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South Somerset District Council

Draft Minutes of a meeting of the **Area West Committee** held at **Wednesday 19th June 2013**.

(5.30 p.m. – 9.05 p.m.)

Present:

Members:	Cllr. Angie Singleton	(in the Chair) (to 8.15 pm)
	Mike Best	Paul Maxwell
	David Bulmer	Nigel Mermagen
	John Dyke	Kim Turner
	Carol Goodall	Andrew Turpin
	Brennie Halse	Linda Vijeh
	Jenny Kenton (to 7pm)	Martin Wale

Officers:

Andrew Gillespie	Area Development Manager (West)
Neil Waddleton	S106 Monitoring Officer
Andrew Gunn	Area Lead West
Linda Hayden	Planning Officer
Chloe Beviss	Planning Assistant
David Julian	Economic Development Manager
Rob Murray	Economic Development Officer
Paula Goddard	Senior Legal Executive
Anne Herridge	Democratic Services Officer
Becky Sanders	Democratic Services Officer

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

Exclusion of the Press and Public

RESOLVED: that the following item be considered in Closed Session by virtue of the Local Government Act 1972, Schedule 12A under Paragraph 3: "Information relating to the financial or business affairs of any particular person (including the authority holding that information)."

4. Scrutiny Task & Finish Review of Councillor Representation on Outside Bodies (Confidential) (Agenda Item 1)

In closed session Members discussed the findings of the Scrutiny Task and Finish Review regarding representation on Outside Bodies; comments on the 16 suggestions were duly noted and will be reported back to District Executive in September 2013.

5. Minutes (Agenda Item 2)

The minutes of the meetings held on 15th and 16th May 2013, copies of which had been circulated, were taken as read and, having been approved as a correct record, were

signed by the Chairman. An apology from Cllr Kim Turner had not been recorded in the minutes dated 15th May 2013 that was duly amended and agreed before signing.

6. Apologies for Absence (Agenda Item 3)

Apologies for absence were received from Cllrs Ric Pallister and Sue Osborne.

7. Declarations of Interest (Agenda Item 4)

Cllr Carol Goodall declared a personal interest in Planning Application 13/01340/OUT as she had been involved in discussions regarding the future use of some community groups. She had been advised by the Assistant Director (Legal and Corporate Services) that she could consider that application as long as she did so with an open mind.

Cllr Angie Singleton declared a personal and prejudicial interest in planning application 13/01327/FUL as the applicant was a personal friend; she would leave the room during consideration of the application.

8. Public Question Time (Agenda Item 5)

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

9. Chairman's Announcements (Agenda Item 6)

No announcements were made by the Chairman.

10. 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 explained that the number of reports for the committee meeting in August had been deliberately kept low as there would be a large planning application for members to consider at that meeting.

Future budget reports would be presented in a different format twice a year, the first one being scheduled for the committee meeting in December.

The first Area West Community Right to Bid nomination for Assets of Community Value would be on the agenda for the August meeting.

One member suggested that as the large planning application would have a big impact on Chard, it should be considered by Area West Committee in September rather than August due to the summer holidays etc. and if possible, the meeting should be held in the Guild Hall, 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)*

11. Section 106 Obligations (Agenda Item 8)

The Section 106 Monitoring Officer presented the report as detailed in the agenda; he explained that although changes had already been made to the format of the report regarding the monitoring of the receipt of monies from the S106 obligations, in time the content would soon be clearer still, with details of projects from beginning to end, making the whole process more transparent. During their annual audit review, the South West Audit Partnership, SWAP, had given an assurance of 'substantial' which was the highest recommendation awarded by SWAP and meant that all checks and processes had successfully been put in place.

During discussion, members complimented the officer on the easy to read report. Further discussion was based around money secured for Sport & Leisure being spent on strategic facilities in Yeovil rather than locally. It was suggested that members of Area West Committee discuss the strategy with the Assistant Director (Health and Well-Being), and invite him to an Area West Committee meeting, another suggestion was that an overview report on Sport & Leisure be presented to committee members in the near future.

RESOLVED:

That members note the report and endorse the actions taken in respect of the monitoring of Section 106 Planning Obligations.

*(Neil Waddleton, Section 106 Monitoring Officer – 01935 462603)
(neil.waddleton@southsomerset.gov.uk)*

12. Area West Outturn Report 2012/13 (Executive Decision) (Agenda Item 9)

The Area Development Manager (West) summarised the agenda report, which informed members of the actual spend against budgets for 2012/13 of the services over which this Committee exercised financial control. He explained that a new easy to read format for the outturn report was planned.

