

MEETING AW.09:1213
DATE 16:01:13

South Somerset District Council

Draft Minutes of a meeting of the **Area West Committee** held at Merriott Village Hall on **Wednesday 16th January 2013.**

(5.30 p.m. – 7.20 p.m.)

Present:

Members: Cllr. Angie Singleton (in the Chair)

Michael Best	Sue Osborne
David Bulmer	Ric Pallister
John Dyke	Ros Roderigo
Brennie Halse	Kim Turner
Paul Maxwell	Linda Vijeh
Nigel Mermagen	

Officers:

Andrew Gillespie	Area Development Manager (West)
Paul Philpott	Community Development Officer (West)
Andrew Gunn	Area Lead West
John Millar	Planning Officer
Jo Morris	Democratic Services Officer

Also Present:

Inspector Tim Coombe	Avon & Somerset Constabulary
Sergeant Richard Barnett	Avon & Somerset Constabulary

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

100. Minutes (Agenda Item 1)

The minutes of the meeting held on Wednesday 19th December 2012, copies of which had been circulated, were taken as read and, having been approved as a correct record, were signed by the Chairman.

101. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Councillors Carol Goodall, Jenny Kenton, Andrew Turpin and Martin Wale.

102. Declarations of Interest (Agenda Item 3)

Cllrs. Angie Singleton and Mike Best declared personal interests in planning application no. 12/04259/FUL, as members of Crewkerne Town Council. Prior to consideration of planning application no. 12/04259/FUL, Cllr. Angie Singleton also declared that one of the supporters of the planning application was known to her.

103. Public Question Time (Agenda Item 4)

No questions or comments were raised by members of the public.

104. Chairman's Announcements (Agenda Item 5)

No announcements were made by the Chairman.

105. Area West Committee - Forward Plan (Agenda Item 6)

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

The Area Development Manager (West) informed members that the TENS presentation had been deferred to a future meeting due to staff sickness.

Members were informed that the Mount Hindrance planning application would be considered at the Area West Committee meeting scheduled to be held on 20th March 2013. The venue for the meeting would be in Chard.

Members noted that it was likely that there would be some changes to the Forward Plan in the coming months in order to accommodate consideration of the major planning applications in Chard.

RESOLVED: That the Area West Forward Plan be noted as attached to the agenda.

(Resolution passed without dissent)

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

106. Promoting Community Safety in Area West – Police Performance and Neighbouring Policing (Agenda Item 7)

Inspector Tim Coombe and Sergeant Richard Barnett from Avon and Somerset Constabulary were welcomed to the meeting and they gave a short presentation informing members of local issues in Area West including crime trends and initiatives.

Sergeant Richard Barnett reported on the latest position with staffing, and specific operations and activities in Area West. He mentioned that budget savings had been achieved by streamlining back office roles and that frontline response had remained unchanged. He further informed members of local statistics and activities regarding a number of crime types including those relating to dwelling and non-dwelling burglaries,

criminal damage and anti-social behaviour. He also gave information in relation to a number of recent crimes of interest in the area.

Members noted the e-mail address for Sergeant Richard Barnett as follows 3905@avonandsomerset.police.uk and that information on local crime figures and trends for a specific ward areas could be obtained through the website www.police.uk.

During the ensuing discussion, the police officers responded to members' comments and questions. Points mentioned included the following:

- With regard to theft from farm outbuildings and sheds, the Police were running a scheme called Operation Shogun in conjunction with local farmers;
- One member referred to a recent incident that had taken place in Ilminster and commented that she was disappointed that the police officers called out to the incident had made no effort to liaise with local residents. In response, Sgt Richard Barnett asked the member to e-mail further information and he would remind the officers involved of their responsibility;
- One member felt that there should be more information on local crimes reported in the local press. Sgt Richard Barnett agreed to take the issue forward and make contact with the local press;
- In response to a comment made by a member regarding some parish/town councils not having seen a police officer at their meeting for some time, Sgt Richard Barnett agreed to chase up the member's concern and to ensure that an officer attended the next meeting;
- Member commented that it was useful to receive contact details of the local Beat Managers and PCSOs including any changes in personnel and they hoped that this would continue.

The Chairman thanked the police officers for attending the meeting.

NOTED

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

107. Report on the Community Grants Programme (Agenda Item 8)

The Community Development Officer summarised the agenda report, which provided members with details of the Community Grants Programme between September 2011 and December 2012.

During his presentation he referred to the programme supporting a broad range of projects which had made a lasting difference to many communities across Area West. Members were shown a number of photographs illustrating the various types of projects supported. The Community Development Officer commented that the programme had achieved its principal objective of raising awareness of the grant scheme and ensuing that most of the allocated budget was awarded to community projects across Area West, however, the initial intention of bringing forward up to four applications per month to the Area West Committee was unrealistic.

