

South Somerset District Council

Draft Minutes of a meeting of the **Regulation Committee** held on **Tuesday 20th September 2011** in the Council Chamber, Council Offices, Brympton Way, Yeovil.

(10.00am – 10.15am)

Present:

Peter Gubbins (Chairman)

Tim Carroll	Sylvia Seal
Nick Colbert	Gina Seaton
Patrick Palmer	Angie Singleton
Shane Pledger	Linda Vijeh
Ros Roderigo	William Wallace

Officers:

Andy Cato	Area South Leads Officer
Peter Biggenden	Senior Building Surveyor
Jo Boucher	Committee Administrator

1. Minutes (Agenda Item 1)

The minutes of the meeting of the Regulation Committee held on Tuesday, 15th March 2011, 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 Mike Best, Tony Fife and Ian Martin.

3. Declarations of Interest (Agenda Item 3)

Councillor Peter Gubbins declared a personal interest in Item 5, Planning Application 11/02401/R3D – Alterations and the change of use of building from office (Use Class B1) to childrens nursery (Use Class D1) (GR353405/116235) as his granddaughter attends the nursery.

4. Public Question Time (Agenda Item 4)

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

5. Alterations and the change of use of building from office (Use Class B1) to childrens nursery (Use Class D1) (GR 353405/116235) Former South Somerset District Council Careline Services Houndstone Close Yeovil (Agenda Item 5)

The Planning Team Leader informed members that at the Area South Committee on 7th September 2011 it was agreed that as the District Council are both the applicant and landowner for this application and for the sake of probity it was resolved to refer the decision on this application to the Regulation Committee with a recommendation for approval as per the officers report.

He then proceeded to present the report and with the aid of slides showed:

- site plan
- proposed floor plan
- existing and proposed additional buildings and new children's playground

He confirmed that although a neighbour had not raised objections against this proposal concerns had been raised including an issue over the exterior lighting of the existing Nursery site; he advised that subject to a condition controlling any future proposed external lighting, there were no objections to this proposal.

In response to questions, members were informed that:

- Environmental Health had advised that noise levels were acceptable and that there is no reason why the proposal should cause any more noise than is currently present
- no history of complaints in respect of existing Nursery use
- the existing and proposed new playground would be linked
- a condition would be included to control means of external lighting

Members were in full support of the officer's recommendation to approve the application and it was therefore proposed and seconded that planning permission be granted, subject to the conditions as set out in the agenda report. On being put to the vote this proposal was carried unanimously.

RESOLVED:

To grant permission for the following reason:

01. The proposal by reason of its scale, nature, layout and access and parking arrangements respects the character of the area, and causes no demonstrable harm to visual or residential amenity or to highway safety whilst representing the most efficient use of land within the defined development boundary and is therefore in accordance with the aims and objectives of policy ST5,ST6,EP2,EP3 and TP6 of the South Somerset Local Plan

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 58C, 1176-11A,1196-01,1196-03,1196-02.

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

03. The parking area shall not be sited otherwise than in the position shown on the approved plan and following its provision such car park and the access to it shall be kept free of obstruction and shall not be used otherwise than for access or for the parking of vehicles in connection with the development hereby approved.

Reason: To ensure the proper and adequate provision of on-site parking facilities in the interests of highway safety and efficiency in accordance with policy TP6 of the South Somerset Local Plan.

04. 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 means of external illumination shall be installed or provided in connection with the development hereby permitted without the prior express grant of planning permission.

Reason: In the interests of residential amenity further to policy ST5 of the South Somerset Local Plan

(Voting: unanimous)

6. Date of Next Meeting (Agenda Item 7)

Members noted that the next meeting of the Committee would take place on Tuesday, 18th October 2011 at 10.00am in the Council Chamber, Council Offices, Brympton Way.

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Chairman