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## South Somerset District Council

**Draft Minutes** of a meeting of the **Area West Committee** held at The Shrubbery Hotel, Station Road, Ilminster on **Wednesday 17<sup>th</sup> July 2013** .

(5.30 p.m. – 7.35 p.m.)

### Present:

<b>Members:</b>	Cllr. Paul Maxwell	(in the Chair)
	Mike Best	Sue Osborne
	Dave Bulmer	Ros Roderigo
	Carol Goodall (until 7.30 p.m.)	Kim Turner (until 7.30 p.m.)
	Brennie Halse	Andrew Turpin (until 7.10 p.m.)
	Jenny Kenton	Martin Wale
	Nigel Mermagen	

### Officers:

Katy Menday	Countryside Manager
Alasdair Bell	Environmental Health Manager
Linda Hayden	Planning Officer
Louisa Brown	Planning Officer
Dave Norris	Development Manager
Jo Morris	Democratic Services Officer

### Also Present:

Inspector Tim Coombe	Avon & Somerset Constabulary
Constable Lisa Wright	Avon & Somerset Constabulary

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

## 20. Minutes (Agenda Item 1)

The minutes of the meeting held on 19<sup>th</sup> June 2013, copies of which had been circulated, were taken as read and, having been approved as a correct record, were signed by the Chairman subject to the inclusion of Cllr. Ros Roderigo under Apologies for Absence.

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

Apologies for absence were received from Cllrs. John Dyke, Ric Pallister and Angie Singleton.

## 22. Declarations of Interest (Agenda Item 3)

Cllr. Sue Osborne declared a personal interest in Planning Application No. 13/02327/FUL, as the Ward Member for Chaffcombe, and as the Applicant, an employee within the Planning Department at the District Council, was known to her.

**23. Public Question Time (Agenda Item 4)**

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

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**24. Chairman's Announcements (Agenda Item 5)**

The Chairman was joined by Members of the Committee in expressing their support to Angie Singleton and wished her husband well.

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**25. 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.

Members requested that as they were due to consider a large planning application in Chard at the August Area West Committee meeting that one or two items be deferred to the September meeting.

**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)*

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

Inspector Tim Coombe and Constable Lisa Wright from Avon and Somerset Constabulary were welcomed to the meeting. Inspector Tim Coombe gave a short presentation informing members of local issues in Area West.

He reported that the Government had announced a 4.6% budget cut, although the Police Crime Commissioner was keen to protect neighbourhood policing, and it was highly unlikely that cuts would be made to front line operations, but may need support from an increase in council tax precept. Response Policing in Area West was still delivered through Chard, Somerton and Yeovil. He updated members on accommodation issues and the possibility of combining police stations and gave information in relation to a number of recent crimes of interest in the area including an operation across South Somerset to reduce the supply of Ketamine.

Members noted that information on local crime figures and trends was available on the website [www.police.uk](http://www.police.uk).

Inspector Tim Coombe informed members that the current detection rate was 37.2% which was considered to be very good and had significantly increased. He mentioned that in another attempt to increase community access, a twitter account had been launched hopefully helping towards driving out community uncertainty.

The Chairman expressed his thanks for the work being undertaken in Area West particularly the work around tackling drug use.

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

- The status and enforcement of 20 mph speed restrictions;
- A member referred to a request made for an officer to attend a Parish Council meeting as there had been a recent crime wave in Combe St Nicholas but no officer had attended;
- The process for establishing and progressing Neighbourhood Watch Schemes;
- One member requested further information regarding a number of incidences in the Ilminster area. She also referred to the issue of underage drinking at the Recreational Ground which she considered to be a priority issue that needed to be addressed;
- Thanks were expressed to the Community Police in Crewkerne and Chard for their excellent work;
- Members commented that Avon & Somerset Police Constabulary had handled the murder in Chard extremely well causing no community tensions and wished to express their thanks.

The Chairman thanked the Police Officers for attending the meeting. A further update would be given in 6 months time.

