

South Somerset District Council

Minutes of a meeting of the **Area North Committee** held at the **Norton Sub Hamdon Village Hall on Wednesday 26 August 2015.**

(2.00 pm - 4.45 pm)

Present:

Members: Councillor Shane Pledger (Chairman)

Clare Aparicio Paul	Stephen Page
Neil Bloomfield	Crispin Raikes
Adam Dance	Dean Ruddle
Graham Middleton	Sylvia Seal
Tiffany Osborne	Derek Yeomans

Officers:

Charlotte Jones	Area Development Manager (North)
Adrian Noon	Area Lead (North/East)
Nick Head	Planning Officer
Alex Skidmore	Planning Officer
Angela Cox	Democratic Services Manager

NB: Where an executive or key decision is made, a reason will be noted immediately beneath the Committee's resolution.

43. Minutes (Agenda Item 1)

The minutes of the meeting held on 24 June 2015 were approved as a correct record and signed by the Chairman.

44. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Jo Roundell Greene and Sue Steele.

45. Declarations of Interest (Agenda Item 3)

Councillor Neil Bloomfield declared a personal interest in Agenda items 10 and 11; planning applications for land at Lower Witcombe Farm, Ash, as a member of Ash Parish Council, who had commented on the applications.

46. Date of next meeting (Agenda Item 4)

Members noted that the next meeting of Area North Committee was scheduled for 2.00pm on Wednesday 23 September 2015 at the Village Hall, Long Sutton.

47. Public question time (Agenda Item 5)

A member of the public reported that the hearing loop was not operating in the room. This was rectified later in the meeting.

48. Chairman's announcements (Agenda Item 6)

There were no announcements from the Chairman.

49. Reports from members (Agenda Item 7)

There were no reports from Members.

50. Schedule of Planning Applications to be Determined By Committee (Agenda Item 8)

Members noted the schedule of planning applications to be determined at the meeting.

RESOLVED: That the report be noted.

51. Planning Application 15/02685/FUL - Village Hall, Vicarage Street, Tintinhull. (Agenda Item 9)

Proposal: Demolition of existing building and the erection of a replacement village hall, new vehicular access, car parking and associated works

The Planning Officer presented the application as detailed in the agenda, noting that the application had been referred to committee at the request of the Ward Member to discuss the nature and scale of the project. He advised that if approved, condition 2 should be amended to reflect amended drawing 101A; and it was noted that the Tree Officer has been consulted on the Millennium Tree, and that condition 6 had been included to reflect his concern for its protection during construction.

The Committee were then addressed by Mr J Pullen (Chairman of Tintinhull Parish Council), Mr G Hunt (representing the Tintinhull Project Team), Mrs R Harris (representing the young families of the village), Mrs S Lavers (local resident and Parish Councillor), and Mr S Travers, Agent for the applicant. Their comments included:-

- The existing village hall had been built in 1954 had deteriorated and did not meet any disability requirements.
- The proposed new hall was a flexible space to fit all activities for the next 60 years.
- Big Lottery stages 1 and 2 had resulted in an £85,000 grant towards professional advice and technical arrangements and a stage 3 submission was due at the end of September for £670,000 towards the build.
- Young families were looking forward to having activities in the new hall as currently they were using halls outside the village.

- There was huge support for the new hall in the village.
- The design would be a significant improvement on the existing hall and it had been amended to mitigate the concerns of neighbours.

Councillor Sylvia Seal read out a statement in support of the application on behalf of the Ward Member, Councillor Jo Roundell Greene, who was unable to attend the meeting.

During discussion, Members commented that energy saving eco measures should be installed to reduce running costs and expressed concern at the lack of parking at the site although it was acknowledged that parking would be found elsewhere. At the conclusion of the debate, the majority of Members were content to confirm that planning permission be granted for the replacement village hall, as per the officer recommendation (voting: 10 in favour, 1 abstention).

