

MEETING
DATE 21.07.21

South Somerset District Council

Draft Minutes of a meeting of the **Area West (Informal)** held at the **Virtual Meeting using Zoom meeting software on Wednesday 21 July 2021.**

(5.30 - 6.38 pm)

Present:

Councillor Jason Baker (Chairman)

Mike Best	Sue Osborne
Dave Bulmer	Robin Pailthorpe
Martin Carnell	Oliver Patrick
Ben Hodgson	Garry Shortland
Jenny Kenton	Linda Vijeh
Paul Maxwell	Martin Wale (until 6.00pm)
Tricia O'Brien	

Officers

Paula Goddard	Specialist (Legal Services)
Jo Morris	Case Officer (Strategy & Commissioning)
Becky Sanders	Case Officer (Strategy & Support Services)
Hammond	Specialist - Principal Planner
Jo Wilkins	Specialist (Strategic Planning)
Kirsty Larkins	Director (Service Delivery)
Dan Bennett	Property and Development Project Manager
Peter Paddon	Lead Specialist (Economy)

16. Apologies for Absence (Agenda Item 1)

Apologies for absence were received from Councillors Brian Hamilton and Val Keitch.

17. Declarations of Interest (Agenda Item 2)

Councillors Jenny Kenton and Martin Wale declared personal interests in Planning Application No. 20/01597/FUL – Land Adj 56 Watermead, South Chard as ward members and members of Chard Regeneration Board.

18. Date and Venue for Next Meeting (Agenda Item 3)

Members noted the next meeting of the Area West Committee was scheduled for Wednesday 18th August at 5.30pm and would be a virtual meeting using Zoom on-line meeting software.

19. Public Question Time (Agenda Item 4)

There were no questions from members of the public.

20. Chairman's Announcements (Agenda Item 5)

The Chairman reminded everyone present that in order to enable members to continue holding remote, virtual meetings, Full Council had agreed in April to amend part of the Council's Constitution to allow its remote meetings to function as consultative meetings and delegate decisions to the Chief Executive (or the relevant Director in the Chief Executive's absence) in consultation with those meetings.

This was extended at Full Council on 8 July 2021 for a further 6 months.

In the absence of the Vice Chairman, Councillor Brian Hamilton, a proposal was made and seconded to appoint Councillor Martin Carnell as Vice Chairman for the meeting.

21. Verbal Update on Chard Eastern Development Area (CEDA) Sites (Agenda Item 6)

With the aid of a powerpoint presentation, the Specialist – Principal Planner and Specialist – Strategic Planning provided an update on the Chard Eastern Development Area (CEDA) sites in terms of recent applications and permissions granted, the policy framework and to also respond to some concerns raised about the infrastructure being delivered in tandem with the housing schemes and employment land.

Points mentioned during the presentation included:

- The South Somerset Local Plan 2006-2028 was adopted in March 2015 and included policies PMT1 – Chard Strategic Growth and PMT2 – Chard Phasing.
- The allocation was based on the Chard Regeneration Plan work published in 2010.
- Policy PMT1 – Chard Strategic Growth area included at least 2,716 dwellings, approximately 13 hectares of employment land, 2 new primary schools, 4 neighbourhood centres, highway infrastructure and improvements and sports and open space provision.
- Policy PMT2 – Chard Phasing – within the plan period up to 2028 proposed delivery of at least 1,220 dwellings, 13 hectares of employment land, 1 new primary school, 2 neighbourhood centres and sports and open space provision.
- In order to ensure the timely delivery of the necessary infrastructure to support the growth, phasing sequences should be justified and it should be demonstrated that the proposal would not compromise the delivery of the total growth. Implementation of the policies are informed by the Chard Regeneration Plan.
- The Chard Regeneration Plan had seven sections and the Framework for Change which had background analysis and the illustrative masterplans was of particular relevance.
- Permissions granted in the last few years that had a direct relevance to delivering the CEDA objectives – Land East of Mount Hindrance Farm, Land East of Oaklands and Land between Tatworth Road and Forton Road.

