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South Somerset District Council

Draft Minutes of a meeting of the **Area West Committee** held on **Wednesday 11th December 2013** at Horton Village Hall.

(5.45 p.m. - 9.45 p.m.)

Present:

Members:	Cllr. Angie Singleton	(in the Chair)
	Mike Best	Sue Osborne
	Dave Bulmer	Ric Pallister (from 6.15 p.m.)
	John Dyke	Ros Roderigo
	Carol Goodall	Kim Turner (until 6.50 p.m.)
	Jenny Kenton (until 6.50 p.m.)	Andrew Turpin
	Paul Maxwell	Linda Vijeh
	Nigel Mermagen	Martin Wale

Officers:

Andrew Gillespie	Area Development Manager (West)
Zoe Harris	Neighbourhood Development Officer
Colin McDonald	Corporate Strategic Housing Manager
Jo Calvert	Housing Development Officer
Andrew Gunn	Area Lead West – Development Control
Adrian Noon	Area Lead North/East – Development Control
Linda Hayden	Planning Officer
Amy Cater	Solicitor
Jo Morris	Democratic Services Officer

Also Present:

Diane Butler ABCD (A Better Crewkerne & District)

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

84. Minutes (Agenda Item 1)

The minutes of the meeting held on 20th November 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 an amendment on page 11 relating to Planning Application No. 13/03145/FUL:

The following bullet point

- The applicant had undertaken a drainage analysis which concluded that water did not come from boreholes;

To be replaced with

- The applicant had undertaken a drainage analysis which concluded that water did come from boreholes, but this was incorrect.
-

85. Apologies for Absence (Agenda Item 2)

An apology for absence was received from Cllr. Brennie Halse.

86. Declarations of Interest (Agenda Item 3)

Cllr. Sue Osborne declared a personal interest in Planning Application No. 13/00676/COU, as the applicant was known to her.

Cllrs. Dave Bulmer and Martin Wale declared personal interests in Planning Application Nos. 13/03758/FUL and 13/01942/FUL, as members of Chard Town Council.

Cllr. Martin Wale declared a personal interest in Planning Application No. 13/00501/FUL, as he was previously the president of Chard Horse Show.

Cllr. Linda Vijeh declared a personal interest in Planning Application No. 13/00676/COU due to her involvement with schools and pre-schools and activities at Somerset County Council.

87. Public Question Time (Agenda Item 4)

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

88. Chairman's Announcements (Agenda Item 5)

There were no announcements from the Chairman.

89. 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) reported that there were no additional items or amendments and welcomed any ideas for future items to be added to the Forward Plan.

Members were content to note the 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)*

90. Area West – Reports from Members on Outside Bodies (Agenda Item 7)

Crewkerne Museum and Heritage Centre

Members noted the report from Cllr. John Dyke updating members on Crewkerne Museum and Heritage Centre.

NOTED.

91. ABCD (A Better Crewkerne & District) (Agenda Item 8)

Diane Butler, Chairman of ABCD (A Better Crewkerne & District) was welcomed to the meeting. With the aid of a powerpoint presentation, she gave an update on the work of ABCD and the Community Plan. She highlighted some of the completed projects which included the following:

- The Traders Board with map located near Waitrose;
- The George Reynolds Centre, which opened last year and is now in constant use and was a great asset to the town;
- Supported the Civic Society Community Information Board;
- A very successful Business Showcase Event was held with more than 20 businesses involved which has reinvigorated Crewkerne Chamber of Commerce;
- Formed a marketing group working with accommodation providers;
- Involved with Community Pounds Project;
- Commissioned a number of photographs to be used on postcards and the Local Information Centre website;
- Providing funding towards a bench in the South Street garden.

Members were informed that work had already started on a new community plan to establish what issues were important to people in Crewkerne. Consultation has been undertaken at public events with a 'Have your say on the future of Crewkerne' survey. ABCD were currently carrying out focus group sessions with a variety of people in the town. The issues raised will inform the design of a household survey, to be delivered to every household in the town next year. The results of the survey would be used to update the new Community Plan and establish an action plan of new projects.

The Committee thanked Diane Butler for attending the meeting and for the continuing work of ABCD. The Chairman also thanked the Neighbourhood Development Officer for her work in supporting ABCD. Members were pleased to note the progress being made.

NOTED.

