

South Somerset District Council

Minutes of a meeting of the **Area East Committee** held at the **Council Offices, Churchfield, Wincanton. on Wednesday 14 March 2018.**

(9.00 am - 1.10 pm)

Present:

Members: Councillor Nick Weeks (Chairman)

Mike Beech	Anna Groskop
Hayward Burt	Mike Lewis (until 12.42pm)
Tony Capozzoli	David Norris
Nick Colbert	William Wallace (from 9.15am)
Sarah Dyke	Colin Winder

Officers:

Kelly Wheeler	Case Services Officer (Support Services)
Tim Cook	Area Development Lead (East)
Dominic Heath-Coleman	Planning Officer
Alex Skidmore	Planning Officer
Lee Walton	Planning Officer
Netta Meadows	Director of Strategy and Commissioning
Jan Gamon	Strategic Planning, Strategy & Commissioning

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

55. Minutes of Previous Meeting (Agenda Item 1)

The minutes of the previous meeting held on Wednesday 14th February, copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

56. Apologies for absence (Agenda Item 2)

An apology of absence had been received from Councillor Henry Hobhouse.

57. Declarations of Interest (Agenda Item 3)

Councillors William Wallace, Anna Groskop and Mike Lewis, members of SCC (Somerset County Council), would only declare an interest in any business on the agenda where there was a financial benefit or gain or advantage to SCC which would be at the cost or to the financial disadvantage to SSDC.

Councillor Anna Groskop declared an interest in item number 12 as she was a Director of the South Somerset Community Accessible Transport.

58. Date of Next Meeting (Agenda Item 4)

Members noted that the date of the next scheduled meeting of the Area East Committee would be held at the Council Offices, Churchfields, Wincanton on Wednesday 11th April at 9am.

59. Public Question Time (Agenda Item 5)

Mrs B Beane addressed the Committee to explain the problems she had experienced with the drainage at her home. She explained that since the work to clear the gullies in Mill Lane had taken place, water had been coming up through the drains and the cess pit at her home. She advised members that this had been an on-going problem since the summer and it was costing her large amounts of money to have the cess pit emptied.

Following the short discussion, the Locality Manager advised members that he would contact the relevant officers at Somerset County Council to highlight the issues which had been raised at the meeting.

60. Chairman Announcements (Agenda Item 6)

The Chairman congratulated Wincanton Town Council on the help which they provided to drivers who had been unable to continue their journey on the A303 during the recent snow.

61. Reports from Members (Agenda Item 7)

One member commented that he had raised concern with the Planning Team that some confidential information had been published on the website.

Another member expressed his disappointment that an enforcement case in Wincanton had not been resolved by the Planning Department. The Chairman advised this member to contact the Section 106 Monitoring and Compliance Officer.

62. Report for Area East Committee on the Performance of the Streetscene Service (Agenda Item 8)

The Streetscene Manager was unable to attend the meeting. Members agreed that the report would be deferred to enable him to attend and to present his report.

RESOLVED: that members deferred the report to the April meeting of the Committee to allow the Streetscene Manager to attend.

63. Resourcing Area East Priorities (Agenda Item 9)

The Localities Manager advised that every year a Members Discretionary Budget is allocated to address priorities of the Area East Committee. He advised that the unallocated budget and priority projects would be discussed at a workshop following the

meeting to decide how the budget would be allocated. He advised that a formal report would be prepared following the workshop and would be included on the next Area East Committee agenda.

Following the short discussion, members agreed to approve the de-allocation of £5,000 previously awarded to the Growing Space and to approve the ring-fencing of £20,326 of the Members Discretionary budget towards the Area East priorities agreed at the members' workshop March 2018.

On being put to the vote, this was carried 9 votes in support with 1 abstention.

RESOLVED: members agreed to approve the de-allocation of £5,000 previously awarded to the Growing Space and to approve the ring-fencing of £20,326 of the Members Discretionary budget towards the Area East priorities agreed at the members' workshop March 2018.

(voting: 9 votes in support and 1 abstention)

64. Endorsement of Charltons Community Plan (Executive Decision) (Agenda Item 10)

The Localities Manager introduced Mr B Adams and Mrs M Hilborne, members of the Charltons Community Plan Working Group.

