

South Somerset District Council

Minutes of a meeting of the **Regulation Committee** held on **Tuesday, 15th April 2008** in the Council Chamber, Council Offices, Brympton Way, Yeovil.

*(10.00am – 10.15am and
10.30am – 10.42am)*

Present:

Peter Gubbins (Chairman)

Mike Best	Patrick Palmer
Tony Fife	Sylvia Seal
Henry Hobhouse	William Wallace
Mike Lewis	

Officers:

Jean Marshall	Development Control Team Leader
Angela Oxenbury	Committee Administrator

30. Minutes (Agenda Item 1)

The minutes of the meeting of the Regulation Committee held on Tuesday, 19th February 2008, copies of which had been previously circulated, were approved as a correct record and signed by the Chairman.

Members requested that future minutes of the Regulation Committee record the time at which each planning application on the agenda is considered.

31. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Councillors Jill Beale, Tim Carroll, Julian Freke, Pat Martin, Kim Turner and Linda Vijeh.

32. Declarations of Interest (Agenda Item 3)

There were no declarations of interest.

33. Public Question Time (Agenda Item 4)

There were no questions or comments from members of the public.

34. The erection of a scene dock and plant room extension. Octagon Theatre, Hendford, Yeovil, Somerset (Agenda Item 5)

With the aid of slides, the Development Control Team Leader presented photographs of the existing building and the plans for the proposed extension. She reported that Yeovil

Town Council and the Area South Committee had supported the application, subject to the tree planting recommended by the arborist.

The Development Control Team Leader confirmed that the proposals included the re-routing of a footpath and the extension of the building to accommodate the scene loading tower. This would bring the building forward into the car park and re-site the fire door. She stated that four silver birches sited close to the building were to be removed and the applicant had agreed to replace them by planting three field maples elsewhere on the site.

In response to a member's question, the Development Control Team Leader thought the footpath to be moved was not designated as a right of way and therefore would not require consent to divert it. However, she would confirm this and add an informative to the planning permission if required.

A member asked if the requirement to fence around the trees to prevent root disturbance could be reinforced to ensure that the trees did not suffer any damage.

The Development Control Leader agreed that the applicant would be advised to liaise with the arborist to ensure adequate planting and that trees retained should be properly protected at all times. She suggested the addition of the word "suitable" to the proposed condition 4 to read "...unless a suitable scheme for the protection of trees to be retained shall be submitted..." This would serve to protect all trees within the application site.

At 10.15am the Committee adjourned for 15 minutes when the fire alarm sounded.

A member asked if a net gain of trees could be required of the applicant. The Development Control Leader explained that conditions could only apply to the application site. It would be unreasonable to ask for planting outside of the site. She advised that any requests for additional planting should be reasonable and proportional but she did suggest that an informative could be added to the planning permission to advise the applicant to consult with the Council's arborist regarding additional planting and screening.

With regard to the materials to be used, a member asked if the existing building and the proposed extension could be painted a more suitable colour to mitigate the impact on the surrounding area. The Development Control Leader advised that a colour scheme could be recommended for the extension only. In the interests of continuity, it was advisable that the extension should match the existing building.

She confirmed that there would be no net loss of car parking spaces.

Members unanimously supported the proposal, with the recommendation that the applicant improves the appearance of the building and plants more trees within the site.

RESOLVED: That application reference 08/00764/R3D be approved, subject to:

- a) Conditions 1 to 4 as set out in the report;
- b) The addition of the word "suitable" before "scheme for the protection of trees" in Condition 4;
- c) the addition of an informative that every opportunity should be taken to improve the appearance and screening for the back of the building and any additional opportunities to plant trees within the

applicant's land ownership.

(Vote: Unanimous)

The Development Control Leader agreed to advise the applicant to liaise with the arborist to ensure planting is adequate and to ensure trees retained are properly protected at all times.

35. Date of Next Meeting (Agenda Item 6)

Members noted that the next meeting of the Committee would take place on Tuesday, 20th May 2008 at 10.00am in The Council Chamber, Council Offices, Brympton Way, Yeovil.

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Chairman