During the ensuing discussion, a number of comments were made by members, which included the following:

- The results and benefits of the Community Grants Programme as referred to on page 6 of the agenda were very impressive;
- It seemed sensible to re-consider the timing of the applications and a future programme based on a quarterly assessment timetable was a possible way forward;
- Members were informed that Chard Majorettes had received funding from Chard Town Council towards footwear;
- One member commented that he would like to see information regarding the administration costs of the scheme;
- It was noted that there were 5 applications pending as outlined in Appendix 1 to the report and that the funding would be carried forward.

Members noted the details of the report and supported the recommendation to retain the remaining budget allocation of £21,457 to fund future community grants.

RESOLVED: That the remaining budget allocation of £21,457 be retained to fund future community grants.

(Paul Philpott, Community Development Officer – 01460 260359)
(paul.philpott@southsomerset.gov.uk)

108. Feedback on Planning Applications Referred to the Regulation Committee (Agenda Item 9)

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)

109. Planning Appeals (Agenda Item 10)

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

With reference to the appeal decision for 17 The Beacon, Ilminster, one of the ward members thanked members of the Committee for their support in refusing the application. The Planning Officer was requested to forward a copy of the appeal decision to the Highway Authority.

NOTED.

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

110. Date and Venue for Next Meeting (Agenda Item 12)

Members noted that the next scheduled meeting of the Committee would be held on Wednesday 20th February 2013 at The Guildhall, Chard.

NOTED.

(Jo Morris, Committee Administrator – 01935 462055)
(jo.morris@southsomerset.gov.uk)

111. Planning Applications (Agenda Item 11)

The Committee considered the application set out in the schedule attached to the agenda. The Planning Officer 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).

12/04259/FUL – Alterations and the change of use of public house (Use Class A4) to residential to form 2 No. dwellings (revised application of 12/02930/FUL)

Prior to consideration of the planning application, Cllr. Angie Singleton declared a personal interest, as one of the speakers in support of the planning application was known to her.

The Planning Officer updated members that a second letter of support had been received. The Planning Officer, with the aid of slides and photographs summarised the details of the application as set out in the agenda report and referred to the key considerations associated with the application. The application had been referred to the Committee as the recommendation for approval was contrary to the views of the Highway Authority.

In response to questions, the Planning Officer clarified points of detail raised by members, which included the following:

- The land next door to the proposed development was not within the same ownership and there was no right of access across it;
- Clarification on the direction of the station in relation to the site;
- The Highway Authority had been asked to attend the meeting;
- Clarification that the aerial photo displayed showed parked cars and gaps along the road;
- The premises had been marketed as a going concern and there was no requirement for it to be marketed for the other uses outlined in the report.

The Committee noted the comments of S. Shackleford and Andrew Taylor in support of the application. Views expressed included the following:

- The building had been vacant for several years and it would be pleasing to see a derelict building being turned into housing;
- The public house had struggled and was no longer a viable business for the premises;
- There had always been parking outside of the building and vacant spaces available;
- A public house would generate more cars being parked on the public highway than two dwellings.

The Applicant, Andrew Whitehouse commented that it was not viable to bring the premises back into current use as a public house or any other business. He informed

members that the land adjoining the site belonged to Sterling Hydraulics and that he had been given permission to tidy the land. The building was in a reasonable state at the present time but if left any longer it would start to deteriorate further. The sign had been taken down in consultation with the Council as he was concerned that it was very heavy and could fall on someone. He did not feel that parking was an issue and the houses on the opposite side of the road all had private parking. Previously there had been a flat above the public house with five bedrooms and potentially there could have been up to five people parking cars along the road.

Ward Member, Cllr. Angie Singleton commented that although parking provision was limited, if the public house was still operating all vehicles in connection with that use and the residential flat above would have to currently park on the public highway. She did not feel that there were strong enough planning reasons to refuse the application, the premises had undergone a robust marketing exercise and it made common sense to look at what vehicle movements could be produced if the premises were to be occupied to full capacity.

Ward Member, Cllr. Mike Best commented that the premises had been on the market for some considerable time and that Crewkerne already had a number of public houses. He referred to other uses for the premises and explained that a small shop had previously been located further down the road but had been converted back to a dwelling. He did not feel that parking was an issue as the property was not located in an overpopulated area. He fully supported the officer’s recommendation to approve the application.

Ward Member, Cllr. John Dyke accepted that a public house was no longer a viable option for the premises and was content to support the officer’s recommendation to approve the application.

During the ensuing discussion, a number of members supported the views of the ward members and agreed that the application should be approved as bringing the premises back into current use was no longer a viable option.

It was proposed and seconded to approve the application as per the Planning Officer’s recommendation. On being put to the vote the proposal was carried unanimously in favour.

RESOLVED: That planning application no. 12/04259/FUL be APPROVED as per the officer’s recommendation and subject to the conditions outlined in the agenda report.

(Voting: unanimous)

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Chairman