to the town centre, employment land, sewage works and household waste recycling centre and expressed her view that it was more likely to be inhabited by local and working people. She indicated that she was as pleased as she could be with the off-site contributions and felt that it was the best that could be achieved given the economic constraints. She also referred to there being provision for a mechanism for a review of the terms which, she felt, could be an advantage or disadvantage to the Council. She indicated her support for the application and proposed that the officer's recommendation set out in the agenda report together with the amendments recommended by the Area Lead North/East at this meeting be agreed.

Cllr. John Dyke, also a ward member, seconded the proposal of Cllr. Singleton. He commented that this site had been in the mind's eye for a considerable number of years. In referring to the dormice mitigation measures, he could accept the comments made by a member of the public but if the development was to go ahead the provision of the dormouse bridge would have to be accepted. He further commented that he had thought long and hard about the affect of the development on Ashlands Road and Misterton. He referred, however, to the need to replace Ashlands School, maximise affordable housing and to protect the jobs in Blacknell Lane Industrial Estate. Mention was made of employers having said that they would not come to Crewkerne if they were not there already because of the traffic situation. He also referred to the long term aspirations of Misterton Parish Council being reflected in the adopted Local Plan, which indicated that at some point in the future it may be appropriate that a relief road for Misterton would connect to the part of the network provided by the road connection between the A30 (Yeovil Road) and A356 (Station Road) and he felt that nothing should be done to preclude it. In referring to the previous 'Longstrings' scheme he felt that if that scheme had gone ahead it would have added traffic to the town centre, which this scheme would do less so. He also commented that Ashlands Road had been designed as a distributor road from the outset. He further referred to the Section 106 planning obligations and commented that the scheme had been under discussion for many years and was of the view that any suggestion for it to be renegotiated was not practicable. He was also of the view that what was before the Committee was the viable option and referred to a review mechanism having been agreed. He did not feel that the Council had been weak in the negotiations and was of the view that the best balanced outcome had been achieved. He indicated that he fully supported the recommendation to approve the application.

Cllr. Mike Best, also a ward member, indicated that he concurred with the comments of the other ward members and indicated that he had been involved with the site for 16 years. He referred to the site having been drawn up through an Enquiry by Design and concurred with the view that the planning obligations were the best that could be achieved.

During the ensuing discussion, the Area Lead North/East responded to a member's questions regarding the specification of the dormouse bridge. Whilst this would be a more substantial structure than originally envisaged it was vital to ensure that the Favourable Conservation Status of the dormice was protected. If this status would not be safeguarded the application would have to be refused. However, the Section 106 agreement would place an obligation on the developer to resurvey the dormouse population, including the off-site dormice, to ensure that the mitigation measures, including the bridge, remain adequate. In the event that the bridge was no longer deemed necessary, or an alternative strategy agreed, the bridge would not be built and any costs recovered used to enhance other reduced obligations. The views of a member who commented on certain matters regarding the provision of cycle paths were noted.

Members concurred with the views of the ward members and the Committee indicated its support for the application to be granted subject to the prior completion of a Section 106 agreement and conditions as set out in the agenda report including those amendments and additions to conditions recommended by the Area Lead North/East at the meeting.

RESOLVED: that planning permission be granted subject to:-

- (1) the prior completion of a Section 106 planning agreement (in a form acceptable to the Council's Solicitor(s)) before the decision notice granting planning permission is issued to;
 - provide for the completion of the link road through the site, between the A30 and the A356, prior to the occupation of the 200th house or within 4 years of the occupation of the 1st house, whichever is sooner;
 - provide for the completion of the link between the new link road and Blacknell Lane prior to the occupation of 1,000m² of employment space or within 4 years of commencement of the employment land or within 7 years of the first occupation of any dwelling, whichever is sooner;
 - ensure the delivery of 17.5% of the housing as affordable homes for 'social rent' to the satisfaction of the Strategic Housing Manager and to require the developer to make 'best endeavours' to seek additional funding to raise the proportion of affordable housing;
 - provide for the delivery of the serviced school site, free of any archaeological or ecological interest, to the County Council. The school site to be developed with the potential for dual use of the buildings as a community facility;
 - provide an education contribution of £2,000,000 as requested by the County Education authority;
 - provide for a contribution of £260,000 towards sports, arts and leisure contributions, as required by the Assistant Director (Wellbeing) prior to the occupation of any dwelling;
 - provide for a contribution of £635,624 towards off site highways mitigation and sustainable travel planning, to include:-
 - £100,000 towards town centre improvements (upon commencement);
 - contributions to off-site traffic calming and improvements to footpath/cycle path links (prior to first occupation);
 - contributions towards bus services to serve the development (upon completion of the link road);
 - contributions towards travel planning measures for occupiers of the dwellings (in tranches upon the occupation of every 25th house);
 - provide for the provision and maintenance of on-site play areas;
 - provide for the landscaping and maintenance of c.24 hectares of 'country-park', including any landscaping necessary for dormouse mitigation measures;
 - require the developer to make all reasonable endeavours to re-assess the dormouse population prior to commencement of the dormouse bridge and, if justified, to agree appropriate

