

## South Somerset District Council

**Minutes** of a meeting of the **Area West Committee** held at **The Guildhall, Chard** on **Wednesday 15 November 2017**.

(5.30 - 8.00 pm.)

### **Present:**

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

Mike Best	Ric Pallister
Amanda Broom	Garry Shortland
Dave Bulmer	Angie Singleton
Paul Maxwell	Linda Vijeh
Sue Osborne	Martin Wale

### **Officers:**

Helen Rutter	Communities Lead
Jo Morris	Democratic Services Officer
Andrew Gunn	Area Lead (West and North)
Dylan Martlew	Neighbourhood Development Officer
Paula Goddard	Senior Legal Executive
David Norris	Development Manager
Lisa Davis	Community Office Support Manager
Tim Cook	Area Development Lead (East)

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

The Chairman asked everyone to stand for a minute's silence in memory of Ian Clarke (Director – Support Services) who had passed away suddenly on the 11<sup>th</sup> November 2017.

In the absence of the Vice Chairman, it was proposed and seconded to appoint Cllr. Angie Singleton as Vice Chairman for this meeting.

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### **66. To approve as a correct record the Minutes of the Previous Meeting held on 18th October 2017 (Agenda Item 1)**

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

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### **67. Apologies for Absence (Agenda Item 2)**

Apologies for absence were received from Councillors Jason Baker, Marcus Barrett, Carol Goodall and Andrew Turpin.

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

There were no declarations of interest.

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**69. 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 6<sup>th</sup> December 2017 at 5.30pm at the Henhayes Centre, Crewkerne.

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

There were no questions from members of the public.

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

The Chairman made no announcements.

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**72. 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 by the County Highway Authority at the halfway stage through the financial year and what schemes are remaining on the work programme for the rest of the year.

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

- Additional gully cleansing had been completed in Ilminster;
- Concerns were expressed over the increasing size of farm vehicles travelling down narrow lanes causing verges and banks to collapse and the use of public money in carrying out the repairs. It was questioned at what point would the user become liable? The Assistant Highway Service Manager agreed to forward the Committee's concerns to Somerset County Council;
- A member raised concerns with regard to overgrown road signs at Roundham;
- A member commented on the length of time taken to cut hedges along the Convent Link Road, Chard and the covering of signs;
- A member reported an issue with regard to visibility due to poor layout and the need for road markings at the junction of the roundabout by the Industrial Estate in Chard;
- A member queried whether weight restrictions could be monitored along Bay Hill in Ilminster as bigger lorries were ignoring the restriction sign;
- A member commented on the excellent repair works carried out in Combe St Nicolas.

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

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

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**73. Warmer Chard and Surrounding Villages - Post Project Report (Agenda Item 8)**

The Neighbourhood Development Officer (Economy) gave a presentation on the results and outcomes of the “Warmer Chard and Surrounding Villages” project as requested by members when the project funding was approved.

In the absence of John Lewis of Home Energy Centres (HEC) Chard who was unable to attend the meeting due to illness, the Neighbourhood Development Officer read his statement about the project.

During the presentation, the Neighbourhood Development Officer informed members of the following:

- The project was about home energy advice for residents and building the skills and capacity of HEC Chard to continue providing energy advice services;
- The project ran from October 2016 to February 2017 with reduced delivery. The actual cost was £3,385. The remaining allocation of £3,875 had been returned to the AW Community grants budget;
- The energy advice given involved advice and support to 27 households, 5 energy advice events, 4 open days, 4 “Energy Essentials” courses, weekly drop-ins and a telephone help line;
- 4,500 leaflets were distributed to homes in Chard and villages and around 45 households received advice;
- A lot of progress had been made with establishing HEC Chard including the training of and attracting new volunteers;
- 14 households had been advised since the project end;
- SSDC officers can help HEC Chard by referring SSDC residents when they need support, provide support for accessing additional funding and help promote the work they do.

The Neighbourhood Development Officer responded to members’ questions on points of detail.

Members unanimously supported the recommendations of the report.

- RESOLVED:**
1. That the contents of the report be noted.
  2. That Officers continue to work with Home Energy Centres Chard to develop and provide energy advice services.
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**74. Environmental Health Service Update Report (Agenda Item 9)**

The Environmental Health Manager summarised the agenda report, which provided members with an update on the work of the Environmental Health Service over the last twelve months. He highlighted a number of examples of work which included the following:

- Food and Safety Team – work of the team included the inspection of food premises and businesses across the district. The team also helped new businesses to meet the required regulations. Achievements included maintaining a multi-agency Safety Advisory Group for events being held in South Somerset.
- Environmental Protection Team – the team dealt with environmental pollution, dog fouling and fly tipping. A significant amount of staff time had been spent dealing with the private water supply at Allowenshay.
- Housing Standards Team – the team dealt with the inspection of substandard housing and issues of overcrowding including the inspection of houses in multiple occupation. The team also provided grants for energy efficiency and worked with the Wessex Reinvestment Trust. Work of the team also included bringing empty properties back into use.

