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DATE 22.01.14

## **South Somerset District Council**

**Draft Minutes** of a meeting of the **Area West Committee** held on **Wednesday 22nd January 2014** at The Guildhall, Chard.

(5.30 p.m. - 8.25 p.m.)

### **Present:**

|                 |                       |                |
|-----------------|-----------------------|----------------|
| <b>Members:</b> | Cllr. Angie Singleton | (in the Chair) |
|                 | Dave Bulmer           | Ros Roderigo   |
|                 | Carol Goodall         | Kim Turner     |
|                 | Brennie Halse         | Andrew Turpin  |
|                 | Nigel Mermagen        | Linda Vijeh    |
|                 | Ric Pallister         | Martin Wale    |

### **Officers:**

|                  |   |
|------------------|---|
| Andrew Gillespie | Area Development Manager (West)                   |
| Steve Brewer     | Community Safety Co-ordinator                     |
| Donna Parham     | Assistant Director (Finance & Corporate Services) |
| Vega Sturgess    | Strategic Director (Operations & Customer Focus)  |
| Paul Philpott    | Neighbourhood Development Officer                 |
| Andrew Gunn      | Area Lead West – Development Control              |
| Adrian Noon      | Area Lead – North/East                            |
| Amy Cater        | Solicitor   |
| Jo Morris        | Democratic Services Officer                       |

### **Also Present:**

|                       |                                       |
|-----------------------|---------------------------------------|
| Sergeant Rich Barnett | Avon and Somerset Police Constabulary |
| Sergeant Rob Jameson  | Avon and Somerset Police Constabulary |
| Emma Bourne           | Somerset Community Justice Panel      |

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

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In the absence of the Vice Chairman, Cllr. Nigel Mermagen was appointed as Vice Chairman for the meeting.

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## **98. Minutes (Agenda Item 1)**

The minutes of the meeting held on 11<sup>th</sup> December 2013, copies of which had been circulated, were taken as read and, having been approved were signed by the Chairman as a correct record subject to the following amendments to Minute 97 – Planning Applications in relation to Planning Application No. 13/00501/FUL:

Page 12 and Page 13 – Conditions 4, 5 and 8 - 28 public events to be replaced with 28 public event days.

**99. Apologies for Absence (Agenda Item 2)**

Apologies for absence were received from Councillors Mike Best, John Dyke, Jenny Kenton and Paul Maxwell.

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**100. Declarations of Interest (Agenda Item 3)**

Councillors Dave Bulmer, Brennie Halse and Martin Wale declared personal interests in Planning Application No. 13/01942/FUL, as members of Chard Town Council.

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

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

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

There were no announcements from the Chairman.

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**103. 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 in addition to the items listed on the Forward Plan for February, members would be asked to consider a grant application from the Blackdown Hills AONB for funding towards a 3 year project called Natural Futures.

Members were content to note the Forward Plan.

**RESOLVED:** That the Area West Forward Plan be noted as attached to the agenda subject to the above amendment being taken into account.

*(Resolution passed without dissent)*

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

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**104. Promoting Community Safety in Area West – Police Performance and Neighbourhood (Agenda Item 7)**

Sgt. Rich Barnett from Avon and Somerset Constabulary was welcomed to the meeting and he gave a short presentation informing members of local issues in Area West including crime trends and initiatives. He reported on the latest position with staffing, and specific operations and activities in Area West.

With regard to the latest position with staffing, he informed members that there had been no decrease in front line staffing, 46 new officers had been recruited across the entire force and there had also been an intake of transfers around the county. Members were also informed that Neighbourhood Team staffing remained the same. With regard to the

PCSOs, members noted that 1 officer had been lost from Area West due to natural wastage and that 1 PSCO had moved from Ilminster to Crewkerne. Members noted that a new operating model was due to be announced on 28<sup>th</sup> January and that initial hints had suggested that more officers would be introduced on front line duties to deal with issues without delay. It was likely that 70% of force staff would see a change in the way they work. Members were also informed of the changes being introduced to the operation of custody suites through the new Private Finance Bill. In Area West, Yeovil would remain the main custody suite.

