

South Somerset District Council

Minutes of a meeting of the **Area North Committee** held at **the Norton Sub Hamdon Village Hall on Wednesday 25 January 2017.**

(2.00pm - 5.20pm)

Present:

Members: Councillor Clare Aparicio Paul (Chairman)

Neil Bloomfield	Dean Ruddle
Adam Dance	Sylvia Seal
Graham Middleton	Sue Steele
Tiffany Osborne	Gerard Tucker
Crispin Raikes	Derek Yeomans

Officers:

Helen Rutter	Assistant Director (Communities)
Catherine Hansford	Welfare Advice Team Leader
Barbie Markey	Senior Housing Officer
Colin McDonald	Corporate Strategic Housing Manager
Steve Joel	Assistant Director (Health & Well-Being)
Adrian Noon	Area Lead (North/East)
John Millar	Planning Officer
Stephen Baimbridge	Planning / Enforcement Assistant
Angela Watson	Legal Services Manager
Becky Sanders	Democratic Services Officer

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

126. Minutes (Agenda Item 1)

The minutes of the meeting held on 14 December 2016 were approved as a correct record and signed by the Chairman.

127. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Stephen Page and Jo Roundell Greene.

128. Declarations of Interest (Agenda Item 3)

Councillor Neil Bloomfield declared a personal interest for planning application 16/02783/OUT as he is also a member of Martock Parish Council and the parish council planning committee.

Councillor Graham Middleton declared a personal interest for planning application 16/02783/OUT as he is also a member of Martock Parish Council.

Councillors Clare Aparicio Paul and Tiffany Osborne each declared a personal and prejudicial interest for Agenda item 11 – Huish Episcopi Academy Swimming Pool Project Funding Decision as they are both SSDC members appointed to the Huish Episcopi Leisure Centre Board.

129. Date of next meeting (Agenda Item 4)

Members noted the next meeting of Area North Committee is scheduled for 2.00pm on Wednesday 22 February, at Long Sutton Village Hall.

130. Public question time (Agenda Item 5)

There were no questions from members of the public.

131. Chairman's announcements (Agenda Item 6)

The Chairman reminded members of some forthcoming meetings of interest including:

- The Annual North Parish Meeting
 - Open meeting with the Police and Crime Commissioner
 - Presentation from Chief Constable Andy Marsh of Avon & Somerset Police at the full Council meeting in February (*Post-meeting note – this presentation is no longer scheduled for full Council in February.*)
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132. Reports from members (Agenda Item 7)

Councillor Dean Ruddle noted that after two years of work Somerton had a new car park with 44 spaces and an electric car charging point. New changing rooms at the recreation ground had also been completed and were now in use.

Councillor Sue Steele provided members with a brief update regarding Musgrove Park Hospital including that the hospital had made a successful bid for funding for improvement. She also informed members that due to an ongoing national shortage of dermatologists they had struggled to recruit to vacant dermatology posts.

Councillor Gerard Tucker noted a business in his ward had recently made national TV as they had been a victim of rural crime. He hoped the media coverage would help influence local and rural policing in the area.

133. SSDC Welfare Advice Work in South Somerset (Agenda Item 8)

The Welfare Advice Team Leader presented the report which updated and informed members about the work of the Welfare Advice Team for the financial year 2015/16. Her presentation included information about the following:

- Work of the team and how clients are referred to team
- Statistics for cases and claims
- Local Assistance Scheme administered by Citizens Advice South Somerset
- Full roll out of Universal Credit across the whole district from April 2017

- Work in partnership with other agencies to make sure everyone gets the right help, at the right time by the most appropriate agency

Following comments made during a short discussion the Welfare Advice Team Leader responded to points of detail including that:

- The Department for Work and Pensions (DWP) was responsible for the roll out of Universal Credit. As Universal Credit is claimed digitally, some clients had experienced some issues, and such issues were fed back to the DWP for their consideration of future improvements to the process.
- The statistics could be broken down further to upon request.
- The digital process for Universal Credit needed to be completed in one go and it was not possible to save an application mid-process with a view to completing at a later time
- Support was available from staff in the Revenues and Benefits Team to guide people through the digital process. However it was acknowledged there is a gap in support for customers who have other issues that are not digital related.
- The reason for the trend of Discretionary Housing Payments was unknown but take up of the Local Assistance Scheme may have influenced some of the figures.

