

South Somerset District Council

Draft Minutes of a meeting of the **Area East Committee** held at the **Committee Room (Area East) - Churchfield** on **Wednesday 14 August 2019**.

(9.00 am - 12.10 pm)

Present:

Members:

Robin Bastable
Hayward Burt
Tony Capozzoli
Nick Colbert
Sarah Dyke
Henry Hobhouse

Mike Lewis
Kevin Messenger
Paul Rowsell
Lucy Trimnell
William Wallace



Officers:

Kelly Wheeler	Case Services Officer (Support Services)
Steve Barnes	Play and Youth Facilities Officer
Stephen Baimbridge	Specialist (Development Management)
Simon Fox	Lead Specialist - Development Management
Dominic Heath-Coleman	Planning Officer
Sarah Hickey	Senior Planning Lawyer
Anna-Maria Lenz	Specialist (Strategic Planning)

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

39. Minutes of Previous Meeting (Agenda Item 1)

The minutes of the previous meeting held on Wednesday 10th July 2019, copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

40. Apologies for absence (Agenda Item 2)

An apology of absence was received from Councillor Charlie Hull and Councillor Colin Winder.

41. Declarations of Interest (Agenda Item 3)

Councillor Robin Bastable declared a personal, non-prejudicial interest in agenda item 15 as he knew the applicant.

Councillor William Wallace also declared a personal, non-prejudicial interest in agenda item 15 as he knew the applicant.

Councillor Lucy Trimnell advised that she no longer had an interest in agenda item 16.

42. Date of Next Meeting (Agenda Item 4)

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

43. Public Question Time (Agenda Item 5)

There were no questions from members of the public.

44. Reports from Members (Agenda Item 7)

Councillor Hayward Burt requested that the local plan consultation workshops, which were due to take place towards the end of August, were publicised well in advance of the event. He added that social media could be used to promote the event.

Councillor Mike Lewis explained that overgrown thistles were causing concern for some residents. He added that these were on land which was privately owned and that the owner was absent. He questioned whether there was anything that could be achieved by SSDC. He was advised that the Parish Council should write a letter to the landowner to request that the area is cleared.

He also requested figures to detail the number of S215 notices that had been issued in South Somerset, particularly in Area East, since the commencement of the Local Plan in 2006.

45. Chairman Announcements (Agenda Item 6)

The Chairman advised that the Annual Town and Parish Meeting would be held on Tuesday 10th September at 6pm.

He also advised that training for Town and Parish Councils was scheduled for September to enable them to view planning application on the website. The date for this had not yet been confirmed. He would ensure that the details for this would be circulated once a date had been arranged.

He explained to members that a planning pre-application presentation/discussion would take place immediately after the meeting to seek members views on a future planning application within Area East. He added that a similar meeting would be held in October.

46. The Balsam Centre's Report to Area East (Agenda Item 8)

Sue Place, from the Balsam Centre, introduced her report. She summarised the history of the Balsam Centre and highlighted some points from her report. These included;

- The charity was established in 1999, however did not fully operate until 2001-2002.

- National Lottery funding has been a huge help to the charity, however these grants were no longer being provided.
- The four main priorities of the charity were Best Start in Life, Social Inclusion, Mental Health and Community Hub.
- The Growing Space charity were based at the Balsam Centre.
- The centre has grown considerably and now has 30 members of staff and the centre was very busy.
- The Maternal Mental Health project is funded by Red Nose Day.
- The centre worked holistically in order to meet the needs of the clients.
- Work was being carried out to try to help people struggling with loneliness, this included home visits.

In response to a question from a member, she explained that the children's nursery, Conkers, was in the process of moving back into the Balsam Centre. She advised that Conkers would operate in a smaller area than the existing nursery space.

In response to another question, she explained that it was difficult to apply for grants from the MOD. She explained that in previous years, the MOD have provided financial support, however as it was difficult to know the addresses for MOD staff living in Wincanton and surrounding areas, and this made it hard to fund-raise.