Sgt. Rich Barnett informed members that crime rates had fallen in Area West and that further information on crime statistics was available on the [www.police.uk](http://www.police.uk) website. Over the past year, Area West had suffered a rural crime problem and a number of initiatives had been undertaken to tackle the problem such as farm watch, text alerts and GPS marking of items. As a result there had been a significant reduction in rural crime. He also mentioned that tackling anti-social behaviour remained a high priority including the way that victims were managed and working with relevant agencies.

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

- Following discharge from the custody suite, police officers were obliged to return people back to the location they were arrested;
- Crime recording was managed by the Association of Chief Police Officers. Police officers working on the ground were under no pressure to present a decreasing crime rate figure;
- A member commented that personal tracking devices were now available for tracking the elderly through the use of a mobile phone;
- A member commented about the importance of multi agencies working together to catch offenders;
- One member commented that she was working with Chard Town Council on a Dementia and Alzheimer's related project and queried the number of telephone calls received about people who had got lost. Sgt. Rich Barnett agreed to e-mail the member with the figure for Area West;
- One member expressed disappointment over the loss of a PSCO Officer from Ilminster to Crewkerne. In response, members were informed that although the need for an additional PCSO was in Crewkerne, the PSCO Officer could return to Ilminster when required.

Sgt. Rich Barnett introduced Sgt. Rob Jameson who would be replacing him as a result of a merger within the neighbourhood sergeant areas.

The Chairman thanked the police officer 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)*

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## **105. Anti-social Behaviour, Crime and Policing Bill (Agenda Item 8)**

The Community Safety Co-ordinator summarised the agenda report, which updated members on the anti-social behaviour (ASB) tools being developed through the 'Anti-

social Behaviour, Crime and Policing Bill' and other Community Safety related initiatives. He made particular reference to the following:

- Public Spaces Protection Orders – replacing designated Public Places Orders;
- The dispersal power – giving powers to the police to disperse individuals or groups causing or likely to cause ASB in public places;
- Community Trigger – trigger activated by a member of the public, a community or a business if repeated complaints are being ignored;
- Closure notices and orders – can now be dealt with by the Police on the spot, this previously was not an instant sanction;
- Dangerous dogs – extending the effect of the legislation on to private property;
- Eviction powers for social landlords – under the bill, if it is proved the tenant has been involved in ASB, then the court must evict, this therefore takes choice away from the magistrates.

It was hoped that the new tools and powers would be available for implementation in the autumn.

The Community Safety Co-ordinator also referred to the changes in licensing and implications for the District Council including: Scrap Metal Dealers Act 2013 and Surveillance Camera Code of Practice.

Emma Bourne from the Somerset Community Justice Panel updated members that 23 cases had been referred to the panel, 14 cases were from within the area of SSDC with 4 from Area West – 3 had been completed and 1 had been withdrawn. There were currently no active cases.

In response to questions raised, Members were informed of the following:

- All cases referred to the Somerset Community Justice Panel were at the discretion of the referring agencies;
- The Somerset Community Justice Panel were looking to run a pilot scheme with the Magistrates Court;
- The Restorative Justice Council was due to publish a Best Practice Guide and Accreditation Scheme;
- As from next year the outcomes of the Somerset Community Justice Panel would be recognised by the Police;
- There were no additional resources to support the new tools and powers;
- SSDC could apply for powers in the future.

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

The Chairman thanked the Officers for attending the meeting.

**RESOLVED:** (1) That the report be noted; and  
(2) That a further report be considered when the new tools and powers are available for implementation.

*(Resolution passed without dissent)*

*(Steve Brewer, Community Safety Co-ordinator)*  
*(steve.brewer@southsomerset.gov.uk)*

## 106. Draft Asset Management Strategy (Agenda Item 9)

The Assistant Director (Finance & Corporate Services) and the Strategic Director (Operations and Customer Focus) gave a presentation on the Draft Asset Management Strategy 2014 – 2017 and Asset Management Plan. Members were informed of:

- The Council's Annual Asset Costs
- Breakdown of Asset Portfolio by type
- Developing the Strategy, the content and background
- Examples of recent projects and successes

Members noted that the annual Asset Management Plan would be agreed by the District Executive. Reference was made to the actions within the Plan needing to prioritise where there was most financial gain as well as adding most value to the community.

