

AW.11:13/14
DATE 19.03.14

South Somerset District Council

Draft Minutes of a meeting of the **Area West Committee** held on **Wednesday 19th March 2014 at Merriott Village Hall.**

(5.30 p.m. – 7.50 p.m.)

Present:

Members:	Cllr. Paul Maxwell	(in the Chair)
Mike Best		Sue Osborne
Dave Bulmer		Ric Pallister
John Dyke		Ros Roderigo
Carol Goodall		Andrew Turpin
Brennie Halse		Linda Vijeh (until 6.10 p.m.)
Jenny Kenton		Martin Wale
Nigel Mermagen		

Officers:

Helen Rutter	Assistant Director (Communities)
Roger Meecham	Engineer
Chris Cooper	Streetscene Manager
Adrian Noon	Area Leads North/East
Claire Alers-Hankey	Planning Officer
Paula Goddard	Senior Legal Executive
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.)

Councillor Nigel Mermagen was proposed and seconded as Vice Chairman for the meeting.

127. Minutes (Agenda Item 1)

The minutes of the meeting held on 19th February 2014, copies of which had been circulated, were taken as read and, having been approved were signed by the Chairman as a correct record.

128. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Councillors Angie Singleton and Kim Turner.

129. Declarations of Interest (Agenda Item 3)

Councillors Martin Wale and Brennie Halse declared personal interests in Planning Application No. 13/04962/FUL, as members of Chard Town Council.

Councillors Dave Bulmer and Jenny Kenton chose to declare personal and prejudicial interests in Planning Application No. 13/04962/FUL, as members of Chard Town Council. They indicated that they would leave the room during consideration of the item.

Councillor Dave Bulmer declared a personal interest in Planning Application No. 13/05095/FUL, as a member of Chard Town Council.

130. Public Question Time (Agenda Item 4)

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

131. Chairman's Announcements (Agenda Item 5)

The Chairman informed members that an informal workshop would be held prior to the next Area West Committee meeting on Wednesday 16th April 2014 at 4.00pm at the Shrubbery Hotel, Ilminster. Julia Ridge, Strategic Manager – Schools Commissioning, Somerset County Council will be attending to give a presentation on education provision and gaps.

132. 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 Assistant Director (Communities) reported that there were no amendments to the Forward Plan and invited members to suggest any items to be included in the future.

The Assistant Director (Communities) informed members that it had not been possible to allocate a month for the update on the Chard Regeneration Scheme. The request for an update report would be taken forward to the Board meeting on 25th March 2014. Members hoped that an update would come forward in the near future following the Board meeting.

A member expressed his disappointment that the item to reconsider the start time and venues for Area West Committee was not being considered at the March meeting as proposed. It was felt that the Chairman and Area Development Manager should be present for the discussion.

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)*

133. Flooding, Drainage & Civil Contingencies (Agenda Item 7)

The Engineer summarised the agenda report, which provided an update on aspects of flood and water management, including recent changes to the various roles, powers and duties of land drainage. With the aid of a powerpoint presentation, he informed members of the following:

- River Network and Flood Risk
- The Flood and Water Management Act
- Land drainage roles and responsibilities
- SSDC policies
- Routine maintenance
- Capital and minor improvements
- Rainfall & Flooding 2013/14
- Action Plan & Financial Help
- Revenue Costs

A copy of the presentation slides were circulated to members at the meeting for information.

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

- the Chairman expressed his thanks to the staff involved in dealing with the recent flooding. Staff had worked extremely hard and carried out a sterling job;
- a member expressed his thanks to the Engineer for the work he had undertaken with regard to flooding in Chard. As a result of working with various bodies and local farmers, the impact had been reduced;
- SSDC needed to keep pressuring the Government to ensure that Somerset receive substantial funding to assist those affected by the flooding including revenue funding for future maintenance;
- a member expressed her thanks to the Engineer for the work undertaken in Ilminster;
- the Council needed to look at reviewing past flood alleviation schemes, particular reference was made to the performance of the scheme in Merriott;
- the Engineer referred to the Highway Authority's current gully clearing policy and informed members that due to limited resources gully clearing was dependent on the location and risk of flooding;
- in response to a comment regarding capital and minor works, Members were informed that approximately £30,000 was set aside each year for investigating local problems. The main criteria for funding was that the property has to of flooded internally.