The Environmental Health Manager responded to members questions with regard to the current position at Allowenshay and legislation for Airbnb's.

The Chairman thanked the Environmental Health Manager and his team for all their work.

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

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## 75. Ilminster Community Office (Agenda Item 10)

The Community Office Support Manager introduced the report which provided further details on the proposals of providing face to face contact in Ilminster. She explained that the most suitable venues to hold appointments with customers were the Library and the Summervale Surgery. Members were informed of the facilities available at each location. The aim was to provide a flexible service and appointments could be arranged with customers between 9.00am-5.00pm Monday to Friday. The Community Office Support Manager informed members that she had continued to record customers attending the Ilminster Community Office. The average of 3.7 visitors to the office each day had now reduced to 2.9. The reducing trend was due to the rollout of Universal Credit and the reduction in receipt of benefits evidence.

During the discussion, a member raised a concern over there being no scanning facility at the library and felt that one should be provided. The Communities Lead advised that she was meeting with the Director at Somerset County Council responsible for the overview of libraries and could ask about the possibility of upgrading library resources. The Community Office Support Manager explained that uploading photos was more secure and provided a better service for the customer.

Members unanimously supported the recommendations of the report.

**RESOLVED:** That the report be noted and the proposal to continue to provide face to face services in an alternative way to best suit customer demand including the withdrawal from Ilminster Community Office with effect from 1 February 2018.

*(Voting: unanimous in favour)*

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**76. Area West - Reports from Members on Outside Bodies (Agenda Item 11)**

**Crewkerne Leisure Management Ltd (Aqua Centre)**

Members noted the report by Cllr. Angie Singleton updating members on Crewkerne Leisure Management.

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**77. Area West Committee - Forward Plan (Agenda Item 12)**

The Communities Lead advised that there were no updates to the Forward Plan. She invited members to identify priorities for further reports to be added to the Area West Committee Forward Plan.

Cllr. Martin Wale advised that he unable to attend the December meeting and would therefore submit a written report on the AONB.

In response to a member comment, the Communities Lead advised that the One Public Estate (OPE) work was linked with Chard Regeneration Scheme. Disposal of buildings was part of the OPE remit and was being actively considered by the key partners involved.

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

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**78. Planning Appeals (Agenda Item 13)**

Members noted details of an appeal dismissed at Land of Longstrings Lane, Broadshard Road, Crewkerne.

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**79. Schedule of Planning Applications to be Determined by Committee (Agenda Item 14)**

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

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**80. Planning Application: 17/02545/FUL - Land Opposite St Georges House, Merriott Road, Hinton St George (Agenda Item 15)**

***Application Proposal: The erection of 10 No. dwellings with associated car parking, landscaping and drainage details***

The Planning Lead (West and North) introduced the report and with the aid of slides and photographs summarised the details of the application. He advised that there were no updates to the report. During his presentation he commented on the Council's lack of a five-year housing supply, Policy SS2 and the Local Plan review. He referred to Hinton St George being a sustainable location for housing development and that there was a clear need for housing in the district. He also referred to the Conservation Officer's assessment and the public benefit of a high quality scheme outweighing the identified harm to the setting of the Conservation Area. Reference was also made to the Highway

Authority being satisfied with the level of parking spaces and the level of traffic being satisfactorily accommodated. The Planning Lead's recommendation was for approval.

In response to questions from members, the Planning Lead (West and North) confirmed the following:

- There was no requirement for the applicant to provide affordable homes as part of the scheme. The applicant had indicated that he would make 3 homes available as affordable housing and a draft S106 would be prepared on that basis although he could seek to reduce or remove obligations at a later stage;
- St Georges House opposite the site was not listed;
- Clarified the levels of the proposed development;
- There were no protected trees within the site;
- The S106 obligation would run with the application;
- The outline of the Conservation area.

Mr A Cavendish, Chair of Hinton St George Parish Council commented that the view of the Parish Council and the community was that the application should be refused. The development abutted the conservation area and the site was a very sensitive main approach to the village and its initial setting. The development was unsympathetic to the views of the south, was closed in and did not adhere to the historic landscape of the village.

The Committee was addressed by N Bell, F Piper, V McWilliams in objection to the application. Comments raised during public participation related to the following:

- No proven housing need;
- The Housing Needs survey being flawed;
- Lack of community support for the application;
- The Parish Council did not support the application;
- Harm to the setting and the adjoining Conservation area;
- Harm to an important entrance to the village.

