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DATE 21.05.14

South Somerset District Council

Draft Minutes of a meeting of the **Area West Committee** held on **Wednesday 21st May 2014** at **Horton Village Hall**.

(5.30 p.m. - 7.50 p.m.)

Present:

Members:	Cllr. Angie Singleton	(in the Chair)
Mike Best		Paul Maxwell
Dave Bulmer		Ros Roderigo (to 6.45 p.m.)
John Dyke (to 6.45 p.m.)		Andrew Turpin
Carol Goodall		Linda Vijeh
Brennie Halse		Martin Wale
Jenny Kenton		

Officers:

Andrew Gillespie	Area Development Manager (West)
Rachael Whaites	Countryside Manager
Linda Hayden	Planning Officer
David Norris	Development Manager
Jo Morris	Democratic Services Officer

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

4. Minutes (Agenda Item 1)

The minutes of the meeting held on 16th April 2014, copies of which had been circulated, were taken as read and, having been approved, were signed by the Chairman as a correct record.

5. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Councillors Nigel Mermagen, Sue Osborne and Ric Pallister.

6. Declarations of Interest (Agenda Item 3)

Councillor Andrew Turpin declared a personal interest in Planning Application Nos. 14/00745/FUL and 14/00810/OUT, as a member of Tatworth and Forton Parish Council.

7. Public Question Time (Agenda Item 4)

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

8. Chairman's Announcements (Agenda Item 5)

There were no announcements from the Chairman.

9. 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) informed members that the Assistant Director (Communities) would be presenting a report to the next Area West Committee on the LEADER Programme for Rural Economic Development 2015 – 2020. The report would explain the focus of the next programme and the better coverage of South Somerset being sought through extending boundaries of three existing Local Action Groups.

Members noted that the Neighbourhood Development Officer would be presenting a report to the July Area West Committee meeting requesting additional support for Ilminster Market.

The Area Development Manager (West) invited members to suggest any items to be included on the Forward Plan in the future.

Members were content to approve the Forward Plan.

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

(Resolution passed without dissent)

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

10. Update Report from the Countryside Service (Agenda Item 7)

The Countryside Manager summarised the agenda report, which provided members with an update on the work of the Countryside Service across the District over the past year and on key projects for the next 6 months. With the aid of powerpoint slides she highlighted a number of examples of work which included:

- 2013 saw a successful and extensive public events programme delivered with an estimated total of 12,000 people attending events across the sites;
- the expansion and successful use of social media thanks to assistance and enthusiasm from key volunteers;
- the work of the volunteers including Lufton Mencap College playing a bigger role across the three main sites;
- the work being undertaken to clear up extensive storm damage;
- the Service was awaiting findings of the Archaeological dig at Ham Hill Country Park;

- the work being carried out at Eastfields Local Nature Reserve (LNR) at High Ham including butterfly conservation;
- Great Crested Newt and Dormouse surveys continue to be carried out at Moldrams Ground;
- construction of the new Volunteer and Visitor Centre at Yeovil County Park would commence shortly;
- additional funding had been secured to carry out essential repairs to the dam at Chard Reservoir Nature Reserve;
- Chard Reservoir was due to be assessed for the Green Flag Award with a judging visit in May.

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

- in response to a member question, the Countryside Manager informed members that the wood from fallen trees was cut up and sold and the income returned to the site;
- a member requested a breakdown of grants received in future reports. He felt that it was vital to the community as a whole for the service to be maintained;
- it was acknowledged that staff worked hard to encourage and train volunteers across the sites;
- a member was pleased to note that the construction of the Visitor Centre at Yeovil Country Park was commencing shortly;
- a member queried whether there was a cost for maintaining the sluices at Chard Reservoir. In response the Countryside Manager informed members that there was a Management Plan in place and a volunteer who lived close to the site regularly monitored the water levels although the Reservoir had a good capacity for storage. There was a cost for an annual external dam inspection.

The Chairman thanked the Countryside Officer for her excellent report and the work of the Countryside team across the district.

NOTED.

(Rachael Whaites, Countryside Manager – 01935 462522)
(rachael.whaites@southsomerset.gov.uk)

11. Area West Development Work Programme (Agenda Item 8)

The Area Development Manager (West) summarised the report which presented an overview of projects in the Area Development Work Programme for 2014-15. He highlighted the following points:

- with regard to the Capital Programme, grants had been released to 6 of the 7 projects. Since writing the report, Forton Community Hall project had secured Sport England funding and therefore the remaining grant would be taken up shortly;
- following the signing of the agreement to develop the ACI/Boden Mill site, attention would now move to the other Town Centre elements of the Chard Regeneration Scheme, as outlined on page 14 of the agenda report;
- A day of free High Street Theatre being held in and around 15 shops in Crewkerne town centre on 31st May as part of the Portas initiative.

