



**South Somerset
District Council**

Informal Discussion by Members of Regulation Committee

Tuesday 20th July 2021

10.00 am

**A virtual consultative meeting via
Zoom meeting software**

The following members are requested to attend this virtual consultation meeting:

Jason Baker
Neil Bloomfield
Malcolm Cavill
Adam Dance
Peter Gubbins

Sarah Dyke
Tony Lock
Sue Osborne
Crispin Raikes
Andy Soughton

David Recardo
Paul Rowsell
Linda Vjeh
William Wallace

Any members of the public wishing to view the meeting, or address the virtual consultative meeting during either Public Question Time or regarding a Planning Application, must email democracy@southsomerset.gov.uk by 9.00am Monday 19th July 2021. The meeting will be viewable online by selecting the meeting on YouTube at:

https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

For further information on the items to be discussed, please contact:
democracy@southsomerset.gov.uk

This Agenda was issued on 12th July 2021.

Nicola Hix, Director, Support Services & Strategy

**This information is also available on our website
www.southsomerset.gov.uk or via the mod.gov app**

Information for the Public

In light of the coronavirus pandemic (COVID-19), Regulation Committee will meet virtually via video-conferencing to consider reports. As of 7 May 2021 some interim arrangements are in place for committee meetings.

At the meeting of Full Council on 15 April 2021 it was agreed to make the following changes to the Council's Constitution:

a) To continue to enable members to hold remote, virtual meetings using available technology;

b) To amend Part 3 (Responsibility for Functions) of the Council's Constitution to allow those remote meetings to function as consultative bodies and delegate decisions, including Executive and Quasi-Judicial decisions, that would have been taken by those meetings if the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 had continued in force to the Chief Executive (or the relevant Director in the Chief Executive's absence) in consultation with those meetings and those members to whom the decision would otherwise have been delegated under Part 3 of the Constitution;

c) The delegated authority given under (b) will expire on 31 July 2021 unless continued by a future decision of this Council; For full details and to view the report please see: <https://modgov.southsomerset.gov.uk/ieListDocuments.aspx?CId=137&MId=2981&Ver=4>

At the meeting of Full Council on 8th July 2021, it was agreed:-

a) To continue to enable members to continue to enable members to hold remote, virtual meetings using available technology and so extend the delegation given on 15 April 2021 for a further 6 months, to 08 January 2022;

b) To delegate authority to the Monitoring Officer and Chief Executive to amend the Constitution to reflect these changes.

Regulation Committee

Meetings of the Regulation Committee are usually held monthly, at 10.00am, on the third Tuesday of the month (unless advised otherwise). However during the coronavirus pandemic these meetings will be held remotely via Zoom.

Agendas and minutes of meetings are published on the council's website:

[Browse Meetings, 2000 \(southsomerset.gov.uk\)](#)

Agendas and minutes can also be viewed via the Modern.gov app (free) available for iPads and Android devices. Search for 'modern.gov' in the app store for your device, install, and select 'South Somerset' from the list of publishers, then select the committees of interest. A wi-fi signal will be required for a very short time to download an agenda but once downloaded, documents will be viewable offline.

Public participation at meetings (held via Zoom)

Public question time

We recognise that these are challenging times but we still value the public's contribution to our virtual consultative meetings. If you would like to participate and contribute in the meeting, please email democracy@southsomerset.gov.uk for the details to join the meeting.

If you would like to view the meeting without participating, please see:
https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

The period allowed for participation in Public Question Time shall not exceed 15 minutes except with the consent of the Chairman and members of the Committee. Each individual speaker shall be restricted to a total of three minutes.

If you would like to address the virtual consultative meeting during either Public Question Time or regarding a Planning Application, please email democracy@southsomerset.gov.uk by 9.00am on 19th July 2021. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

Virtual meeting etiquette:

- Consider joining the meeting early to ensure your technology is working correctly.
- Please note that we will mute all public attendees to minimise background noise. If you have registered to speak during the virtual meeting, the Chairman will un-mute your microphone at the appropriate time.
- Each individual speaker shall be restricted to a total of three minutes.
- When speaking, keep your points clear and concise.
- Please speak clearly – the Councillors are interested in your comments.

Planning Applications

It is important that you register your request to speak at the virtual meeting by emailing democracy@southsomerset.gov.uk by 9.00am on 19th July 2021. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

Comments about planning applications will be dealt with at the time those applications are considered, rather than during the Public Question Time session.

Comments should be confined to additional information or issues, which have not been fully covered in the officer's report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public cannot be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the Planning Officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The Planning Officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to 3 minutes each and where there are a number of persons wishing to speak they should be

encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- County Council, Town or Parish Council Representative
- Objectors
- Supporters
- Applicant and/or Agent

Ward members, if not members of the Regulation Committee, will speak after the town/parish representative.

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

If a Councillor has declared a Disclosable Pecuniary Interest (DPI) or a personal and prejudicial interest

In relation to Disclosable Pecuniary Interests, a Councillor is prohibited by law from participating in the discussion about the business on the agenda that relates to this interest and is also required to leave the room whilst the relevant agenda item is being discussed.

Under the new Code of Conduct adopted by this Council in July 2012, a Councillor with a personal and prejudicial interest (which is not also a DPI) will be afforded the same right as a member of the public to speak in relation to the relevant business and may also answer any questions, except that once the Councillor has addressed the Committee the Councillor will leave the room and not return until after the decision has been made.

Any maps contained within this document are reproduced from/based upon Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©, Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Ordnance Survey mapping/map data included within this publication is provided by South Somerset District Council under licence from the Ordnance Survey in order to fulfil its public function to undertake its statutory functions on behalf of the district. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. South Somerset District Council - LA100019471 - 2020.

Regulation (Informal)

Tuesday 20 July 2021

Agenda

Preliminary Items

- 1. Apologies for Absence**
- 2. Declarations of Interest**
- 3. Public Question Time**
- 4. Schedule of planning applications to be considered (Page 6)**
- 5. Planning Application 18/00650/OUT Knights Templar Court Nursing Home Throop Road Templecombe BA8 0HR (Pages 7 - 25)**
- 6. Planning Application 21/00056/S73A Land Os 4200 Sutton Montis Road Queen Camel (Pages 26 - 33)**
- 7. Date of next meeting**

The next scheduled meeting of the Regulation Committee (Informal) will be held on Tuesday 17th August 2021 at 10.00am. However this meeting will only take place if there is business to conduct.