

The Regulation Committee

Minutes of a meeting of the Regulation Committee held on Thursday 20 July 2017 at 14:00 in the Luttrell Room, County Hall.

Present

Cllr J Parham (Chairman)

Cllr John Clarke

Cllr Nigel Hewitt-Cooper

Cllr Mark Keating

Cllr Andy Kendall

Cllr Tony Lock

Cllr Dean Ruddle

Cllr Nigel Taylor

Other Members Present: None

The Chairman welcomed everyone to the meeting, outlined the meeting procedures, made reference to the agendas and papers that were available and highlighted the rules relating to public question time.

1 **Apologies for Absence** – agenda item 1

Cllr Mike Pullin

2 **Declarations of interest** – agenda item 2

Reference was made to the following personal interests of the Members of the Regulation Committee which were published in the register of members' interests which were available for public inspection in the meeting room:

Cllr Nigel Hewitt-Cooper

Member of Mendip District Council

Cllr Mark Keating

Member of Haselbury Plucknett Parish Council

Cllr Andy Kendall

Member of South Somerset District Council
Member of Yeovil Town Council

Cllr Tony Lock

Member of South Somerset District Council
Member of Yeovil Town Council

Cllr John Parham

Member of Mendip District Council
Shepton Mallet Town Council

Cllr Nigel Taylor

Member of Mendip District Council
Member of Cheddar Parish Council

3 Accuracy of the Minutes of the meeting held on 22 June 2017 – agenda item 3

The Chairman signed the Minutes of the Regulation Committee held on 22 June 2017 as a correct record subject to an amendment to agenda item 5 (9) to show the item was seconded by Cllr Mark Keating.

4 Public Question Time – agenda item 4

(1) There were no public questions on matters falling within the remit of the Committee that were not on the agenda. Questions or statements received about matters on the agenda were taken at the time the relevant item was considered during the meeting.

5 Heathfield Community School, Monkton Heathfield – construction of two new buildings and demolition of three single storey temporary buildings - agenda item 5

(1) The Case Officer with reference to the report supporting papers, and the use of maps, plans and photographs outlined the application for the construction of two new buildings and demolition of three single storey temporary buildings.

The Committee were informed: Heathfield is a specialist school for the performing arts; that an oak tree in the South Western area of the application site would need to be removed to allow construction traffic to enter and exit the site; and the Case Officer highlighted the consultation responses as detailed in the officer report. Members were also advised of a number of amendments to the published papers and plans including: the location of the area identified for the deposition of soils; and the removal of the temporary site access upon completion of the development as detailed in the late paper. In addition the Case Officer further highlighted additional amendments to the published papers to edit Condition No 5. to include reference to plans; Site Entrance Arrangements Sheet 1 of 2 16087-E01 Rev. P3, dated 12th July 2017, and Site Entrance Arrangements Sheet 2 of 2 16087-E01 Rev. P3, dated 12th July 2017, and Condition No 6. to read ‘...between the hours of 0815 and 0915, and 1530 and 1630 on any school day’.

(2) The Committee heard from Carol Bond, the applicants agent, who spoke in support of the application and raised a number of points including: increasing capacity at the school; demographic growth and housing development in the local area; the requirement for drama and dance spaces at the school; the materials to be used for the external finishing of the buildings; the schools travel plan; and that the development had been designed to comply with Building Control and fire safety standards.

(3) The Committee proceeded to debate during which a number questions were asked by Members to which the Case Officer replied. This included: the removal of the oak tree for site access; the potential to remove immature hedgerow as opposed to the oak tree; the location of the site access; the

visibility splay requirements for the access track; the addition of solar panels; monitoring traffic movements; land ownership; and the County Council's duty to provide school places.

(4) The Case Officer further noted that the Parish Council had requested that the oak tree be retained as a sculpture and that the applicant had agreed to save as much of the tree as possible, and that the tree was not shown on aerial photography from 1946 and so was not thought to be a veteran tree.

(5) With the Chairman's permission the applicant highlighted that the application would be managed by Futures for Somerset.

(6) Cllr Dean Ruddle proposed the recommendations detailed in the officer report, and as amended in the late paper and verbally at the meeting, and this was seconded by Cllr Tony Lock.

(7) The Committee resolved in respect of planning application no 4/48/17/0021 that planning permission be **GRANTED** subject to the conditions set out in section 8 of the officer's report, together with the amended Condition No. 2 as detailed in the late paper and the further amendments proposed at the meeting:

- Condition No 5. – to include reference to plans; Site Entrance Arrangements Sheet 1 of 2 16087-E01 Rev. P3, dated 12th July 2017; and Site Entrance Arrangements Sheet 2 of 2 16087-E01 Rev. P3, dated 12th July 2017.
- Condition No 6. – late paper further amended to read '...between the hours of 0815 and 0915, and 1530 and 1630 on any school day.'

The Committee further resolved that authority to undertake any minor non-material editing which may be necessary to the wording of those conditions be delegated to the Strategic Commissioning Manager and the Service Manager, Planning Control Enforcement & Compliance

6 **Any other business of urgency** – agenda item 6

There was no other business.

(The meeting closed at 14:33)

Chairman, Regulation Committee