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:-

- in response to a member question regarding the Customer Service desk in the Guildhall, members were informed that a meeting had been held to investigate the feasibility of operating a shared desk. It was envisaged that a report with proposed recommendations would be submitted to the Area West Committee in September;
- a member referred to the Blackdown Hills Partnership and was informed that the District Council continued to support the Partnership and that a report outlining its achievements over the last year would be submitted to the Area West Committee in the Autumn;
- a member referred to the planned action to investigate opportunities to develop the Stringfellow Gallery and commented on the other empty properties in Chard that should be considered. In response, the Area Development Manager reminded members that this action plan related to the development of the retail link between Boden Mill and Holyrood Street as proposed in the Chard Regeneration Strategy. One of the CRS issues that would be raised next with the Chard Regeneration Board would be the Retail Strategy for Chard. He would encourage Chard members to be actively involved in discussions to ensure that the strategy fits with members' aspirations.

RESOLVED: That the report be noted.

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

12. County Highway Authority Report (Agenda Item 9)

Members noted the brief report of the Assistant Highway Service Manager detailing the proposed works programme for 2014/15.

During the ensuing discussion, members made the following comments:

- a member asked when resurfacing at Crimchard would be undertaken?
- with reference to the road closure at B3168 Beacon, Ilminster, a member felt that the road remaining closed for 9 months was rather excessive and was impacting upon a lot of people. She also referred to the proposed schemes in Ilminster and wanted to know what was meant by footway?
- a member raised concerns over the lack of gulley clearances in Chard and throughout Area West
- members were keen to know about further works proposed for Area West other than those stated in your report?

Members expressed their disappointment over the absence of the Highway Officer and agreed to ask him to attend the next Area West Committee meeting.

RESOLVED: (1) That the comments and questions raised by Members of the Area West Committee be forwarded to the Assistant Highway Service Manager for comment;

- (2) That the Assistant Highway Service Manager be asked to attend the next meeting of the Area West Committee.

(Mike Fear, Assistant Highway Service Manager, South Somerset Highways - 0845 3459155)(Countyroads-south@somerset.gov.uk)

13. Area West Committee Times Review (Agenda Item 10)

The Area Development Manager introduced the report which asked members to reconsider the suitability of current start times and venues for Area West Committee meetings following a proposal submitted by Cllr. Andrew Turpin:

That Area West Committees start at 1430 followed at 1600 by Planning Applications.

The Chairman advised members that she had received an e-mail from a member of the public who worked with disadvantaged people and was also an ex-Councillor expressing her support for meetings to be held at various venues and for meetings to continue to be held in the evenings as they were more accessible to the public.

During discussion, members made the following comments:

- Support was expressed for the continuation of the existing arrangements;
- It would be timely to review the arrangements again at the start of the new Council in 2015;
- It was felt that the public interest would be better served if planning applications were determined in the evening;
- Having meetings earlier in the daytime would disadvantage people with a full time job;
- Support was also expressed for holding meetings in various venues throughout the area;
- Perhaps planning should be considered first on the agenda;
- The Council promoted the use of sustainable transport and meetings held in the evening would not be accessible by public transport.

It was proposed and seconded that Area West Committee meetings start at 4.00pm followed by planning applications at 5.30pm. On being put to the vote the proposal was lost 3 in favour and 7 against.

It was subsequently proposed and seconded that meeting arrangements remain the same and for meeting arrangements to be reviewed again at the beginning of the new Council year in 2015. On being put to the vote the proposal was carried 6 in favour, 3 against and 2 abstentions.

- RESOLVED:**
- (1) That the start time for Area West Committees remains at 5.30 p.m.;
 - (2) That Area West Committee meetings continue to be held at different venues throughout the year;

- (3) That meeting arrangements for Area West Committee be reviewed again at the beginning of the new Council year in 2015.

(Voting: 6 in favour, 3 against, 2 abstentions)

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

14. Combe Wood Recreational Field, Combe St Nicholas – Assessment of nomination under Community Right to Bid (Agenda Item 11)

Reference was made to the agenda report which informed members of the decision to place Combe Wood Recreational Field onto the SSDC Register of Assets of Community Value, following a nomination made by Combe St Nicolas Parish Council.

RESOLVED: That the report be noted.

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

15. Scheme of Delegation – Development Control – Nomination of Substitutes for Chairman and Vice-Chairman for 2014/15 (Agenda Item 12) (Executive Decision)

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

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

Reason: To appoint two members to act as substitutes for the Chairman and Vice-Chairman in the exercising of the scheme of delegation for planning and related applications for the municipal year 2014/15.