Mrs M Hilborne addressed members and explained that work began in 2014 on creating the Community Plan. She explained that all residents were contacted in 2015 with a questionnaire and following this, an open day was held to feedback the results from the questionnaire. A housing needs survey was also completed. She pointed out other members of the working group within the crowd.

Mr B Adams addressed members. He advised that there was a 34% return on the questionnaire from households and that over 200 residents attended the open day. He advised that the purpose of a housing needs survey was explained to residents at the open day.

He advised that the Community Plan contained guidelines, rather than policies and summarised some of the 21 guidelines included within the plan. He also advised that the plan, which has been agreed by the Parish Council, was already being used and was a living document which would be reviewed.

The Localities Manager advised members that a considerable amount of time had been invested into the plan and the result was a sound and evidence-based document.

Councillor David Norris, Ward Member, thanked the working group and the Locality Manager for their effort in putting together such a comprehensive plan.

He proposed that the Community Plan be endorsed by the Committee. Another member seconded this proposal and on being put to the vote, this was carried unanimously.

RESOLVED: that members agreed to formally endorse the Charltons Community Plan 2017.

(voting: unanimous)

65. Endorsement of North Cadbury & Yarlington Community Plan (Executive Decision) (Agenda Item 11)

The Localities Manager introduced Mr M Martin and Mrs S Cox to members.

They explained to members that the group started the Community Plan in 2017. They advised that a questionnaire had been circulated to all households and that 47.9% had been returned. They advised that there had also been three open days and that the residents had been very interested and enthusiastic. They also advised that the plan was considered to be a living document.

They further advised that they visit every planning application site and have found the determination of planning applications by SSSC to be an issue. They also advised that they had started work on a Village Design Statement and that a Neighbourhood Plan would be considered in the future. They thanked the Locality Manager for his help with the Community Plan.

The Locality Manager explained to members that an extraordinary amount of work from the working group was required to finalise a Community Plan. He also explained that the purpose of endorsement is to validate the process and actions set out in the plan, not to endorse the views of the Parish Council which relate to the planning process and how it is applied.

Following the short discussion, it was proposed and seconded that the Community Plan be endorsed by the Committee.

On being put to the vote, it was unanimously agreed that the Committee would endorse the North Cadbury and Yarlington Community Plan 2017.

RESOLVED: that members agreed to formally endorse the North Cadbury and Yarlington Community Plan 2017.

(voting: unanimous)

66. South Somerset Community Accessible Transport update (Agenda Item 12)

The Localities Manager presented his report to members. He advised that a letter had been sent to the Parish Councils in Area East requesting that they consider financial contributions towards the service. He advised that this had been extremely positive and advised that the outcomes of this were included within the report.

Mr M Rowlands, manager of the South Somerset Community Accessible Transport addressed the Committee to express his appreciation to the Town and Parish Councils that had contributed financially. He explained that one contract had been lost, however another one had been gained. He advised that there had been an increase in fares and that one bus was soon to be replaced.

He informed members that they were required to prepare a detailed report on the concessionary charges. He explained that as they do not have the correct computer

systems for bookings, this was difficult for them. The charge for this system was approximately £6,000 and without this, it was a very time consuming task for them to provide the report.

He also advised that there were possible changes to operating licences which might result in some drivers needing to undertake additional training. He felt that this could be a problem as existing drivers may not wish to undertake this training and that drivers could be lost.

During the discussion, some members commented that it was unfortunate that Somerset County Council had requested this report.

Another member commented that it might be useful contacting the NHS to see whether they were able to contribute any funding.

The Localities Manager advised that he would contact Town and Parish Councils to thank them for their funding where they had contributed or to ask for funding if they have previously been unable to contribute.

The Chairman thanked Mr M Rowlands for attending.

RESOLVED: that members noted the report.

67. SSDC Welfare Advice Work in South Somerset (For Information Only) (Agenda Item 13)

RESOLVED: that members noted the report.

68. Area East Committee Forward Plan (Agenda Item 14)

The Case Services Officer tabled the latest copy of the Area East Committee Forward Plan.

RESOLVED: that members noted the Forward Plan.