alternative mitigation measures. Any cost savings to be re-allocated to the mitigation of the impact of the development on sports, arts and leisure facilities;

- provide for the completion of the dormouse bridge prior to the completion of the link road through the site;
- provide for appropriate badger mitigation measures as required by the Council's ecologist;
- provide for 3 yearly reviews of the viability of the development throughout the construction phase with the allocation of any recovered obligations to initially uplift the sports, arts and leisure mitigation measures;

(2) conditions 1-5, 8 and 11-23 and informative note as set out in the agenda report;

(3) the amendment of conditions 6, 7 and 10 as follows:-

6. Prior to the submission of any application for the approval of the reserved matters a Landscape and Ecological Management Strategy for the entire site shall be submitted to and approved in writing by the local planning authority. Such strategy shall be based on the Approved Masterplan and the findings and recommendations of the Environmental Statement and addendum submitted in support of this application and shall set out, on a phase by phase basis, the principles by which the impacts of the development on landscape and ecology will be managed. No trees or hedges shall be removed in advance of the agreement of the site wide Landscaping and Ecological Management Strategy.

Subsequently, prior to the commencement of each phase or part of a phase, as agreed by condition 3, a detailed plan based on the principles agreed in the site wide Landscaping and Ecological Management Plan for that phase, including up-to-date surveys and mitigation strategies where necessary, shall be submitted to and approved in writing by the local planning authority. Once agreed such strategies shall be adhered to throughout the relevant construction phase unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual amenity and to safeguard the ecological interest of the site in accordance with saved policies EC3, EC4, EC7 and EC8 of the South Somerset Local Plan.

7. Prior to the submission of any application for the approval of the reserved matters a Landscape Planting Strategy for the entire site shall be submitted to and approved in writing by the local planning authority. Such strategy shall be based on the Approved Masterplan and the findings and recommendations of the Environmental Statement and addendum submitted in support of this application and shall set out, on a phase by phase basis, the principles by which the landscaping, including structural planting, of the site will be guided. No trees or hedges shall be removed in

advance of the agreement of the site wide Landscape Planting Strategy.

Subsequently, each application for the approval of the reserved matters shall be accompanied by a detailed Landscaping Plan based on the principles agreed in the site wide Strategy for that phase, including up-to-date surveys and mitigation strategies where necessary. Once agreed such Plans shall be adhered to throughout the relevant construction phase unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual amenity and to safeguard the ecological interest of the site in accordance with saved policies EC3, EC4, EC7 and EC8 of the South Somerset Local Plan.

10. Notwithstanding the details on the drawings hereby approved, prior to the commencement of the construction of the junction of the link road with the A30 details of all retaining structures, levels changes, landscaping and drainage of the junction shall be submitted to and approved in writing by the local planning authority. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual amenity, in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan and highway safety in accordance with Policy 49 of Somerset and Exmoor National Park Joint Structure Plan Review.

(4) the replacement of Condition 9 as follows:-

9. Within four years of the occupation of the first dwelling the link road through the site shall be fully completed generally in accordance with the details shown on drawing numbers 30185/HA-601 C; 602 C; 603 C/1; 604 C; 605 C; 606 C; and 607C, full details of which, including levels, drainage, lighting and landscaping, shall have been submitted to and approved in writing by the local planning authority. During this time no more than 199 dwellings shall be occupied unless the link road is provided.

Reason: To ensure that impact of this development on traffic circulation in Crewkerne is reasonably mitigated in accordance with saved policies KS/CREW/1 and ST5 of the South Somerset Local Plan.

(5) the inclusion of additional conditions as follows:-

24. No more than 200 dwellings shall be occupied prior to the provision of footpath and cyclepath links in the direction of the town centre up to the site boundary, details of which shall have been submitted to and approved in writing by the local planning authority.