RESOLVED: (1) That the 2012/13 financial outturn position of the Area West budgets be noted;
(2) that the position of the Area West Revenue Reserve be noted;
(3) that the slippage of £27,166 on approved capital schemes and £9,081 of unallocated capital funds in the Area west capital programme be carried forward.

Reason: To review the 2012/13 financial outturn position of the Area West budgets as part of the monitoring of the Area West Development Budgets, Area West Capital Programme and Area West Reserve.

(Resolution passed without dissent).

*(Catherine Hood, Corporate Accountant – 01935 462157)
(catherine.hood@southsomerset.gov.uk)*

13. Area West Working Groups – Appointment of Members 2013/14 (Agenda Item 10) (Executive Decision)

Reference was made to the agenda report and the Committee reviewed the appointment of a member to serve on the Crewkerne and Area Community Office Board.

RESOLVED: that Cllr. Angie Singleton be appointed to serve on the Crewkerne and Area Community Board.

Reason: To review the appointment of a member to the Crewkerne and Area Community Office Board for the municipal year 2013/14.

(Resolution passed without dissent).

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

14. Area West Committee – Appointment of Members to Outside Organisations 2013/14 (Agenda Item 11) (Executive Decision)

Reference was made to the agenda report and the Committee reviewed the appointment of members to serve on outside organisations.

The appointment to the Stop Line Way Steering Group was deferred until such a time as the group is re-organised.

RESOLVED: That the following members be appointed to represent the Council on the outside organisations listed below:-

Organisation	Representation 2013/14
A Better Crewkerne & District (ABCD)	Mike Best
Blackdown Hills AONB	Ros Roderigo
Chard and District Museum Society	Dave Bulmer
Crewkerne Heritage Centre	John Dyke
Crewkerne Leisure Management (Aqua Centre)	Angie Singleton
Ile Youth Centre Management Committee (Ilminster)	Kim Turner
Ilminster Forum	Carol Goodall
Meeting House Arts Centre, Ilminster	Sue Osborne
South Somerset Disability Forum	Kim Turner
Stop Line Way Steering Group	Appointment deferred

Reason: To review the appointment of members to represent the Council on outside organisations for the municipal year 2013/14.

(Resolution passed without dissent)

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

15. Scheme of Delegation – Development Control – Nomination of Substitutes for Chairman and Vice-Chairman for 2013/14 (Agenda Item 12) (Executive Decision)

Reference was made to the agenda report and the Committee considered the nomination of two members to act as substitutes for the Chairman and Vice-Chairman in the exercising of the Scheme of Delegation for planning and related applications.

RESOLVED: That Cllrs Nigel Mermagen and Kim Turner be appointed to act as substitutes for the Chairman and Vice-Chairman in the exercising of the Scheme of delegation for planning and related applications.

Reason: To appoint two members to act as substitutes for the Chairman and Vice-Chairman in the exercising of the scheme of delegation for planning and related applications for the municipal year 2013/14.

(Resolution passed without dissent)

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

16. Feedback on Planning Applications Referred to the Regulation Committee (Agenda Item 13)

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)*

17. Planning Appeals (Agenda Item 14)

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)*

18. Planning Applications (Agenda Item 15)

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).

13/01340/OUT – The erection of 8 No. dwelling (revised application) at the Summervale Medical Centre, Wharf Lane, Ilminster. Applicant: Mr A Davey.

The Planning Officer, presented the application as shown in the agenda. She noted that the proposal was one less dwelling than the previously refused application, and the revised layout of the current scheme was considered to have a better relationship with surrounding properties to the north and west, and the local street scene.

The Planning Officer, informed members that the paragraph under the heading of 'summary' in the report (page 42 on the agenda) was incorrect and had been included in error, and was not consistent with her recommendation. She commented that the paragraph should have read: *"In light of the lack of policy support for a refusal on the grounds of loss of community use, it is considered that the redevelopment of the site for residential purposes is acceptable, in principle. The alterations to the layout have improved the relationship with both adjoining properties and the adjacent historic environment and as such, on balance, the proposal is now considered to be acceptable."*

In response to questions from members the Planning Officer clarified that:

- Number of existing parking spaces at the site were substantial
- Believed there had been no response from Ilminster Town Council for this revised application
- The closest distance to Lamplighters was approximately 13.2 metres
- Wessex Water had not raised any objections regarding the culvert from Shudrick Lane
- From information received it appeared that not a significant amount of marketing had taken place for the existing site, but as there was no loss of service, there was no policy requirement to market the premises. It was acknowledged that the current marketing may be misleading
- The building of the new surgery in Canal Way had ensured there was no net loss of community use
- Condition 8 – the word 'no' had been omitted in error, and the condition should read " There shall be no obstruction to visibility....."