RESOLVED: That planning application 15/02685/FUL be APPROVED, as per the officer recommendation, subject to the following:

Justification:

01. The proposal represents improved community facilities within this rural settlement that will contribute to the sustainability and vitality of the settlement. The development respects the character and appearance of the conservation area, and causes no demonstrable harm to the setting of listed buildings, residential amenity or highway safety. The proposal accords with the aims of the NPPF and Policies SD1, SS2, EQ2, EQ3, TA5 and TA6 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: the drawings ref.3547 numbers 101A, 102, 103, 104 and 105.

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

03. No development hereby permitted shall be commenced unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) materials (including the provision of samples where appropriate) to be used for external walls and roofs; these details shall be supported by a sample panel of natural stone indicating coursing and pointing which shall be made available on site prior to commencement;
- b) full design details and material and external finish to be used for all windows, all external doors, lintels, entrance gates,

- boarding and openings;
- c) details of all eaves and fascia board detailing, guttering, downpipes and other rainwater goods; and
- d) details of the surface material for the parking and turning area; and
- e) details of all boundary treatments

Reason: To safeguard the character and appearance of the area and to accord with the NPPF and Policies EQ2 and EQ3 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, to include proposals for planting on relevant parts of the land shown edged blue on the submitted Location Plan ref. 3547/010. The scheme shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. Thereafter, the scheme shall be retained and maintained.

Reason: To safeguard the character and appearance of the area and to accord with the NPPF and Policies EQ2 and EQ3 of the South Somerset Local Plan.

05. The development hereby permitted shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts such as noise, dust, fumes and vibrations. The development shall be carried out strictly in accordance with the approved Construction Management Plan.

Reason: In the interests of highway safety and residential amenity, and to minimise the impacts of the construction of the development in accordance with the aims of the NPPF and Policies EQ2 and TA5 of the South Somerset Local Plan.

06. Prior to commencement of this planning permission, site vegetation clearance, demolition of existing structures, ground-works, heavy-machinery entering site or the on-site storage of materials, an Arboricultural Method Statement and a Tree and Protection Plan shall be prepared in accordance with British Standard 5837: 2012 - Trees in relation to design, demolition and construction and these details shall be submitted to the Council. On approval of the tree protection details by the Council in-writing, a site-meeting between the appointed building/groundwork contractors, the Site Manager and the Council's Tree Officer (Phil Poulton: 01935 462670 or 07968 428026) shall be arranged at a mutually convenient time. The locations and suitability of the tree protection measures (specifically the fencing & signage) shall be inspected by the Tree Officer and confirmed in-writing by the Council to be satisfactory prior to commencement of the development. The approved tree protection requirements shall be implemented in their entirety for the duration of the construction of the development and the protective fencing may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve the health, structure and amenity value of protected trees in accordance with the Council's statutory duties relating to The Town & Country Planning Act, 1990 (as amended)[1] and the following policies as stated within The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

07. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Such provision shall be made before commencement and maintained thereafter at all times.

Reason: In the interests of highway and to accord with Policy TA5 of the South Somerset Local Plan.

08. There shall be no obstruction to visibility greater than 300mm above adjoining road level in advance of the visibility splays shown on the submitted plan received on 14 July 2015 (as referred to in the additional information submitted by email on 13 July 2015). Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway and to accord with Policy TA5 of the South Somerset Local Plan.

09. Prior to the building hereby approved being brought into use, the parking and turning areas shown on the submitted plan ref. 3547/101 shall be properly surfaced (not loose stone or gravel) and laid out, including the clear demarcation of parking bays, in

accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall thereafter be permanently retained and maintained.

Reason: In the interests of highway and to accord with Policy TA5 of the South Somerset Local Plan.