- The Local Education Authority had a preferred location for the first of 2 primary schools in Chard and confirmed it did not require SSDC to include a “precautionary” specification in scoping work through the current pre-application engagements.
- Joint working was being undertaken with the Clinical Commissioning Group and public bodies regarding the expansion of health provision in Chard and Crewkerne.
- SSDC had engaged Mott McDonald to provide a strategic review of the eastern relief road and a whole Local Plan Transport Assessment.
- The Local Plan Review 2020-2040 was being prepared and it was proposed to identify the areas where housing, employment, school and neighbourhood centres would be located as well as the line of the eastern relief road. Consultation on the review process was anticipated in mid-2022.

The Specialist – Principal Planner and Specialist – Strategic Planning responded to members’ questions on points of detail in relation to the Council’s five year housing land supply, phosphate mitigation, the delivery of the eastern relief road and the assessment being undertaken by Mott McDonald.

The Chairman thanked the Officer’s for attending the meeting and providing an informative presentation.

22. Area West Committee - Appointment of Members to Outside Organisations for 2021/22 (Executive Decision) (Agenda Item 7)

RESOLVED: That Area West Committee recommend to the Chief Executive to confirm the appointment of members to Outside Organisations for 2021/22 as follows:

Outside Organisation	Representation 2021/22
A Better Crewkerne & District (ABCD)	Mike Best
Blackdown Hills AONB	Martin Wale
Chard and District Museum Society	Jenny Kenton
Crewkerne Heritage Centre	Representative no longer required
Ile Youth Centre Management Committee	Brian Hamilton
Iminster Forum	Val Keitch
Meeting House Arts Centre, Iminster	Val Keitch
Stop Line Way Steering Group	Sue Osborne

Reason: To review and re-appoint Councillors to outside organisations with Area West for 2021/22.

(Voting: unanimous in favour)

23. Scheme of Delegation - Development Control - Nomination of Substitutes for Chairman and Vice-Chairman for 2021/22 (Executive Decision) (Agenda Item 8)

RESOLVED: That Area West Committee recommend to the Chief Executive to confirm the appointment of Councillors Mike Best and Paul Maxwell to act as substitutes for the Chairman and Vice Chairman to make decisions in the Chairman's and Vice Chairman's absence on whether an application should be considered by the Area Committee as requested by the Ward Member(s) in line with Development Control Revised Scheme of Delegation.

Reason: To review and re-appoint Councillors to act as substitutes for the Chairman and Vice Chairman in the exercising of the Scheme of Delegation for planning and related applications for 2021/22.

(Voting: unanimous in favour)

24. Area West Committee Forward Plan (Agenda Item 9)

In response to questions, Members were informed that:

- The Chard Eastern Development Plan would be presented to the Area West Committee in September or October.
- It had not been possible to confirm a date for the Historic Building at Risk report due to resourcing issues.
- With regard to the update on S106 contributions, the long term plan was to collate the S106 contributions information along with the CIL information on one computer system with an aim to publish quarterly reports on the website. In the interim, the Locality Team Manger was leading on a piece of work and it may be possible to provide an interim update.

One member referred to the recent flooding emergency in Chard and requested a report from Civil Contingencies on how SSDC engage with other authorities to deal with such emergencies. It was noted that Somerset County Council would be producing a Section 19 Statutory Report, which was required to be undertaken following a significant flood event, and it was suggested that once the report was available a presentation could be made to the Committee. The Lead Officer for Civil Contingencies was also producing a lessons learnt report and working closely with Somerset County Council.

RESOLVED: That the Area West Committee Forward Plan be noted.

25. Planning Appeals (Agenda Item 10)

Members noted the details of a Planning Appeal that had been received in Chiselborough.

26. Schedule of Planning Applications to be Considered (Agenda Item 11)

Members noted the Schedule of Planning Applications.

