

South Somerset District Council

Minutes of a meeting of the **Regulation Committee** held on **Tuesday, 20th July 2010** in the Council Chamber, Council Offices, Brympton Way, Yeovil.

(10.00am – 11.40am)

Present:

Peter Gubbins (Chairman)

Mike Best	Patrick Palmer
Tim Carroll	Keith Ronaldson
Julian Freke	Sylvia Seal
Michael Lewis	Kim Turner
Pat Martin	Linda Vijeh

Also Present:

Officers:

David Norris	Development Manager
Andrew Gunn	Planning Officer
Angela Watson	Solicitor
Paul Huntington	Senior Environmental Protection Officer
Vicki Dawson	Principal Environmental Protection Officer
Katy Menday	Countryside Manager
Nicola Drew	Architectural Assistant
Vega Sturgess	Strategic Director (Operations & Customer Focus)
Jo Boucher	Committee Administrator

1. Minutes (Agenda Item 1)

The minutes of the meeting of the Regulation Committee held on Tuesday, 19th January 2010, copies of which had been previously circulated, were approved as a correct record and signed by the Chairman.

2. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Councillors Tony Fife, Henry Hobhouse and William Wallace.

3. Declarations of Interest (Agenda Item 3)

Councillor Sylvia Seal declared a personal and prejudicial interest in Agenda Item 5; proposed ranger centre on land adjoining car park, Brunswick Street, Yeovil as Portfolio Holder for Leisure & Culture.

4. Public Question Time (Agenda Item 4)

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

5. 10/01760/R3D – The erection of a single storey Ranger Centre to include office/kitchen/workshop/storage/education/meeting room/tea room and public toilet, Land Adjoining Car Park Brunswick Street Yeovil – Applicant: South Somerset District Council (Agenda Item 5)

The Planning Officer presented the application to the committee informing them that South Somerset District Council were the applicant and not Katy Menday as set out in the agenda report.

With the aid of slides he highlighted the following:

- ariel view of the ninesprings area
- location of the proposed site
- elevations of proposed building
- photograph of car park adjacent to country park
- photographic view of green space toward the proposed site

The Planning Officer then referred to the key issues; that they were satisfied there was a clear need for this facility, that it was in a suitable location adjacent to the car park and clearly visible to the public and that the design and scale of the building achieved the space required whilst still respecting the current surroundings. He noted that 3 silver birch trees would need to be removed but was satisfied with the proposed landscaping scheme.

He reported that following on from concerns raised from the Area South Committee on 7th July 2010 the Environmental Protection Unit had undertaken a noise assessment regarding the potential noise disturbance from the air source heat pumps. He informed members that the Senior Environmental Protection Officer, who was present at the meeting, was satisfied with the results of this survey and that the noise level would not create harm to residential amenity if used during normal work hours. He also informed members that the heat pump would only need to be used during the daytime and would not be necessary at night. He said if this became an issue in the future other means of heating would be used and that standard enforcement laws would apply.

The Chairman then enlightened the committee to a letter that he and the Planning Officers had received from Mr P Bradly of Knowle House, Misterton and agreed together with the Development Manager that these issues had been covered in the Planning Officers presentation. The Countryside Manager gave assurance to members that the issue of anti social behaviour had been discussed with the Police authority and were satisfied with the measures to be used.

The Countryside Manager reported that a number of locations for the rangers centre had been investigated following a consultation on what the public felt would enhance the park. An options appraisal was carried out and the ski centre, Foundry House, a site near the childrens play area and near to Goldenstones had all been considered and rejected for various size and accessibility reasons. A site opposite Goldenstones had been favoured, built into the bank, but due to a major power line positioned there, this was not possible.

Members of the public were then invited to address the meeting.

Mr E Birchall spoke in opposition to the application. He referred to the power line cable located by the site opposite Goldenstones, which he said had been the favoured site. He reported that Southern Electric had confirmed that this power line was now redundant

and that only low voltage cables remained and felt that further investigation should be carried out regarding the locality of the building.

Mr P Lynch spoke in opposition to the application. He said that although he supported the needs of the park rangers, he felt that the Council would be allowing a light industrial unit to be built in the Country Park drawing attention to the Design and Access Statement He felt the needs of the rangers could be met by using the nearby ski centre and also referred to the local research which had revealed the redundant power line.

Mrs E Lynch spoke in opposition to the application. She said that although she supported the needs of the park rangers she felt they could be met by erecting a building in a more suitable location and would set a precedent for further development in the area.

Mrs S Mallon spoke in opposition to the application. She felt that the public consultation had been poor and that the Council should have given a clearer indication of the footprint of the building at an earlier stage in the consultation process. She gave issue to the height of the building and what it would be used for and informed members that many groups used this area of the park including brownies, guides and special needs groups.

Mr V Keyte spoke in support of the application. He said the park held a wealth of educational opportunities for students but lacked facilities or a focal point. He felt the park was an excellent facility and that the building would enhance it's future.

Mr R Mackay spoke in support of the application. He said the proposed building would enhance the facilities for the rangers, would provide storage and good educational facilities and improve leisure amenities within the park. He regretted the original description as a workshop for vehicle storage which he felt had misled some people into thinking it would be an industrial unit

Mr J Day spoke in support of the application. He said the building would help to promote the caring of the country park and it would provide a focus for educational work and the base for the volunteers. He also felt it would assist with events that took place within the park.