69. Planning Appeals (For Information Only) (Agenda Item 15)

Members noted the planning appeals which had been allowed. The Chairman also advised that it would be useful if the decision type could be detailed within the report to highlight whether it was a committee resolution or officer decision.

RESOLVED: that members noted the report.

70. Schedule of Planning Applications to be Determined by Committee (Agenda Item 16)

Members noted the schedule of planning applications to be determined by Committee.

71. 17/01215/FUL - New Spittles Farm, Ilchester Mead Interchange, Ilchester (Agenda Item 17)

Application Proposal: The construction of an anaerobic digestion plant to include associated equipment and on-site infrastructure for the purpose of generating renewable energy from grass silage and straw and upgrading and improvement of the existing access farm track.

(Councillor Anna Groskop declared a person, but non prejudicial interest as she was the Regulation Portfolio Holder for Somerset County Council)

The Planning Officer presented her report to members. She advised that there had been an update to the report and pointed out that the height of the digestive tanks had been reduced from 14m to 10m. She also advised that the gas bag was now 41.5m long.

Using the aid of a Powerpoint presentation, she provided plans to show the proposed track and access as well as the proposed layout. She explained that some items of equipment were already installed on site.

She also showed members some photographs which she had taken and some images provided by the applicant that showed the site from areas such as Long Sutton, Ash, Tintinhull and Long Load, however she advised that it was difficult to view the site from some of these areas.

She explained that the applicant had permission to control the vegetation which was growing on the opposite side of the highway to where the access was situated.

She suggested an amendment to condition 3 to specify that should the site cease to provide energy, the site shall return to an agricultural use. She also suggested an additional condition to clarify the finished floor levels and an additional informative to encourage the application to liaise with Highways England to provide additional directional signage.

Using Powerpoint, she provided some images which had been provided by the Parish Council.

Mr J Edmondson, Vice-Chairman of Ilchester Parish Council spoke in objection to the application. He explained that the Parish Council had concerns over the wider traffic impact. He explained that large vehicles would take shortcuts through Ilchester and that small lanes and bridges would be used by HGV's.

Mr P Horsington, Clerk to Ilchester Parish Council, spoke in objection to the application and thanked members for attending a site visit. He advised members that the area floods and that the Parish Council had concerns over the access and the additional traffic.

Mr M Knight, the applicant, addressed the Committee. He explained that the proposed works would enable him to employ further staff and that the bio gas would reduce the carbon footprint as material is currently sent to Cullumpton and could be disposed of on site.

Ms D Cairns, the agent, addressed the Committee. She advised that the proposal would work towards the government targets for an increase in eco gas. She explained to members that the proposal could create 40,000 megawatts of energy which would be

delivered straight to the grid. She advised that there would be local economic benefits and 3 additional employees would be required. She also advised that the visibility splays would be controlled and that a Traffic Management Plan would be developed for contractors/drivers to sign.

Councillor Tony Capozzoli, Ward Member, advised members that there would always be a lot of traffic driving through Ilchester and that it would be hard to stop this.

During the discussion, the Planning Officer advised that it was a clean operation and that clean waste was being used to create the gas. She also confirmed that a landscaping plan had been submitted which included mixed woodland planting.

Options to limit the traffic through Ilchester were discussed. The Planning Officer explained that it would be very difficult to enforce conditions which restricted drivers using the road which runs through Ilchester. She suggested the use of a Traffic Management Plan.

She also confirmed that a cumulative impact assessment to include the neighbouring Bearley Farm application had been assessed.

It was proposed that the planning application be approved subject to an additional condition to ensure that a Traffic Management Plan be incorporated.

Another member commented that the additional access towards Pill Bridge should be stopped up.

The Planning Officer confirmed that condition 5 could be amended to include the blocking up of the Pill Bridge Lane access, with further details to be agreed. She also agreed that an additional condition to ensure that the visibility splays should be maintained at all times could be added as well as a condition to ensure that a Traffic Management Plan is provided. This plan should be agreed by SSDC, to be developed by the applicant in conjunction with the Parish Council and Ward Member to determine how the plan will be implemented and monitored. She explained that this plan should include a package which is passed to drivers to advise them which routes should be taken.