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

92. Affordable Housing Development Programme (Agenda Item 9)

The Corporate Strategic Housing Manager summarised the agenda report which updated members on the outturn position of the Affordable Housing Development Programme for 2012/13, the provisional outturn for 2013/14 and the planned programme for 2014/15 in relation to Area West.

In referring to Appendix B – Combined HCA & SSDC Programme 2014/15, the Corporate Strategic Housing Manager updated members that since writing the report the District Executive, at its previous meeting, had agreed to allocate funding to Knightstone Housing Association to facilitate their proposed scheme to provide nine affordable housing units on Plot 5, Jarman Way, Chard Business Park. It was noted that the proposed scheme was subject to planning permission.

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

- With regard to the Local Parish Housing Needs Surveys, a member queried whether there were any plans to re-survey West Crewkerne. In response, the Corporate Strategic Housing Manager responded that there had been a recent enquiry about a piece of land but previously the 4 properties identified by the earlier survey was considered too few to be economically viable. If there was a proven need it was always possible for a scheme to be put forward to make it more viable. The views of the Parish Council should be taken into consideration and each case needed to be considered on its own merits.
- A member raised a number of concerns over the lack of consistency regarding parish surveys.
- With regard to the Crewkerne key site, it was noted that, as referred to on page 12 of the agenda, regrettably there were no indications on when the Crewkerne key site may come forward as it was in the hands of a private developer and dictated by wider economic circumstances. The Maiden Beech scheme was complete as previously reported and officers were pleased in terms of the affordable housing element.
- With regard to the former Bradfords site in Misterton, members were informed that under the S106 Agreement part of the affordable housing element would be set aside for local need as a result of being identified by the housing needs survey.
- A member expressed his gratitude to the Corporate Strategic Housing Manager and his team for the amount of affordable housing in Chard.

Members were content to agree the recommendation outlined in the report.

RESOLVED: That the outturn position of the Affordable Housing Development Programme for 2012/13, the provisional outturn for 2013/14 and the planned programme for 2014/15 be noted.

*(Colin McDonald, Corporate Strategic Housing Manager – 01935 462331)
(colin.mcdonald@southsomerset.gov.uk)*

93. **Area West Development Work Programme Overview 2013-14 (Executive Decision) (Agenda Item 10)**

The Area Development Manager (West) summarised the report which presented an overview of projects in the Area Development Work Programme for 2013-14. He highlighted the following points:

- With regard to the Capital Programme, the programme showed a balance of £2,595 allocated as provision for community grants that was not currently required for this purpose and it was therefore recommended that it be returned to unallocated capital balances;
- 5 of the 7 projects outlined in the Capital Programme were now complete with Forton Community Association still remaining as a provisional grant;
- Using some of the area reserve to help establish Crewkerne market had been really useful. The market was proving to be very successful and was attracting lots of people.

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

- A member expressed concerns regarding some recent damage to a shop in Pig Lane, Chard and felt that it would be useful if CCTV and additional lighting could be installed. The Area Development Manager (West) informed Members that they were due to receive a report concerning Pig Lane at the next Area West Committee.
- Cllrs. Ric Pallister and Andrew Turpin informed members that they had recently written letters to Sport England in support of the Forton Community Association project;
- A member commented that Crewkerne market had made a big difference and was a great development for the town;
- Members were informed that officers expected to confirm within the next few days that the conditions for release of the grant towards Merriott Pavilion had been met.

Members were content to agree the recommendations outlined in the report.

RESOLVED:

1. That the report be noted; and
2. That £2,595 be returned to Area West unallocated capital balances.

Reason: To agree the return of funds to unallocated capital balances.

(Voting: unanimous)

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

94. 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.

95. Planning Appeals (Agenda Item 12)

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

The Area Lead West informed members of an additional appeal allowed relating to the change of use of land for 2 no. private gypsy/traveller pitches to include 2 no. mobile homes, 2 no. touring caravans, 1 no day room and associated hardstanding, refuse storage and use of existing access (Part Retrospective) at Land OS 4443 Part North Perrot Road, Haselbury Plucknett.

NOTED.

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

96. Date and Venue for Next Meeting (Agenda Item 14)

Members noted that the next scheduled meeting of the Committee would be held on Wednesday 22nd January 2014 at the Guildhall, Chard.

NOTED.

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

97. Planning Applications (Agenda Item 13)

Prior to the commencement of planning applications, Member reiterated the following declarations of interest:

Cllrs. Dave Bulmer and Martin Wale declared personal interests in Planning Application Nos. 13/03758/FUL and 13/01942/FUL, as members of Chard Town Council.