She also advised members that lottery grants had been successful over previous year and that the centre was currently applying for a match-funding grant from the national lottery fund. She added that they are always working on their fundraising strategy.

Members offered their support to the Balsam Centre and thanked her for attending.

Members noted the report.

47. South Somerset Community Accessible Transport Annual Report (Agenda Item 9)

Mike Rowlands, Operations Manager SSCAT addressed the Committee to

He explained that there was an error contained within the second paragraph of the report detail. July 2013 should read 2023.

He advised members that the SSCAT had previously received grants from the national lottery, however this had now come to an end and that they were now struggling for funding.

He explained to members that the financial support which had been received from Town/Parish Councils, as well as the District Council, had been essential to allow the SSCAT to operate. He added that regular donations were also received and a significant donation had been received from the Friends of Wincanton Community Hospital.

He informed members that an aging mini-bus needed to be replaced and that a smaller mini-bus needed to be purchased. An application would be made to SSDC shortly for some additional funding towards a new mini-bus.

He advised members that the users of the transport often commented that the service was very important to them and referred to statistics contained within the report.

In response to a members question, he explained that the requirement for drivers to need special PCV D1 licences had been avoided as there was a new exemption for short distances, which was good news for the SSCAT bus and its drivers and volunteers.

The Chairman offered his thanks to the Parish and Town Councils that had donated funds, and asked that this continue again this year. He also advised that he would look into whether any S106 or CIL money could be made available.

In response to another question from a member, the Operations Manager explained the fares for journeys, and regrettably advised that there could be an increase in fares next year.

In summary, he confirmed that detailed figures to show the number of passenger journeys from each parish in Area East could be provided.

Members noted the report.

48. Area East - Council Plan Priorities 2020/21 (Agenda Item 10)

The Specialist Strategic Planning Officer presented her report to members. She reminded members that the priorities included within the report, had been identified at the members' workshop, which was held in July. She explained that the priorities would be referred to District Executive for consideration for inclusion in the Council Plan.

One member commented that the requirement to complete housing needs surveys when requested, should be ranked at a higher-level priority.

Another member commented that broadband should not be listed as one of the most important priorities, as there was little further that could be done to achieve this. However, another member felt that it was important that broadband remained as a high priority.

The Specialist Strategic Planning Officer explained that the three most highly ranked priorities would be referred to District Executive for consideration for inclusion into the Council Plan and that the remaining priorities could be considered for the Area Chapter of the Council Plan.

Following the discussion, it was proposed and seconded that broadband should remain as a highly-ranked priority and that the priorities should be agreed as detailed in the agenda report for referral to District Executive for consideration for inclusion in the Council Plan.

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

RESOLVED: that members;

1. agreed the proposed corporate strategic priorities to be presented to District Executive for consideration for inclusion in the Council Plan.
2. Agreed that the other priorities raised at the workshop will be developed into the Area East Chapter in collaboration with the chair of the committee.

(voting: 9 in support, 1 against)

49. Area East Committee Forward Plan (Agenda Item 11)

Members noted the Area East Committee Forward Plan.

50. Planning Appeals (For information only) (Agenda Item 12)

Members noted the Planning Appeals which had been received.

51. Schedule of Planning Applications to be Determined by Committee (Agenda Item 13)

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

52. 19/00709/OUT - Land At Sycamore Farm, Barton Road, Keinton Mandeville (Agenda Item 14)

Application Proposal: Outline application for the erection of five dwellings.

The Planning Specialist presented his report to members. Using a PowerPoint presentation, he displayed images to show photographs of the site and plans to show the location of the site. He also provided images to show the indicative layout of the proposed dwellings. He also pointed out the position of dwellings that were being constructed on land adjoining the site.

He explained to members that there had been some local concern that the dwellings would merge the village of Keinton Mandeville with Barton St David. He added that the site was considered to be in a sustainable location and was considered to be suitable for this level of development.