It was subsequently seconded that the planning application be approved subject to the additional condition to ensure a Traffic Development Plan and the modification of condition 5 to include the blocking up of the Pill Bridge Lane access and informatives to remind the applicant of the weight restricted bridge in Ilchester and to ask the applicant to liaise with the highway authorities to secure appropriate signage to direct site traffic via the A303 and slip road.

The Planning Officer also reminded members that there would be an amendment to condition 3 to specify that the use of the land would return to agricultural should the use cease and that an additional condition be included to specify the floor levels.

On being put to the vote this was carried 8 votes in support, 1 vote against and 1 abstention.

RESOLVED: that planning application 17/01215/FUL be **approved** as per officer recommendation subject to the following amendments and additional conditions;

- Amendment to condition 03 to make it clear that the land will be restored to agricultural land once the use is ceased.
- Amendment to condition 05 to secure the closure of any access between the site and Pill Bridge Lane, details of which to be agreed by the LPA and such closure to be maintained in whilst the site is in use.
- Additional condition (no. 17) to secure details of the finished floor levels of the approved structures.
- Additional condition (no. 18) to secure the submission and implementation of a transport management plan in consultation with the parish council and with the agreement of the ward member.
- Additional informative (no. 3) to draw the applicant's attention to the weight limited bridge in Ilchester.
- Additional informative (no. 4) to suggest to the applicant that they enter into discussions with Highways England to secure appropriate signage on the A303 and slip road.

FOR THE FOLLOWING REASON:

01. Notwithstanding local concerns, it is considered that the benefits in terms of the provision of a renewable source of energy, which will make a valuable contribution towards cutting greenhouse gas emissions, outweigh the limited impact the proposal will have on the local landscape character. The development is not considered to cause any demonstrable harm to highway safety, ecology, residential amenity or heritage assets. As such the proposal accords with the government's objective to encourage the provision of renewable energy sources and the aims and objectives of policies SD1, TA5, TA6, EQ1, EQ2, EQ3, EQ4 and EQ7 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework and accompanying National Planning Practice Guidance.

SUBJECT TO THE FOLLOWING CONDITIONS:

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:

Figure 1b (Site Location) (drawing number IGE02_AccessSiteLocation), Mabey Compact (200) Bridging (drawing number 19168-18134-S-100 Rev A), Uniflare UFO Specification and Dimensions, Biogasupgrading CA50 (CA50-GEO40), Biogasupgrading CA50 (CA50-GEO43), Biogasupgrading CA50 (CA50-GE100), Biogasupgrading CA50 (CA50-GE600), Inside the Operations Building (IGE02_SitePlan_016), 1548-11 Tank2 (2016-141- 5200 Rev A), 1080-11, Tank5 (2016-141-5500 Rev A), Assestoft silo (2016 141 Installation Rev A), Bio Methan Network Entry Facility (BNEF) (0216- 1755-3001 Issue A1) (0216-1755-5001 Issue A1), Gas Bag technical plan (V0160196 Issue A1), Porous Road to Digester (GMA-0020).

Volume One Supporting Statement (December 2017),

Figure 2 (Site Plan) (IGE02_SP_018),
Figure 3 (Elevation Overview) (IGE02_Elevation_006),
Figure 3 (South Elevation) (IGE02_EL_S_005),
Figure 3 (West (Section A) Elevation
(IGE02_EL_Wa_005), Figure 3 (West (Section B) Elevation)
(IGE02_EL_Wb_005), Figure 3 (West (Section C) Elevation)
(IGE02_EL_Wc_005), Figure 3 (West (Section D) Elevation)
(IGE02_EL_Wd_005), Figure 3 (North Elevation) (IGE02_EL_N_005),
Figure 3 (East (Section A) Elevation) (IGE02_EL_Ea_005),
Figure 3 (East (Section B) Elevation) (IGE02_EL_Eb_005),
Figure 3 (East (Section C) Elevation) (IGE02_EL_Ec_005) and Figure 3 (East
(Section D) Elevation) (IGE02_EL_Ed_005) received 14/12/2017.