27. Planning Application 20/01597/FUL - Land Adj 56 Watermead, South Chard (Agenda Item 12)

Application Proposal: Construction of a detached dwelling with associated parking

The Specialist – Principal Planner presented the application as detailed in the agenda. He explained that the application had been referred to the Committee as three local objections had been submitted, the Parish Council had raised a concern in relation to highway issues and the applicant was South Somerset District Council. He advised that the application site was a corner plot located within a housing estate. The main issue with the proposal was that the plot had the scale to take a dwelling but would this undermine the character of the locality in terms of its openness and was it sufficiently harmful to merit refusal.

The Specialist – Principal Planner explained that objections had been received to the original application relating to the character of the area, how the space was used, concerns over visibility and site lines. The application had been revised to provide a single three bedroom house with an area to be retained as green space and the planting of a tree and the dwelling relocated to sit back from the front elevation. In terms of overlooking, it was noted that to the rear of the dwelling there would be windows with obscure glazing. In conclusion, the Specialist – Principal Planner was of the opinion that the revised scheme for a single dwelling and the retention of green space retained the character of the area and therefore recommended approval of the application.

The Applicant commented that the concerns from local residents regarding the original scheme had been taken into account and the revised scheme retained a fairly significant area of open green space. The area would potentially remain in the ownership of SSDC and not be sold off with the plot. Additional tree planting could also be secured on the green area to respect the local character.

In response to questions raised, members were informed of the following:

- The site was not big enough or suitable to be a designed play facility as it was located too close to residential properties;
- The objections received were in response to the original planning application. No objections or comments had been received in response to the revised application.

Ward Member, Councillor Jenny Kenton, who was also speaking on behalf of the other Ward Member Councillor Martin Wale said that many of the residents were of the opinion that the site was a public open space as a bench had been allowed to be located on the land. Although she was not fully against having a dwelling on the land, she felt that the dwelling should be made available for local residents of Tatworth and noted there were six families requiring three bedroom affordable housing. She also wished to see the remaining green space being offered to the Parish Council.

In response to the comments made by the Ward Member, the Specialist – Principal Planner advised that affordable housing could not be required for a scheme below ten dwellings. Discussions would need to be held with Property Services Team as to whether the property could be marketed to residents of Tatworth in the first instance.

With regard to offering the land to the Parish Council, he advised that this was a decision to be made by the Property Services Team and whether the land had sufficient community value.

During the discussion, members made the following comments:

- The Parish Council should benefit either through the sale of the land or from S106 agreement.
- There were no planning reasons to refuse the application.
- The application met policy SS2.
- Making the property available for local residents only and whether there should be a Community Asset Transfer for the residual land were separate civil matters and not part of the planning process.

The Specialist – Principal Planner advised that an additional condition could be imposed to secure the future management and maintenance of the open space.

At the conclusion of the debate, it was proposed and seconded to approve the application as per the officer's recommendation outlined in the report subject to an additional condition to secure the future management and maintenance of the open space. On being put to the vote, the application was recommended for approval by 8 votes in favour, 0 against and 4 abstentions.

RESOLVED: That Members of Area West Committee recommend to the Chief Executive that Planning Application 20/01597/FUL be approved as per the officers recommendation outlined in the report subject to an additional condition to secure the future management and maintenance of the open space, for the following reason:

01. The proposed dwellinghouse, by reason of location, design, scale and materials, contributes to meeting a housing need that is commensurate with the scale and character of the settlement and does not cause significant harm to visual amenity, residential amenity, ecology or highway safety in accordance with the aims and objectives of policies SD1, SS2, SS4, SS5, EQ2, EQ4, TA1, TA5 and TA6 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the NPPF.

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_1886-planning.dwg
Design_C-1886-P2.dwg

Reason: For the avoidance of doubt and in the interests of

proper planning.

03. No work shall be carried out above ground works on site unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) details of the make and colour of the double roman roof tiles to be used
- b) details of the make and colour finish of the brick to be used on the external walls
- c) details of the external finish and colour for all external doors and windows

Once approved such details shall be fully implemented and shall thereafter not be altered unless agreed otherwise in writing by the Local Planning Authority.