He also pointed out that there were no objections from SCC Highways or from the Environmental Health Team.

He explained that the application was for outline permission only, and that the final layout of dwellings could be amended.

He pointed out an error in the report. The reference to Sparkford should read Keinton Mandeville and pointed out that an additional condition should be added to ensure that a footpath along the front of the development is provided. He also explained that Sycamore House was not a listed building and that this was an error within the report.

A representative from the Barton St David Parish Council addressed the Committee. He explained that he was also representing the Keinton Mandeville Parish Council. He explained that both the parish councils objected to the planning application as the proposal would join two very different and historical villages. It would provide an undesirable ribbon of development and would affect the setting of a listed building and

wall. He also expressed concern over pedestrian safety and the proximity of the dwellings to the existing farm buildings.

The planning agent addressed the Committee. He explained that the site was part of Keinton Mandeville and open views could be seen north of the proposed dwellings. He added that there was a clear visually and physical gap between the two villages. He suggested that it was a logical form of development between Sycamore Farm and the development which was being constructed on land adjoining the site. He explained that historically, the parish boundary was a further distance from the site.

He advised members that a pedestrian walkway would be provided along the frontage of the site. He also explained that the applicant had lived in the village for many years and that one of the proposed dwellings was a bungalow for him to move into and would also provide housing for other family members.

Councillor Paul Rowsell, Ward Member, spoke in objection to the application. He explained that there had been many new homes built in Keinton Mandeville and felt that this development would be too much for the village.

Councillor Tony Capozzoli, Ward Member, addressed the Committee. He explained that support should be given to local farmers. He also pointed out that the application was for outline permission only, and suggested that the final designs could be considered at a later date. He also pointed out that there was a development of housing which was currently being constructed on land adjoining the site.

In response to a question, the Planning Specialist confirmed that the footpath provided would run across the front of the site, which would include land within the applicants' ownership only.

During the discussion, one member felt that 5 dwellings was too many and felt that 2 or 3 dwellings would have been more acceptable. He also expressed concern that the footpath might not be constructed in the future.

Another member offered concern that the footpath could not be linked to existing footpaths and would be dangerous to pedestrians.

It was proposed that the application should be approved subject to conditions to ensure that local materials are used in construction, that the footpath should be included and that three of the properties should be tied to the existing farm.

Members also requested conditions to ensure broadband would be made available and that electric charging points should be provided.

In response to the suggested conditions, the Lead Specialist advised that a condition to ensure that a footpath was provided along the front of the development site could be added. However, he advised that conditions to secure the availability of broadband could not be added and that a condition to ensure electric vehicle charging points would be added at the reserved matters stage.

He confirmed that a condition could be added to an approval to stipulate that local materials should be used in the construction, but raised the need to double check what materials the houses being build adjacent were faced in to ensure consistency. He also advised that it would not be appropriate to tie the dwellings to the existing farm as there

had not been any previous discussion with the applicant on this matter and that his agreement had not been sought.

It was agreed that the dwellings would not need to be tied to the existing farm.

It was seconded that the planning application should be approved subject to a condition to ensure that a footpath should be provided along the frontage of the site and a condition to ensure that local materials would be used in the design and construction.

On being put to the vote, this was carried 7 votes in support, 2 against and 2 abstention.

RESOLVED: that planning application 19/00709/OUT be approved as per the officer report, subject to additional conditions to ensure that local materials are used in the design and construction and that a footpath is provided along the front of the development site, for the following reason;

01. The site is in a sustainable location and very close to both the villages of Barton St David and Keinton Mandeville. The site can easily accommodate five extra dwellings with an appropriate density and design. The proposal therefore complies with advice contained with the National Planning Policy Framework and Policies SD1, SS1, SS2, SS4, SS5, TA1, TA5, TA6, EQ1, EQ2 and EQ4 of the South Somerset District Local Plan (2006-2028).