Reason: To promote sustainable transport links to the town centre in accordance with saved policies TP1 and KS/CREW/1 of the South Somerset Local Plan.

25. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interests of highways safety, visual amenity and the amenities of future occupiers in accordance with policies ST5, ST6 and TP4 of the South Somerset Local Plan.

26. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: In the interests of highways safety and the amenities of future occupiers in accordance with policies ST5, ST6 and TP4 of the South Somerset Local Plan.

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

Reason: In the interests of highways safety and the amenities of future occupiers in accordance with policies ST5, ST6 and TP4 of the South Somerset Local Plan.

- (6) the inclusion of an additional informative note as follows:-

You are reminded that any hedgerow or tree removal that affects protected species may require a licence from Natural England.

(Resolution passed without dissent)

11/03247/FUL (Pages 79-87) – The erection of a dual purpose log cabin for use as manager’s accommodation/holiday reception for holiday lodges and coarse fishing lakes (Revised Application) (GR 347591/110133), Watermeadow Fisheries, North Perrot Road, North Perrot – Mr. Nigel Pike.

The Planning Officer, with the aid of slides and photographs, summarised the details of the application as set out in the agenda report. He referred to the key considerations to be taken into account including the principle of development outside of the defined development area, the functional and financial need and the impact on landscape character. He indicated that the recommendation was one of refusal for the reasons set out in the agenda report.

Cllr. Ric Pallister, ward member, indicated that he disagreed with the recommendation to refuse the application and spoke in support of it being granted. He expressed his view that if members believed in development management and localism he did not feel that planning policy needed to be followed slavishly in this case. He referred to there being support from the community for the development, which would support the farm shop and public house and in general benefit the sustainability of the village. He mentioned that the issues in this case came down to the management of the facility and in that respect he referred for example to caravan sites, which normally had a manager to look out for the site and effectively manage it. He felt that the quality of management was key to return bookings. Although management could be carried out from an off-site location he was of the view that it was better done on-site. He further indicated that if the application had been for a single dwelling only he would not support it, however, as the proposal was for a dual use he was able to give it his support. He also felt that if the application were granted the approved building could be tied to the business and its removal required in the event of the cessation of the business.

During the ensuing discussion, other members indicated their support for the application to be granted. Comment was expressed that it was important to ensure that villages stayed alive and support was shown for the views of the ward member.

Reference was made to the applicant being willing to not build the fifth holiday lodge that had been granted under a previous consent. Members did not feel, however, that this would make any difference to the current application.

In conclusion, members felt that the proposed development by reason of its size, scale, materials and accepted need, respected the character of the area, would benefit the local economy and had no detrimental impact on the local landscape character, in accordance with the aims and objectives of policies STR1, STR6, 5 and 23 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST3, ST5, ST6, EC3 and ME10 of the South Somerset Local Plan 2006.

Members supported the granting of the application subject to conditions and the prior completion of a Section 106 planning obligation to impose a non-fragmentation clause to prevent the separate sale of the approved building and land used for the business and also to ensure the removal of the approved building in the event of the cessation of the business.

- RESOLVED:** (1) that planning permission be granted subject to:-
- (i) the prior completion of a Section 106 planning obligation (in a form acceptable to the Council's Solicitor(s)) before the decision notice granting planning permission is issued to impose a non-fragmentation clause to prevent the separate sale of the approved building and land used for the business known as 'Watermeadow Lakes and Lodges' and also to ensure the removal of the approved building in the event of cessation of the aforementioned business;
 - (ii) conditions, which shall include:-
 - standard time limit;
 - development to be carried out in accordance with the submitted plans;
 - occupation of the building shall be restricted to manager's accommodation for the business or to bona fide holidaymakers, tourists or other visitor in relation to the facilities being provided on site, also limitations to individual periods of stay for holiday let and tourist accommodation and the keeping of a register of visitors;
 - details of materials to be used to be submitted for approval;
 - scheme of landscaping to be submitted for approval;
 - details of external lighting to be submitted for approval;
 - removal of the building in the event of the land and buildings shown within the blue line on the submitted plan ceasing to be used for the provision of holiday let accommodation;
- (2) that the wording of the conditions be delegated to the Assistant Director (Economy) in consultation with the Area Chairman and ward member.

(Resolution passed without dissent).

(David Norris, Development Manager – 01935 462382)
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Chairman