**NOTED.**

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

## **27. Update Report from the Countryside Service (Agenda Item 8)**

The Countryside Manager summarised the agenda report, which provided members with an update on the work of the Countryside Service across the District over the past year and on key projects for the next 6 months. With the aid of powerpoint slides she highlighted a number of examples of work which included:

- Green Flag Awards retained for three of the largest sites;
- Ham Hill Archaeology excavations;
- Events and activities that took place throughout the district including Jubilee Fayre for Her Majesty the Queen's visit, the planting of 4 Jubilee oak trees with brass plaques across various SSDC sites, Chard Countryside Day in July 2012;
- An educational campaign called "Yellow Fish, only rain down the drain" aimed at primary school aged children in Chard;
- New site interpretation panels at Chard Reservoir;
- The work of the volunteers and Rangers;
- Barn Owl Box Project at Chard Reservoir.

During the ensuing discussion, the Countryside Manager noted the comments of members and responded to questions on points of detail. Points raised included the following:-

- a member referred to the problems with the pond located by Sainsbury's in Chard and raised the suggestion of using it for a school environmental project;
- a member expressed his thanks to the Countryside Team for all the work they undertook across the district and felt that it was a service to be proud of;
- a member referred to the problem of rubbish being left at the barbeque area at Ham Hill Country Park. In response, the Countryside Manager said she was looking to arrange extra staff cover from the Streetscene Team to deal with the issue.

The Chairman thanked the Countryside Manager for her excellent report and the work of the team.

**NOTED.**

*(Katy Menday, Countryside Manager, - 01935 462522)  
(katy.menday@southsomerset.gov.uk)*

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## **28. Environmental Health Service Update Report (Agenda Item 9)**

The Environmental Health Manager summarised the agenda report, which provided members with an update on the work of the Environmental Health Service over the last twelve months. With the aid of powerpoint slides he referred to the 'Environmental Health End of Year report 2012/13' and informed the Committee of the three main areas of work within the service which consisted of:

- Environmental Protection Team including investigation of Noise and Nuisance, Contaminated Land, Air Quality and Environmental Permitting, Private Water supplies and other Public Health functions;
- Food and Safety Team including the National Food Hygiene Rating Scheme and small amount of Health & Safety at work;
- Housing Standards Team including Empty Properties, House in Multiple Occupation (HMO) and Grants and Loans for repairs.

During the ensuing discussion, the Environmental Health Manager noted the comments of members and responded to questions on points of detail which included the following:-

- Further clarification regarding Pest Control charges;
- The process of claiming costs for dealing with empty properties through the Care and Repair Scheme,
- With regard to the National Food Hygiene Rating scheme, members were informed that if a business was downgraded, Officers would go back and check the establishment.

Members thanked the Environmental Health Officer for his informative presentation.

**NOTED.**

*(Alasdair Bell, Environmental Health Manager – 01935 462056)  
(alasdair.bell@southsomerset.gov.uk)*

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## **29. Feedback on Planning Applications referred to the Regulation Committee (Agenda Item 10)**

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)*

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### 30. Planning Appeals (Agenda Item 11)

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

**NOTED.**

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

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### 31. Planning Applications (Agenda Item 12)

The Committee considered the applications 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).

#### **13/02403/S73A – Application to vary conditions 02 and 03 of planning permission 12/02823/FUL to amend layout and tree planting area, Parsonage Solar Farm, Parsonage Barn, Stocklinch Road, Whitelackington – Mr Andrew Toop**

The Planning Officer with the aid of slides and photographs summarised the details of the application as set out in the report. She updated members that Stocklinch Parish Council had endorsed the views of a local resident regarding the retention of Kails Plantation and suggested modifications to eastern and western sides and in addition restoration conditions of the land after 25 years to be enforced to revert the site to open agricultural land. The applicant had written in response to the comments made and had confirmed that the Kails Plantation would not be removed. The Planning Officer confirmed that this would be protected through the approved Landscaping Scheme.

With the aid of a powerpoint presentation, the Planning Officer highlighted the changes to the approved plans and referred to recent photographs of the site. She confirmed that the Landscape Officer had raised no objections and that her recommendation was to approve the application.

There were no questions or comments raised by members, it was therefore proposed and seconded to approve the application as per the Officer's recommendation. On being put to the vote the proposal was carried 9 in favour and 1 against.

