

## South Somerset District Council

**Minutes** of a meeting of the **Area West Committee** held at the **Henhayes Centre, Crewkerne** on **Wednesday 21 June 2017**.

(5.30 - 7.30 pm)

**Present:**

**Members:** Councillor Val Keitch (Chairman)

Marcus Barrett	Ric Pallister
Mike Best	Garry Shortland
Amanda Broom	Angie Singleton
Dave Bulmer	Andrew Turpin
Carol Goodall	Linda Vjeh (until 6.20pm)
Sue Osborne	

**Officers:**

Zoe Harris	Area Development Lead (West)
Jo Morris	Democratic Services Officer
Chris Cooper	Streetscene Manager
Rhiannon Selley	Planning Intern
Greg Venn	Conservation Officer

**Also Present:**

Chris Weeks                      Assistant Highway Service Manager

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

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**4. To approve as a correct record the Minutes of the Previous Meetings held on 17th May and 18th May 2017 (Agenda Item 1)**

The minutes of the meetings held on 17<sup>th</sup> May 2017 and 18<sup>th</sup> May 2017, copies of which had been circulated, were taken as read, and having been approved were signed as a correct record of the proceedings.

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**5. Apologies for Absence (Agenda Item 2)**

Apologies for absence were received from Councillors Jason Baker, Jenny Kenton, Paul Maxwell and Martin Wale.

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**6. Declarations of Interest (Agenda Item 3)**

There were no declarations of interest.

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**7. 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 19<sup>th</sup> July 2017 at 5.30pm at the Guildhall, Chard.

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**8. Public Question Time (Agenda Item 5)**

There were no questions from members of the public.

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**9. Chairman's Announcements (Agenda Item 6)**

The Chairman made no announcements.

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**10. County Highway Report to Area West Committee (Agenda Item 7)**

The Assistant Highway Service Manager presented the report which informed members of the highway works carried out last financial year in Area West and the proposed works programme for 2017/18.

During the ensuing discussion, the Assistant Highway Service Manager responded to questions regarding issues within Area West which included the following:

- With regard to concerns over overgrown road signs, members were informed that a new contract had recently commenced. Contractors now have a 30 day window to trim around the signs following hedge cutting;
- A member made a request for a second grass cut at the following junctions: Burrows Hill out onto Haselbury Plucknett and at Chiselborough onto the A38;
- A member expressed his thanks for the works undertaken in Chard;
- A new 7 year surface dressing contract had commenced. The previous issues with surface dressing failure would be addressed by the introduction of a new process;
- A member reported an issue with potholes along Severalls Park Avenue and Court Barton in Crewkerne.

The Chairman and members thanked the Assistant Highway Service Manager for attending the meeting.

**RESOLVED:** That the report be noted.

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**11. Report for Area West Committee on the Performance of the Streetscene Service (Agenda Item 8)**

The Streetscene Manager presented his report, as detailed in the agenda, which provided an update on the performance of the Streetscene Service for the period April 2016 - May 2017. He summarised the works which had been carried out by the team which included:

- Two applications of herbicide were delivered as programmed through the highway weed killing operation;

- The Parish Ranger Scheme continued to run successfully with a number of parishes using the scheme;
- Unfortunately there was an increase in the number of flytipping incidents due to the introduction of the ‘vehicle and trailer permit scheme’;
- Christmas tree shredding had been a great success with over 3,500 trees shredded;
- The Clean for the Queen initiative has been taken up by a number of parishes;
- A Health and Safety review of working alongside the highway had been undertaken and new flow-chart type guidance produced.

In response to comments made by members during a short discussion, the Streetscene Manager briefly provided further information about the following:

- The development of the workshop as an MOT station;
- Working with the charity Key4Life;
- The possibility of providing new equipment for gum removal and making it available to town and parish councils.

Members thanked the Streetscene Manager and his service for the excellent work that they had carried out and noted the report.

