

## South Somerset District Council

Minutes of a meeting of the **Area North Committee** held at the **Village Hall, Norton Sub Hamdon on Wednesday 28 September 2016.**

(2.00 pm - 3.10 pm)

**Present:**

**Members:** Councillor Clare Aparicio Paul (Chairman)

Neil Bloomfield	Crispin Raikes
Adam Dance	Jo Roundell Greene
Graham Middleton	Sylvia Seal
Tiffany Osborne	Sue Steele
Stephen Page	Derek Yeomans

**Officers:**

Adrian Noon	Area Lead (North/East)
Helen Rutter	Assistant Director (Communities)
Alex Skidmore	Planning Officer
Jo Boucher	Democratic Services Officer

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

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### 68. Appointment of Vice Chairman (Agenda Item 1)

The Chairman, Councillor Clare Aparicio Paul, seconded by Councillor Sue Steele, nominated Councillor Derek Yeomans as Vice-Chairman of Area North Committee.

Councillor Adam Dance, seconded by Councillor Stephen Page, nominated Councillor Crispin Raikes as Vice-Chairman of Area North Committee.

A vote was taken and it was:

**RESOLVED:** that Councillor Crispin Raikes be appointed Vice-Chairman of the Area North Committee for the rest of the municipal year 2016/17.

*(Voting: 5 in favour of Crispin Raikes, 4 in favour of Derek Yeomans, 2 abstentions)*

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### 69. Minutes (Agenda Item 2)

The minutes of the meeting held on 24 August 2016 were approved as a correct record and signed by the Chairman.

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### 70. Apologies for absence (Agenda Item 3)

Apologies for absence were received from Councillor Dean Ruddle.

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**71. Declarations of Interest (Agenda Item 4)**

Councillor Clare Aparicio Paul declared a personal interest in Item 14 – Planning Application 16/02970/COU as she is a member of Kingsbury Episcopi Parish Council.

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**72. Date of next meeting (Agenda Item 5)**

Members noted the next meeting of Area North Committee was scheduled for 2.00pm on Wednesday 26 October, at the Edgar Hall in Somerton.

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**73. Public question time (Agenda Item 6)**

Ann Campbell a resident of Long Load addressed the committee and spoke in support of Item 10, Grant to Long Load Village Hall Management Committee. She thanked the committee for considering this grant application which she believed had an excellent Programme Manager and team of local villagers who are prepared to aid the renovation works to ensure the improvements to the Village Hall. She explained the significant history of the hall within the community and that it was the only remaining public building which was crucial for the sustainability of the village.

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**74. Chairman's announcements (Agenda Item 7)**

With the aid of slides the Chairman updated members on the Kingsbury Village Hall project clarifying it was still on budget. She also informed members that the Huish Leisure and Swimming pool project was on target and that an open evening is being planned.

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**75. Reports from members (Agenda Item 8)**

Councillor Sylvia Seal informed members of a Loneliness event taking place on Monday 10<sup>th</sup> October 2016 aimed at the risk of loneliness in the elderly population of Somerset. The Assistant Director explained the idea of the event aimed to identify practical ways to address the issues and provide support in our communities. She clarified it was single event to be held at the Haselbury Mill and sponsored by the Somerset Community Foundation although hoped it would trigger further programmes of activities in the future.

Councillor Sue Steele informed members that for information purposes frequent bulletins from Musgrove Park Hospital would be included with the District Executive Agenda.

Stephen Page highlighted to members the road safety issues in rural areas with regard to tractor speed, mud on the road, lights etc. raised with the Police Authority, National Farmers Unions and SCC Highways.

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**76. County Highway Authority Report - Area North (Agenda Item 9)**

The Assistant Highway Service Manager presented the report as set out in the agenda.

During the ensuing discussion, the Assistant Highway Service Manager noted the comments of members and responded to questions regarding issues within Area North concerning the delays in the collection of highway signage. He also acknowledged concern about the safety issues of mud on local roads and understood the local farmer has a duty of care, however SCC would respond to an emergency call but in conjunction with the Police Authority who have the necessary enforcement controls.

The Chairman and members thanked the Assistant Highway Service Manager for his report.

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## **77. Grant to Long Load Village Hall Management Committee (Executive Decision) (Agenda Item 10)**

The Neighbourhood Development Officer presented the report and with the aid of slides informed members:

- Only remaining community building and public meeting place within the village.
- Grade II listed building which was a village school until 1960.
- Recently awarded a grant from the Heritage Lottery Fund.
- Recently gifted outside space.
- Explained the project work proposed.
- Highlighted the evidence of support from local groups which also included the County Councillors' comments which she recited to members indicating full support of the grant application.

During a short discussion members voiced their support of the application as considered it to be a wonderful community facility which was vital for the village, an attractive building which was the only remaining public building within the village which should be retained for the local community.

There being no further debate, it was proposed and subsequently seconded to grant £5,000 towards the costs of renovation work to Long Load Village Hall and external improvements to the site. On being put to the vote this was carried unanimously.

