

South Somerset District Council

Minutes of a meeting of the **Area West Committee** held at the **Henhayes Centre, Crewkerne** on **Wednesday 19 April 2017**.

(5.30 - 7.30 pm)

Present:

Members: Councillor Carol Goodall (Chairman)

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| Jason Baker | Sue Osborne |
| Marcus Barrett | Ric Pallister |
| Mike Best | Garry Shortland |
| Amanda Broom | Angie Singleton |
| Dave Bulmer | Andrew Turpin |
| Val Keitch | Linda Vijeh |
| Jenny Kenton | |

Officers:

| | |
|----------------|------------------------------------|
| Helen Rutter | Assistant Director (Communities) |
| Jo Morris | Democratic Services Officer |
| Andrew Gunn | Area Lead (West) |
| Alex Parmley | Chief Executive |
| Angela Watson | Legal Services Manager |
| David Julian | Economic Development Manager |
| Kirsty Larkins | Housing and Welfare Manager |
| Lynda Pincombe | Community Health & Leisure Manager |
| Mike Hicks | Planning Officer |

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

141. To approve as a correct record the Minutes of the Previous Meeting held on 15th March 2017 (Agenda Item 1)

The minutes of the meeting held on 15th March 2017, copies of which had been circulated, were taken as read, and having been approved were signed as a correct record of the proceedings.

142. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Councillors Paul Maxwell and Martin Wale.

143. Declarations of Interest (Agenda Item 3)

There were no declarations of interest.

144. Date and Venue for Next Meeting (Agenda Item 4)

Members noted that the next meeting of the Area West Committee would be held on Wednesday 17th May 2017 at 5.30pm at Swanmead Community School, Ilminster.

145. Public Question Time (Agenda Item 5)

There were no questions from members of the public.

146. Chairman's Announcements (Agenda Item 6)

The Chairman reported that due to the relaunch of the Chard Regeneration Scheme coupled with the One Public Estate work and the SSDC property review, all of which have occurred since last June, and the fact that the use of the Holyrood Lace Mill may change as a result of this work, it has been agreed to pause investment and the launch of the Chard Business Hub Project until the autumn. The Area Development Team will continue to promote events for businesses and the wider community to gather information about local needs and priorities.

147. Chard Regeneration Scheme - Town Centre Regeneration - the next stages (Agenda Item 7)

The Economic Development Manager presented his report to the Committee which advised of the next stages in the regeneration of the town centre sites at the Boden Mill, the adjoining car parks and relevant adjacent SSDC land-holdings. He informed members that the District Executive had agreed to commit funding the development of new options, development appraisals, scheme design and public consultation. The District Executive had also set aside funding for 3 years of project management to drive the development programme forward.

During his presentation, the Economic Development Manager informed members about the work undertaken to move the project forward which included the following:

- Revised CRS Board membership which would include all Chard District Ward Members;
- The recruitment of a Regeneration Project Manager;
- Recruited specialist architectural design, surveying and project evaluation services through NPS Consultancy Group;
- Consultation with the One Public Estate Programme would be maintained;
- The Project was included in the SSDC Annual Action Plan and was part of the Transformation Programme;
- The Chief Executive would maintain a strategic overview of the Project.

The Economic Development Manager responded to questions from members which included the following:

- There would be every opportunity for the Chamber of Commerce and other stakeholders to have an input.

- The Chief Executive advised that regeneration in Chard was important but it was also important to take more of a commercial approach and produce a scheme that would pay back over a period of time;
- Public consultation was anticipated to take place in August;
- The Assistant Director (Communities) confirmed that the funding allocated for the Chard Business Hub would be returned to the Area West Capital reserve if it was no longer required;
- Public Transport would be addressed as part of the scheme.

The Chairman thanked the Economic Development Manager for his report.

RESOLVED: That the report be noted.

148. Local Housing Needs in Area West (Agenda Item 8)

The Housing and Welfare Manager introduced her report. She informed members that there were over 8000 applicants on the Homefinder Somerset Register and that approximately 2050 of these were in South Somerset. She further advised that there had been a decrease in the number of Gold applicants since the introduction of revised policy.