Cllr. Linda Vijeh declared a personal interest in Planning Application No. 13/00676/COU due to her involvement with schools and pre-schools and activities at Somerset County Council.

Cllr. Martin Wale declared a personal interest in Planning Application No. 13/00501/FUL, as he was previously the president of Chard Horse Show.

Cllr. Sue Osborne declared a personal interest in Planning Application No. 13/00676/COU, as the applicant was known to her.

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).

13/03758/FUL – Formation of self-contained 2 bedroom unit of accommodation and a 1 bedroom annexe (retrospective). Part change of use of dwelling to care home. (Use Class C2), Kenwyn House, Crewkerne Road, Chard – Mrs A Pontefract

The Area Lead West with the aid of slides and photographs summarised the details of the application as set out in the agenda report including the key considerations. There were no updates to the report. The Planning Officer's recommendation was to approve the application.

In response to questions, the Area Lead West clarified points of detail raised by members which included the following:

- The Highway Authority guidelines with regard to assessing visibility had not changed since the 1999 planning permission. They were sticking more strictly to the required 43m for this application;
- The Area Lead West was of the view that the proposal would not result in an increase in traffic movement;
- The Area Lead West confirmed that to the east the splay extended 26m only and that the Highway Authority was looking for 43m.

The Applicant's Agent James Venton advised members that despite exhaustive efforts, they had not been able to overcome the concerns raised by the Highway Authority. However, the applicant was proposing to do all he could to improve visibility. He commented that the principle had been accepted; the increase in traffic would be minimal and that the proposal was in accordance with planning policy. He urged members to support the views of the Planning Officer and approve the application.

Ward Member, Cllr. Nigel Mermagen commented that the proposal provided much needed facilities and that he was satisfied that the parking issues had been dealt with. He did not feel that there would be an increase in traffic movement and that it was highly unlikely that vehicles would be stopping on the other side of the road and would only do so in exceptional circumstances. In terms of visibility, he supported the comments of the Planning Officer and agreed that the application should be approved.

During the ensuing discussion, members supported the views of the Ward Member. With regard to vehicles parking on the other side of the road, a member commented that vehicles tended to park further west down the road.

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 unanimously supported.

RESOLVED: That Planning application no. 13/03758/FUL be **APPROVED** as per the Planning Officer's recommendation for the following reason:

01. It is considered that the proposal represents an efficient use of land within the Development Area, which would help to provide a wide choice of homes by providing accommodation for the elderly, and that it would be in keeping with the character and appearance of the area, cause no demonstrable harm to residential amenity or highway safety in accordance with the aims and objectives of policies ST5 (General Principles for Development) and ST6 (Quality of Development) of the South Somerset Local Plan (Adopted April 2006) and the National Planning Policy Framework 2012.

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 nos. 010213-01A Site Location, 010213-05A Parking and turning arrangements, 010213-04A Forward Visibility Details, 010213-02 Existing Floor Plans and 010213-03 Proposed Floor Plans received 22 November 2013, 12 September 2013 and 22 October 2013.

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

03. The area allocated for access, parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for the access, parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with policy ST5 of the South Somerset Local Plan 2006.

04. There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2.4m back and extending to a point on the nearside carriageway edge 81m to the west of the access, and there shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2.4m back and extending to a point on the nearside carriageway edge 26m to the east of the access, as outlined in red on the approved plan. Such visibility shall be fully provided before the care home use hereby approved is commenced and shall thereafter be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy ST5 of the South Somerset Local Plan (adopted 2006).

05. The annex accommodation hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the two bedroom unit of accommodation within Kenwyn House.

Reason: In the interests of residential amenity, highway safety and as the application has been assessed on this basis only, in accordance with policies ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006).

06. The care home hereby approved shall be used to care for elderly people aged 65 and over, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The application has been assessed on this basis and as providing accommodation to meet this particular need, in accordance with policies ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006) and the National Planning Policy Framework 2012.

(voting: unanimous)

13/00676/COU – Change of Use of holiday cottage to community use (Use Class D1 – Childrens Nursery), Pottery Farm, Whitney Hill, Horton – Mr Chris Wilson

The Planning Officer with the aid of slides and photographs summarised the details of the application as set out in the agenda report including the key considerations. There were no updates to the report. The Planning Officer's recommendation was to approve the application.