10. To ensure orderly parking on the sites (including parking shown within the area bordered blue on the submitted Location Plan ref. 3547/010) and thereby decrease the likelihood of parking on the highway, the car parking areas shown on the submitted plan ref. 3547/101 shall be marked out in accordance with a scheme to be agreed in writing by the Local Planning Authority prior to the car park being brought into use. The scheme of marking shall thereafter be permanently retained and maintained.

Reason: In the interests of highway and to accord with Policy TA5 of the South Somerset Local Plan.

11. The access hereby permitted shall not be brought into use until dropped kerbs at the access and full-height kerbing and pedestrian pavement across the site frontage at the carriageway edge have been installed in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include a vehicle cross-over constructed across the footway fronting the site for the width of the access. Once approved and implemented, the agreed details shall be permanently retained and maintained.

Reason: In the interests of highway and to accord with Policy TA5 of the South Somerset Local Plan.

Informatives:

01. The applicant's attention is drawn to the need to obtain the necessary permit (Section 184 licence) from the Highway Authority (Somerset County Council) to undertake works to the access within the highway area.
02. The applicant's attention is drawn to the advice from the owner of the adjoining property, No 1 St Margaret's Road, that there is an existing well on the boundary of the site (towards the southern end of the shared boundary between the site and the adjoining property to the west), which might have some impact on consideration of foundation details.
03. The applicant's attention is drawn to the concern for the protection of vegetation (an existing cherry laurel) on the shared boundary between the site and No 1 St Margaret's Road. The applicant is advised to consult the owner of the property in this regard prior to commencement of work.

(Voting: 10 in favour, 0 against, 1 abstention)

52. Planning Application 15/01725/FUL - Land at Lower Witcombe Farm, Thornhill Drive, Ash. (Agenda Item 10)

Proposal: Engineering works to be carried out to provide a new Slurry Lagoon for the Dairy Unit

The Planning Officer presented the application as detailed in the agenda, noting that the slurry lagoon would be repositioned by a cut and fill around to create a level area. Appropriate planting and fencing was proposed and there was no evidence of loss of amenity to neighbours. A Farm Waste Management Plan was required as part of the conditions of approval.

The Committee were then addressed by Mr M Wooden, representing Ash Parish Council. He said over 70 local residents attended a recent Parish Council meeting and their overwhelming concerns were the existing effects and future proposals. He requested that permission be refused as the proposal was much larger and closer to residents who had issues with flies, smell and pollution. Failing this, he asked that the application be deferred for additional information on traffic and vehicle size before any further development took place.

Mr P Rodford and Mr D Cobden (on behalf of Mr J Terrell) spoke in support of the application. They said the applicants had tried hard not to upset neighbours and, if the application was given permission then there would be less vehicle movements to and from the site. The original milking parlour had been outdated and the number of dairy cattle had increased from 400 to 1,000 with a subsequent increase in employment.

Mr P Ludbrook and Mr R Martin spoke in opposition to the application. Their comments included:-

- There had been a number of incidences across the country where slurry lagoons had overflowed and poisoned the local area and several ditches below the site already smelled.
- the site should be built as originally planned.
- The level of odour was unacceptable for local residents to bear from slurry spreading and slurry injection methods should be used.

Mr M Cobden, the applicant, said they wished to re-site the slurry lagoon so it was closer to the gas main so it was more efficient to produce gas. This would ensure better fertiliser for the land and less smell. The transport movements would be no different to those already approved.

One of the Ward Members, Councillor Graham Middleton, regretted that the original plans had not been adhered to. He said the existing slurry pit could not cope with the additional waste on site and so it was being taken away in waggons, adding to the transport issues. Although he was not in favour of the application, he recognised the need for the new slurry lagoon.

The other Ward Member, Councillor Neil Bloomfield, said he could not support the application. He felt there should be sanctions applied as they had not kept to the original plans and had not informed the Council of the changes. The original siting of the slurry lagoon had been at the furthest point from local residents but now it was at the closest point.