At the conclusion of discussion members thanked the officer for her informative report and presentation.

RESOLVED: That the report on the work of the Welfare Advice Team for the financial year 2015/16 be noted.

134. Local Housing Needs in Area North (Agenda Item 9)

The Senior Housing Officer presented the report, as detailed in the agenda, which provided an update on housing need in Area North based on the Homefinder Somerset housing register as at 15 November 2016. She provided members with a brief overview of Homefinder Somerset, and explained that letters had recently been sent to some clients about re-banding and so figures should reflect a more accurate picture. It was noted that demand out-stripped supply in Area North, as it did across the district.

During a brief discussion some members noted that planning applications coming forward were not addressing the need but dealt with the needs of the applicant or developer. The consideration of local connection was also raised, and it was acknowledged the subject was more relevant to the next agenda item regarding the Affordable Housing Development Programme and would be addressed at that time.

There being no further discussion, members were content to note the report, and thanked the Senior Housing Officer for attending the meeting.

RESOLVED: That the Local Housing Needs in Area North report be noted.

135. Affordable Housing Development Programme (Agenda Item 10)

The Corporate Strategic Housing Manager presented his report, which provided an update on the outturn position of the Affordable Housing Development Programme for 2015/16 regarding Area North, the position for the current financial year and future

prospects. He highlighted key details and provided further explanation about some points in the report including:

- Full details on Starter Homes were still awaited as the Secretary of State is yet to propose the required Regulations.
- Referring to rural housing allocation, points were not awarded for local connection but local connection would give a priority under our policy.
- Yarlington disposals, a number of which had come forward in recent months. The policy had not been rural-proofed and most disposals to date had been in rural areas with a disproportionate affect.
- Most housing need is met through vacancies arising within existing housing stock so the raw data on the register is not necessarily the same as the need for new-build stock.
- A need to acknowledge that delivery of affordable housing comes through in clumps and is not a steady trickle.

During discussion the Corporate Strategic Housing Manager acknowledged comments and opinions made, and responded to points of detail including:

- Comments of the Minister for Housing about plans for prefab housing to solve the housing crisis.
- He would obtain the figures detailing the average percentage of affordable housing actually being delivered as part of housing obligations and circulate to members.
- If parishes feel there is a housing need that may not be met within their parish, he would encourage them to do a housing needs survey as doing so may highlight a hidden need.
- The process for delivering affordable housing schemes could be lengthy and came with a risk any party involved could retract from the process at any stage.

At the conclusion of discussion, the Chairman thanked the officer for his informative report and attending the meeting to answer questions.

RESOLVED: That the outturn position of the Affordable Housing Development Programme for 2015/16, the position for the current financial year and the prospects for the future be noted.

136. Huish Episcopi Academy Swimming Pool Project Funding Decision (Executive Decision) (Agenda Item 11)

The Assistant Director (Health and Well-Being) presented the report which sought approval for a capital grant of £25,000 to Huish Episcopi Academy towards the enclosure of the existing outdoor pool to provide indoor swimming for school and community use. He introduced Amanda Eastwood, Business Manager for the Academy, who was present to answer questions if necessary.

The Assistant Director provided a summary of the project to date and an update regarding the current situation. It was noted the cost of delivery compared to the predictions had created a shortfall in funding. Costs of some aspects of the project had been revised to mitigate the shortfall and the Academy were actively investigating further funding options. The Director reminded members that as a million pound scheme this was a significant project for the area, and was an exciting project with community benefits.

The Chairman drew attention to the information in paragraphs 17 to 19 of the officer report and noted that community funding was underway.

(Councillors Clare Aparicio Paul and Tiffany Osborne having earlier declared a prejudicial interest then left the room for consideration and voting of this item. Councillor Crispin Raikes was in the role of Chairman for the remainder of this item.)

During discussion varying views were expressed. Many members were fully supportive of the project whilst some expressed reservations about construction costs and the detail regarding funding from Section 106s. The Assistant Director and Business Manager responded to points of detail raised during debate including information about timeframes, marketing and the assumptions made regarding business planning.