**RESOLVED:** That a grant of £5,000 be awarded to Long Load Village Hall Management Committee, the grant to be allocated from the Area North capital programme (Local Priority Schemes), subject to SSDC standard conditions for community grants and the following special condition:

- Access Review to identify future improvements

**Reason:** To award a grant towards the costs of renovation work to Long Load Village Hall and external improvements to the site.

*(Voting: unanimous)*

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## **78. Area North Committee Forward Plan (Agenda Item 11)**

The Assistant Director, Communities explained to members that the Policing and Community Safety Report would now be brought to the November Committee and the Arts and Entertainment Service Update Report be brought to committee early next year.

She also informed members that a previous request for a viability assessment report regarding Section 106 agreements had not been overlooked but that this topic was being discussed at the next Portfolio Holder briefing.

**RESOLVED:** (1) that the Area North Forward Plan and the comments of Members be noted.

(2) that the reports identified by Members be added to the Area North Forward Plan.

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## **79. Planning Appeals (Agenda Item 12)**

Members noted the Planning Appeals.

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## **80. Schedule of Planning Applications to be Determined By Committee (Agenda Item 13)**

Members noted the Schedule of Planning Applications.

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## **81. Planning Application 16/02970/COU - Land Rear of Bladon Way, Folly Road, Kingsbury Episcopi. (Agenda Item 14)**

The Planning Officer presented the application as detailed in the agenda and with the aid of a power point presentation showed the site and proposed plans and confirmed there were no further updates to the report.

She referred to the key consideration being Landscape Impact and Visual Amenity and although acknowledged the Landscape Officers concern, she understood that the eastern side of the site had now been sold off and lineated with appropriate fencing indicating the various differing ownerships. She considered this had already compromised the historic field and original appearance of the area and it returning to the original field arrangement was remote.

The Planning Officer considered the scale acceptable and not out of keeping with the pattern of development. She concluded that there was limited public view via the adjacent drove and therefore her recommendation was for approval for reasons as set out in the agenda report.

Andrew Keeling a member of the public addressed the committee and spoke in objection to the application. He considered it further domestic expansion into agricultural land, referred to previous refused planning permission which furthermore was dismissed at appeal and the applicant's failure to comply with two conditions imposed from previous permission.

Steven Pearce the applicant then addressed the committee. He clarified the confusion regarding the ownership of the land and his position concerning the existing hedgerow, bearing in mind the impending construction of the new dwelling between the two existing properties. He concluded that he had every intention to comply with any conditions should permission be granted.

Councillor Derek Yeomans, Ward member explained his original concerns with regard to the ownership of the land. He acknowledged the land alterations in recent times and clarity of the land ownership and did not feel this proposal was any more intrusive. Therefore on balance he considered the application to be acceptable. He wished however that should permission be granted, the hedge located on the south east corner is totally entire to bind the periphery of the site. He trusted this will ensure there is a distinct barrier of the new curtilage and existing field pattern and also a distinct boundary hedge to sub divide the land for the properties of West View, Bladon Way and the new house to be constructed.

During a short discussion, members appreciated the clarification of the land ownership and reiterated the need to ensure the distinct boundary of the three dwellings which they believed would give a definitive boundary to the rear gardens of the properties.

In response to members' comments, the Area North Lead clarified that:

- Condition 4 safeguards any local landscape issues and captures the hedge in its entirety.
- Referred to Condition 5 that no other outbuildings etc. shall be erected on the garden land without the granting of planning permission.

Following a short debate, the Area North Lead advised members that Condition 3 be amended to clarify the subdivision of the application site between the three properties. There being no further debate it was then proposed and subsequently seconded to approve the application as per the officer's recommendation as set out in the agenda report with the amendment to Condition 3. On being put to the vote this was carried unanimously.

#### **RESOLVED:**

That application **16/02970/COU** be approved subject to:

The proposed development, by reason of its siting, scale and layout, respects the rural character of the surrounding area and causes no demonstrable harm to visual or residential amenity in accordance with the aims and objectives of policy EQ2 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

#### **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 location plan and site plan received 01/07/2016.

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

03. The development hereby permitted shall not be commenced unless details of the subdivision of the application site to indicate which part of the land shall be associated with which property. Thereafter, the change of use of the whole of the application site (as defined by the redline detailed on the approved site plan) shall be carried out in its entirety within six months of the commencement of this permission and shall be permanently retained and maintained in this manner thereafter.

Reason: To safeguard the character and appearance of the local landscape in accordance with policy EQ2 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced unless details of a supplementary planting scheme, to include species, siting and numbers, to reinforce the existing hedgerow currently growing along the south boundary of the application site have been submitted to and agreed in writing by the local planning authority. The agreed planting scheme shall be completely carried out within the first available planting season from the date of commencement of the development. For a period of five years after the completion of the planting scheme, the trees and shrubs 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 the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the local landscape in accordance with policy EQ2 of the South Somerset Local Plan.

05. 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 garages or other outbuildings shall be erected on the garden land hereby permitted without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the local landscape in accordance with policy EQ2 of the South Somerset Local Plan.

06. 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 new fences, walls, gates or other means of enclosure greater than 1.2 metres in height shall be erected on the garden land hereby permitted without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the local landscape in accordance with policy EQ2 of the South Somerset Local Plan.

*(Voting: Unanimous)*

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Chairman