In response to a question, the Planning Officer clarified that there was no specific planning definition of 'remote'. However, it should be accepted that most people would be dropping children off to the proposed nursery by car.

Cleo Wilson, speaking on behalf of the applicant informed members that she would be running the proposed nursery, which would be a family run business providing childcare for 15 to 20 children under the age of five. She informed members that there was a need in the area for additional childcare and that OFSTED were supportive of the proposal. The proposed nursery would give children a fantastic opportunity for outdoor learning. She commented that the proposal was in accordance with planning policies and that the applicant was willing to accept the proposed conditions. With regard to the comments raised by the Highway Authority regarding traffic movements, she informed members that most parents would be using a car to drop off their children and would already be travelling along the road anyway. In conclusion, she referred to the proposal enabling a young person to set up a business and urged members to support the application.

Ward Member, Cllr. Linda Vjeh expressed her support for the comments raised by Donyatt Parish Council and was unable to support the application.

During the ensuing discussion, one member commented that the change of use of the site in the countryside to a nursery would mean an increase in vehicle movements. Another member made the comment that car travel was a fact of life and that in this case some of the traffic movement using the nursery would be using the road anyway; she also felt that there were no issues with competition and that rural businesses and diversification should be supported.

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 supported 10 in favour with 2 abstentions.

RESOLVED: That planning application no. 13/00676/COU be **APPROVED** as per the Planning Officer's recommendation for the following reason:

Grant Permission

01. The proposal, by reason of its scale and siting, provides a suitable use for this building without causing any demonstrable harm to the character and appearance of the area, residential amenity, or

highway safety, in accordance with the aims and objectives of the NPPF and saved Policies ST5 and ST6 of the South Somerset Local Plan.

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: drawings stamped 13/00676 received 7 and 18 March 2013.

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

(Voting: 10 in favour, 2 abstentions)

13/00501/FUL – Change of use of land to an equestrian showground and riding facility. The erection of a stable block to accommodate 20 No. stables and 1 No. storage building with associated parking and landscaping. (Part Retrospective) – Mr A Whitehouse

The Area Lead West updated members that 3 further letters had been received reiterating previous concerns regarding noise and traffic but would be content if appropriate controls were in place. With the aid of slides and photographs, he summarised the details of the application as set out in the agenda report including the key considerations. The Planning Officer's recommendation was to approve the application.

The Area Lead North/East informed members that following discussions with the Solicitor he was recommending redrafted conditions to those outlined in the agenda report in order to firm up any permission granted. He confirmed that no new restrictions were suggested.

In response to questions, the Area Lead West clarified points of detail raised by members which included the following:

- The issue of noise could be monitored by the Environmental Health Officer. The number of public events would be noted and recorded and if any complaints were received issues would be investigated. If there were any other breaches these would also be investigated;
- The materials used for the stable block would be visible from the A30. An appropriate condition was being suggested to cover the materials used;
- The Informative relating to surface water drainage was at the request of the Environment Agency. As outlined in the National Planning Policy Framework, an additional condition to protect the water supply was not advised;
- Members could if they so wished introduce further control and reduce the number of days temporary structures could be installed on site prior to or following the 28 days of public events. The Area Lead North/East suggested temporary structures to be

installed no more than 5 days in advance and removed 5 days after the event but this could be reduced;

- The previous withdrawn application requesting 332 stables had been submitted by a different applicant. This application related to the provision of 20 stables which was considered to be an acceptable number;
- Originally, there was a huge amount of stabling. This application proposed 1 building encompassing 20 stables;
- One of the suggested conditions covered the removal of existing stables;
- With regard to noise issues, it was being suggested that PA systems only be used on the 28 public events. If there were any noise complaints, the Environment Health Department would be called in to deal with any issues;
- The Area Lead North/East referred to the suggested draft conditions and informed members that he was not suggesting any new or different controls and that he was only tightening up the conditions that had been proposed in the agenda report. He suggested that the final conditions be agreed in consultation with the Chairman and Ward Member;
- The Solicitor informed members of the enforcement procedures that could be undertaken if the applicant was found in breach of any planning conditions.

The Committee noted the comments of Sarah Whitehead of Shepton Riding Club, Jessica Stevens and Katie Phillips in support of the application. Points raised included the following:

- The site would offer low key training to members of Shepton Riding Club. They were not looking for a fancy venue;
- There was a lack of these facilities in the area;
- An equestrian use on the site would reduce the need to travel to other venues;
- The facility provided pony club members with a valuable experience;
- The facility has enabled Seavington Pony Club to run in a central location;
- The facility would allow people from all backgrounds to enjoy riding;
- The need to support children to develop their riding skills without the need to travel to a flashy venue.