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

03. Within 3 months of the cessation of the use of the development hereby permitted for the purpose of generating biogas, a scheme for the restoration of the site back to its original condition, i.e. agricultural land, which shall include the removal of all buildings, structures, hard standings, plant and machinery, roadways, fencing and any other structures associated with the development hereby permitted shall have been submitted and approved in writing by the Local Planning Authority. The scheme shall include details of the restoration and a timetable for completion. The scheme shall be fully implemented within 9 months of the date of its approval.

Reason: To safeguard the amenities and character of the area in accordance with Saved Policies EC3 and ST6 of the adopted South Somerset Local Plan.

04. The feedstock to serve the anaerobic digester hereby approved shall be limited to grass silage and clean straw only.

Reason: In the interests of residential amenity, the rural amenities of the area and highway safety to accord with policies EQ2, EQ7 and TA5 of the South Somerset Local Plan.

05. All traffic associated with the development hereby permitted (including all construction traffic and operational traffic) shall access the site via the existing farm access which serves New Spittles Farm, i.e. the access leading on to the east bound A303 / Ilchester slip road. There shall be no access to the site via Pill Bridge Lane. The existing access from Pill Bridge Lane shall be stopped up prior to any works commencing on site in accordance with details to be submitted to and agreed in writing by the local planning authority and shall thereafter be maintained in this fashion for as long as the development hereby permitted is in use.

Reason: In the interest of highway safety to accord with policy TA5 of the South Somerset Local Plan.

06. No works shall commence on site until details of the new access track to connect the site to New Spittles Farm has been constructed and brought into use.

Reason: In the interest of highway safety to accord with policy TA5 of the South Somerset Local Plan.

07. There shall be no obstruction to visibility greater than 600 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 98m to the north (left) and 104m to the east (right) of the access. Such visibility shall be fully provided before the development hereby permitted is brought into use and shall thereafter be maintained at all times.

Reason: In the interest of highway safety in accordance with policy TA5 of the South Somerset Local Plan.

08. There shall be no external storage of any form of organic matter whatsoever.

Reason: In order to minimise birds being attracted to the site which could increase the risk of birdstrikes and endanger aircraft using the nearby airbase, RNAS Yeovilton.

09. The planting scheme, as detailed on drawing titled 'figure 5' (drawing number IGE02_PP_009) dated 04/12/2017, shall be planted in the first planting and seeding season following the first occupation of the development hereby permitted or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 25 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 otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and to safeguard the character and rural amenities of the area to accord with policy EQ2 of the South Somerset Local Plan.

10. The development hereby permitted shall not be commenced until samples of all of the materials, colour and finish to be used for external surfaces of the proposed buildings, structures, apparatus and equipment have been submitted to and approved in writing by the Local Planning Authority. Once agreed, no alterations or changes shall be made to the buildings without the written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the rural character of the locality to accord with policy EQ2 of the South Somerset Local Plan.

11. The development hereby approved shall not be commenced until details of the surfacing materials for all hardstanding and access tracks have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding and in the interests of visual amenity to accord with policy EQ2 of the adopted South Somerset Local Plan and the provisions of the NPPF.

12. No development hereby permitted shall be commenced unless details of the

means of connection to the gas / electricity grid from the site have been submitted to and approved in writing by the local planning authority.

Reason: In the interest of visual amenity and to safeguard the rural character of the area to accord with policy EQ2 of the South Somerset Local Plan.

13. The development hereby approved shall not be commenced unless a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the phasing of construction, pollution prevention measures (to include details of the construction of the storage tanks), hours of construction routing for construction vehicles, parking for construction and contractors vehicles. The development shall thereafter be carried out in strict accordance with such details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the rural amenities of the area and to prevent pollution of the water environment in accordance policy EQ2 of the South Somerset Local Plan and the provisions of the NPPF.

14. No development approved by this permission shall be commenced until a detailed scheme for contaminated and clean surface water run-off, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details and thereafter permanently maintained and retained in this fashion.

Reason: To prevent the increased risk of flooding and pollution of the local water environment in accordance with policy EQ7 of the South Somerset Local Plan and Part 11 of the NPPF.

15. No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: To safeguard the archaeological interest of the site in accordance with policy EQ3 of the South Somerset Local Plan.

16. No external lighting shall be erected on the application site unless details including size, design, location and degree of luminance have been previously submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the rural character of the locality to accord with policy EQ2 and EQ7 of the South Somerset Local Plan.