In response to another comment, the Assistant Director (Communities) explained that the funding requested was not a community grant as they normally come forward, but this project would be an allocation of capital funding as part of a partnership project. In the past, significant projects had been supported in a similar way.

A member suggested putting an additional £5,000 forwards as a safety net and to reduce the amount of community funding required. It was initially proposed to award a grant of £30,000 however this was not carried, voting 3 in favour, 5 against with 1 abstention.

It was then proposed to award a grant of £25,000 as per the officer recommendation, and this was carried 6 in favour, 2 against with 1 abstention.

RESOLVED: That Area North Committee approved, subject to the standard Leisure grant terms and conditions, that South Somerset District Council award a grant of up to £25,000 to Huish Episcopi Academy towards the enclosure of the existing outdoor pool to provide indoor swimming for school and community use.

Reason: To consider the awarding of a grant to Huish Episcopi Academy (HEA) towards the enclosure of the existing outdoor pool.

(Voting: 6 in favour, 2 against, 1 abstention)

137. Area North Committee Forward Plan (Agenda Item 12)

The Assistant Director (Communities) informed members of some updates to the Forward Plan, noting that there may be a need to re-schedule some of the reports due for March. The following changes to reports were noted:

Changes:

- Rural Transport – moved to March
- Area North Development Plan – moved to April

Additions:

- Our Place (Martock) Service Level Agreement – March
- Langport Cycleway – March

A member reminded the Committee that he had repeatedly requested a meeting or workshop with the Councils Valuer about the process for assessing Section 106 viability

with approved planning applications. The Assistant Director (Communities) apologised for the delay and commented she believed the matter had progressed but she would follow up on the request.

RESOLVED: That the Area North Committee Forward Plan be noted, including the following updates:

- Rural Transport – moved to march
 - Area North Development Plan – moved to April
 - Our Place (Martock) Service Level Agreement – to be added for March
 - Langport Cycleway – to be added for March
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138. Planning Appeals (Agenda Item 13)

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

The ward member for Islemoor drew attention to the appeal at Broadbridge and noted the amount of research undertaken by a member of the parish council.

139. Schedule of Planning Applications to be Determined By Committee (Agenda Item 14)

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

140. Planning Application 16/04605/OUT - Land at Church View Close, Aller. (Agenda Item 15)

Proposal: Demolition of existing agricultural buildings and erection of 2 dwellings and a garage with associated parking and landscaping (with some matters reserved).

The Planning Officer introduced the application and provided a brief overview of the site and proposal.

He updated members that two further neighbour letters had been received and provided a summary of the concerns raised which were primarily about issues to do with the provision of parking.

He advised members that the application had reference to providing white-lining on the road, but this was not a necessary requirement to approve the application and it was recommended to remove reference to it from any approval. It was also suggested that the wording of condition 5 be amended to make it more clear and to refer to specific parking arrangements. He read out the suggested revised wording if members were minded to approve the application.

Mr D Mayor, spokesperson for Aller Parish Council, noted they were supportive of the principle but had concerns about highway safety, and acknowledged plans had been amended to address issues. The scheme would provide better parking for some of the existing properties and improve access.

Mr M Bellamy, highway consultant for the applicant, and Mr C Miller, agent, addressed members and some of their comments included:

- Existing use of the site could be brought back into active use at any time.
- Impact from residential traffic likely to have minimal impact.
- It's an outline application seeking approval about access and scale with only the design and materials to be considered as reserved matters.
- Applicants would like to do barn type dwellings of local natural stone.

Ward member, Councillor Gerard Tucker, commented the principle of the application was widely accepted but there were genuine concerns about highway safety. Given land in the applicant's ownership he questioned why access was as proposed. There was no parking provision proposed for St Andrews Cottage and its residents would continue to need to park on the road. He queried if it was possible to condition the requirement for provision of parking for St Andrews Cottage.

During a short discussion most members were minded to approve the application, noting the application needed to be considered as detailed in the agenda report.