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

04. Prior to the first occupation of the dwelling hereby approved the boundary treatments as shown on the approved plan, Design_C-1886-P2.dwg, shall be fully implemented unless otherwise agreed in writing by the local planning authority.

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

05. Prior to the development hereby approved being first brought into use the obscure glazed windows, shown on approved plan Design_C-1886-P2.dwg, shall be fully implemented, to a minimum level 3, and shall be permanently retained and maintained in this fashion thereafter.

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

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to this building without the prior express grant of planning permission.

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

07. Notwithstanding the provisions of the Town and Country

Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of the dwellinghouse hereby approved forward of any wall of that dwellinghouse which fronts onto a road (east and south elevation of the dwelling).

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

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows (other than those expressly authorised by this permission) shall be constructed.

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

09. The overall ridge height of the dwelling hereby approved shall not exceed that shown on the approved plan, Design_C-1886-P2.dwg - Watermead Street Elevation, when assessed in relation to the adjacent dwelling known as 56 Watermead.

Reason: In the interests of visual amenity and for the avoidance of doubt and to accord with Policy EQ2 of the South Somerset Local Plan 2006-2028.

10. The landscaping as indicated on the approved plan shall be carried out within the dormant planting season (November to February inclusively) following the commencement of any aspect of the development hereby approved; and if any trees or shrubs which within a period of ten years from the completion of the development die, are removed or in the opinion of the Council, become seriously damaged or diseased, they shall be replaced by the landowner in the next planting season with trees/shrubs of the same approved specification, in the same location; unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the planting of new trees and shrubs in accordance with the Council's statutory duties relating to The Town & Country Planning Act, 1990 (as amended)[1] and the following policies of The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure

11. Before the dwelling hereby permitted is first occupied, a

properly consolidated and surfaced access and parking area shall be constructed (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority. The access and parking area shall be constructed in accordance with the agreed design and shall be maintained in the agreed form thereafter at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

12. The dwelling hereby permitted shall not be occupied until the parking spaces have been provided, as detailed on submitted drawing number Design_C-1886-P2.dwg. The said spaces shall thereafter be kept clear of obstruction at all times and not used other than for the parking of vehicles in connection with this development.

Reason: In the interests of highway safety, in accordance with policies TA5 and TA6 of the South Somerset Local Plan 2006-2028.

13. Prior to first occupation provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall be submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed prior to the first occupation and thereafter maintained at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

14. At the proposed access there shall be no obstruction to visibility greater than 600 millimetres above adjoining road level within the visibility splays shown approved drawing, Design_C-1886-P2.dwg. Such visibility splays shall be constructed prior to the first occupation of the dwelling hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

15. Prior to first occupation of the dwelling hereby permitted, one 16amp electric charging point, for electric vehicles, shall be provided adjacent to one of the parking spaces. Once installed such electric charging point shall be retained and maintained in working order, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is resilient and sustainable in accordance with Policy TA1 (Low Carbon Travel) of the adopted South Somerset Local Plan and the provisions of the NPPF.

- 16. Prior to the first occupation of the dwelling hereby approved a scheme to secure a management plan for the residual of the retained public space, shown on the approved shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented fully and the open space area shall thereafter be retained and maintained in complete accordance with the scheme.

Reason: In order to ensure the public open space is retained in the interest of visual amenity in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028)

Informatives:

- 01. Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation or alteration of an access to the highway will require a Section 184 Permit. This must be obtained from the Highway Service Manager at the following Area Highway office: South Somerset Area Highways Office - Houndstone Business Park, Yeovil. The Area Highways Offices are contactable on the following telephone number No.0300 123 2224. Applications for such a permit should be made at least four weeks before access works are intended to commence.

(Voting: 8 in favour, 0 against, 4 abstentions)

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Chairman

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Date