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South Somerset District Council

Draft Minutes of a meeting of the **Area West Committee** held on **Wednesday 18th September 2013** at the Henhayes Centre, South Street Car Park, Crewkerne.

(5.30 p.m. – 7.50 p.m.)

Present:

Members:	Cllr. Angie Singleton	(in the Chair)
	Dave Bulmer	Sue Osborne (from 5.40 p.m.)
	John Dyke	Ros Roderigo
	Carol Goodall	Kim Turner
	Jenny Kenton	Andrew Turpin
	Paul Maxwell	Linda Vijeh
	Nigel Mermagen	Martin Wale (from 5.35 p.m.)

Officers:

Andrew Gillespie	Area Development Manager (West)
Zoe Harris	Neighbourhood Development Officer
Madelaine King-Oakley	Community Office Support Manager
Adrian Noon	Area Lead North/East
David Norris	Development Manager
Angela Watson	Legal Services Manager
Jo Morris	Democratic Services Officer

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

46. Minutes (Agenda Item 1)

The minutes of the meeting held on 21st August 2013, copies of which had been circulated, were taken as read and, having been approved as a correct record, were signed by the Chairman.

47. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Cllrs. Mike Best, Brennie Halse and Ric Pallister.

48. Declarations of Interest (Agenda Item 3)

There were no declarations of interest.

49. Public Question Time (Agenda Item 4)

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

50. Chairman's Announcements (Agenda Item 5)

There were no announcements from the Chairman.

51. 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) commented that he was happy to receive ideas for future items to be included in the Forward Plan.

One member referred to the Chard Regeneration Scheme report which was listed as an item to be confirmed and hoped that a report could come forward soon. It was agreed that a formal request would be made from the Area West Committee for a report to come forward by the end of the year.

With reference to the Historic Buildings at Risk item due to be considered in October, a request was made for a specific update on the Chard Working Men's Club to be included as part of the report.

Members were content to note the Area West Forward Plan as attached to the agenda.

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)*

52. Crewkerne Street Market (Agenda Item 7) (Executive Decision)

The Neighbourhood Development Officer summarised the agenda report, which provided members with an update on work to launch a new market in a central location in Crewkerne.

In response to a question, the Neighbourhood Development Officer informed members that Crewkerne Town Council would be responsible for the operation of the market and the closing of the road.

During a brief discussion, members were fully supportive of a new weekly market to be run by Crewkerne Town Council and relocated to Market Square and unanimously supported the recommendations in the report.

The Chairman thanked the Neighbourhood Development Officer for the work she had undertaken and hoped that the new market in Crewkerne would be a success.

- RESOLVED:** (1) that support be expressed for a new weekly market to be run by Crewkerne Town Council; and
 (2) that a grant of up to £6,000 to Crewkerne Town Council be agreed towards the cost of funding new stalls, awnings, promotional materials and advertising costs.

Reason: To enable a new market to be launched in a central location in Crewkerne.

(Voting: unanimous in favour)

*(Zoe Harris, Neighbourhood Development Officer - 01460 260423)
 (zoe.harris@southsomerset.gov.uk)*

53. Area West – Reports from Members on Outside Bodies (Agenda Item 8)

Chard Museum

Members noted the agenda report by Cllr. Dave Bulmer updating members on Chard Museum.

In response to a question, members were informed that the Historical Health Walks had been very successful and it was hoped that further walks could be arranged in the future.

NOTED

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

54. Ilminster Forum (Agenda Item 9)

The Neighbourhood Development Officer introduced her report, which gave an update on the work of the Ilminster Forum. She explained that she worked closely with the Ilminster Forum on a wide range of projects and was supporting the Forum to develop a New Community Plan.

With the aid of a powerpoint presentation, Cllr. Carol Goodall gave an update on the work of Ilminster Forum. She highlighted:

- The aims of Ilminster Forum;
- The Forum was in the process of updating its Community Plan, which would involve various forms of consultation;
- Ilminster Forum worked with a large number of organisations and community groups on a range of projects. Examples of projects highlighted included events involving local schools organised by the Litter Pick Group, Green Event and Tourism Promotion for the town including visitor boards, walks leaflets and a new website.

The Chairman praised the work of the Ilminster Forum and hoped that the good work would continue.

NOTED

(Zoe Harris, Neighbourhood Development Officer – 01460 260423)
(zoe.harris@southsomerset.gov.uk)

55. The Community Offices Update (Agenda Item 10)

The Community Officer Support Manager summarised the agenda report which informed members of the new community office management structure and also updated members on the yearly footfall figure across the district and results of the recent customer satisfaction survey.