In response to comments made, the Area Lead and Planning Officer clarified some points including:

- Detailed what was being offered by the applicant.
- Provision to provide additional car parking but only to those properties with a right of access.
- Parking on road available unless yellow lined.
- Need to consider existing access and if residential use compared to existing agricultural use will cause so much harm to refuse the application.

At the conclusion of debate it was proposed to approve the application as per the officer recommendation, subject to the revisions to wording of conditions 3, 5 and 6 as suggested by the officer in his presentation, and this was carried 9 in favour, 1 against with no abstentions.

RESOLVED: That planning application 16/04605/OUT be APPROVED, as per the officer recommendation, subject to the following:

Justification:

01. The proposed residential development of the site is considered to be acceptable in this location, and could be carried out, subject to detail, with respect to the character of the area, and without causing demonstrable harm to residential amenity, having a severe impact on highway safety, and without increasing flood risk locally, in accordance with policies SD1, SS2, SS5, TA5, TA6 and EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of chapters 4, 6, 7, 10, 11 and the core planning principles of the National Planning Policy Framework.

Subject to the following conditions:

01. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of

the reserved matters to be approved, whichever is the later.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

02. Application for approval of the appearance and landscaping of the development, referred to in this permission as the reserved matters, shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. The development hereby permitted shall be carried out in accordance with the following submitted plans: '1:1250 Site Location' plan, received 24th October 2016 and drawing number 'DSGN0046_P_SB01_REVA', received on 23rd January 2017.

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

04. A detailed scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. This 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.

Reason: In the interests of visual amenity, in accordance policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 7 of the National Planning Policy Framework.

05. The area proposed as access track, and allocated for parking, on approved plan 'DSGN0046_P_SB01_REVA' (as annotated 1 and 7 on said plan), shall be kept clear of obstruction at all times and shall not be used other than for accessing the site and for the parking of vehicles respectively, in connection with the development hereby permitted. The hatched area on approved plan 'DSGN0046_P_SB01_REVA' (annotated 10), shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with neighbouring residential properties fronting High Street. Such approved parking areas shall be provided prior to any of the properties within the development hereby approved being first occupied, and maintained thereafter.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 4 of the National Planning Policy Framework.

06. The access hereby approved shall be completed in accordance with details, as indicated on drawing number 'DSGN0046_P_SB01_REVA', received 23rd January 2016. The access shall be fully constructed in accordance with these approved details, before the dwellings hereby permitted are first occupied and shall thereafter be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 4 of the National Planning Policy Framework.

07. Before the dwellings hereby permitted are first occupied, the approved access and associated shared driveway shall be properly consolidated and surfaced (not loose stone or gravel), details of which shall have been submitted and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the approved details and shall thereafter be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 4 of the National Planning Policy Framework.

08. The development hereby permitted shall not be commenced until the surface water and watercourse proposals have been submitted to and approved in writing by the Local Planning Authority, in conjunction with the Parrett Internal Drainage Board. Such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use.

Reason: The application has insufficient information to determine if drainage matters will be properly addressed, to ensure that there will be no adverse impact on flood risk locally, in accordance with policies EQ1 of the South Somerset Local Plan (2006-2028) and the provisions of chapters 10 of the National Planning Policy Framework.

09. No development shall take place until the badger mitigation works have been implemented as outlined in section 6 of the Extended Phase 1 and Badger Setts survey report (Abbas Ecology, March 2016) or as amended in respect of the Natural England setts interference/closure licence.

Reason: For the conservation and protection of legally protected species and to ensure compliance with the Wildlife and Countryside Act 1981, and Protection of Badgers Act 1992, and to accord with policy EQ4 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 11 of the National Planning Policy Framework.

10. No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: To ensure the adequate opportunity is afforded for investigation of archaeological or other items of interest, in accordance with the provisions of chapter 12 of the National Planning Policy Framework.

Informatives:

01. The applicant should note that in assessing a reserved matters application, the Local Planning Authority reserve the right to reconsider the need to request appropriate planning obligations, should the combined gross floor space of the proposed dwellings exceed 1000 square metres.