She referred members to the figures for households on the Homefinder Somerset Register expressing their first choice of location for Area West and explained that the highest demand was in Chard, Ilminster and Crewkerne. The figures gave a snapshot in time and were not the only way of assessing housing need especially in rural areas. Members were informed that there was a decrease in the number of properties let across the district due to less new builds and less transfers of social housing tenants.

The Housing and Welfare Manager explained that the introduction of the Homelessness Reduction Bill would have implications for the Council and its residents and highlighted that more pro-active help would be available to try and resolve homelessness.

Members were invited to attend a briefing session being held on 22nd May at 9.30am at Westlands Entertainment Venue on the Homelessness Reduction Bill and Universal Credit. *(Post meeting note: Since the announcement of the General Election, this briefing has been cancelled)*

The Housing and Welfare Manager responded to questions from members.

The Chairman thanked the Housing and Welfare Manager for her report.

RESOLVED: That the report be noted.

149. Community Health and Leisure Service Update (Agenda Item 9)

The Community Health and Leisure Manager presented the agenda report, which provided members with an update on the work of the Community Health and Leisure Service. With the aid of a powerpoint presentation she highlighted the following key points:

- Summary of the key achievements for each delivery area in the last 12 months across the district:
 - Transforming playspaces and expanding access to youth facilities
 - Innovative leisure opportunities in areas of need
 - Supporting young people
 - Playdays and holiday activities enjoyed by more than 21,000 people in 2016
 - Invested £812,229 of S106 funding on 18 projects in 2016/17
 - Delivering Strategic Facilities
 - Health walks in South Somerset
 - Adapted sports taking place in 11 communities across South Somerset
- Summary of Area West Achievements:
 - Successful play days
 - Health walks
 - CLICK into Activity project
 - In It Together courses
 - £103,000 of S106 received from Area west developments
 - Negotiations to secure land for playing pitches in Chard ongoing
 - Ongoing support for Sport Action Group (Chard Ward Members)

The Community Health and Leisure Manager highlighted that many of the projects would not have happened without the support of the Community & Leisure staff. The service offered good value for money and had brought in £2,825,546.

The Chairman thanked the Community Health and Leisure Manager for her excellent report.

- RESOLVED:**
1. That the report be noted; and
 2. That members contact the Community Health and Leisure Manager, if they would like to discuss the current service delivery programme or recommend future priorities.

150. Area West Committee - Forward Plan (Agenda Item 10)

Reference was made to the agenda report, which informed members of the proposed Area West Committee Forward Plan. The following items were suggested as items to be added to the Forward Plan:

- Progress report on the Chard Regeneration Scheme
- Report on progress of the LEADER Programme
- Report on the Blackdown Hills Area of Outstanding Natural Beauty (AONB)

RESOLVED: That the Area West Committee Forward Plan be noted as attached to the agenda.

151. Schedule of Planning Applications to be Determined by Committee (Agenda Item 11)

Members noted the schedule of planning applications to be determined as outlined in the agenda.

152. Planning Application: 14/05511/FUL - Land North of Dolling Close, Chard (Agenda Item 12)

Application Proposal: The erection of 5 No. dwellinghouses and a block of 4 No. flats with associated vehicular access, parking, landscaping and the formation of an area equipped public open space (revised application)

The Planning Officer introduced the report and with the aid of slides and photographs summarised the details of the application. He advised that a revised layout had been received and that replacement planting and boundary treatment was being proposed. The Planning Officer referred to the key considerations and advised of a correction on page 28 of the report. He confirmed that the application was seeking 100% affordable housing. The Planning Officer's recommendation was for approval subject to a Section 106 Planning Obligation and conditions.

In response to a member question, the Area Lead West confirmed that no correspondence had been received in response to the amended plans.

The Committee was addressed by the Agent, Shaun Travers, in support of the application. He confirmed that nine affordable homes would be guaranteed by legal agreement and delivered by Knightstone Housing. In response to earlier concerns, he advised that plots 1-5 had been moved further away and planting introduced.

