

MEETING  
DATE 17.08.21

### South Somerset District Council

**Minutes** of a meeting of the **Regulation (Informal)** held at **the Virtual Meeting using Zoom meeting software on Tuesday 17 August 2021.**

(11.00 - 11.25 am)

**Present:**

Jason Baker  
Neil Bloomfield  
Sarah Dyke  
Tony Lock  
Sue Osborne

David Recardo  
Paul Rowsell  
Andy Soughton  
Linda Vijeh  
William Wallace

**Officers**

Jo Boucher  
Paula Goddard  
David Kenyon

Case Officer (Strategy & Support Services)  
Specialist (Legal Services)  
Planning Consultant

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**14. Minutes (Agenda Item 1)**

The minutes of the Regulation Committee meetings held on 20<sup>th</sup> April 2021 and 20<sup>th</sup> July 2021 (Informal), copies of which had been circulated, were agreed as a correct record and would be signed by the Chairman.

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

Apologies for absence were received from Councillors Malcolm Cavill, Adam Dance, Peter Gubbins and Crispin Raikes.

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

Councillor Sarah Dyke declared a non-pecuniary interest in Item 5 Planning Application 21/01785/S73A as she is a resident of Cucklington.

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**17. Public Question Time (Agenda Item 4)**

There were no questions from members of the public.

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18. **Planning Application 21/01785/S73A Clapton Farm Solar Park Land At Clapton Farm House Tinkers Lane (Agenda Item 5)**

***Proposal: Section 73A application for a minor material amendment to vary condition 03 of planning permission 19/01786/FUL to allow retention of the installation of a CCTV camera system comprising of a network of wooden pole mounted cameras, related cabinets and ducting, plus ancillary and related equipment until 23<sup>rd</sup> March 2057.***

The Development Management Specialist presented the report and with the aid of a powerpoint presentation highlighted the site, existing solar farm and CCTV camera system.

He confirmed there had been no updates since the report had been published, no objections had been received and that it had been referred to the Regulation Committee as it is a 'major major' application.

He explained this application was seeking permission for a minor material amendment to vary condition 03 of planning permission 19/01786/FUL to allow retention of the CCTV camera system until 23<sup>rd</sup> March 2057. This would regularise the situation and allow the CCTV camera system to have the same temporary planning permission as the main solar farm.

The Development Planning Specialist highlighted the key considerations being; varying condition would coincide with the same temporary approved permission as the solar farm, proposal will still respect the character of the area and has no detrimental effect on amenity or highway safety or general impact on the character of the area, no objections raised from adjoining authority, accords with the aims and objectives of the NPPF and policies in the Local plan and that permission will cease on 23<sup>rd</sup> March 2057 or within 6 months of the cessation of the use of the solar farm.

He therefore concluded that his recommendation was to approve the application subject to the conditions as set out in the agenda report.

The Agent then addressed the committee and briefly confirmed he was happy with the officer's presentation and that he had covered all points of the application.

During a short discussion, members questioned the reason why this application had been referred to the Regulation Committee. They acknowledged the officer was following current council procedure but believed that it was not necessary for an application such as this to be referred to committee for determination. They highlighted the need to streamline the current process to develop efficiency to ensure the most effective use of staff resources and time.

There being no debate, it was then proposed and seconded to approve the application as per the officers recommendation and as set out in the agenda report. On being put to the vote this was carried unanimously.

**RESOLVED:**

That Regulation Committee recommend the Chief Executive to:

Approve planning application reference **21/01785/S73A** for the following reason:

01. The retention of the CCTV camera system for the same temporary period of time as the operational lifespan of the solar farm as a whole is considered acceptable, and has no material impact on the temporary nature of the permission, which continues to respect the character of the area and causes no demonstrable harm to neighbour amenity and highway safety or the impact on the setting and local environment. The proposal is in accordance with the aims and objectives of the NPPF and Policies SD1, TA5, EQ1, EQ2, EQ4, EQ5 and EQ7 of the South Somerset Local Plan.

**SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be carried out in accordance with the approved drawing no. BSL-001 Rev A: Site Location Plan, and the following approved drawings which form part of the planning permission dated 15th January 2020, application ref. 19/01786/FUL:

- Drawing no. 1088-0200-01: Site Boundary Plan
- Drawing no. 26377-1-B: CCTV Layout - Site Layout - Planning Application (Proposed Additions)
- Drawing no. 26377-1-C: CCTV Layout - Site Layout - Planning Application (Overall Security Design)
- Drawing no. GBSG SD-1B: GBSG Standard Detail - Wooden Post Detail
- Brochure: IP55 Outdoor Wall Mounting Cabinets, DS-CW55 Series

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

02. The development hereby permitted shall cease on 23rd March 2057, or within 6 months of the cessation of the use of the solar farm for the generation of electricity, whichever is the sooner. Within 6 months of power generation ceasing, or such other period as agreed in writing, all solar farm structures, materials and any ancillary equipment shall be removed and the land restored to agriculture use, in accordance with a restoration plan that has previously been submitted to and agreed in writing by the Local Planning Authority. Such details shall include the time scale for decommissioning.

Reason: In the interests of character and appearance further to policy EQ2 of the South Somerset Local Plan 2006- 2028.

03. No CCTV equipment or other cameras shall be installed on the site other than those shown on the submitted drawings nos. 26377-1-B and 26377-1-C, in accordance with the CCTV design details submitted with the application.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the landscape in accordance with the aims of the NPPF and Policy EQ2 of the South Somerset Local Plan.

04. Each camera hereby permitted shall have a fixed field of vision, being angled and of a visual range as indicated on the submitted drawings nos. 26377-1-B and 26377-1-C and there shall be no subsequent variation to allow a greater field and range of vision for any of the camera without the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity and to safeguard the rural character of the setting in accordance with the aims of the NPPF and Policy EQ2 of the South Somerset Local Plan.

05. Other than the on-site audio challenge facility (described in the agent's email dated 5th November 2019 as part of the planning permission dated 15th January 2020,

application ref. 19/01786/FUL) forming part of the security system hereby permitted, no other form of audible alarm shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity and to safeguard the rural character of the setting in accordance with the aims of the NPPF and Policies EQ2 and EQ7 of the South Somerset Local Plan.

(voting: unanimous)

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**19. Date of next meeting (Agenda Item 6)**

Members noted the date of the next meeting.

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Chairman

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Date