Subject to the following conditions;

01. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by section 90(2) Town and Country Planning Act 1990

02. Before the development hereby permitted is commenced, properly-consolidated, drained and surfaced access(es) shall be constructed (not loose stone or gravel), details of which shall have been submitted to and approved in writing by the Local Planning Authority. The access(es) shall thereafter be constructed in accordance with the agreed design and shall be maintained in the agreed form thereafter at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan (2006-2028).

03. The development hereby permitted shall not be commenced unless a scheme providing an appropriate level of parking (including cycle parking), in line with the SCC parking strategy March 2012 (including properly consolidated and surfaced turning spaces for vehicles) have been provided and constructed within the site in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Such parking and turning spaces shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan (2006-2028).

04. There shall be no obstruction to visibility greater than 300 millimetres above adjoining road level forward of lines drawn 2.4 metres back from the carriageway edge on the centre line of all access points, and extending to the extremities of the site frontage. Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan (2006-2028).

05. Any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 5 metres from the carriageway edge and shall thereafter be maintained in that condition at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan (2006-2028).

06. The gradient of each access way shall not at any point be steeper than 1 in 10 for distance of 5 metres from the junction with the public highway. This part of the access shall be maintained at that gradient thereafter at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan (2006-2028).

07. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site location plan. Dated 07/03/19. Scale 1:1250. Ref. 18209-02
- Site layout plan. Dated 07/02/19. Scale 1:500. Ref 18209-01revB

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

08. The application for approval of the reserved matters shall include a 1.8m wide footway over the entire frontage of the site with a design specification and maintenance plan to accompany such provision. The footway shall be fully constructed prior to any of the dwellings hereby permitted first being occupied.

Reason: In the interests of highway safety and to improve pedestrian linkages to accord with the aims and objectives of the National Planning Policy Framework and policies SD1, TA5 and EQ2 of the South Somerset Local Plan.

09. No work shall be carried in respect to the construction of the external surfaces of the dwellings (which will be in natural stone) hereby permitted unless details of materials (including the provision of samples) to be used for the external walls and roofs, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include finish of the roof verges, and the provision of a sample panel of new stonework for inspection on site. Once approved such details shall be fully implemented and thereafter shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity, in accordance policy EQ2 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework.

(voting: 7 votes in support, 2 against and 2 abstentions)

53. 19/01069/OUT - Land Adjoining 17 Batchpool Lane, Horsington (Agenda Item 15)

Application Proposal: Outline application for the demolition of outbuilding, formation of new vehicular and pedestrian access and erection of 3 discount market homes for local residents, 1 retirement bungalow and 4 dwellings with associated access, parking and garaging

The Planning Specialist presented his report to members. He explained that the proposal included affordable homes for local residents. Using a PowerPoint presentation, he provided images to show the location of the site and photographs of the site. He also provided images to show the existing dwellings on the land adjoining the site.

He explained to members that there had been some local concern over the mix of houses and the scale and appearance of the dwellings, however he pointed out that the application was an outline application only and that the access was the only matter being considered, rather than the design. He confirmed that there were no highway objections.

He pointed out that 37.5% of the proposed dwellings would be affordable homes for local people.

He also made the Councillors aware that although this proposal sought to provide affordable housing and this was very much welcomed, had the scheme been proposed as 100% open market then the scheme still would have received a positive recommendation for approval given the 5yr land supply matter and status of Policy SS2.

Members of the public addressed the Committee to speak in objection to the proposal. Their points raised included;

- Local materials should be used. Concerned about the appearance of the dwellings.
- The road is dangerous and cars park on the road.
- Additional cars parking on the road will make emergency access difficult.
- There are no shops in Horsington and the school is at full capacity.
- This additional dwellings will result in a 13% increase in dwellings in Horsington, which is too many and excessive for a small village.
- 2 or 3 dwellings would be a more acceptable amount.