During the ensuing discussion, the Assistant Director (Finance & Corporate Services) and Strategic Director (Operations and Customer Focus) noted the comments of members and responded to questions on points of detail. Points raised included the following:-

- In response to a member comment regarding the disposal of buildings, members were informed that there were some very complex agreements in connection with some of the buildings and that sometimes issues could be difficult and take time to resolve due to historic actions. The Assistant Director (Finance & Corporate Services) was happy to provide further information on specific property projects;
- A member commented that the Action Plan was easy to understand and that she was able to identify with the actions;
- In response to a member comment about the need to keep members informed and updated as an Area on occasions when opportunities arise, the Assistant Director (Finance & Corporate Services) commented that the issue had also been raised by the other Area Committees and that she would take on board the need for consultation and involvement at an early stage as possible.

The Chairman thanked the Directors for their presentation.

**NOTED.**

*(Vega Sturgess, Strategic Director - Operations and Customer Focus)*

*(vega.sturgess@southsomerset.gov.uk or (01935) 462200)*

*(Donna Parham, Assistant Director - Finance & Corporate Services)*

*(donna.parham@southsomerset.gov.uk or (01935) 462225)*

## 107. Environmental Improvements to Chard Town Centre (Executive Decision) (Agenda Item 10)

The Neighbourhood Development Officer introduced the report which asked members to consider a contribution from the unallocated capital programme towards the cost of resurfacing Pig Lane, Chard with block paving.

Members were shown a number of photographs highlighting the current state of the tarmac surface in Pig Lane which was in a poor state of repair and required replacement. Members were also informed of the project costs as outlined in the agenda report.

In response to questions raised by members, the Neighbourhood Development Officer informed members that:

- Discussions were taking place with regard to installing additional lighting along Pig Lane at a later date;
- The installation of additional lighting would be wall mounted and would not require any of the block paving to be dug up;
- The block paving should last for a minimum of ten years;
- Market Towns Investment Group funding had recently been awarded towards two other improvement projects in Chard and it was felt to be more appropriate to seek support for this project from Area West Committee;
- Somerset County Council had agreed to maintain the block paving on a 'like for like' basis and confirmation had been received in writing;
- On this occasion, Sainsbury's had not been approached for funding but had previously provided funding towards the Traders Board.

During the ensuing discussion, some members expressed their support for the project. Comment was made that block paving was very durable and would last for up to 10 years. Pig Lane was a well used access route to the Town Centre and was difficult to walk on in freezing conditions and was currently unwelcoming and run down. The project would greatly improve the appearance of an important access route.

The majority of members supported the Officer's recommendation as outlined in the agenda report.

**RESOLVED:** That a contribution of £5,247.50 be made towards the cost of resurfacing Pig Lane, Chard with block paving.

**Reason:** To agree a contribution towards the cost of resurfacing Pig Lane, Chard.

*(Voting: 10 in favour, 1 against)*

*(Paul Philpott, Neighbourhood Development Officer)  
(paul.philpott@southsomerset.gov.uk or 01460 260359)*

## **108. Area West – Reports from Members on Outside Bodies (Agenda Item 11)**

### **Ile Youth Club and Community Centre**

Cllr. Kim Turner gave an update on the work of Ile Youth Club and Community Centre. She commented that the Management Committee were seeking more volunteers to sit on the Committee and that further help and support was also needed from the community to assist with increased running costs. Members noted that a number of fund raising events had been held including jumble sales, Stall Lions fete and Victorian evening. Funding had been received from Ilminster Town Council, SDDC, Gooch and Housego Trust and the Lady Cameroon Charity Group. Ile Youth Club and Community Centre had also been successful in receiving a youth grant from the Somerset Charitable Trust. Groups using the facilities included Slimming World, Toddler Group, Ilminster Garden and Vegetable Show. Many young people were using the facility to attend sessions delivered by the Active and Learning Skills organisation. Activities on offer included dance, sport and cooking and trips to play ten pin bowling and skating.

**NOTED.**

### 109. Feedback on Planning Applications Referred to the Regulation Committee (Agenda Item 12)

There was no feedback to report as there were no planning applications that had been referred recently by the Committee to the Regulation Committee.