The Committee was then addressed by the applicants Jane Gregory and Andrew Whitehouse. Points raised included the following:

- It was a delight to see young children grow in ability and confidence and older riders would also be able to enjoy quality riding time;
- The site was located within a central location and there were no other similar facilities in the area;
- The application was proposing minimising the use of the building;
- The facility was well run and operated in a respectful manner to the neighbourhood;
- Since the previous occupier had vacated the site, more modern sound equipment had been purchased to address some of the noise issues;
- Agree that the site should be controlled and willing for the facility to work.

The Applicant's Agent, Matt Frost, referred to there being evidence in the report to support a clear need for the facility. He also referred to the associated health and social benefits that the facility would provide. The proposal would also be of benefit to the economy and help sustain the local pub, shops and bed and breakfast providers. The location was not considered to be remote and was within a short distance to a major A road. The proposal was in accordance with policy and local plans. He had worked hard with the Planning Officer and Landscape Officer to provide a revised scheme.

Reference was made to the revised conditions and it was requested that the Applicant/Agent should be involved in the consultation process.

Ward Member, Cllr. Sue Osborne welcomed the application. She referred to the original application being too large and the various concerns raised by residents mainly relating to noise and impact on the landscape. Reference was also made to the management of the site by the previous occupier. She felt that it was good to have a facility in the local area but wasn't entirely convinced if the location was appropriate as many people felt that the site should be included in the AONB. She was also concerned by the white stabling and was disappointed with the management and maintenance of the site. She welcomed the amended conditions to control and protect the site and felt that it was good to have a facility for Somerset children and adults. Due to her concerns over the management of the site and the landscaping issue she was neither supporting nor objecting to the application.

During the ensuing discussion, various points were made which included the following:

- An additional condition was suggested to ensure that a register was kept and retained for five years and available for inspection;
- One member was of the view that the 28 day rule should be removed;
- With regard to condition 7, it was suggested that toned down green should be used for the permanent buildings;
- The proposed use was considered acceptable and would enhance this part of the countryside and at the same time provide a much needed facility;
- The need to control noise;
- There were no issues with access;
- It was felt that 5 days was too long a length of time for temporary structures to be installed and removed;
- There was a great equestrian following in the area and the facility should be supported.

In response to a member comment, the Area Lead North/East advised members that he could agree the colour of the new permanent structure but would be unable to insist upon a toned down green colour for temporary structures.

It was proposed and seconded to approve the application subject to conditions to cover the following:

1. Time limit (part retrospective).
2. Development to be carried out in accordance with approved plans.
3. Use to be equestrian with no other uses including temporary uses.
4. No more than 28 public events per year. At all other times use shall be equestrian practice/training.
5. PA systems only to be used on the 28 public events. Detail of system to be agreed.
6. No flood lighting of riding areas.
7. Any external lighting to stable, store building or compound to be agreed.
8. Temporary structures required in connection with the 28 public events shall be installed no more than 2 days in advance of event and shall be removed within 2 days of finish.
9. External materials of buildings and fencing to be agreed.
10. Landscaping to be agreed and implemented within agreed timescale.
11. Regrading of the terraced area shall be carried out within 6 months.
12. Removal of existing stables to be undertaken within 6 months.

13. Register of events to be kept.

The exact wording of the conditions to be agreed by the Chairman and Ward Member with the Planning Officer. On being put to the vote the proposal was carried 11 in favour and 1 abstention.

RESOLVED: That planning application no. 13/00501/FUL be **APPROVED** subject to conditions to cover the following:

1. Time limit (part retrospective).
2. Development to be carried out in accordance with approved plans.
3. Use to be equestrian with no other uses including temporary uses.
4. No more than 28 public events per year. At all other times use shall be equestrian practice/training.
5. PA systems only to be used on the 28 public events. Detail of system to be agreed.
6. No flood lighting of riding areas.
7. Any external lighting to stable, store building or compound to be agreed.
8. Temporary structures required in connection with the 28 public events shall be installed no more than 2 days in advance of event and shall be removed within 2 days of finish.
9. External materials of buildings and fencing to be agreed.
10. Landscaping to be agreed and implemented within agreed timescale.
11. Regrading of the terraced area shall be carried out within 6 months.
12. Removal of existing stables to be undertaken within 6 months.
13. Register of events to be kept.