(Voting: 9 in favour, 1 against, 0 abstentions)

141. Planning Application 16/04901/FUL - Henley Farm Barn, Henley Road, High Ham. (Agenda Item 16)

Proposal: Erection of agricultural barn for the storage of fodder and machinery.

The Planning Assistant presented the application, as detailed in the agenda, and explained there was no dispute about the design or justification for the building, but concerns had been raised regarding the position of the barn and the impact on landscape character. He updated members that a further letter of support had been received. He also advised that the Principal Landscape Officer had provided further detail of his concerns, and his comments were read out to members.

Ms J Cox, agent, provided a summary of the applicant's position and why the proposal was needed. The position of the barn had been selected as the site is level with existing access and a nearby attenuation pond. The site was screened from view from nearby properties by hedges and the finish selected would mitigate landscape impact. Referring to the location suggested by the Landscape Officer, she noted would require digging into the hillside and encroachment on to third party land.

Ward member, Councillor Gerard Tucker, commented the parish council and local residents supported the proposal and there had been no local objections. He noted the differences in height between where the applicants and Landscape Officer wished to see the building located.

During a brief discussion, members expressed comments that the proposal was acceptable, necessary, had local support and was in a suitable place, and therefore did not consider it would have a detrimental impact on the landscape. It was proposed to approve the application, contrary to the officer recommendation.

Hearing the comments raised, the Area Lead suggested appropriate wording for the justification and suggested conditions would be required for time limit, plans, landscaping and drainage, all of which members agreed.

On voting, the proposal to approve the application was carried 6 in favour and 4 against, with no abstentions.

RESOLVED: That planning application 16/04901/FUL be APPROVED, contrary to the officer recommendation, subject to the following:

Justification:

01. The proposed barn would not be detrimental to the landscape character of the area. As such the proposal complies with policy EQ2 of the South Somerset Local Plan (2006-2028) 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 (except where directed otherwise by the conditions below):

Site location plan, received 17 November 2016

Block plan, received 11 November 2016

Proposed Roof Plan and Floor Plan, received 18 November 2016

Proposed Elevations, received 18 November 2016

Reason: In the interests of proper planning and for the avoidance of doubt.

03. Prior to the erection of the barn hereby permitted, a drainage scheme shall be submitted to and agreed in writing by the local planning authority. The drainage scheme agreed shall be fully implemented prior to the building hereby permitted being first brought into use and shall be maintained thereafter in perpetuity.

Reason: In the interests of proper flood risk management in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF

04. The barn hereby permitted shall not be erected until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. All planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the barn hereby approved 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. The scheme of landscaping shall indicate native species hedging, utilising species present in adjacent hedgerows, inclusive of specimen trees, and utilise oak and field maple.

Reason: In the interests of visual amenity and landscape character and to accord with policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

(Voting: 6 in favour, 4 against, 0 abstentions)

142. Planning Application 16/02783/OUT - Land Adjacent Triways, Foldhill Lane, Martock. (Agenda Item 17)

Proposal: Residential development of up to 24 dwellings.

The Planning Officer presented the application and reminded members a previous application on the same site had been considered by Area North Committee in March 2015. He noted that the disused railway line to the south of the site has always been seen as the edge of development in Martock. Members were provided with several updates including:

- The agent had requested that attention be drawn to a recent appeal decision at Castle Cary where the level of housing exceeded the target stated in the Local Plan – *in response the officer explained that the appeal related to a market town with a direction of growth, and this did not apply to Martock.*
- Regarding site layout, the applicant had agreed to create links to existing footpaths if the application is approved.
- Two further letters from the public have been received regarding drainage.

The Planning Officer noted some of the Inspectors comments regarding the appeal for the previous application at the site, where the Inspector had agreed with members that the drainage strategy submitted at that time was not adequate. This revised proposal had taken those comments into account and an improved drainage strategy had been provided and the appropriate consultees were satisfied that it could be delivered. Regarding landscape, the Inspector had also previously referred to there being some harm by going north of the railway line. This current proposal had a reduced number of properties and although there were still some concerns they were not considered to be so great as to recommend refusal of the application. It was acknowledged that the Drainage Board would like to see some improvements in the Foldhill Lane catchment area including works along Foldhill Lane.