**RESOLVED:** That the report be noted.

## 12. **Appointment of Representatives on Outside Bodies and Working Groups (Executive Decision) (Agenda Item 9)**

**RESOLVED:** That the following appointments be made to Area West Working Groups and Outside Organisations for the municipal year 2017/18:

<b>Area West Working Groups</b>	<b>Representation 2017/2018</b>
Crewkerne and Area Community Office – Board Representation	Angie Singleton
Click Into Activity Steering Group	Val Keitch
Chard Business Hub – Project Board	The Chard Business Hub project is currently on hold.
<b>Organisation</b>	<b>Representation 2017/2018</b>
A Better Crewkerne & District (AONB)	Mike Best
Blackdown Hills AONB	Martin Wale
Chard and District Museum Society	Amanda Broom
Crewkerne Heritage Centre	Marcus Barrett
Crewkerne Leisure Management	Angie Singleton

Ile Youth Centre Management Committee	Val Keitch
Iminster Forum	Carol Goodall
Making It Local Executive Group	Martin Wale
Meeting House Arts Centre, Iminster	Carol Goodall
Stop Line Way Steering Group	Andrew Turpin

*(Resolution passed without dissent)*

**Reason:** To appoint members to working groups and outside bodies for the municipal year 2017/18.

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**13. Scheme of Delegation - Development Control - Nomination of Substitutes for Chairman and Vice Chairman (Executive Decision) (Agenda Item 10)**

**RESOLVED:** That Councillors Angie Singleton and Paul Maxwell be appointed to act as substitutes for the Chairman and Vice-Chairman in the exercising of the Scheme of Delegation for planning and related applications.

*(Resolution passed without dissent)*

**Reason:** To appoint two members to act as substitutes for the Chairman and Vice-Chairman in the exercising of the scheme of delegation for planning and related applications for the municipal year 2017/18.

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**14. Area West Committee - Forward Plan (Agenda Item 11)**

The Area Team Lead advised that a Town Centre Events Programme report would be submitted to the August Area West Committee.

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

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**15. Planning Appeals (Agenda Item 12)**

Members noted the report which outlined the details of an appeal allowed at land to the rear of the Bell Inn, Broadway Road, Iminster.

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**16. Schedule of Planning Applications to be Determined by Committee (Agenda Item 13)**

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

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**17. Planning Application 17/00177/LBC - Tithe Barn, Pye Lane, Forton (Agenda Item 14)**

**Application proposal: External alterations to windows and doors, replacing soil pipes and rebuilding of east chimney. Various internal alterations to include removal of staircase (part implemented)**

The Planning Intern introduced the report and briefly summarised the details of the application. She explained that the application was part retrospective as many of the works had been completed. She advised that the three main issues of contention with the application were:

- The removal of the staircase
- Insertion of new staircase and removal of floor
- Removal of ground floor partition

With the aid of slides and photographs, the Conservation Officer explained in further detail about the internal works undertaken to the building and how they were harmful to the significance of the listed building. He recommended that the application be refused.

In response to questions from members, the Conservation Officer informed members of the following:

- In terms of sufficient features being left to echo what was in the building, members were informed that only a curved wall and window remained nothing else had survived;
- Originally there had been two houses and two winder staircases. The winder staircase on the other side of the building had been removed over 40 years ago;
- Further details of the alterations undertaken in the 1970s and the works completed more recently;
- Any 14<sup>th</sup> century building would be listed.

The Committee was addressed by Michael Hicks in support of the application. He advised that the proposals were justified to support family living and if the works were to be reversed the building would not be fit for the future.

Ward Member, Councillor Andrew Turpin advised that the application had full support from the Parish Council. He did not understand the benefits of reinstalling the staircase and commented that it was not an original structure and had been removed prudently. He believed that it was vital for the central staircase to be kept as it made practical sense.

During discussion, views expressed in support of the Officer's recommendation included the following:

- If the application were to be agreed it would set a precedent for anyone to remove anything from a listed building;
- Not able to support removal of the winder staircase;
- Critical features of a building should be respected;
- The applicant should not of undertaken works without consent and should of contacted the Council;
- The Council had a duty to protect listed buildings.

At the conclusion of the debate, it was proposed and seconded to refuse the application as per the Officer's recommendation. On being put to the vote the proposal was carried by 7 votes in favour and 3 against.

**RESOLVED:** That Planning Application No. 17/00177/LBC be **REFUSED** as per the Planning Officer's recommendation for the following reason:

01. The proposed alterations by reason of the loss of the historic plan form, and the introduction of an alien open hallway in the centre of the building would be detrimental to the special architectural and historic qualities of the Grade II listed building. There is a lack of clear and convincing justification to demonstrate that any benefit outweighs the great weight to be given to conservation of heritage assets. The proposal is therefore contrary to Section 16 of the Listed Building and Conservation Areas Act, policy EQ3 of the South Somerset Local Plan (2006) and Chapter 12 of the National Planning Policy Framework 2012.

*(Voting: 7 in favour, 3 against)*

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Chairman