(Resolution passed without dissent)

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

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

There were no planning applications referred to the Regulation Committee.

17. Planning Appeals (Agenda Item 14)

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

NOTED.

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

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

Members noted that the next scheduled meeting of the Committee would be held on Wednesday 18th June 2014 at the Henhayes Centre, Crewkerne.

NOTED.

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

19. Planning Applications (Agenda Item 17)

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.

14/00745/FUL – The erection of a single story ground floor extension and first floor extension above an existing flat roof extension , 11 Dyke Hill, Perry Street, South Chard – Mr & Mrs Mizen

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 refuse the application.

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

- The Planning Officer's main concerns related to the overbearing impact of the proposed development on the neighbouring property, loss of light and the adjoining property being situated on lower ground;
- The main impact on the neighbouring property would be loss of sunlight;
- The Parish Council had not given any reasons in relation to recommending approval;
- A photograph of No 10 Dyke Hill was shown again at the request of a member. It was noted that it was much extended above the line of building.

The Committee was addressed by Mrs Mizen in support of the application. She read a copy of a letter written by the resident of 12 Dyke Hill confirming that he had no objections to the application.

The Applicant advised that as a result of pre-application discussions the original plans had been amended in accordance with advice received from the Planning Officer. The Parish Council had approved the application with ten votes in favour and none against. The plot size was more than sufficient for the proposed extension. He referred to a similar extension in the neighbouring area and stated that his proposal was no different. He urged members to support the application.

Ward Member, Cllr. Andrew Turpin referred to the neighbouring property and the Parish Council giving their full support for the proposal. Reference was made to the need to look at a means of providing accommodation for growing families. He commented that no objections had been received and therefore proposed that the application be approved.

During the ensuing discussion, members supported the views of the Ward Member and had no concerns with the application.

It was proposed and seconded to approve the application contrary to the Planning Officer's recommendation for the following reason:

The proposal is of an appropriate size and design that will not adversely impact upon the amenity of neighbouring properties or the visual amenity of the area. This is in accordance with saved Policies ST5 and ST6 of the South Somerset Local Plan (2006).

Subject to conditions in relation to:

1. Time Limit
2. Approved Plans
3. Matching materials
4. Obscure glazing for side bathroom window

On being put to the vote the proposal was carried unanimously.

RESOLVED: That Planning Application No. 14/00745/FUL be **APPROVED** contrary to the Planning Officer's recommendation for the following reason:

01. The proposal is of an appropriate size and design that will not adversely impact upon the amenity of neighbouring properties or the visual amenity of the area. This is in accordance with saved Policies ST5 and ST6 of the South Somerset Local Plan (2006).

SUBJECT TO THE FOLLOWING CONDITIONS:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: MEWP2 received 19 February 2014 and MEWP1 received 27 February 2014.

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

03. The materials to be used in the construction of the external surfaces

of the development hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with policies ST5 and ST6 of the South Somerset Local Plan 2006.

04. Prior to the development hereby approved being first brought into use the bathroom window in the south-west elevation shall be fitted with obscure glass (and fixed closed) and shall be permanently retained and maintained in this fashion thereafter.

Reason: To safeguard the amenities of neighbouring properties in accordance with policies ST5 and ST6 of the South Somerset Local Plan 2006.

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case, the applicant/agent was asked to consider reducing the length of the proposed first floor extension however did not wish to amend the scheme.

(Voting: unanimous)

14/00810/OUT – The erection of 1 No. dwellinghouse (Outline), Land OS 7517, Part School Lane, South Chard – Mr Mark Culverwell

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. She updated members that a further letter had been received from an adjacent property stating that as the bungalow opposite the site was unoccupied they were the only neighbour and also that their recent extension had been missed off the agenda plan. The letter also raised concerns in relation to privacy and loss of light. 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:

- The main policy development that had changed since previous refusals was NPPF and Sustainable Development and the increasing pressure from Government to approve housing;
- The site was currently designated as agricultural land but the value was unknown;
- The proposed dwelling size would be dependent on the reserved matters application;
- The designation of Tatworth in the emerging Local Plan would have no impact on single windfall sites;

- Residential development extended down to South Chard.

The Committee was addressed by Rich Frecknall in objection to the application. He informed members that he was the only neighbour neighbouring the site as the bungalow opposite was currently empty. He advised that he had recently built an extension on the side of his property close to the site and that the difference in land levels was half a metre. He was concerned about potential loss of light and privacy as his windows were positioned on the south facing gable end. He also referred to the need for appropriate visibility at the access and the issue of cars parking along School Lane. Reference was made to the development requiring relocation of the utility poles and he wished to know where they would be repositioned. He supported development on the site but was concerned that a large property would be put on the site and would prefer to see a single storey dwelling protected by an appropriate hedge line.

