

Appendix A

Extract from Area East Committee Minutes – 13th March 2013

Planning Application: 12/04736/FUL Demolition of existing storage building and erection of a detached three bedroom house with access and formation of vehicular access (GR: 373480/137085) at Land adj Border Cottage Border Lane Brewham for Mrs Heather Sweny.**

The Planning officer explained that this application was 2 starred and if members were minded to approve the application it would have to be referred to the Regulation Committee for determination.

He updated members on comments from the agent regarding comments from Planning Policy these included the following:

- There are 2 pubs in Brewham;
- The parish has an active church community;
- Brewham has a twice weekly bus service to Wincanton, Bruton and Frome;
- A nearby railway station in Bruton;
- The NPPF had been misquoted by omitting the word 'isolated' from the text in the report;
- The importance of social sustainability should be taken into account;
- Reference was made to Cooks Farm Lane this is an error and the road is Border Lane;
- The report says that a window is the only window to bedroom 3. This is also incorrect. The Applicant would be prepared to remove the northern window from bedroom 3 if required;
- The landscape architect referred to the site being within an AONB setting. However the AONB Partnership were not consulted as the application does not fall within the consultation protocol and the setting of the AONB had not been raised as a reason for refusal;
- The Conservation Officer referred to the proposals impact upon Meadowside Cottage and Meadowside House. This was originally one dwelling and was made lawful under a certificate of lawfulness. Regardless of whether 1 or 2 the proposal would result in direct overlooking of the private amenity area of Meadowside Cottage.

The Officer confirmed his recommendation was to refuse the application and referred to the previous refusals of applications on the site as detailed in the agenda report.

Ric Rogers from Brewham PC reiterated the PC's comments as detailed in the report and supported the application which would be an improvement to the area. The site was not in open countryside and would remove the redundant building. Reference was also made to the Brewham Parish Plan.

Richard Walsh spoke in objection to the application on behalf of himself and 6 neighbours who felt this application was no different to the previous ones that had been refused. The site was greenfield and not brownfield, there were 2 Listed Buildings adjacent to the application site that would be affected, if this application was approved more developers would want to follow suit.

The Agent John Shaw thanked the Planning Officer for correcting the errors in the report regarding Planning Policy comments. He did not understand the 2 star treatment of the

application and did not think this application was an exception to policy but was a genuine infill plot, sensitive to the area. Brewham has a vibrant community where his client wished to remain in a smaller house with a smaller garden, the issues regarding the bedroom windows could be dealt with by condition or by removing it from the plan.

Ward Member Cllr Mike Beech referred to the 2 starting of the application, he supported the application which was also supported by Brewham PC and by the contents of the Parish Plan that sets out the requirements of the parish.

During discussion members made the following comments:

- The information within the Parish Plan should be taken as relevant and approve the application;
- The design was good, the windows appeared to be suitable approve the application;
- The current building was redundant and the site will be improved;
- This application was not in an isolated position and would not be the last house in the parish, as the dwelling would be in a hollow, overlooking would not be an issue;
- The majority of people within the parish were in favour of development but preferred smaller dwellings as there was not a need for large houses.

In response to a question the Legal Services Manager replied that, in general terms, any relevant information within a Parish Plan could factor into members' assessments of planning applications. However, being unaware of the content of Brewham's Parish Plan, she could not advise members more specifically about the weight to be accorded to it.

A proposal was made and seconded to approve the application contrary to the officers' recommendation with the understanding that it would be referred to Regulation Committee for consideration. The vote was carried unanimously.

RESOLVED:

That Planning Application: 12/04736/FUL be approved contrary to the officers recommendation with the understanding that it will be referred to Regulation Committee for consideration.**

(Voting: Unanimous in favour)
