

Chief Executive Decision

Planning Application 21/03005/S73 Crewkerne Key Site 1 Land East Of Crewkerne Between A30 And A356 Yeovil Road Crewkerne

Executive Portfolio Holder Peter Gubbins , Chairman of Regulation Committee
Director: Kirsty Larkins, Director (Service Delivery)
Lead Officer: John Hammond, Development Management Specialist
Contact Details: john.hammond@southsomerset.gov.uk

Purpose of the Report

To confirm the recommendation of members of the Regulation Committee relating to Planning Application 21/03005/S73 following consideration at a meeting of Regulation Committee (Informal) on 18th January 2022.

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;

Further to the above, at the meeting of Full Council on 8 July 2021, it was agreed:

To continue to enable members to hold remote, virtual meetings using available technology and to extend the delegation given on 15 April 2021 for a further 6 months, to 08 January 2022; and at the Council meeting of 16 December 2021, a further extension to 8 July 2022 was agreed.

Decision Taken

That Planning Application 21/03005/S73 be APPROVED as per the officer recommendation, subject to the conditions outlined in the officer report, with agreed amendments to condition 7 to include the wording 'Ecological Management ' and condition 14 to amend the wording to

ensure and clarify a suitable trigger is in place regarding the surface water run-off limitation scheme.

Reason:

On the basis that:

The principle of this development is supported, reflecting as it does the Local Plan allocation KS/CREW/1. Crewkerne is an appropriate location for this level of development and the site is suitable in terms of its relationship to the town and its services and can be developed without causing unacceptable harm to the setting or functioning of the town.

It is not considered that the proposal would adversely affect highways safety, ecological or architectural interest of the site, the favourable conservation status of protected species or visual and residential amenity and there would be no risk of increased flooding. Matters of detail, including design and appearance, layout, scale and appearance can appropriately be considered through the submission of subsequent reserved matters applications. As such the proposal accords with the Local Plan allocation KS/CREW/1 and the policies of the South Somerset Local Plan 2006-2028 and the policies contained within the National Planning Policy Framework.

Approve subject to the conditions below and a variation to the S.106 Agreement between the applicant and SSDC.

01. The principle of this development is supported, reflecting as it does the Local Plan allocation KS/CREW/1. Crewkerne is an appropriate location for this level of development and the site is suitable in terms of its relationship to the town and its services and can be developed without causing unacceptable harm to the setting or functioning of the town.

It is not considered that the proposal would adversely affect highways safety, ecological or architectural interest of the site, the favourable conservation status of protected species or visual and residential amenity and there would be no risk of increased flooding. Matters of detail, including design and appearance, layout, scale and appearance can appropriately be considered through the submission of subsequent reserved matters applications. As such the proposal accords with the Local Plan allocation KS/CREW/1 and the policies of the South Somerset Local Plan 2006-2028 and the policies contained within 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 21/03005/S73

[Agenda for Regulation \(Informal\) on Tuesday 18th January 2022, 10.00 am \(southsomerset.gov.uk\)](#)