**RESOLVED:** That Planning Application no. 13/02403/S73A be **APPROVED** for the following reason:

01. The provision of this solar farm accords with the governments objective to encourage the provision of renewable energy sources and is considered to raise no significant landscape or visual amenity concerns or other substantive planning concern and to accord with the aims and objectives of the National Planning Policy Framework (Parts 7, 10, 11 and 12) and Policies ST5, ST6, EC3, EC7 and EP3 of the South Somerset Local Plan 2006.

#### **SUBJECT TO THE FOLLOWING:**

01. Notwithstanding the time limits given to implement planning

permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from the 18 October 2012.

Reason: To comply with Section 73A of the Act.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No.'s HAZEL-DILLI-001 Rev H (Site Location Plan) received 5 October 2013; Drawing No. 486/01 P9 (Landscape Mitigation Plan only NOT PV layout) received 22 November 2012; and Plan No.00-00 (Layout) received 4 June 2013.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. The landscaping/planting scheme shown on the submitted plan (Drawing No. 486/01 P9 (Landscape Mitigation Plan) received 22 November 2012) shall be completely carried out within the first available planting season from the date of commencement of the development. Planting must be carried out during this coming planting season (November 2012- mid March 2013) if commencement is to take place in 2012/2013. For the duration of this permission the trees and shrubs shall be protected and maintained in accordance with the landscape maintenance specification on Drawing No. 486/01 P9 and any trees or shrubs that cease to grow, shall be replaced by trees or shrubs of similar size and species or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

A landscaping scheme for the additional planting shown on Plan No. 00-00 received 4 June 2013 and to include amended planting for the western corner shall be submitted before September 2013 to enable pre-Christmas 2013 planting. The scheme to include details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the 2013/14 planting season and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation

The hedgerows and trees to be retained shall be protected during the course of the construction.

Reason: In the interests of visual amenity and landscape character in accordance with saved Policies ST5 and EC3 of the South Somerset Local Plan.

04. The supporting posts to the solar array shall be anchored into the ground as shown in HAZEL-DILLI-120 (Planning Elevation 1:50) received 23 July 2012 and shall not be concreted in.

Reason: To avoid an unsustainable method of attachment in the

interests of landscape character and visual amenity in accordance with saved Policies ST5, ST6 and EC3 of the South Somerset Local Plan (2006).

05. The external surfaces of the development hereby permitted shall be of materials as shown on the submitted application form and elevation plans hereby approved and no other materials shall be used without the written consent of the Local Planning Authority.

Reason: In the interests of visual and residential amenity in accordance with Policy ST6 of the South Somerset Local Plan (2006).

06. The development hereby permitted shall be removed and the land restored to its former condition within 25 years of the date of the original permission (18 October 2012) or within six months of the cessation of the use of the solar farm for the generation of electricity whichever is the sooner in accordance with a restoration plan to be submitted to and approved in writing by the Local Planning Authority. The restoration plan will need to include all the works necessary to revert the site to open agricultural land including the removal of all structures, materials and any associated goods and chattels from the site.

Reason: In the interests of landscape character and visual amenity in accordance with saved Policies ST3, ST5, ST6 and EC3 of the South Somerset Local Plan (2006).

07. No means of external illumination/lighting shall be installed without the prior written consent of the Local Planning Authority.

Reason: In the interest of visual amenity and to safeguard the rural character of the area to accord with saved Policies EC3, ST6 and EP3 of the South Somerset Local Plan (2006).

08. No works shall be undertaken unless details of the location, height, colour and number of the CCTV equipment is submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of landscape character and visual amenity in accordance with saved Policies ST5, ST6 and EC3 of the South Somerset Local Plan

09. No form of audible alarm shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason: In the interest of residential amenity and to accord with saved ST6 of the South Somerset Local Plan (2006).

10. The existing hedges shall be maintained in accordance with the maintenance regime set out on Drawing No. 486/01 P9 and no hedge, nor any part thereof, nor any tree (including those within the approved landscaping scheme) shall be removed until the details of the proposed removals have been submitted to the local planning authority and approved in writing.