Ward Member, Cllr. Jenny Kenton commented that as no adverse comments had been received on the amended plans and more appropriate tree planting was being proposed she was content to support the application.

It was proposed and seconded to approve the application as per the Planning Officer's recommendation. On being put to the vote the proposal was unanimously approved.

RESOLVED: That Planning Application No. 14/05511/FUL be **APPROVED** subject to:

a) the prior completion of a S106 planning obligation (in a form acceptable to the Council's Solicitor), before the decision notice granting planning permission is issued, the said planning permission to cover the following issues:

- 1) The provision of 100% affordable housing and
- 2) A contribution towards the provision and management of equipped play facilities and open space on the application site.

For the following reason

01. The proposed development will provide much needed affordable housing in a sustainable location, will provide a safe means of access, provide adequate off street parking and would not harm residential amenity. The scheme would also make a contribution in the form of a planning obligation to assist the delivery of children's play facilities. The scheme is therefore in accordance with Policies SD1, SS1, SS5, HG3, TA5, TA6, and HW1 of the South Somerset Local Plan and guidance in the NPPF.

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 approved shall be carried out in accordance with the following approved plans:
Drawing numbers: 3319/200 Rev E, 3319/001 Rev G, 3319/002 Rev D, 3319/003 Rev E and 3319/004.

Reason: For the purposes of clarity and in the interests of proper planning.

03. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

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

04. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

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

05. The area allocated for parking and turning on the submitted plan, drawing number 3319/001C shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

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

06. The development hereby permitted shall not be commenced (including any ground works or site clearance) until mitigation measures to avoid harm to slow worms, as detailed in the 'Reptile Survey Report' (Michael Woods Associates May 2014), have been

implemented. The works shall be implemented in accordance with the approved details and timing of the mitigation plan, unless otherwise approved in writing by the Local Planning Authority.

Reason: For the protection of a legally protected species to accord with Policy EQ4 of the South Somerset Local Plan.

07. The development hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of the area to accord with Policy EQ2 of the South Somerset Local Plan.

08. In the event that contamination is found or is suspected to be present, at the site when carrying out the approved development then development shall be halted (unless otherwise agreed in writing with the Local Planning Authority), and it must be reported in writing to the Local planning authority. An investigation and risk assessment must be undertaken, in accordance with the requirements of BS10175 Year 2011 - Investigation Of Potentially Contaminated Sites Code of Practice, BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments, and CLR 11 Model Procedures For The Management Of Land Contamination, issued by The Environment Agency, and any remedial proposals submitted and agreed in writing prior to the recommencement of the development.

Reason: In the interests of environmental health to accord with the NPPF.

09. Prior to commencement of the proposed use of the site, written confirmation that no contamination was found or suspected, or if remedial actions were required, independent validation that proposed remedial measures have been carried out in accordance with the agreed scheme. The validation report shall contain:

- (i) A full description of the works undertaken in accordance with the Remediation Proposals.
- (ii) Results of any additional monitoring or testing carried out between the submission of the Remediation Proposals and the completion of remediation works.
- (iii) Movement permits of all materials taken to and from the site
- (iv) A statement signed by the developer or the approved agent, confirming that all the works specified in the Remediation Proposals have been completed.

Reason: In the interests of environmental health to accord with the NPPF.

10. The proposed wall between the car parking places for plot 5 and to the rear of plots 2-5 shall not be erected until its height has been agreed in writing by the Local Planning Authority. Once erected,

the wall shall be permanently retained and maintained at the agreed height thereafter.

Reason: In the interests of crime prevention to accord with Policy EQ2 of the South Somerset Local Plan.

11. No development shall take place until a construction management plan has been submitted to and approved in writing by the Local planning Authority. This shall include: construction working and deliver hours, an identified area for the storage of construction materials, the route for construction vehicles to and from the site, a parking area for contractors vehicles and details in respect of measures to ensure that dust, dirt and mud is controlled and the measures to ensure local roads are kept in a clean and tidy condition.

Reason: To protect the amenity of the area and to ensure the roads are maintained in a safe condition to accord with Policy EQ2 and TA5 of the South Somerset Local Plan.