Steve Chubb addressed the Committee in support of the application. He commented that the village was getting very overcrowded with a shortage of housing and that this was the perfect opportunity to build a new property with a large garden. He felt that parking was not an issue apart from at school times. With regard to the possible impact upon the local watercourse and potential for flooding, he had never witnessed water from the stream coming across the road. The proposed site was a significant distance from the AONB and would have no impact upon it.

The Applicant, Mark Culverwell advised that the existing watercourse would not be affected. The intention was to build a family home located within a sustainable location. The difference in height between the neighbouring property and the application site was 18 inches with the neighbouring property being dug in. He considered there to be no adverse impact on the AONB.

Ward Member, Cllr. Andrew Turpin referred to the application site having a long history dating back to 1963 which was once the site of a roman villa floor. He was concerned that the proposed site was one of very few paddocks that remained and referred to the adverse landscape impact relating to the AONB. In referring to the previous appeal, he supported the Inspector's quote regarding the proposal being intrusive and detracting from the rural character of the land and commented that nothing had changed since the Inspector ruling. This view had also been endorsed by the Landscape Officer. He was also concerned that no ecological report had been undertaken and commented that the site was surrounded on one side by hazel hedging. He also felt that the concerns in objection to the application relating to height and light needed to be taken into consideration.

With the agreement of the Chairman the applicant was permitted to correct a mis-statement made by the Ward Member in relation to overlooking of the Blackdown Hills and hazel being present in the hedgerow.

During the ensuing discussion, members made the following comments:

- there were no planning reasons to refuse the application. Planning law had changed since the Inspector last reviewed the site;
- a single storey dwelling on the site would be preferable and it was noted that an informative could be attached to the planning permission;
- the concerns of the neighbouring property should be taken into consideration as there was nothing to stop the applicant selling the land on although it was noted that any plans would still need to be approved.

It was proposed and seconded to approve the application as per the Planning Officer's recommendation subject to a note being attached to the planning permission emphasising preference for a single storey dwelling on the basis that a two storey structure is likely to have an adverse impact upon the amenity of the adjoining property and will have a greater visual impact upon the locality. On being put to the vote the proposal was carried 6 in favour, 2 against and 1 abstention.

RESOLVED: That Planning Application No. 14/00810/OUT be **APPROVED** as per the Planning Officer's recommendation for the following reason:

01. The proposed dwelling is in a sustainable location and would not be at odds with the established pattern of development, is of an appropriate design and detailing and would have no adverse impacts on amenity or highways safety. As such the proposal complies with the saved policies of the South Somerset Local Plan and the policies contained within the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To accord with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2010.

02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. Approval of the details of the appearance of the building, the landscaping of the site, layout and Scale (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To accord with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2010.

04. No development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority;

- a. details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
- b. details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
- c. particulars of all boundary treatments and hard surfacing materials. Such details shall include the use of porous materials to the parking and turning areas;
- d. details of meter cupboards and gas boxes;

e. internal floor levels of the building.

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

Reason: To safeguard the character and appearance of the area in accordance with policies ST5 and ST6 of the South Somerset Local Plan 2006.

05. No building on any part of the development hereby permitted shall exceed two storeys in height.

Reason: To safeguard the character and appearance of the area and to accord with Policy ST6 of the South Somerset Local Plan (Adopted April 2006).

06. The development hereby permitted shall not be commenced unless 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: In the interests of visual amenity and to accord with Policy ST6 of the South Somerset Local Plan (Adopted April 2006).

07. The dwelling hereby permitted shall not be occupied until the existing access has been stopped up and its use permanently abandoned in a manner to be agreed in writing by the Local Planning Authority.

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

08. 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 appropriate drainage of the site.

09. There shall be no obstruction to visibility greater than 900mm above adjoining road level in advance of lines drawn 2metres back from

the carriageway edge on the centre line of the proposed access and extending to the extremities of the site frontage. Such visibility shall be fully provided before the development hereby permitted is occupied and shall thereafter be maintained at all times.

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

10. The development hereby permitted shall be carried out in accordance with the following approved plans: CD/4202/01 (location and block plan) and CD/4202/02 (driveway visibility splays) received 17 February 2014.

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

11. The hedgerow along the southern boundary shall be retained and not otherwise reduced in length or density.

Reason: In the interests of visual amenity and character and appearance further to policy ST6 of the South Somerset Local Plan.

NOTES:

01. The Committee requested that a note be attached to the planning permission emphasising their preference for a single storey dwelling on the basis that a two storey structure is likely to have an adverse impact upon the amenity of the adjoining property and will have a greater visual impact upon the locality.

(Voting: 6 in favour, 2 against, 1 abstention)

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Chairman