The Applicant, Dr T Percival advised that he had inherited the land and genuinely wanted the best for the area. He felt that the development would help future proof Hinton St George. He considered the application to be a high quality heritage development in keeping with the area.

Ward Member, Cllr. Paul Maxwell was unable to support the application. He felt that the development would cause harm to the Conservation Area and have a detrimental effect on Jubilee Wood which was thriving with wildlife. He also felt that the views to the south should not be compromised and that there was no justification for changing it. He supported the views of the Parish Council which he believed should be respected. He referred to the local community not supporting the application and there being no housing need. Reference was also made to the effect on the heritage assets within the village.

During the debate, members expressed their views on the application. Those members speaking in support of the application made the following comments:

- Hinton St George was a rural settlement appropriate for development and it would ensure the village remains sustainable;
- The scheme enhances the approach to the village;

- There were no valid planning reasons to refuse the application;
- The proposed development was a well-designed high quality modest scheme.

It was proposed and seconded to approve the application as per the Planning Officer's recommendation as outlined in the agenda report. On being put to the vote the proposal was carried by 7 votes in favour and 3 against.

**RESOLVED:** That Planning Application No. 17/02545/FUL be **GRANTED** for the following reason:

01. The proposed development by reason of its design, siting, scale, massing and materials would make a contribution towards meeting the Council's housing needs, including the provision of affordable housing. It is considered that the identified 'less than substantial harm' to the setting of the Conservation Area and listed buildings would be outweighed by the public benefit of the scheme. A safe means of vehicular and pedestrian access would be provided and no adverse harm would be caused to neighbouring amenity. The scheme is in accord with Policies SD1, SS1, SS2, SS4, SS5, SS6, HG3, TA5, TA6, EQ2, and EQ4 of the South Somerset Local Plan, the Core Planning Principles and Chapters 6, 7, 8, 11 and 12 of the NPPF and the Somerset County Council Parking Strategy.

**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 approved shall be carried out in accordance with the following approved plans:

Drawing numbers: PL-01, HSG PL 01-6, 7A, 8, 9, 10A and 11.

Reason: To avoid doubt as to the scheme approved and in the interests of proper planning.

03. The development hereby permitted shall not be commenced (including any ground works or site clearance) until a survey to determine presence/absence of slow worms, plus if present, a mitigation plan or method statement detailing measures to avoid harm to slow worms, has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and timing of the mitigation plan / method statement, unless otherwise approved in writing by the local planning authority.

Reason: For the protection and conservation of a priority species in accordance with policy EQ4 of the South Somerset Local Plan, NPPF and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

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

05. 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 before their construction begins. 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.

06. There shall be no obstruction to visibility greater than 600 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43 metres either side of the accesses. Such visibility shall be fully provided before the development hereby permitted is commenced and shall thereafter be maintained at all times.

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

07. There shall be no obstruction to visibility greater than 600 millimetres above adjoining road level in advance of lines drawn 1.5 metres back from the carriageway edge at the uncontrolled pedestrian crossing and extending to points on the nearside carriageway edge 43 metres either side of the uncontrolled pedestrian crossing. Such visibility shall be fully provided before the



development hereby permitted is occupied and shall thereafter be maintained at all times.

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

08. 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/ 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.

09. A Condition Survey of the existing public highway will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.

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

10. No work shall commence on the development site until an appropriate right of discharge for surface water has been obtained. A drainage scheme for the site showing details of gullies, connections, soakaways and means of attenuation on site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority. The areas allocated for parking and turning on the submitted plan, drawing number HSG PL-03 05.06.17, 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.

11. The new development shall not be commenced until a detailed Travel Plan has been submitted to and approved in writing by the Local Planning Authority. No part of the new development shall be occupied prior to implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation. Those parts of the Approved Travel Plan that are identified therein as capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In the interest of highway safety to accord with Policy TA5 of

the South Somerset Local Plan.

12. No development shall commence unless a Construction Traffic and Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. 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 in pursuance of the Environmental Code of Construction Practice;
- A scheme to encourage the use of Public Transport amongst contractors; and
- Measures to avoid traffic congestion impacting upon the Strategic Road Network.
- Wheel washing facilities and measures to ensure that the public highway is kept clean.

13. 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, roofs, windows, external doors and rainwater goods have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of the area and Conservation Area to accord with Policy EQ2 and EQ3 of the South Somerset Local Plan.

14. Before the development hereby permitted is commenced, foul water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure that the development is satisfactorily drained in accord with the NPPF.

15. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

These details shall include: -

- Details of phasing (where appropriate) and information of maintenance of drainage systems during construction of this and any other subsequent phases.
- Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance (6 metres minimum), the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).
- Flood water exceedance routes both on and off site, note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties.
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, in accordance with paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, Paragraph 103 of the National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework (March 2015).

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

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Chairman