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### 110. Planning Appeals (Agenda Item 13)

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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### 111. Date and Venue for Next Meeting (Agenda Item 15)

Members noted that the next scheduled meeting of the Committee would be held on Wednesday 19th February 2014 at the Henhayes Centre, Crewkerne.

**NOTED.**

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

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### 112. Planning Applications (Agenda Item 14)

Prior to the commencement of planning applications, Members declared the following interests:

Councillors Dave Bulmer, Brennie Halse and Martin Wale declared personal interests in Planning Application No. 13/01942/FUL, as members of Chard Town Council.

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).

**13/01942/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 application had been deferred at the last meeting in order to seek:

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

The Area Lead West updated members that in response to amended plans Chard Town Council were recommending refusal on the grounds of the impact to neighbouring properties due to the slope of the land creating the risk of flooding. Members were also informed that a letter had been received from a local neighbour raising concerns over the impact of the development on neighbouring properties and the risk of flooding.

The Area Lead West with the aid of slides and photographs summarised the details of the amended application as set out in the agenda report including clarification over access and flooding issues. His recommendation was to approve the application subject to the conditions outlined in the report plus an additional condition to require the agreement of boundary treatment.

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

- The height of the trees in relation to the bungalows could not be confirmed. The trees outlined on the plan were indicative only;
- The Council still does not have a demonstrably deliverable 5-year housing land supply. SSDC's Strategic Monitoring Officer was due to take an update report to the District Executive the following month. It was not possible to confirm when the position may change;
- Irrespective of a 5 year land supply, members were advised to consider whether the proposed development was located within a sustainable location and whether there were any site specific harms that would warrant a refusal;
- The traffic survey had been undertaken by an independent consultant on behalf of the applicant;
- A boundary between properties would overcome the issue of overlooking;
- With regard to the occurrence of flooding, every development had to demonstrate that it wouldn't make any existing condition worse. A satisfactory drainage strategy had been provided.

The Committee was addressed by Mr Robert Learmont in objection to the application. His concerns related to:

- Spacing between the bungalows;
- Overlooking;
- Planting by the developer could only be considered as temporary;
- Loss of residential amenity;
- Risk of flooding to Laurel Gardens.

The Applicant's Agent, Chris Winter, spoke in support of the application. He referred to the issue of flooding and advised that the site was not located within a flood zone. He commented that surface water run off did have an impact in the area but the impact of the development of the site would not increase surface water run-off. The development would create positive drainage systems and a boundary wall would also help the situation. With regard to the concerns raised over access and highway issues, it was felt that the impact on the road network would be minimal. A great deal of work had been undertaken with Planning Officers to make the scheme attractive and it was hoped that members would approve the application.

Ward Member, Cllr. Martin Wale expressed his thanks to Summerfield Homes (SW) Ltd for reconsidering their application but he still felt that residential amenity would be greatly affected by the development and that the proposed properties would impinge on the properties of Laurel Gardens. He commented that the means of access into the site would

be on a right angle bend and that 50m further down there was an even narrower piece of road with no footways. He was of the opinion that the entrance to Touchstone Lane was not adequate for additional traffic and was not a suitable place for an entrance. Reference was also made to the issue of flooding and that the proposed development may make the situation even worse. He also felt that parking provision should be the same for all housing whether affordable units or open market housing.

The Area Lead West confirmed that offside parking was adjacent to each of the proposed properties and that the visitor parking would be positioned elsewhere.

The Area Lead North/East clarified that the offer of the boundary wall was to provide screening and was not intended to act as a barrier to surface water. It would also provide a more satisfactory view from the gardens. The materials of the boundary treatment would be open to negotiation.

During discussion, Members raised a number of issues, which included the following:

- Concerns regarding surface water run-off and flooding;
- Local knowledge was very important with regard to flooding and highway issues;
- Surrounding roads were not suitable for any increase in traffic;
- Access would be located on a dangerous road;
- The proposed bungalows reduced the overbearing aspect of the development;
- Highways and the Environment Agency were satisfied with the proposals;
- The proposed development would not make the flooding situation any worse;
- There were no valid planning reasons to refuse the application;
- Concerns of overlooking.