Mr R Thomas, spoke in objection to the application on behalf of the Methodist Church. He commented that they had made an offer for the site based on the value given by the District Valuer, as the church were seeking a replacement venue. Changing the site to housing meant that they no longer had the opportunity for a built building suitable for their needs.

Mr A Davey, applicant, noted that the site currently had 38 parking spaces and this would become 16 if the application was approved. He commented that the culvert was classed as a river by the Environment Agency, and that it was not within the application site.

Ward member, Cllr Kim Turner, did not support the application and felt the proposal was over-development and over-bearing. She also raised concerns about drainage and the loss of community use as there was a need in Ilminster. Disappointment was expressed at the way the site had been marketed, and that the planning officer had not taken heed of the comments by Economic Development.

Ward member, Cllr Carol Goodall, agreed with comments made by the town council that the proposal was over-development even with the reduction of one dwelling. She was concerned about the drainage, as it was a large culvert.

The Economic Development Officer, commented that the Planning Officer had already made clear that policy indicated marketing of the existing use and site was not required, but he acknowledged it had been marketed incorrectly.

The Planning Officer confirmed that marketing was not a material consideration in this case

During discussion, members raised varying comments including:

- There was a growing use of utilising buildings such as the old surgery for alternative uses like churches.
- Concern about distance to neighbouring properties, overbearing and loss of amenity
- Acknowledge locally a need for community use, but the proposal would not be a loss as a replaced surgery had been built elsewhere
- Difficult to see a reason to go against the officer recommendation
- A main reason for refusal would be overdevelopment
- Policy on community use needed to be re-examined
- Presentation slides did not give a good indication of the site, existing building was single storey.

In response to comments made, the Area Lead reminded members of the reason for refusal of the previous site application and also commented:

- that had the site been a designated employment site, there would be stronger policy regarding marketing. He reminded members that if they were to refuse on the grounds of overdevelopment it would need to be defined.
- The housing density was less than Lamplighters and was approximately 40 per hectare which was average
- The Area Development Manager (West) clarified that nothing had been registered regarding a Community Right to Bid for the site, and if it had it would only permit a bid to be made which did not have to be accepted.

The Senior Legal Executive reminded members that if they were minded to refuse the application there needed to be a valid planning reason.

It was proposed and seconded, to refuse the application for the same reason as the previous application. On being put to the vote, members voted 5 in favour and 5 against with 1 abstention. The Chairman used her casting vote against the proposal to refuse the application.

It was subsequently proposed to approve the application as per the officer's recommendation, subject to the word 'no' being added to condition 8 - as it had been omitted from the report in error. The Chairman suggested that both ward members were involved with the discharge of condition 2 and that contact details of a site foreman be included with condition 7. This now being the substantive motion, it was put to the vote, members voted 5 in favour and 5 against with 1 abstention. The Chairman used her casting vote to approve the application.

RESOLVED: That planning application 13/01340/OUT be APPROVED , as per the officer recommendation subject to:

- a) The prior completion of a section 106 agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to:
 - 1) Secure the agreed contribution of £4,901.87 per dwelling towards strategic and local outdoor playing space sport and recreation

facilities.

- b) The following conditions as detailed in the officer report subject to the following amendments:
- The word 'no' being added to condition 8 (as it had been omitted from the report in error)
 - Both ward members being involved with the discharge of condition 2
 - Contact details of a site foreman being included with condition 7.

Justification:

01. Notwithstanding the local concerns, the proposal, by reason of its location, represents appropriate infill within the defined development area that will not adversely impact upon neighbouring amenity, respects the historic character of the area and does not foster growth in the need to travel. It is therefore sustainable development that accords with the aims of objectives of saved policies ST5, ST6, ST10, EH1, EH5, CR2 and CR3 of the South Somerset Local Plan 2006 and advice within the NPPF.

Conditions (incorporating the amendments in (b) above):

01. Approval of the details of the layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than the expiration of three years from the date of this permission. The development hereby permitted shall be begun, not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the provisions of S92 (2) Town and Country Planning Act 1990 (as amended by S51 (2) Planning and Compulsory Purchase Act 2004).

02. The application for approval of the reserved matters shall indicate:
- a) materials to be used for the external walls and roofs;
 - b) materials to be used for rainwater goods;
 - c) the design (including joinery details where appropriate), type of material, plus proposed colour and finish of all windows and doors plus recesses;
 - d) details of eaves/verges;
 - e) location and design details of all vents, flues and meter boxes;
 - f) details of all internal and external boundary treatments; and
 - g) the surfacing materials (and drainage details thereof) of all areas of hardstanding incl. driveways.