17. The development hereby permitted shall not be commenced unless details of the internal finished floor levels for the various buildings and structures have been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with these agreed details.

Reason: In the interests of visual amenity and to safeguard the rural character of the locality to accord with policy EQ2 of the South Somerset Local Plan.

18. The development hereby permitted shall not be commenced unless a Transport Management Plan has been submitted to and agreed in writing by the local planning authority, with the agreement of the Ward Member following consultation with Ilchester Parish Council. The Transport Management Plan shall include as a minimum measures to inform all delivery drivers of the correct route to and from the site, i.e. approaching the site via the A303 and avoiding driving through the settlement of Ilchester, and details of local approach roads that are subject to weight limits, and measures for monitoring routes taken by site traffic, details of which shall be made available to the local planning authority upon request. The agreed Transport Management Plan shall be fully implemented for the duration of the construction phase and for the operational lifetime of development.

Reason: In the interest of highway safety to accord with policy TA5 of the South Somerset Local Plan.

Informatives:

01. The applicants attention is drawn to the Environment Agency's comments as follows:

- The construction of the storage for feed stock to the AD plant complies with the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010, as amended 2013.
- The Environment Agency must be informed of any new storage for feed stock at least 14 days before construction begins. Further guidance is available on our website at <https://www.gov.uk/storing-silage-slurry-and-agricultural-fuel-oil>.
- The digestate produced from the plant may be spread to land provided the feed stock is from an agricultural source i.e. maize slurry.

02. The applicant is advised that safeguards should be implemented during the construction phase to minimise the risks of pollution from the development.

Such safeguards should cover:

- the use of plant and machinery
- wheel washing and vehicle wash-down
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

03. The applicant is reminded that Ilchester Town Bridge that spans the River Yeo and which is a listed structure is subject to a 7.5 tonne weight limit.

04. The applicant is encouraged to enter into discussions with Highways England and Somerset County Highways with the objective of securing appropriate signage to direct site traffic via the A303 and slip road.

(Voting: 8 in support, 1 against and 1 abstention)

72. 17/04047/S73A - Land rear of 18-24 Westcombe, Templecombe (Agenda Item 18)

Application Proposal: Application to vary condition no. 2 of (approved plans) of planning approval 09/3037/FUL, 11/02147/S73 and 16/03330/S73A to substitute with revised plans.

(Councillor Nick Colbert declared a personal, non-prejudicial interest as he owns a property nearby to the site)

The Planning Officer presented her report to members. She explained that the application was to change 2 of the plots from bungalows to two story dwellings and to enlarge a further home. She also advised members that she had received a late letter of objection.

Using a PowerPoint presentation she provided images of the site and plans to show the proposed amended dwellings. She explained that the breach of contract which objectors had raised was a civil issue and explained that it was her recommendation that the planning application be approved.

Mr G Duffy spoke in objection to the application. He explained that he had purchased his new home 'off plan' and felt that larger homes would mean more people and more cars. He also explained to members that there was a restriction on the development to prohibit parking on the street. He advised that there is a need for bungalows and there is no commercial benefit to amending the proposal.

Councillor William Wallace, Ward Member, explained that people had bought homes on the understanding that the homes were going to be bungalows and not houses and understood why the neighbours were upset. For this reason, he objected to the application.

Councillor Hayward Burt, also Ward Member, spoke in objection to the application. He explained that the original scheme was for a well-balanced development with houses on one side of the road and bungalows on the other. He felt that it was unfair that the goalposts had been moved and that the development would be amended at this late stage. He also commented that there was a shortage of bungalows. He stated that there were not enough parking spaces on site, which was made worse by the restrictive on-street parking. He stated that the application should be refused as it was contrary to policies TA5 and TA6 of the South Somerset Local Plan.

Following the discussion, it was proposed and seconded that the planning application be refused contrary to the planning officer recommendation as plots 2 and 3 would have an unacceptable impact on residential amenity in the way of overlooking and loss of privacy contrary to policy EQ2 and the increase in size would result in an inappropriate and unusable parking arrangements contrary to policies TA5 and TA6 of the South Somerset Local Plan.

On being put to the vote, this was carried unanimously.