With regard to surface water drainage, the Area Lead North/East advised members that the proposed site was located within Flood Zone 1. With reference to the Drainage Statement as referred to by the Engineer in the agenda report, he informed members that the preferred method was the use of soakaways, which was considered to be a viable option where the soil conditions were appropriate. In parts of the site where soil conditions may not be suitable for soakaways storage tanks would be provided. Wessex Water had confirmed that there was sufficient capacity in their system to accommodate discharges from the site. Their only uncertainty was over the exact routing of the existing public sewer which the applicant would be required to establish by survey.

It was proposed and seconded to approve the application as per the Planning Officer's recommendation as outlined in the agenda report subject to an additional condition to require the agreement of boundary treatment. On being put to the vote the proposal was supported 6 in favour and 5 against.

**RESOLVED:** That Planning Application No. 13/01942/FUL be **APPROVED** as per the Planning Officer's recommendation subject to the prior completion of a Section 106 Planning Obligation (in a form acceptable to the Council's Solicitor before the decision notice granting planning permission is issued, to secure the following:

1. 35% affordable housing to the satisfaction of the Strategic Corporate Housing Manager, with a tenure split of 67:33 in favour of social rent to other intermediate solutions.
2. The sum of £112,742.91 for play, sport and strategic facilities to the satisfaction of the Assistant Director (Wellbeing) as follows:

Equipped play and youth facilities - £23,669 to enhance facilities at Redstart Park or another or new play area suitably located to serve the development.

Playing pitches - £9,126 towards existing or a new recreation ground in Chard.

Changing rooms - £18,529.91 towards new or existing community changing facilities in Chard.

Community Halls - £11,957.41 towards new or existing community hall in Chard.

Strategic facilities:

Octagon Theatre, Yeovil - £7,200.

Artificial Grass Pitches - £1,849 towards enhancement of the sand based AGP at CRESTA, Chard.

Swimming pools - £4,210 towards provision of a new pool in Chard or existing pool.

Indoor tennis courts - £5,451 towards new indoor tennis centre in Yeovil.

Sports hall - £8,763 towards new sports hall in Chard or enhancement at CRESTA.

Commutated sums - £20,867.

#### Justification

01. The proposed development of this edge of town site by reason of its location in proximity to the services and facilities available in the town scale, design, layout, satisfactory means of access will constitute sustainable development and without unacceptable harm to the character and appearance of the area or the amenities of existing residents. The development will provide much needed housing including affordable housing, a safe means of access and will mitigate against the ecological impact of the development. As such the development complies with the saved policies of the South Somerset Local Plan and to guidance in 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 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 amenity of the area to accord with saved policies ST5 and ST6 of the South Somerset Local Plan and guidance in the NPPF.

03. Before the development hereby permitted shall be commenced details of all eaves/fascia board detailing, guttering, downpipes and other rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To protect the amenity of the area to accord with saved Policy ST5 and ST6 of the South Somerset Local Plan.

04. No development shall take place until a construction management plan has been submitted to and approved in writing by the Local planning Authority. This shall include: construction working and deliver hours, an identified area for the storage of construction materials, the route for construction vehicles to and from the site, a parking area for contractors vehicles and details in respect of measures to ensure that dust, dirt and mud is controlled and the measures to ensure local roads are kept in a clean and tidy condition.

Reason: To protect the amenity of the area and to ensure the roads are maintained in a safe condition to accord with Policy ST5 and ST6 of the South Somerset Local Plan.

05. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as 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 first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; 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.

Reason: To protect the amenity of the area to accord with policy ST5 and ST6 of the South Somerset Local Plan.

06. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become

fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure that the site is properly drained to accord with the NPPF.

07. The works shall be implemented in accordance with details and timing of the submitted Dormouse Mitigation Strategy (EAD ecological consultants, 9 October 2013), as modified to meet the requirements of any 'European Protected Species Mitigation Licence' issued by Natural England, unless otherwise approved in writing by the local planning authority.

Reason: For the conservation and protection of legally protected species of recognised nature conservation importance in accordance with Policy EC8 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981 and The Habitats Regulations 2010.