All of the above details to be agreed with the Ward Members prior to the discharge of the condition.

Reason: To maintain the character and appearance of the area to accord with policies ST5 and ST6 of the South Somerset

Local Plan (2006).

03. The application for approval of the reserved matters shall include details of the finished floor levels of the buildings to be erected on the site.

Reason: In the interests of the visual and residential amenity of the area, in accordance with Policies ST5 and ST6 of the South Somerset Local Plan (2006).

04. The application for approval of the reserved matters shall include a scheme for foul and surface water drainage. Such approved drainage details, which shall include provisions to prevent the discharge of surface water onto the public highway, shall be completed and become fully operational before the occupation of any dwelling. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure that the development is adequately drained.

05. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 2013/4/2 received 13/01340/OUT (layout only, no approval is given to the indicative front elevation AA).

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

06. 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 highway safety and to accord with Policy ST5 of the South Somerset Local Plan (2006).

07. No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:

Construction vehicle movements;
 Construction operation hours;
 Construction vehicular routes to and from site;
 Construction delivery hours;
 Expected number of construction vehicles per day;
 Car parking for contractors;
 Contact details for site foreman;
 Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
 A scheme to encourage the use of Public Transport amongst contractors; and

Measures to avoid traffic congestion impacting upon the Strategic Road Network.

Reason:- In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan (2006).

08. There shall be no obstruction to visibility greater than 900mm above adjoining road level in advance of lines drawn 2.4m back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 25m either side of the access. Such visibility shall be fully provided before the development hereby permitted is commenced and shall thereafter be maintained at all times.

Reason:- In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan (2006).

09. Any first floor windows in the rear of the dwellings hereby approved on the northern or western boundaries shall be fitted with obscure glass (and fixed closed) and shall be permanently retained and maintained in this fashion thereafter.

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

Informatives:

01. The applicant is advised that depending on the size of the proposed dwellings at the reserved matters stage the respective number of parking spaces shall be determined in accordance with the Somerset County Council Parking Strategy (March 2012).

Where works are to be undertaken on or adjoining the publicly maintainable highway a licence under Section 171 of the Highways Act 1980 must be obtained from the Highway Authority. Application forms can be obtained by writing to Transport Development Group, Environment Department, County Hall, Taunton, TA1 4DY, or by telephoning 01823 355645. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services.

The fee for a Section 171 Licence is £250. This will entitle the developer to have his plans checked and specifications supplied. The works will also be inspected by the Superintendence Team and will be signed off upon satisfactory completion.

02. The applicant is advised that depending on the size of the proposed dwellings at the reserved matters stage the respective number of parking spaces shall be determined in accordance with the Somerset County Council Parking Strategy (March 2012).

(Voting: 6 in favour, 5 against, 1 abstention)

13/00030/S73A – Application to vary condition 03 to alter parking arrangements and to remove condition 9 (holiday restriction) of planning permission 03/00936/FUL dated 02/06/03, at Church House, Birchwood Road, Buckland St Mary. Applicant: Mr J Brooks.

The Planning Officer, presented the application as shown in the agenda. She noted that the site was in the centre of the village and the proposal was to separate the two properties and provide separate parking for each dwelling.

The Economic Development Manager noted that applications such as this one were dealt with in a uniform way. He explained in more detail the comments as shown in the agenda report regarding tourism, and he highlighted some statistics.

(Councillor Angie Singleton left the meeting. Councillor Paul Maxwell now in the Chair)

In response to questions from members the Planning Officer and Economic Development Manager clarified that:

- In terms of village facilities as whole, the location was unsustainable
- Acknowledge location is in the centre of the village but in policy terms it is in the countryside
- Current holiday let dwelling had two bedrooms
- There was a need make sure the business case for change of use was acceptable

Mr J Brooks, applicant, addressed members and explained that the holiday let, since 2004, had been contracted to a holiday lettings company. Bookings had gradually dropped off over the years, to only two bookings last year. Terms of the contract indicated it could be sole agent only. He commented that they wanted to retire and had tried sell the property but had been unable to do so with the holiday let tie. Ideally they wished to remain in the main house but without the worry of the holiday let.

In the absence of the ward member, Councillor Ros Roderigo, a neighbouring member read out a statement on her behalf which included that she felt the policy behind the officer recommendation was prescriptive and had implications for the whole district. She noted that people's circumstances change, and that the proposal did not change either building and would provide further off road parking. She asked members to consider approving the application, contrary to the officer recommendation.