During the ensuing discussion, the Community Office Support Manager noted the comments of members and responded to questions on points of detail. Points mentioned included the following:-

- a member commented that the results of the Customer Satisfaction Survey were encouraging and asked about the reason for the level of performance. The Community Office Support Manager responded that staff were extremely committed to their jobs and that extra time was being spent on training with staff also learning more from each other. Members were informed that the Community Support Assistant staff had all retained their jobs in the staff restructure;
- a member welcomed the retention of service in Chard and commented that the service from reception staff was good. He commented that there used to be a daily internal postal arrangement but this now only operated on a Tuesday and Thursday which was not always very convenient. He asked whether the courier days could be changed to a Monday and Thursday. The Community Office Support Manager agreed to take this comment forward;
- a member thanked the Community Support Office Manager and her team for their good work. He questioned whether the Council held data relating to County & Town customer enquiries. The Community Support Office Manager responded that footfall information was available for total Somerset County Council enquiries and agreed to forward this information;
- a member commented that it would be beneficial to have a breakdown of footfall figures and types of enquiry in future reports. The Community Office Support Manager agreed to include this information in future reports;
- the Community Office Support Manager agreed to collect a breakdown of all Somerset County Council enquiries for a couple of months and provide members with that data with a breakdown of figures for across the District.

The Chairman and members of the Committee thanked the Community Officer Support Manager for her report which was noted by the Committee.

NOTED

(Madelaine King-Oakley, Community Office Support Manager – 01460 260449)
(madelaine.king-oakley@southsomerset.gov.uk)

56. Planning Applications (Agenda Item 11)

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).

13/02201/REM – Development comprising 203 dwellings, the first section of the Crewkerne link road, drainage and service infrastructure, landscape and ecological mitigation measures (Phase 1 reserved matters of 05/00661/OUT) (GR 345354/109767)

The Area Lead North/East with the aid of slides and photographs summarised the details of the application as set out in the agenda report. He updated members that additional drawings had been received to address the concerns of the Conservation Manager and Highway Officer which did not introduce any new material changes. The Conservation Manager and Highway Officer were both content with the amendments. He confirmed that the Environment Agency had no objections to the development subject to conditions. The Area Lead North/East advised that a letter of objection had been received from a property on the other side of the A30 regarding overlooking but was not considered to be a reasonable request.

He confirmed that his recommendation was to approve the application as outlined in the agenda subject to the following amended conditions:

- An amendment (shown in bold) to Condition 2 to include Details of **all** Dormer windows;
- Conditions requested by the Environment Agency;
- An additional condition relating to the provision and approval of a turning head as requested by the Highway Authority;
- Amendments to Conditions 1 and 3 to reflect the Revised Tree & Hedgerow Retention and Removal Plan.

In response to questions from Members, the Area Lead North/East advised that:

- The proposed three storey properties were all around the top of the site to be located around the formal spaces;
- The three story element was considered to be a minor component of the development;
- None of the proposed properties had cellars;
- The upgrade of the footpath to bridleway would be delivered later in the development and was a trigger within the Section 106 Agreement;
- Enhancements to bus services to the site was included within the agreed Travel Plan;
- The £260,000 set aside for Sports, Arts & Leisure was predominately for local provision;
- If the applicant was to apply for a variation to the Section 106 Agreement, this would be a formal process requiring approval from Committee;
- The Section 106 Agreement was agreed and signed by the developer on 31st January 2013;
- No outside utility boxes would be covered by condition;

- He would be happy to amend Condition 7 to include no central heating vents;
- The overall figure for affordable housing was 17.5% with 15% of this figure being delivered in Phase 1.

The Committee was addressed by Geoff Clarke, who spoke in support of the application. He commented that it was very important for the residents of Crewkerne to be kept informed on a regular basis on the development of the site and suggested that a 6 monthly report be included in the town newsletter. He said that the proposal was an exciting and imaginative scheme and was very much considered as a prestige development.

Christopher Wilson, Project Architect commented that no objections had been received at the public consultation stage and that it had been a very positive environment to present the scheme. Reference was made to Phase 1 delivering a number of S106 obligations including the first phase of the link road. He commented that the development would be a new community in its own right and would have a new centre.

The Ward Member, Councillor John Dyke commented that plans for the proposed development started over 20 years ago and that he had been involved as a District and County member. He further commented that the process should be considered as an exemplar way in which to proceed. He was delighted by the way in which the element of the plan had progressed. It was a very prestigious development which would be a community in its own right. The proposal was the result of a tremendous amount of hard work. He commented that it would be interesting for Area West members to visit the site in the future.

Ward Member, Councillor Angie Singleton said that the development would open up more employment land and that she was keen for this to be pushed forward and marketed. She commented that the Town Council were keen to be involved with the management of open spaces. She fully supported the application and hoped that the development would commence in 2014.

During discussion, Members expressed their support for the application and felt that the Council and the Developer had put together a good scheme with a sympathetic design which should be fully welcomed.

It was proposed and seconded to approve the application as per the Officer's recommendation subject to amended conditions as outlined in the Officer's presentation and in addition an amendment to Condition 7 to include no central heating vents.

