

## Appendix A

### Extract from Area East Committee Minutes – 12<sup>th</sup> December 2012

#### **Planning Application: 12/03627/FUL\*\* Erection of a dwelling in part of garden (GR: 373449/130872) Tern House Charlton Musgrove Wincanton for Mr C Ricketts**

The Planning Officer explained that this application had been 2 starred because there was no reasonable justification for a new dwelling in this rural location, and it was contrary to policy. If approved, contrary to the officers' recommendation, the application would be referred to Regulation Committee because it could have district wide implications.

The planning officer referred to the previous planning application on the site which had been refused by the officer's delegated decision, details of which were in the agenda report. With the aid of a power point presentation, the officer showed details of the site and photographs, with particular emphasis on the poor access, highlighted by the HA (Highways Authority).

The officer confirmed his recommendation was to refuse the application.

Hazel Mote spoke in objection to the application, she felt the details in the report spoke for themselves; the proposed dwelling would only be 6ft from her boundary, which could mean more noise through open windows during the summer months. If approved, the whole effect would feel like a residential area rather than the rural area that it was.

Mr C Ricketts, the applicant, explained that his family wished to stay in Charlton Musgrove, but in a smaller eco-friendly house. There were already 3 businesses along the lane that created traffic; he did not feel the proposed dwelling would create any more traffic. The hedge would be moved further back from the road which would help alleviate the HA issues.

Ward Member Cllr Mike Beech objected to the application being 2 starred as he felt it implied a lack of trust with regard to AEC members' decisions. If applications in rural areas continued to be refused there would be no further development at all. He did not think this application was unsustainable as there were towns nearby he could not see the issues raised by the HA were a problem, but would keep an open mind during further discussion.

Members raised the following points through discussion:

- Supported the view of Cllr Beech regarding the application being 2 starred;
- Did not understand the HA issue;
- Brickhouse Farm Lane had at one time been used as an access route to a local school therefore there should be no problem with additional vehicles.

It was proposed and seconded to recommend approval of the application contrary to the officers recommendation, the parish council had no objections and members in general were of the view that the proposal was sustainable; Government policy was to keep village folk living in homes in their villages as far as was possible, the HA objection was not realistic. Members voted 5 in favour and 4 against to recommend approval and for the application to be referred to Regulation Committee for determination.

**RESOLVED:**

**That Planning Application 12/03627/FUL \*\* be referred to the Regulation Committee with a recommendation to approve, contrary to the officer's recommendation, on the grounds that this is a sustainable location for residential development; the proposal would not be detrimental to highways safety and would not adversely affect the local character.**

(Voting: 5 in favour: 4 against)