Mrs F Hook, spokesperson for Martock Parish Council, commented a significant number of parishioners had attended local meetings. The parish council did not agree with the officers and they felt the changes made since the last application had not addressed concerns. She also made reference to the natural break of the railway line being breached, the concerns of the Drainage Board not being addressed, the proposed entrance being in an area where the national speed limit applies, and that if approved housing in Martock would be almost 30% over the target specified in the Local Plan.

Mr G Swindells and Mr A Clegg spoke in objection to the application and their comments included:

- Reference to local drainage routes, recent flooding incidents in the village and in particular surface water running down Foldhill Lane causing flooding in Church Street.
- Reference to the settlement strategy and to recent appeals in Martock at Lavers Oak and Ringwell Hill where the Inspector had referred to the number of approved housing in Martock being over the figure stated in the Local Plan.
- If more housing in Martock it should not breach the historical boundaries for development.

Mr M Langdon, hydrologist and Mrs J Montgomery, agent, then addressed members. Their comments included:

- Acknowledge concerns have been raised about flooding and capacity of a culvert. The drainage and attenuation proposed would mean water draining from the site at a slower rate than required by policy.
- They noted the comments of the Drainage Board about the drainage along Foldhill Lane but it was not reasonable to require the applicant to remedy the entire Foldhill Lane catchment area.
- Site is opposite a care home in a sustainable location, and the revised application is at a lower density to previously.
- Much landscaping would be retained, the Landscape Officer no longer recommended refusal, and the Inspector had not previously found the landscape concerns to be so detrimental.
- Recent Castle Cary appeals showed SSDC does not have a five year land supply.

Ward member, Councillor Neil Bloomfield, commented he agreed with some comments made but not others. He noted the care home opposite this site was on falling ground, but this application site was on rising ground. Half way through the period of the Local Plan and Martock was already over the target level specified. Martock is a village not a market town. He did not support the proposal and was fearful that breaching a historical development boundary would open up gates to further development.

Ward member, Councillor Graham Middleton, noted he had been aware of the site for several years and previous attempts for further development. He referred to roads north of the site being inadequate, high incidents of speeding in the immediate area of the site and the road could not be made safe due to the culverts. He noted other sites with approval for housing in Martock where no work had commenced for almost two years, probably due the market not wanting the housing. This proposal would not address local housing needs, and he felt detail provided to date about a number of drainage matters was still inadequate. He did not support the application.

During discussion members raised several comments including:

- Concern about road safety
- Feel development of large houses will push young families out of the community. Smaller houses are needed.
- Too similar to previous application and don't feel all drainage concerns have been addressed or have overcome the objections of the Inspector.
- Know area well. Feel the development could exacerbate flooding in the village and don't consider the drainage issues have been adequately addressed.

- Feels like this will be over development of Martock, little has changed since the previous application.
- Will breach the natural settlement boundary and there will be harm to the landscape. Martock is already over the settlement figure.

The Area Lead and Legal Services Manager responded to points of detail and clarified:

- The Drainage Board concerns were about the Foldhill Lane catchment area not just the development site.
- Some comments were raising new issues, such as highway safety, which had not been raised as a major concern with the previous application.
- On-site drainage had been considered to be satisfactory by statutory consultees and dealing with drainage off-site was beyond what this developer was required to do. Refusal on drainage grounds would be difficult to defend on appeal.
- If minded to refuse the application, officer advice was to not include reference to housing numbers in the reason.

At the conclusion of debate it was proposed to refuse the application, contrary to the officer recommendation, on the grounds that it would breach a natural settlement boundary and be detrimental to the landscape. On being put to the vote, the proposal to refuse the application was carried unanimously. The Area Lead clarified the wording for the refusal and this was agreed by members.

RESOLVED: That planning application 16/02783/OUT be REFUSED, contrary to the officer recommendation, for the following reason:

01. The proposal for up to 24 houses, for which no special justification has been put forward, would extend beyond the logical boundary formed by the old railway line. As such the proposal would result in an alien and incongruous extension of the built form of Martock into the open countryside. As such the proposal is contrary to policies SD1, EQ1 and EQ2 of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.

(Voting: Unanimous)

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Chairman