The Chairman thanked the Engineer for his comprehensive report and presentation.

NOTED.

(Roger Meecham, Engineer)

(roger.meecham@southsomerset.gov.uk or 01935 462069)

134. Report for Area West Committee on the Performance of the Streetscene Service (Agenda Item 8)

The Streetscene Manager summarised the agenda report, which informed members of the performance of the Streetscene Service in Area West for the period February 2013 – February 2014.

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

- the Chairman thanked the Streetscene Manager and his team for the work that they have undertaken during the past year;
- a member commented that the Probation Service Scheme was a great success and there was more capacity for parishes to join the scheme;
- in response to a question, the Streetscene Manager informed members that the issue of dog fouling tended to be more of a problem when it was wet and dark. The key to solving the problem was for residents to assist in identifying the key offenders;
- a member congratulated the Streetscene Manager on the success of the Council's participation in the Probation Service Scheme;
- in response to a comment regarding flytipping, the Streetscene Manager informed members that the main focus of the team was to ensure that any flytipping was removed quickly;
- the Streetscene Manager was happy to assist parishes with the setting up of the Parish Ranger Scheme;
- in response to a comment, a member suggested that if a parish was unsure whether to participate in the Parish Range Scheme or the Probation Service Scheme, a presentation would be beneficial to the parish;
- in response to a member question regarding gully cleaning and the probation service scheme, the Streetscene Manager commented that the issue had been previously raised by other parishes and that he was in discussions with the Highway Authority to look at whether a collective solution could be provided;
- with regard to sandbag delivery, a member commented on the exceptional work carried by the teams involved;
- in response to a question regarding increased litter on social housing sites, the Streetscene Manager commented that there were always areas where there was more litter than others and needed cleaning more frequently. He didn't feel the issue was a major problem. There was a national problem due to the high density of housing and lack of storage. If grass areas were covered in litter the grass would be cleared of litter before it was cut;
- a member commended the work undertaken at Mitchell Gardens in Chard.

The Chairman thanked the Streetscene Manager for his excellent report.

NOTED.

(Chris Cooper, Streetscene Manager)
(chris.cooper@southsomerset.gov.uk or 01935 462840)

135. Feedback on Planning Applications Referred to the Regulation Committee (Agenda Item 10)

There were no planning applications referred to the Regulation Committee.

136. Planning Appeals (Agenda Item 11)

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

NOTED.

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

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

Members noted that the next scheduled meeting of the Committee would be held on Wednesday 16th April 2014 at 5.30pm at The Shrubbery Hotel, Ilminster.

NOTED.

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

138. Planning Applications (Agenda Item 13)

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.

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

Councillors Martin Wale and Brennie Halse declared personal interests in Planning Application No. 13/04962/FUL, as members of Chard Town Council.

Councillors Dave Bulmer and Jenny Kenton declared personal and prejudicial interests in Planning Application No. 13/04962/FUL, as members of Chard Town Council.

Councillor Dave Bulmer declared a personal interest in Planning Application No. 13/05095/FUL, as a member of Chard Town Council.

(Copies of all letters reported may be inspected in the planning applications files, which constitute the background papers for this item).

13/04962/FUL - The siting of changing facilities to include shower and toilets, Jocelyn Park Millfield Chard – Chard Town Council

Having earlier declared a personal and prejudicial interest, Councillors Dave Bulmer and Jenny Kenton left the room during consideration of the item.

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. Her recommendation was to approve the application.