In response to questions from Members, the Area Planning Lead confirmed that:

- They should determine the application on its own merits and disregard any future planning applications at the site.
- As the site evolved on the ground, changes had been needed which took up the space for the original slurry lagoon.
- Members should consider what harm could arise from a slurry lagoon of the size in the proposed location
- It was not possible to spread slurry on the land all year around and the impact of spreading was beyond the remit of the planning system.

During discussion, varying views were expressed. Some Members felt there were bound to be teething problems at such a large site and the slurry lagoon had to be sited somewhere, whereas others felt they had disregarded the comments of the local community and permission should be refused. A proposal to grant permission as per the officer recommendation was made and seconded, and, on being put to the vote, was carried (voting: 7 in favour, 2 against, 2 abstentions).

RESOLVED: That planning application 15/01725/FUL be APPROVED, as per the officer recommendation, subject to the following:

Justification:

The proposed slurry lagoon, which is essential infrastructure required for the proper operational running of this holding is, by reason of its nature, position, scale and design, considered to be an appropriate form of development that causes no demonstrable harm to visual amenity or landscape character, residential amenity, highway safety, pollution control, ecology or any heritage assets and as such accords with the aims and objectives of policies SD1, TA5, TA6, EQ2, EQ3, EQ4 and EQ7 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

Subject to the following conditions:

01. The development hereby permitted shall be carried out in accordance with the following approved plans drawings numbered 01920-00-R DRG No 01 (Location Plan) and 00460-03 sheet 01 (Plans and Sections) received 20/04/2015 and 01920-00-R DRG No 02 (Location Plan) received 28/04/2015.

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

02. The slurry lagoon hereby permitted shall be constructed and become fully operational within four months of the date of this permission.

Reason: The slurry lagoon is essential to ensure the proper functioning of the associated dairy unit, in particular the Farm Waste Management Plan, to accord with policies SD1, TA5 and EQ7 of the South Somerset Local Plan.

03. The development hereby permitted shall not be commenced unless details of all new fencing, to include details of position, design, colour and finish has been submitted to and agreed in writing by the local planning authority. The approved details shall be implemented in full and shall thereafter be maintained and retained in this fashion unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of visual amenity to accord with policy EQ2 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced unless there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of visual amenity to accord with policy EQ2 of the South Somerset Local Plan.

05. Notwithstanding the submitted details, the development hereby approved shall not be commenced unless a Construction Environmental Management Plan, incorporating construction details of the slurry lagoon, has been submitted to and approved by the local planning authority. The plan shall subsequently be implemented in full accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To prevent pollution of the water environment in accordance with policy EQ7 of the South Somerset Local Plan and Part 11 of the NPPF.

06. The development hereby approved shall not be commenced unless a Farm Waste Management Plan has been submitted to and approved by the Local Planning Authority. The plan shall subsequently be implemented in full accordance with the approved details and agreed timetable and shall thereafter be permanently complied with unless otherwise agreed in writing by the local planning authority.

Reason: To prevent pollution of the water environment to accord with policy EQ7 of the South Somerset Local Plan and Part 11 of the NPPF.

07. All vehicle movements to and from the slurry lagoon hereby permitted, shall be via the adjacent dairy unit immediately to the south and shall not be via Ashmead Drove to the east.

Reason: In the interest of highway safety as Ashmead Drove, by reason of its means of egress into Burrough and Back Street, which are narrow lanes with few passing places, is not considered to be an appropriate route for use by large farm vehicles and machinery to accord with policy TA5 of the South Somerset Local Plan.

Informatives:

01. The proposed development must comply with the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010 (SSAFO). These regulations aim to prevent water pollution from stores of silage, slurry and agricultural fuel oil. They set out requirements for the design, construction and maintenance of new, substantially reconstructed or substantially enlarged facilities for storing these substances. Storage facilities should be sited at least 10 metres from inland freshwater or coastal water and have a 20-year life expectancy. The applicant must notify the Environment Agency in writing about any new, substantially enlarged or substantially reconstructed system at least 14 days before it is first used. Further information on the regulations can be viewed at <http://www.environment-agency.gov.uk/business/sectors/118798.aspx>.
02. Please note the comments made by County Rights of Way dated 21/01/2013 in respect of any disruption to the public footpath that bounds the site.

