

Chief Executive Decision

Planning Application Decision for 21/00008/FUL – Land West of 18 Compton Pouncefoot , Yeovil.

Executive Portfolio Holder Henry Hobhouse , Chairman of Area East Committee
Director: Kirsty Larkins, Director (Service Delivery)
Lead Officer: Peter Thomas (Planning Specialist)
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Purpose of the Report

To confirm the recommendation of members of the Area East Committee relating to Planning Application 21/00008/FUL following consideration at a meeting of Area East Committee (Informal) on 9th June 2021.

Public Interest

At the meeting of Full Council on Thursday 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;

Decision Taken

The Director (Strategy & Support Services), following a consultative meeting by the Area East Committee on 9th June 2021, made the following decision;

To approve planning application 21/00008/FUL, contrary to the officer's recommendation, subject to the following:

Reason

The public benefits of the proposal are considered to outweigh the harm caused to the conservation area and the proposal is therefore in accordance with polices EQ2, EQ3 and TA5 of the south Somerset Local Plan and the provisions of the National Planning Policy Framework.

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:

- 13168_003_A_ Proposed Plan
- 13168_001_ Site Location Plan
- 13168_004 Garage Plans and Elevations
- 0983-008B Site access and vehicle swept path analysis

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

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) the carport and workshop hereby approved shall only be used for purposes ancillary to number 18 Compton Road, Compton Pauncefoot.

Reason - To define the permission which is justified on the basis of the public benefits of providing vehicle parking to number 18 in accordance with policies SS2, EQ2 and EQ3 of the South Somerset Local Plan and the provisions of the National planning policy Framework.

04. Prior to first use of the building hereby approved an electric vehicle charging point (EVCP) rated at a minimum of 16 amps shall have been provided in accordance with details indicating the siting, design, rating and appearance of the EVCP which shall have been submitted to and approved in writing by the Local Planning Authority. The EVCP shall be permanently retained and maintained thereafter.

Reason: To ensure provision of an EVCP for low emission vehicles as part of the transition to a low carbon economy, having regard to Policy TA1 of the South Somerset Local Plan and relevant guidance within the NPPF.

05. Prior to first use of the building hereby approved the ground source heat pump shall have been provided in accordance with details submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the submitted details and retained as such.

Reason: To ensure provision of renewable sources in accordance with Policy EQ1 of the South Somerset Local Plan and relevant guidance within the NPPF.

06. The development hereby permitted shall not come into use 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 details of permeable materials and 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: In the interests of the appearance of the site and surrounding area in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan and the provisions of the National planning Policy Framework.

Background

To enable the decision making process to continue, it was agreed that Councillors continue to receive decision-making reports. They will form a view which will be communicated to the Chief Executive. The decision will be formally made by the Chief Executive (or relevant Director) during the current coronavirus restrictions.

Background Papers

Officer Report – Planning Application 21/00008/FUL – Land West of 18 Compton Pauncefoot Yeovil

<https://modgov.southsomerset.gov.uk/ieListDocuments.aspx?CId=429&MId=3021&Ver=4>