Informatives:

01. The Wildlife and Countryside Act 1981 makes it an offence to disturb a nest of any wild bird whilst it is in use or in the process of being built. Clearance of trees, scrub, ivy, bramble or other dense vegetation could cause disturbance to nesting birds, and it is advisable to carry out such works outside of the main nesting season of 1st March to 31st August inclusive, unless a prior check by a competent person has confirmed the absence of nesting birds.

(Voting: unanimous in favour)

153. Planning Application: 17/00138/FUL - 73A Southmead Crescent, Crewkerne (Agenda Item 13)

Application Proposal: The erection of 1 No. attached dwellinghouse and erection of extension to front of existing dwellinghouse

The Planning Officer introduced the report and with the aid of slides and photographs summarised the details of the application which was for a two storey extension to provide a 3 bedroom dwelling. He advised that the impact on the character and appearance of the streetscene was not acceptable and was therefore recommending refusal of the application.

In response to questions from members, the Planning Officer confirmed the width of the proposed dwelling and advised that the proposed property was not within a Conservation Area.

The Agent, Mr S Sherlock advised that the proposed building was 6 metres wide and the existing building was 5.8 metres. He concurred that the area was full of generously proportioned properties and noted that the proposed property being only slightly wider matched the existing properties on the estate. He referred to the staggering of properties

on the estate and in particular two properties opposite not being consistent with the fixed building line.

Ward Member, Cllr. Angie Singleton advised that no objections had been received from local residents or the Town Council. She felt that the aerial view showed an open estate but was not the impression that she got when walking through the estate. She noted that a caravan was currently located in front and did not feel that a house would be any more harmful. She was of the opinion that the scale and siting of the development was not out of character and would add to the housing numbers for Crewkerne.

Ward Member, Cllr. Mike Best concurred with the comments of his fellow ward member and felt that there would be plenty of space around the building and the proposal would not detract from the existing area.

Ward Member, Cllr. Marcus Barrett also commented that the estate was not as open plan as it appeared on the aerial view. He concurred with the views of the other ward members and agreed that the application should be approved.

During a short discussion on the application, members felt that the proposal was an acceptable form of development and there was no need to preserve the building line.

It was proposed and seconded to approve the application contrary to the Planning Officer's recommendation for the reason suggested by the Planning Officer.

Conditions suggested by the Planning Officer and agreed with Members included the following:

- Time Limit
- Approved Plans
- Boundary treatment
- Parking spaces
- Drainage measures

On being put to the vote the proposal to approve the application subject to conditions was unanimously agreed.

RESOLVED: That Planning Application No. 17/00138/FUL be **APPROVED** contrary to the Planning Officer's recommendation for the following reason:

01. The proposal by reason of its width, scale and siting would result in an acceptable form of development that would maintain the character and appearance of the area. The proposal is in accord with Policy EQ2 of the South Somerset Local Plan (2006-2028).

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. Other than as required by conditions the development hereby permitted shall be carried out in accordance with the following approved plans: Unnumbered block plan dated 10th February 2017; 5333/02 A only.

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

03. Prior to their installation, details of all boundary treatment shall be submitted to and approved by the Local Planning Authority. The agreed boundary treatment shall be completed prior to the first occupation of the dwelling hereby approved or in accordance with a timetable to be agreed.

Reason In the interests of visual amenity to accord with Policy EQ2 of the South Somerset Local Plan (2006-2028).

04. The parking spaces over the first 6 metres of their length, as measured from the edge of the adjoining carriageway shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include measures to prevent the discharge of water onto the highway. Once constructed the surface of the spaces shall remain properly consolidated at all times.

Reason: In the interests of highway safety to accord with policy TA5 of the South Somerset Local Plan (2006-2028).

05. The parking spaces illustrated on plan number 5333/02A shall be provided prior to the first occupation of the dwelling hereby permitted. The said spaces and access thereto shall thereafter be kept clear of obstruction in perpetuity and not used other than for the parking of vehicles or for the purpose of access.

Reason: In the interests of highway safety to accord with policy TA5 of the South Somerset Local Plan (2006-2028).

(Voting: unanimous in favour)

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Chairman