(Voting: 7 in favour, 2 against, 2 abstentions)

53. Planning Application 15/02867/S73A - Witcombe Farm, Witcombe Lane, Ash. (Agenda Item 11)

Proposal: Section 73A application to amend condition 2 of planning approval 13/02470/S73 dated 30/08/13 to amend previously approved plans

The Planning Officer presented the application as detailed in the agenda, noting that there was already agreement for 1,000 cattle at the site and the proposal would increase this by a further 70 cattle which was not considered a substantive harm. When the landscaping was complete there would be little harm.

The Committee were then addressed by Mr P Ludbrook in opposition to the application. He said the comments of the Parish Council and local residents would be disregarded in allowing the application.

Mr M Cobden, the applicant, apologised for not dealing with the variation application earlier, however, an opportunity to apply for grant funding had arisen and could not be

missed. He said that he tried to have good relations with his neighbours and he encouraged them and local school groups to visit the site to view the operation.

One of the Ward Members, Councillor Neil Bloomfield, requested that the proposed landscaping scheme be extended between the silage clamps, straight store and drove and that it be implemented now rather than at the next planting season. He also asked that enforcement action be taken if the planting was not carried out.

The other Ward Member, Councillor Graham Middleton, said the applicants had been cooperative and helpful in the beginning but rules around grant applications had created issues for them and they had carried out works before seeking permission. He felt it would take some time to regain the confidence and trust of local residents.

During discussion, Members were sympathetic to the time constraints placed on grant applications but felt that additional landscaping was required at the site and that the passing places created on the access road be maintained. A proposal to grant permission as per the officer recommendation, with an additional condition to require the passing places to be retained and a further informative to ensure the landscaping scheme included planting between silage clamps, straight store and drove was made and seconded, and, on being put to the vote, was carried (voting: 9 in favour, 0 against, 2 abstentions).

RESOLVED: That planning application 15/02867/S73A be APPROVED, as per the officer recommendation, subject to the following:

Justification:

The proposed dairy unit will make an important contribution to the rural economy without significant adverse impact on landscape character, visual amenity, residential amenity, highway safety, ecology or the environment and therefore accords with the aims and objectives of policies SD1, TA5, TA6, EQ2, EQ3, EQ4 and EQ7 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

Subject to the following conditions:

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:

Site Plan - 01920-00-R (drawing no. 03);

- Floor Layout (Cubicle Building) – 01920-01-E (Sheet 01);
- Elevations (Cubicle Building) – 01920-01-E (Sheet 03);
- Plans (Parlour Building) – 01920-03-C (Sheet 01);
- Elevations (Parlour Building) 01920-03-C (Sheet 03);
- Floor Layout (Dry Cow & Calving Building) – 01920-04-B (Sheet 01);

- Elevations 1 (Dry Cow & Calving Building) – 01920-04-B (Sheet 02);
- Elevations 2 (Dry Cow & Calving Building) – 01920-04-B (Sheet 03);
- Plan and Elevations (Straight Store) – 01920-05-B (Sheet 01);
- Plan (Silage Clamp) – 01920-06-D (Sheet 01);
- Elevations (Silage Clamp) 01920-06-D (Sheet 02);
- Sand Separation System, drawing number AG010D16 Sheets 1 to 5).

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

03. Within two months of the date of this permission a revised external lighting scheme shall be submitted to and agreed in writing by the local planning authority. Thereafter there shall be no other external illumination / lighting other than that set out within the approved external lighting scheme, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the rural character of the locality to accord with policy EQ2 and EQ7 of the South Somerset Local Plan.