The exact wording of the conditions to be agreed in consultation with the Chairman and Ward Member.

(Voting: 11 in favour, 1 abstention)

13/01942/FUL – Demolish existing buildings and erection of 24 No. dwellings with associated works to include formation of new access, Land off Touchstone Lane, Chard – Summerfield Homes (SW) Ltd

The Area Lead West advised that the proposal was for the erection of 24 dwellings and not 23 as stated in the agenda report title. Members were informed of a typing error on page 95 of the report which should read... the Council could **not** demonstrate a deliverable 5-year land supply....

The Area Lead West updated members that the Highway Authority was content that a tracking plan would be provided to show that the carnival vehicle would be able to enter and exit through the application site along the proposed internal access road.

The Area Lead West with the aid of slides and photographs summarised the details of the application as set out in the agenda report including the key considerations. His recommendation was for approval.

In response to questions, the Area Lead West clarified points of detail raised by members which included the following:

- Clarification over the cross sections/plot heights;
- There was no specific policy to require pepper-potting on site, however, there was a reasonable break up of affordable units;
- The Highway Authority would consider the approach roads to the site which they considered to be acceptable;
- Touchstone Lane was considered to be an underused highway by the Highway Authority;
- All the proposed properties had sloping gardens;
- He would be willing to clarify with the County Education Officer how the proposed closure of Chard school would impact upon the development.

The Committee noted the comments of R Learmont and O Harris in objection to the application. Points raised included the following:

- There was insufficient land to supply the access road and the applicant did not have complete access to the land;
- Issues with regard to reversing onto the highway and not being able to see traffic both ways;
- The access road was not suitable;
- Concerns regarding overlooking and lack of privacy;
- Concerns relating to the plot levels;
- Concerns over flooding.

Members were shown a video submitted by a neighbour, which showed the extent of local flooding in the area.

The Applicant's Agent, Simon Collier, spoke in support of the application. He referred to the Council not having a 5 year land supply and that the National Planning Policy Framework advises that policies for the supply of housing should not be considered up to date. He commented that the site was located within a sustainable location and that no adverse impacts had been identified. Reference was also made to the distances being increased between the proposed dwellings and the bungalows in order to achieve an acceptable degree of privacy.

Ward Member, Cllr. Martin Wale spoke in objection to the application. He commented that the means of access into the site would be on a right angle bend and was an extremely narrow and dangerous road and was not suitable for an increased level of traffic. The proposal was therefore not suitable on highway grounds. He raised concerns with regard to the overbearing nature of the development and felt that the site was only suitable for bungalows. There were issues with flooding on the site and the proposal would be out of character with the current street scene of the surrounding area.

During the ensuing discussion members expressed various views, which included the following:

- Concerns over losing the application on appeal as there was no problem with the principle of development and there were no highway grounds to refuse the application;
- With regard to flooding, the Engineer had indicated that appropriate controls could be put in place to deal with problems;
- Local knowledge was very important with regard to flooding and highway issues;
- A wish to see bungalows to the eastern side of the site;
- Concerns over flooding and condition 6 not being strong enough;
- Concerns regarding overlooking and an overbearing impact on the occupiers of the adjacent bungalows;

- The current proposal was overbearing and out of character with the surrounding area;
- Concerns over the access road to the site.

The Area Lead North/East advised that if members were minded to go against the Officer's recommendation full planning reasons for refusal would need to be agreed. He also advised that the applicant would be willing to consider amending the scheme if the application were to be deferred, although parts of the site that did not cause harm could not be revisited. A deferral would also provide an opportunity to seek clarification over drainage proposals and the position of the Highway Authority.

It was proposed and seconded to defer the application to the future meeting of the Area West Committee in order to seek:

- Amendments to houses nearest bungalows to the east. If possible these should be bungalows;
- Clarification of drainage proposals;
- Clarification of Highway Authority position.

Members requested that a Highway Officer be invited to attend the Committee meeting when the application was re-considered.

RESOLVED: That planning application no. 13/01942/FUL be **DEFERRED** to a future meeting of the Area West Committee in order to seek:

- Amendments to houses nearest bungalows to the east. If possible these should be bungalows;
- Clarification of drainage proposals;
- Clarification of Highway Authority position.

(Voting: unanimous)

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Chairman