RESOLVED: that planning application 17/04047/S73 be refused contrary to the planning officer recommendation for the following reasons;

01. The proposed alterations to plots 2 and 3 would, by reason of their resultant height, size, and position, result in an unacceptable impact on the residential amenity of the occupiers of neighbouring properties by way of overlooking and the resultant loss in privacy, contrary to policy EQ2 of the South Somerset Local Plan (2006-2028) and the policies contained within the National Planning Policy Framework.
02. The proposed alterations to plots and 2 and would 3, by reason of the increase in size and numbers of bedrooms, result in an inappropriate and unusable parking layout contrary to policies TA5 and TA6 of the South Somerset Local Plan and the policies contained within the National Planning Policy Framework.

(Voting: unanimous)

73. 17/04588/REM - Vedelers Hey, Balsam Park, Wincanton (Agenda Item 19)

Application Proposal: Application for reserved matters following approval of 15/00288/OUT to include details of accesses, appearance, landscaping, layout and scale.

The Planning Officer presented his report to members. He advised that he had received an additional letter of concern which made reference to the tree on site. He also advised that he had received some supporting information which provided details of the surface water drainage. He advised that the previous plans had not been accepted by Wessex Water as they do not have a statutory responsibility to accept highway water. It was now proposed to use an infiltration system and he suggested an additional condition was required to ensure that drainage details would need to be approved in conjunction with the Local Lead Flood Agency.

Using the aid of a PowerPoint presentation, he provided images to show the site and the existing tree as well as plans to show the proposed layout and dwellings.

He clarified that this was a reserved matters application following an outline approval. He also advised that due to the infiltration system proposed, the highway would not be adopted by Somerset County County Highways.

He advised that he recommended an amendment to planning condition 7 to ensure that the lighting is continually maintained and he recommended an additional condition 12 to ensure that the drainage details are agreed in liaison with the Lead Local Flood Agency.

Miss Old spoke in objection to the application. She advised members the site was on the edge of a conservation area and felt that the site was not correct for this application. She also suggested that the tree was not diseased.

Mrs C Brace, Development Manager and applicant, addressed the Committee. She explained that the outline application was approved in March last year and that the homes were good quality affordable homes. She explained that the 15 homes proposed would be 'rent to buy' properties, and that as the freehold would remain with Stonewater, the highway did not need to be adopted. She also advised members that the development was sensitive to the adjoining conservation area and that no statutory consultees had raised an objection, including highways.

Councillor Winder, Ward Member, questioned whether condition 11 of the planning application was necessary and felt that it should be removed. However, the Planning Officer felt that it was necessary to ensure that the area remained clear of obstruction. Councillor Winder also expressed his concern that the tree would be removed.

Following the discussion of condition 11, it was suggested that the application be deferred to allow time to assess the legality of proposed condition 11.

The Area Lead Planning Officer advised that deferring the application would give problems to the applicant.

Councillor Nick Colbert, also Ward Member, advised that he would offer his support to the scheme if it was stipulated that the application was for shared ownership homes. He expressed concern that the highway would not be adopted.

Ms Charlotte Brace, representing the applicant, advised that the homes were 'rent to buy' rather than shared ownership which was slightly different and advised that they could not be changed to shared ownership. She further explained that the road will be constructed to an adoptable standard, but would not be adopted. She confirmed that there would be ongoing maintenance and a management company employed.

Following this, it was proposed that the planning application be approved as per the officer recommendation subject to an additional condition to ensure that the roads would be adopted and that the homes would be 'rent to buy' properties. This was subsequently seconded however no vote was taken.

The Area Lead Planning Officer advised that a condition could be added to ensure that the management arrangements were agreed with the Local Planning Authority; however he explained that the road could not be adopted.

Following the discussion, it was proposed and seconded that the planning application be deferred to enable negotiations with the applicant and the County Highway Authority as to the adoptability of the road and to assess the legality of proposed condition 11.

On being put to the vote, this was carried 7 votes in support and 3 against.

RESOLVED: that planning application 17/04588/REM be **deferred** to enable negotiations with the applicant and the County Highway Authority as to the adoptability of the road and to assess the legality of proposed condition 11.

(Voting: 7 in support and 3 against)

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Chairman