04. Within two months of the date of this permission an updated Farm Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall subsequently be implemented in full accordance with the approved details and agreed timetable and shall thereafter be permanently complied with unless otherwise agreed in writing by the local planning authority.

Reason: To prevent pollution of the water environment to accord with policy EQ7 of the South Somerset Local Plan and Part 11 of the NPPF.

05. Within two months of the date of this permission a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme of landscaping shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out within the first planting and seeding season following the date of this permission. For a period of five years after the completion of the planting scheme, the trees and shrubs that form part of the approved scheme shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or by appropriate trees or shrubs as may be agreed 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

rural character of the area to accord with policy EQ2 of the South Somerset Local Plan.

06. The passing places detailed on drawing number 30 dated 07/03/2013 (submitted as part of planning application 12/04945/FUL) shall be retained and maintained in perpetuity to the satisfaction of the local planning authority.

Reason: In the interest of highway safety to accord with policy TA5 of the South Somerset Local Plan.

Informatives:

1. The applicant's attention is drawn to the advice and recommendations set out within the Environment Agency's letter dated 10/07/2015 and National Grid's letter dated 01/07/2015.
2. The applicant's attention is also drawn to the Code of Good Agricultural Practice (GoCAP) for the disposal of slurry wastes and is reminded that a 10m buffer zone should be established excluding the spreading of wastes around any sensitive ecological sites.
3. Please note the comments made by County Rights of Way dated 21/01/2013 in respect of application 13/02470/S73 which apply equally to this application.
4. The applicant is advised that the landscaping scheme required under condition 6 above should be based on the landscaping scheme agreed under planning consent 13/02470/S73 with additional supplemental planting between the silage clamps / straight store and the adjacent drove.

(Voting: 9 in favour, 0 against, 2 abstentions)

54. Planning Application: 15/01736/FUL - Land at Ham Hill, High Ham. (Agenda Item 12)

Proposal: Erection of a dwellinghouse and change of use of land from agricultural to residential

The Planning Officer presented the application as detailed in the agenda, noting that it was for a single dwellinghouse on Ham Hill which would be sited 5.7m below the level of the road. She said the application failed to satisfy policy SS2 as there was no identified local need and it would not improve the sustainability of the settlement. Its landscape character was an intrusion into the countryside and it failed to enhance the locality therefore her recommendation was to refuse permission.

The Committee were then addressed by Ms A Chuter and Mr R Rice in opposition to the application. Their comments included:-

- The entrance to the site would be outside the 30mph limit where traffic was moving fast and there was no pavement.

- The site was beyond the natural boundary of the village and the proposed design was out of context.
- The proposal did not meet policy SS2 and did not represent an exception to the policy.

The Committee were then addressed by Mr R Crane, the applicant, who said both the Parish Council and the immediate neighbours supported the proposal and there were no objections from the Highway Authority. He said the site was naturally secluded and would not impact upon the surrounding countryside. He had no further plans to develop the site and was happy to work with the village to develop the coppice.

In response to a question, the Area Planning Lead confirmed that the application involved the change of use of the land from agricultural to residential and there was no local tie or agricultural use of the site proposed.

During discussion, various views were expressed. Some Members felt that the 60mph speed limit at the entrance was dangerous and the house would be better sited within the village whereas it was also mentioned that there were already other properties along the road. It was proposed and seconded to refuse the application as per the officer's recommendation, and, on being put to the vote, was carried (8 in favour, 1 against, 2 abstentions).