During discussion members raised several comments including:

- Not a totally unsustainable location as it has a school and regular bus service
- Change of use for a granny annex or similar may make property more saleable
- Separate properties was not desirable

It was proposed to accept the officer recommendation to refuse the application, for the reason as shown in the agenda report. On being put to the vote, the proposal was carried 6 in favour of refusal, 3 against and 1 abstention.

RESOLVED: That planning application 13/00030/S73A be REFUSED for the following reasons:

01. The conversion of this building was approved on the basis that it would provide holiday accommodation that would support the local tourist economy; to allow the building to be used as unfettered residential accommodation would be tantamount to a new dwelling in the open countryside. Such development would be unsustainable and as such the proposal is contrary to saved policy ST3 of the

South Somerset Local Plan and guidance contained within the NPPF.

02. The granting of permission in this case would set an extremely undesirable precedent that would make it very difficult to resist the approval of similar applications within the open countryside. The loss of holiday accommodation would have a significant and deleterious impact upon the local tourist economy. This is contrary to saved policies ST3 and ME10 of the South Somerset Local Plan and guidance contained within the NPPF.

(Voting: 6 in favour, 3 against, 1 abstention)

(Cllr Angie Singleton had declared a prejudicial interest in application 13/01327/FUL, but had left the meeting before the item was presented and considered. Councillor Paul Maxwell in the Chair)

13/01327/FUL – The erection of a double garage at Brewery House, 15 Knapp, Merriott. Applicant: Mr R Chard.

The Planning Assistant presented the application as shown in the agenda. She updated members that since the agenda had been published, the applicant had responded to Highways comments, in which they noted they could exit in a one point turn with their proposal as was the case now, but if they followed Highways guidance it would require a three point turn. They also noted that cars would be parked in the same position regardless of the garage.

She commented that the Highways officer considered their response to still be appropriate, and they considered the garage to not be of a suitable size and that it would limit turning space.

In response to questions from members, the Planning Assistant confirmed that:

- The size of the proposed garage was only slightly less than the recommended measurements required by highways
- The existing turning area would remain available

Ward member, Councillor Paul Maxwell, commented that two cars parked on the site of the proposed garage already, and in effect the applicants were asking to put a roof over the parking spaces. He noted the size of the proposed garage was only fractionally smaller than the Highways specification, and that those specifications often changed over time.

During a brief discussion members raised some comments including:

- Present parking arrangements appeared to be acceptable to Highways but a garage was not
- Highways comments seemed strange as the garage would be located some way from the highway

As members appeared minded to approve the application, the Planning Assistant suggested a reason for approval could include reference to the existing parking situation on site and that the proposal would not have a severe impact to highway safety. She suggested there should be conditions, if approved, for time limit, materials as indicated with the application and that the use be limited so that it could not be converted without planning permission.

It was proposed to approve the application, contrary to the officer recommendation in the agenda report, for the reason and subject to the conditions suggested by the Planning Assistant in the paragraph above. On being put to the vote the proposal was carried 8 in favour of approval and 2 against.

RESOLVED: That planning application 13/01327/FUL be APPROVED, contrary to the officer recommendation, for the following reason and subject to the following conditions:

01. Notwithstanding the siting and size of the proposed garage and taking into account the existing situation on site, it is not considered the proposal will result in a severe impact to highway safety. It is further considered acceptable in terms of its impact on the adjoining conservation area, neighbouring occupiers and the character of the surrounding area by reason of its design, scale, form, siting and materials. This is in accordance with saved Policies EH1, ST5 and ST6 of the South Somerset Local Plan (2006) and the National Planning Policy Framework (2012).

Conditions:

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:

1:1250 Plan received 11th April 2013
 1:500 Plan received 15th April 2013
 Floor Plan received 11th April 2013
 Front View received 11th April 2013
 Side (Garden) View received 11th April 2013
 Roof Plan received 11th April 2013
 Side (Road) View received 11th April 2013
 Garage Details received 28th March 2013

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

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), the garage hereby approved shall not be converted into any form of ancillary residential accommodation without the prior express grant of planning permission.

Reason: In the interests of highway safety and to ensure the retention of adequate off road parking in accordance with saved Policy ST5 of the South Somerset Local Plan (2006) and the National Planning Policy Framework (2012).

(Voting: 8 in favour, 2 against)

19. Date and Venue for Next Meeting (Agenda Item 16)

Members noted that the next scheduled meeting of the Committee would be held on Wednesday 17th July 2013 at the Shrubbery Hotel, Ilminster.

NOTED.

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

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Chairman