On being put to the vote the proposal to approve the application subject to conditions was carried unanimously in favour.

RESOLVED: That approval of reserved matters be granted subject to the following conditions:-

Justification

The appearance, landscaping, layout and scale of the 203 houses proposed on this part of the Local Plan allocation KS/CREW/1 is in accordance with the Design Code and the Landscape and Ecological Management Strategy approved by condition attached to the outline approval for the development of this site. The proposal provides sufficient parking and drainage to mitigate the impact of the development and would have no adverse impact on any existing resident. As such the proposal complies with the saved policies of the

South Somerset Local Plan and the policies contained within the National Planning Policy Framework

CONDITIONS

1. Unless agreed otherwise in writing by the Local Planning Authority, all landscaping and associated works shall be carried out in accordance with the details, specifications and recommendations of the Landscape and Ecological Management Plan by The Richards Partnership and EAD Ecological Consultants dated May 2013, as amended by drawing 11-05 02 Rev. D received by email 18/09/13, and the Arboricultural Constraints Report by JP Associates Ltd and as set out the following approved landscaping plans:- 11-05 10 B; 11-05 11B; 11-05 12B; 11-05 13B; 11-05 24A; 11-05 D/01A; 11-05 D/02A; 11-05 14A; 11-05 15A; 11-05 16A; 11-05 17A; 11-05 18A; 11-05 19A; 11-05 20A; and 11-05 21A all received 30/05/13 Such works shall be completed in accordance with the timescales set out the Landscape and Ecological Management Plan.

Reason: In the interests of visual amenity and to safeguard the ecological interest of the site in accordance with saved policies ST5 and EC3 of the South Somerset Local Plan.

2. Prior to the commencement of each dwelling hereby approved particulars of following shall be submitted to and approved in writing by the Local Planning Authority;
 - a. details of materials (including the provision of samples and the preparation of a natural stone sample panel where appropriate) to be used for the external walls and roofs;
 - b. details of the design, recessing, materials and finish (including door canopy and cill and lintel details) to be used for all new windows (including any rooflights) and doors;
 - c. details of all hardstanding and boundary treatments
 - d. details of the rainwater goods and eaves, verges and fascia details and treatment.
 - e. Full details of all dormers (including size and position), roof parapets and rooflights

Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure compliance with the approved Design code and to safeguard the character and appearance of the area in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan.

3. Unless agreed otherwise in writing by the Local Planning Authority all aspects of the development hereby approved shall be implemented in accordance with the recommendations of the Landscape and Ecological Management Plan by The Richards Partnership and EAD Ecological Consultants dated May 2013, as amended by drawing 11-05 02 Rev. D received by email 18/09/13, and the Arboricultural Constraints Report by

JP Associates Ltd.

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.

4. Unless agreed otherwise in writing by the Local Planning Authority the surface water drainage scheme shall be implemented in accordance with the following approved drawings:- 124/501-01B; 124-502F; 124-506-05A; 124-506-06B; and 124-506-07A;

Reason: To prevent the increased risk of flooding and to provide satisfactory drainage for the development in accordance with saved policy EU4 of the South Somerset Local Plan.

5. Unless agreed otherwise in writing by the Local Planning Authority the finished levels shall accord with the details set out on the following approved drawings:- 124-3001-01; 124-3001-02; 124-3001-03 and 124-3001-04.

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

6. Prior to the commencement of each dwelling hereby approved details of any external metered boxes to be installed shall be submitted to and approved in writing by the local planning authority. Once approved such details shall be fully implemented and not subsequently altered without the prior written approval of the Local Planning Authority.

Reason: To ensure compliance with the approved Design code and to safeguard the character and appearance of the development in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no photovoltaic or solar panels or satellite dishes or central heating vents shall be installed to any elevation fronting 'The Avenue' or any Main Street' as defined in the Design Code approved under condition 5 of the outline permission granted 04/02/13, ref. 05/00661/OUT.

Reason: To ensure compliance with the approved Design code and to safeguard the character and appearance of the development in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan

8. The development hereby approved shall be carried out in accordance with the drawings specified on schedule received by email on 13/09/13.

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

- 9. Prior to the commencement of the adjoining houses (plots 85-88) full details of the temporary turning head shown on drawing 124-SK17 shall be submitted to and approved in writing by the Local Planning Authority. Once approved such details shall be fully implemented prior to the occupation of any of these plots.

Reason: In the Interests of highways safety in accordance with saved policy ST5 of the South Somerset Local Plan.

Informatives

- 1. You are reminded of the need to comply with all relevant conditions of the outline permission dated 04/02/13 (ref. 05/00661/OUT) and the obligations set out the associated Section 106 Agreement.
- 2. You are reminded that any hedgerow or tree removal that affects protected species may require a licence from Natural England.

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

Members noted that the next scheduled meeting of the Committee would be held on Wednesday 16th October 2013 at Merriott Village Hall.

NOTED.

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

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Chairman