RESOLVED: That planning application 15/01736/FUL be REFUSED, as per the officer recommendation, for the following reasons:

01. The proposed development, comprising the erection of a new dwelling, is located at the edge of a "Rural Settlement", where development will be strictly controlled and limited to that which provides employment opportunities, enhances community facilities and services to serve the development, or meets an identified housing need, particularly for affordable housing. The proposal fails to satisfy any of the aforementioned criteria and as such constitutes unsustainable development that is contrary to policies SD1, SS1 and SS2 of the South Somerset Local Plan (2006-2028) and to the aims and objectives of the National Planning Policy Framework.
02. The proposed development, as a result of its form, scale and siting, which intrudes into open countryside beyond the village edge, is at variance with the local pattern of development and thereby fails to preserve or enhance local character. As such, it has an unacceptable impact on the character, appearance and the rural context of the locality. The proposal is therefore contrary to policy EQ2 of the South Somerset Local Plan (2006-28) and provisions of chapters 7, 11 and the core planning principles of the National Planning Policy Framework.

(Voting: 8 in favour, 1 against, 2 abstentions)

55. Planning Appeals (Agenda Item 13)

Members noted the report that detailed recent planning appeals which had been lodged, dismissed or allowed.

RESOLVED: That the report be noted.

**56. Grant to Tintinhull Parish Council for New Village Hall (Executive Decision)
(Agenda Item 14)**

The Area Development Manager said the Parish Council and the Tintinhull Project Team had been working towards the construction of a new village hall for 4 or 5 years. She said the majority of the capital would be secured on a no-repayment basis which would afford better hire rates. If the Big Lottery grant of £640,000 was not secured then the SSDC grant award would be reviewed. She read out a letter of support from County Councillor John Bailey.

Mr R Le Flufy, Vice Chairman of the Parish Council and Village Hall Committee, spoke in support of the application. He noted the costs involved and the various sources of grant funding sought together with the Parish Council contribution and local fundraising. He confirmed they had a business plan in place which predicted that they would be operating at a surplus by year 3.

During a brief discussion, all Members expressed their support for the project and they unanimously confirmed the grant application.

RESOLVED: That a grant of £40,000 be awarded to Tintinhull Parish Council towards the overall cost of construction of a new village hall, the grant to be allocated from the District Executive Village Hall Grants Budget (£6,000) and the Area North capital programme (Local Priority Schemes) (£34,000), subject to SSDC standard conditions for community grants (Appendix A) and the following special conditions:

1. Confirmation of the allocation of a Big Lottery Reaching Communities Buildings Fund grant to the project;
2. Submission of a final copy of the Business Plan (including a financial operating plan for the first three years) as submitted to the Big Lottery;
3. The applicant will consider its final designs in the light of the access review recently completed by Access for All, including outside and landscaped areas, and will work with SSDC to achieve the recommendations;
4. Submission of the new trust deed for Tintinhull Community Hall when enacted, obtaining the written approval of SSDC, together with formal confirmation by the trustee to accept the grant conditions.

Reason: To award a grant of £40,000 to Tintinhull Parish Council towards the overall cost of building a new village hall.

(voting: unanimous in favour)

57. Somerset Levels and Moors Local Action Group - Appointment of a Member to the Executive Board (Executive Decision) (Agenda Item 15)

The Area Development Manager (North) advised that the current appointee, Councillor Jo Roundell Greene, felt unable to give the group her full support due to other work commitments. The scheme covered all the Wards in Area North and awards were made to local businesses and communities.

Councillor Clare Aparicio Paul was proposed and seconded and Members unanimously confirmed the appointment.

RESOLVED: That Councillor Clare Aparicio Paul be appointed to serve on the Somerset Levels & Moors Local Action Group Executive Board for the remainder of the municipal year 2015-16.

Reason: To appoint a new representative from SSDC to the Somerset Levels & Moors Local Action for Rural Communities (LARC) Programme Executive Board.

(voting: unanimous in favour)

58. Area North Committee Forward Plan (Agenda Item 16)

The Area Development Manager (North) advised that a presentation on the Streetscene Service would be added to the Forward Plan for November or December. During discussion, it was requested that the presentation on the Careline service, scheduled for November, also included an update on the Welfare Benefit service and a report on Neighbourhood Plans also be considered.

RESOLVED: That the Area North Committee Forward Plan be noted.

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Chairman