

South Somerset District Council

Draft Minutes of a meeting of the **Area East Committee** held at the **Churchfield Offices, Wincanton** on **Wednesday 11 March 2020**.

(9.00 am - 9.35 am)

Present:

Members: Councillor Henry Hobhouse (Chairman)

Robin Bastable
Hayward Burt
Tony Capozzoli
Sarah Dyke

Kevin Messenger
William Wallace
Colin Winder



Officers:

Steve Barnes
Terena Isaacs
Stephen Baimbridge
Jane Green
Angela Cox

Locality Team Leader
Community Support Assistant
Specialist (Development Management)
Case Officer (Development Management)
Specialist - Democratic Services

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

149. Minutes of Previous Meeting (Agenda Item 1)

The minutes of the meeting of the Area East Committee held on 12th February 2020 were approved as a correct record and signed by the Chairman.

150. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Nick Colbert, Charlie Hull, Michael Lewis, Paul Rowsell and Lucy Trimmell.

151. Declarations of Interest (Agenda Item 3)

There were no declarations of interest made by Members of the Committee on any agenda item.

152. Date of Next Meeting (Agenda Item 4)

Members noted that the next scheduled meeting of the Committee would be held on Wednesday 9th April 2020 at 9.00am. Venue to be confirmed.

153. Public Question Time (Agenda Item 5)

There were no questions from members of the public present.

154. Chairman Announcements (Agenda Item 6)

The Chairman asked Members if they would be willing to contribute towards providing fresh coffee at their Area Committee meetings. Members were in agreement with the proposal.

155. Reports from Members (Agenda Item 7)

Councillor Colin Winder reported that a water pipe at the entrance to the Vedlers Hey development site in Wincanton was creating a problem as there was constant running water which was now coming from the wall. Although he had reported the problem to both the Highway Authority and Environmental Health, he remained concerned that there were problems with drainage at the site.

It was agreed to contact the Building Control service to arrange to visit and inspect the area with Councillor Winder.

Councillor Hayward Burt asked if it was possible to be informed of the Parishes who had received trees during the Council's Great Tree Giveaway?

Councillor Sarah Dyke said that 61 parishes had received 50 free tree whips and she would undertake to circulate to Members the list of parishes who had participated.

The Chairman undertook to contact the local police inspector to request that police information circulated to Town and Parish Councils could also be circulated to Ward Members.

It was noted that there was currently a problem with rats in Castle Cary as nearby chicken huts had been cleared out. This was an issue that would be dealt with locally.

156. Community Grant to Brewham Village Hall Restoration Group (Executive Decision) (Agenda Item 8)

Members were pleased to note the grant request by Brewham Village Hall Restoration Group towards the cost of new tables and chairs for the recently renovated Brewham Village Hall and voted unanimously in favour of awarding £3,511 towards the project.

RESOLVED: That Area East Committee agreed to award a grant of £3,511 to Brewham Village Hall Restoration Group, the grant to be allocated from the Area East Community Grant programme and subject to SSDC standard conditions for community grants (Appendix A).

Reason: To award a grant towards the cost of new tables and chairs for the recently renovated Brewham Village Hall.

(Voting: unanimous in favour)

157. Area East Committee Forward Plan (Agenda Item 9)

Councillor Hayward Burt said it would be useful for Executive Portfolio Holders to provide regular updates on their specific service areas. It was agreed to ask for an update on the Transformation Programme.

Noted

158. Planning Appeals (Agenda Item 10)

Members noted the planning appeals which had been received, allowed or dismissed by the Planning Inspectorate.

Noted

159. Schedule of Planning Applications to be Determined by Committee (Agenda Item 11)

Members noted the Schedule of Planning Applications to be determined by the Committee.

Noted

160. Planning Application 19/02779/ADV - A E George Commercials Ltd, Brewham Road Depot, Brewham Road, Bruton (Agenda Item 12)

The display of 1 No. internally illuminated and 1 No. non illuminated fascia signs, 1 No. internally illuminated pylon sign and 1 No. non illuminated bollard.

The Case Officer for Development Management introduced the report with the assistance of a power point presentation. She advised that the recommendation was a split decision to approve signs 1 – 4 inclusive and refuse permission for sign 5. This was because the applicant had failed to provide an accurate site plan, and, because officers could not be sure of the position of the 6m totem at the entrance to the site, they were unsure whether it would impede visibility when exiting the site. The applicant had been given 4 opportunities to provide the required site plan but had failed to engage with officers on the issue. Therefore, the recommendation was split to approve signs 1 – 4 inclusive and refuse permission for sign 5.

There was no debate and the officers recommendation was proposed and seconded and on being put to the vote, was carried unanimously.

RESOLVED: That planning permission be GRANTED for signs 1-4 (inclusive), and, Planning permission be REFUSED for sign 5 (6m entrance pylon), for the following

reasons:-

01. Signs 1-4 (inclusive) by virtue of the siting, design, number, materials, scale and type of illumination is in keeping with the character and appearance of the surrounding area, causes no harm to residential amenity, does not prejudice public safety and is in accordance with the aims and objectives of policy EQ2 of the South Somerset Local Plan (2006-2028).
02. There is insufficient information submitted with the application to assess whether or not the siting of the pylon sign, labelled as sign 5, would impact adversely upon the visibility splays.

Accordingly it is considered that the proposal is contrary paragraph 108 of the National Planning Policy Framework and Policies TA5 & TA6 of the South Somerset Local Plan (2006-2028) and paragraphs 109 and 132 of the NPPF.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the fascia signs, wall signs and business bollard, labelled as signs 1-4, received on 4th November 2019.

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

02. (a) All advertisements displayed and any land used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

(b) Any hoarding or similar structure or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.

(c) Where any advertisement is required under these Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.

(d) Before any advertisement is displayed on land in accordance with the consent now granted, the permission of the owner of that land, or of a person entitled to grant such permission, shall be obtained.

(e) The consent now granted is limited to a period of five years from the date hereof.

(f) No advertisement shall be displayed so as to endanger persons, obscure or hinder the interpretation of any official sign

Reason: To accord with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007

Informatives:

01. In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
- offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

(Voting: unanimous in favour)

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Chairman