Mr S Holm spoke in support of the application. He said the building would provide excellent facilities and base for the rangers and volunteers of the country park and enhance public facilities within the area.

Mr P Taylor spoke on behalf of Mr B Smith and in support of the application. He said the building would help to promote the caring of the country park and it would provide a focus for educational work and a base for the volunteers.

Mr T Gillard spoke in support of the application. He said the volunteer rangers worked in the park in all weather and the proposed building would provide better facilities to meet and change for work.

Councillor Sylvia Seal, Portfolio Holder for Leisure and Culture, said that the location of the site had been chosen after due consideration by the Countryside Steering Group which consisted of members of the public, volunteers and planning officers. She referred to the site opposite Goldenstones stating that a foul sewer and public water main was also positioned there and therefore was still an issue for building on this site. She said the staff and volunteers deserved better facilities and their current amenity of one cold water tap was insufficient. She concluded that the Council would not allow anything to be built which was not in keeping with the park.

(Councillor Sylvia Seal, having earlier declared a personal and prejudicial interest, left the room during consideration of this item).

In response the Planning Officer confirmed that although the main power line might now be decommissioned the proposal was classed as an acceptable form of development under planning policy. He explained the site visit and marking out of the footprint of the building was for the benefit of members and that the upper floor of the proposed building would be used as a storage facility.

The Planning Officer then proposed that if planning permission be granted an additional condition 4 should read 'The air source heat pump to be installed shall be a Delonghi Climaveneta AWR MTD 0031. This model once installed shall not be changed to another model or altered without the written consent of the Local Planning Authority'. Members were in full agreement with this proposal.

In response to questions, members were advised that:

- Goldenstones leisure pool was considerably higher than the proposed building although no definite figures could be given
- the rest room needed to accommodate up to a possible 14 staff and volunteers at one time
- the café would use local produce and provide snacks to the public
- separate kitchen facilities were required for the staff and volunteers due to the type of work they undertook
- the straw bales to be used were within building regulation standards
- flooding was not known in this area
- timber cladding would be used on the northern elevation

Members then discussed the application and several points were made including:

- the health and safety needs of the rangers and volunteers was important
- disappointed that local people have been upset by the proposal and felt that the public consultation had been sufficient
- the building would enhance the park providing an excellent focal point for the public
- would provide great educational needs for students
- vandalism was a concern but were satisfied that CCTV could be used to discourage this
- agreed the most suitable location for the building as already adjacent to existing car parking
- satisfied that the air source heat pump to be installed would be conditioned
- satisfied that all fire risk issues would be addressed

One member raised concern over the drawings presented that they did not give a clear indication of the height of the building. She also raised concern over the need for separate kitchen facilities for the staff and that this was proposed to be larger than that of the public area.

Following further discussion members showed their full support of the application, it was then proposed and seconded that planning permission be granted, subject to the conditions as set out in the report and subject to the additional condition 4 as outlined by the Planning Officer at the meeting. On being put to the vote this proposal was carried by 9 votes in favour, 0 against and 1 abstention.

RESOLVED: That application reference 10/01760/R3D be GRANTED subject to:

01. Notwithstanding the comments made by local residents and the Town Council the proposal is of a scale, nature, design and form which respects the character and appearance of the area, creates a new public frontage for the Country Park, makes the most efficient use of land and develops the site in a way that safeguards residential amenity. As such the proposal is therefore in accordance with the advice and guidance contained within Planning Policy Statements 1 - Delivering Sustainable Development, PPS4 - Planning for Sustainable Economic Growth, PPS7 - Sustainable Development in Rural Areas, PPG17 - Planning for Open Space, Sport and Recreation, PPG21 - Good Practice Guide on Planning for Tourism, policies STR1, STR2, 1, 42, 44,48 and 49 of the Somerset and Exmoor National Park Joint Structure Plan (Adopted 2000) and policies ST3, ST5, ST6, ST7, EC3 and TP1 of the saved policies of the South Somerset Local Plan (Adopted April 2006).

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 numbers:
YCP/1135/01.2010/02,YCP/1135/01.2010/04,YCP/1135/01.2010/05,YCP/1135/01.2010/06,YCP/1135/01.2010/07,YCP/1135/01.2010/08 and YCP/1135/01.2010/09.

Reason: For the avoidance of doubt and to ensure the development is carried out as approved.

03. The scheme of landscaping, hereby approved, shall be carried out in full during the first available planting season, following the commencement of development. For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition to the satisfaction of The Local Planning Authority and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with saved policy ST6 of the South Somerset Local Plan.

04. The air source heat pump to be installed shall be a Delonghi Climaveneta AWR MTD 0031. This model once installed shall not be changed to another model or altered without the written consent of the Local Planning Authority.

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

(Voting: 9 in favour, 0 against, 1 abstention,)

6. Date of Next Meeting (Agenda Item 7)

Members noted that the next meeting of the Committee would take place on Tuesday, 17th August 2010 at 10.00am in the Council Chamber, Brympton Way.

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Chairman