In response to questions, the Planning Officer clarified points of detail raised by members which included the following:

- There had been no new objections received in response to the amended plans;
- The facilities would be the responsibility of the Football Clubs who had agreed 25 year leases with the Town Council.

The Committee was addressed by Mr Scott Massey, the Applicant's Agent and Football Club Manager. He referred to the concerns raised with regard to car parking and commented that he anticipated parking to be less rather than more.

During discussion, a member commented that there were no other community pitches in the town and that it was not sensible for the clubs to use changing facilities at other venues. The issues of concern raised over the original application had been addressed and there were no objections received from relevant bodies. Another member made a request for the steel panels to be coloured toned down green rather than brown as stated in the report. The applicant was content with the proposed change of colour.

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

RESOLVED: That Planning Application No. 13/04962/FUL be APPROVED as per the Planning Officer's recommendation for the following reason:

01. It is considered there is a justified need for the changing room facilities proposed, and following the submission of amended plans the impact upon local visual and residential amenity is considered to be minimal. Therefore the proposal is considered to comply with policies ST5, ST6 and CR1 of the South Somerset Local Plan.

SUBJECT TO THE FOLLOWING:

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

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

02. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with ST6 of the South Somerset Local Plan.

03. The development hereby permitted shall be carried out in accordance with the following approved plans: Elevations Rev B, Floor Plan Rev B, Extract from Block Plan Rev B, Site Location Plan Rev B.

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

(Voting: unanimous)

13/05095/FUL - Erection of detached dwellinghouse and parking. New parking provision for No. 19 (revised application), 19 Crewkerne Road, Chard – Mr Chris Hunt

The Planning Officer updated members that an additional letter of objection had been received from a local resident who had previously raised objections. Concerns expressed included danger of incremental change, lack of landscaping, loss of trees and verges.

Members were also informed of a typographical error on page 40 of the agenda report. Under paragraph 4, west elevation should be amended to read east elevation.

The Planning Officer proposed an additional condition to withdraw permitted development rights for additional windows, including dormers, to the rear (west) elevation.

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. The Planning Officer's recommendation was to approve the application.

In response to questions, the Planning Officer clarified points of detail raised by members which included the following:

- Clarification over the displaced parking and boundary treatment;
- The building at the back of No.17 was currently a garage;
- The proposed new dwelling was a three bedroom property.

The Committee was then addressed by the Applicant, Chris Hunt. He welcomed the Officer's report and as a result of pre-application discussions, considered the design and scale of the proposed dwelling to be satisfactory. He referred to the proposed location being sustainable and there being no issues of overlooking. Reference was made to the dwelling being constructed with no adverse impact to the horse chestnut tree. There would be no impact of additional traffic and the proposals would improve the current parking situation. In conclusion, he welcomed the Officer's recommendation and urged members to approve the application.

Ward Member, Cllr. Nigel Mermagen explained that he had requested the application to be considered by the Committee, as the Lyddons Mead address was within the Chard Jocelyn Ward and also all of the objectors were from within that Ward. He referred to the issues raised by objectors in relation to trees now being addressed. He was supportive of the additional condition relating to the removal of permitted development rights for dormer windows. He felt that there would be no greater lack of privacy than with any other

development. He referred to there always being a parking problem and hoped that the new parking arrangements for the new and existing property would lead to the parking situation becoming less fraught. He was of the view that the tree situation had been dealt with comprehensively and that the proposed condition would ensure that the trees would remain. He felt that the application was acceptable and was within an area of mixed styles.

During discussion, the Ward Member for Chard Jocelyn concurred with the views of the Ward Member and expressed his support for the application. Another member commented that there were no valid planning reasons to refuse the application.

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 proposed by the Planning Officer to withdraw permitted development rights for additional windows, including dormers, to the rear (west) elevation. On being put to the vote the proposal was carried unanimously.