08. The development hereby approved shall be carried out in accordance with the following approved plans:  
Drawing No; 0489-102 Rev E, 0489-111 Rev C, 0489-108 Rev D, 0489-204, 0489-205, 0489-105, 0489-112 Rev C, 0489-103 Rev D, 478-04 Rev H, 0489-110 Rev C, 0489-109, 0489-104 Rev D, 0489-200-209, 0489-212-213, 0489-105-2/4 .

Reason: For the avoidance of doubt and in the interests of clarity.

09. Before any of the development hereby permitted is commenced details of the internal ground floor levels of the building(s) to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of residential amenity to accord with saved Policy ST6 of the South Somerset Local Plan.

10. The proposed access shall be constructed in accordance with details shown on the submitted plan, drawing number (Drg 0489-112 Rev C). Once constructed the access shall be maintained thereafter in that condition at all times.

Reason: In the interests of highway safety to accord with saved Policy ST5 of the South Somerset Local Plan.

11. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall

be submitted to the Local Planning Authority.

Reason: In the interests of highway safety to accord with saved Policy ST5 of the South Somerset Local Plan.

12. 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 to accord with saved Policy ST5 of the South Somerset Local Plan.

13. No work shall commence on the development site until an appropriate right of discharge for surface water has been obtained before being submitted to and approved in writing by the Local Planning Authority. A drainage scheme for the site showing details of gullies, connections, soakaways and means of attenuation on site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety to accord with saved Policy ST5 of the South Somerset Local Plan.

14. The area allocated for parking on the submitted plan, drawing number (Drg 0489-112 rev C), shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety to accord with saved Policy ST5 of the South Somerset Local Plan.

15. No part of the development hereby permitted shall be occupied or brought into use until full design details of the North eastern access restricting traffic movement has been submitted and approved in writing by the Local Planning Authority. Such works shall be fully implemented in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety to accord with saved Policy ST5 of the South Somerset Local Plan.

16. No development shall take place until details of the eastern boundary treatment, to include details of material and height, have been submitted to and agreed in writing by the Local Planning Authority. The agreed boundary treatment shall be fully erected prior to the commencement of the dwellings hereby approved and shall not be altered without the written approval of the Local Planning Authority.

**Informatives:**

01. Before this development can commence, a European Protected Species Mitigation Licence (under The Conservation (Natural Habitats, &c.) Regulations 2010) will be required from Natural England. You will need to liaise with your ecological consultant for advice and assistance on the application for this licence. Natural England will normally only accept applications for such a licence after full planning permission has been granted and all relevant (protected species) conditions have been discharged.

*(Voting: 6 in favour, 5 against)*

**13/04923/FUL – Alterations, erection of two story side extension, single story outbuildings and link extension, Colham House, Colham Lane, Winsham – Mr Cleal**

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. His recommendation was to approve the application.

The Committee was addressed by Chloe Beviss, speaking on behalf of the applicant in support of the application. She outlined the proposals which she felt would result in an improved appearance to the dwelling. There were no objections from neighbouring properties and the proposals respected the character and appearance of the local area with no harm to residential amenity.

Ward Member, Cllr. Sue Osborne expressed her support for the application commenting that there were no objections from the Highway Authority or neighbouring properties.

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

**RESOLVED:** That Planning Application No. 14/04923/FUL be **APPROVED** as per the Planning Officer's recommendation for the following reason:

01. The proposed development by reason of its design, scale, layout and materials respects the character and appearance of the area, would not cause any harm to residential amenity and will provide a safe means of access along with providing sufficient off road parking. The proposed development is therefore in accordance with Policies ST5 and ST6 of the South Somerset Local Plan and to the core planning principles and Chapter 7 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 approved shall be carried out in accordance with the following approved plans:  
Proposed Elevations, Proposed Plans and Elevations, and Block Plan (Proposed and Existing), all received on the 4th December 2013.

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 amenities of the area to accord with saved Policy ST5 and ST6 of the South Somerset Local Plan.

- 04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) the development hereby permitted shall not be used other than for the domestic and private needs of the occupier and not for any business use.

Reason: To protect the amenities of the area to accord with Policy ST5 and ST6 of the South Somerset Local Plan.

*(Voting: unanimous)*

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Chairman