Reason: In the interests of visual amenity and to protect the

existing and approved landscaping and for the protection of bats in accordance with the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 (as amended) and Local Plan Policies EC3 and EC8 as any significant amount of removal may require the details to include the results of bat activity surveys undertaken to current best practice, an impact assessment, and mitigation proposals in respect of any impacts identified.

11. No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the LPA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

12. The management of the area within the site and under the panels shall be carried out in accordance with the Site Management Plan provided by the Farming and Wildlife Advisory Group (dated 4 October 2012).

Reason: In the interests of landscape character in accordance with saved Policies ST6 and EC3 of the South Somerset Local Plan (2006).

13. Prior to the commencement of the development hereby approved the details of the proposed route and formation of the grid connection for the array shall be submitted to and approved in writing by the Local Planning Authority. The work shall be implemented in accordance with the approved details.

Reason: In the interests of landscape character in accordance with saved Policies ST6 and EC3 of the South Somerset Local Plan (2006).

14. No works shall be undertaken unless a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the hours of construction, routing for construction vehicles, parking for construction vehicles, measures to reduce noise and dust from the site together with other measures that will reduce the impact of the construction process on the surrounding villages. The development shall thereafter be carried out in accordance with such details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to accord with saved policy ST6 of the South Somerset Local Plan (2006).

**Informatives:**

01. It is noted that the majority of the conditions attached to permission 12/02823/FUL have been discharged; the applicant is advised that providing there has been no change to the agreed details the associated conditions shown above will also be considered to be discharged.
02. There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.

*(Voting: 9 in favour, 1 against)*

**13/02327/FUL – Alterations, erection of a two storey rear extension and erection of a porch on principal elevation (Revised Application), Avill House, Knapps Lane, Chaffcombe – Mr A Noon**

The Planning Officer presented the application as detailed in the agenda. She updated members that Chaffcombe Parish Council and Highways had raised no objections to the application. She confirmed that her recommendation was to approve the application as detailed in the report subject to no objections being received within 24 hours of the Area West Committee Meeting, which was in line with the consultation period that expires on 18<sup>th</sup> July 2013.

With the aid of a powerpoint presentation, the Planning Officer explained the proposed changes and referred to the key considerations associated with the application.

In response to a member question, the Planning Officer commented that on balance, it would be unreasonable to warrant a refusal for the slight increase in scale of the rear extension.

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

**RESOLVED:** That Planning Application no. 13/02327/FUL be **APPROVED** for the following reason and subject to no objections being received within 24 hours of the Area West Committee Meeting (dated 17<sup>th</sup> July 2012). In line with the consultation period that expires on 18<sup>th</sup> July 2013:

01. The proposed two storey rear extension and porch to the front elevation, by reason of their design, scale and materials will preserve the character and appearance of the Conservation Area and will not cause any harmful overlooking or loss of privacy to neighbouring occupiers, in accordance with Policy ST5, ST6 and EH1 of the South Somerset Local Plan and chapters 7 and 12 of the NPPF.

**SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

- 02. The development hereby permitted shall be carried out in accordance with the following approved plans:  
 Drawing no. 01 revision A Location and block plan received 7 June 2012  
 Drawing no. 02 revision E received 7 June 2012  
 Drawing no. 03 received 7 June 2012  
 Drawing no. 04 received 7 June 2012  
 Drawing no. 05 received 7 June 2012  
 Drawing no. 06 received 7 June 2012  
 Drawing no. 07 received 7 June 2012

Reason: For the avoidance of doubt and in the interests of proper planning.

- 03. The development hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the Conservation Area in accordance with Policy EH1 of the South Somerset Local Plan.

**Informatives:**

- 01. The applicant's attention is drawn to the comments of the Parish Council in respect of ensuring that during construction the flow of traffic along Knapps Lane is maintained and that care is taken to ensure that the flow of the stream is not affected.

*(Voting: unanimous)*

**32. Date and Venue for Next Meeting (Agenda Item 13)**

Members noted that the next scheduled meeting of the Committee would be held on Wednesday 21<sup>st</sup> August 2013 at Holyrood Academy, Zembard Lane, Chard.

**NOTED.**

*(Jo Morris, Democratic Services Officer – 01935 462055)  
 (jo.morris@southsomerset.gov.uk)*

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 Chairman