

Appendix 1

Extract from minutes of Area North Committee – 27th August 2008

****08/01669/FUL – Erection of 1 no. dwellinghouse and garage on land adjacent to Apple Acre, Folly Road, Kingsbury Episcopi, Martock Somerset TA12 6BH.**

Prior to the discussion, the Development Control Team Leader confirmed that in consultation with the Chairman of the Committee, because of the numerous reasons for refusing the application, listed in the Planning Officers report, and any possible precedent that could be set, it had been agreed that the application would need to be referred to the Regulation Committee, if the Area Committee were unwilling to accept the Planning Officer's recommendation to refuse.

The Development Control Team Leader introduced the report with the aid of a powerpoint presentation of photographs of the site. He noted that although the site was within the Conservation Area of the village, it was just outside the defined Development Limit and this was the principal reason for the officer's recommendation of refusal. He felt that the listed railings adjacent to the site would need to be significantly altered to achieve a visibility splay and the railings were not in the ownership of the applicants.

Mr James Ewart Fox, Agent for the applicant, said the site was close to the centre of the village and was not in open countryside but was a sustainable infill site. He said the design of the property would be more traditional than some of the nearby reconstituted stone houses and as such, would relate well to the conservation area. He noted that the site was currently agricultural land and the existing access was already used by large agricultural vehicles without difficulty or restriction. Because the site was within a 30mph speed restriction then current Highway guidance recommended an entrance 2m from the highway, not 2.4m, and therefore a visibility splay could easily be achieved. There was no proposal to alter the listed railings on the adjacent site.

The Ward Member, Councillor Derek Yeomans, spoke in support of the application. He said the existing access was already in use by HGV traffic without difficulty, there would always be a need to travel from the village as there were limited services, the road at that point curved to the left which gave a clear access view in both directions, the house would be constructed in natural stone, not reconstituted and it was a natural infill site. He proposed that approval be given to the application.

During discussion, Members felt that the proposal was acceptable and that the Highway objections were minor as they could relate to any property within that area. It was noted that the village was served by a school, church, bus service, public house and delivery services. It was also felt that the design and use of natural stone in a conservation area were acceptable. Members noted their frustration at outdated development limits imposed some years ago on rural villages which now restricted sensible development.

It was proposed and seconded that planning permission be granted and on being put to the vote, the proposal was carried (voting: 12 in favour, 0 against, 1 abstention).

RESOLVED: That the application be referred to the Regulation Committee with a recommendation that planning permission be **GRANTED** for the following reasons:-

- Appropriate infill location within the Conservation Area of the village

(Voting: 12 in favour, 0 against, 1 abstention)