RESOLVED: That Planning Application No. 13/05095/FUL be APPROVED as per the Planning Officer's recommendation for the following reason:

01. The proposal by reason of location, siting, scale, design, materials and parking provision does not result in any adverse impact on residential amenity, visual amenity, highway safety or the trees and is an appropriate form of development within this residential and sustainably location in accordance with the aims and objectives of saved policies ST5 and ST6 of the South Somerset Local Plan (adopted April 2006) and the NPPF.

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans:
Drawing no. 04 Tree root protection measures received 19 December 2013
Drawing no. 03 received 19 December 2013
Drawing no. 05 received 19 December 2013
Drawing no. 02 Revision b received 3 February 2014

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

03. The external surfaces of the development hereby permitted shall be of materials as indicated in the application form (to match the properties known as Simons Mews in regard to the brick and roof tile) and no other materials shall be used without the written consent of the Local Planning Authority.

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

04. Prior to the development hereby approved being first brought into use the windows in the north and south elevation shaded grey on the approved plan, drawing no. 02 Revision B, shall be fitted with obscure glass (and fixed closed where indicated) and shall be permanently retained and maintained in this fashion thereafter.

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

05. Before the development hereby permitted shall be commenced details of the means of opening for the obscure glazed windows on the north and south elevations shall be submitted to and approved in writing by the Local Planning authority. Such details once agreed shall be permanently retained and maintained in this fashion thereafter.

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

06. The boundary treatments shown on approved drawing no. 02 revision B shall be fully implemented prior to construction works commencing on site in relation to the dwelling hereby approved.

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

07. The area allocated for parking to the front of no. 19 Crewkerne Road shall be fully implemented prior to construction works commencing on site in relation to the dwelling hereby approved.

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

08. The two parking spaces to serve the dwelling hereby approved shall be fully completed prior to the occupation of the dwelling.

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

09. Before the development hereby permitted shall be commenced details of boundary treatments along the west boundary of the approved parking area to the front of no. 19 Crewkerne Road shall be submitted to and approved in writing. Such agreed details shall be properly implemented prior to the use of the parking area.

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

10. Before the development hereby permitted shall be commenced details of the materials (not loose stone or gravel) to be used for the access to the parking areas (to the front of no. 19 Crewkerne Road

and in connection with the approved dwelling) shown on the approved plans shall be submitted to and approved in writing by the Local planning authority. Such approved details shall be fully implemented prior to the occupation of the dwelling hereby approved.

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

11. Before the development hereby permitted shall be commenced details shall be submitted to and approved in writing by the Local Planning Authority in relation to the disposal of surface water so as to prevent its discharge onto the highway. Such approved details shall be fully implemented prior to the occupation of the dwelling hereby approved.

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

12. The accesses hereby permitted shall not be brought into use until drop kerbs have been installed at the carriageway edge and a vehicle crossover constructed across the footway fronting the site for the width of the access.

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

13. The areas allocated for parking and turning on the approved plans shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

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

14. Prior to implementation of this consent, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, the submitted scheme of tree protection measures and arboricultural compliance-monitoring (Ref: the Arboricultural Method Statement prepared by Mr S. E. Phillips, dated 6th November 2013 and the further Addendum dated 19th December 2013) relating to retained trees adjoining the site shall be implemented in their entirety for the duration of the construction of the development (including hard and soft landscaping).

Reason: To preserve the health, structure and amenity value of existing trees in accordance with the objectives within saved Policy ST6 (The Quality of Development) of the South Somerset Local Plan 2006 and those statutory duties as defined within the Town & Country Planning Act, 1990 (as amended)[1].

15. 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

windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed within the west elevation.

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

Informatives:

01. Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation of the new access will require a Section 184 Permit. This must be obtained from the Highway Service Manager, South Somerset Area Highway Office, Mead Avenue, Houndstone Business Park, Yeovil, Tel 0845 345 9155/ Application for such a permit should be made at least four weeks before access works are intended to commence.

(Voting: unanimous)

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Chairman