Members of the public spoke in support of the application. Their comments included;

- The Parish Council supported the application.
- There is a housing shortage.
- It is difficult for local families to remain in the village and affordable homes in the village would make this easier.
- The site is an ideal infill, in a sustainable location and is outside of the Conservation Area.
- There is a pub, school and a church in the village. The train station is only 1 mile away.

- The number of residents in the village is reducing year after year. Many of the homes are families' second homes.
- There are no other homes in the village that are affordable.
- Affordable dwellings would allow families to remain in the village and for children to go to local primary school.

The applicant addressed the Committee. He explained that having lived in the village for many years, he would like to remain in the village with his wife, but needed a bungalow. He added that he had been involved with many community projects over the years and hoped that the affordable housing needs would be considered, as well as the needs of his wife.

The agent addressed the Committee. He referred to the layout plan of the proposed houses and pointed out the position of the bungalow. He advised members that 50% of the development would be provided for local residents, of which 3 or 4 of the dwellings would be discount market dwellings. The other dwelling would be a bungalow for the applicant. He added that a S106 agreement would be in place to secure this in perpetuity.

He explained to members that the number of homes owned by people under 35 had plummeted and explained that this proposal would allow some families to remain in the village.

He pointed out to members that there had been significant support from local residents as well as the Parish Council. The proposal will provide affordable homes for the village. He explained that the village had a church, village hall and a public house. He also explained that the highways team had not objected to the proposal and that adequate parking was proposed.

Councillor William Wallace, Ward Member, noted that there had been some objection to the application, however explained that the Parish Council offered their support. He agreed that parking was currently difficult around the site.

Councillor Hayward Burt, also Ward Member, spoke in support of the application. He explained that the Parish Council supported the application and pointed out that it was a rare opportunity for the village to gain affordable dwellings on a development of this small size. He explained that there were no dwellings for sale in the village for under £250,000. He felt that sufficient parking was proposed and offered his support to the application.

During the discussion, members questioned whether the Parish Council could help ensure that the dwellings were provided for local people only.

The Specialist Planner advised that it was not known whether a housing association would be involved and it was likely that the houses would be advertised on the open market, with attention drawn to the requirements of the S106. The S106 would specify that preference would be given to purchasers with a connection to the village, before looking at adjoining parishes.

The Planning Agent advised that he had been involved with a similar scheme in Sedgemoor, where the District Council Housing Team checked the eligibility of potential purchasers. He felt that in this case, the S106 would ensure that local residents would be given preference to purchase the properties before the properties would be available to others outside of the parish.

The Senior Legal Lawyer advised that if the Committee was so minded, the S106 could be worded to ensure that when houses are advertised for sale, that the Parish Council should be consulted and thereby give the Parish Council the opportunity to notify any potential purchases of which it is aware.

Councillor Kevin Messenger, Ward Member, spoke in support of the application. He explained that the applicant had chosen to provide affordable homes in the village for the benefit of the local community.

One member questioned whether there could be a prohibition on sub-letting these properties. The applicant confirmed that he was happy with this.

Another member requested that local materials should be used in the construction. He also welcomed the Parish Council involvement, to ensure that the homes would continue to be purchased by local residents.

One member questioned whether the access road would be adopted by the highways authority and whether the wall would be maintained by a management company.

The Lead Specialist explained that there was no reason to suspect that the access road would not be adopted by the County Council. He added that the areas of green space would be subject to a management agreement, unless the applicant was proposing to transfer this land to the Parish Council.

One member suggested that the land could be transferred to the Parish Council.

Members offered their support to the proposal.

It was proposed and seconded that the application should be approved as per the officer report, subject to a condition to ensure that the dwellings are constructed in natural stone and a section 106 agreement to ensure that the Parish Council are consulted when a property is put up for sale in perpetuity.

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

RESOLVED: that planning application 19/01069/OUT be **approved** as per the officer report, subject to an additional conditions to ensure that the dwellings are constructed in local natural stone and subject to a Section 106 Agreement to secure 37.5% of the scheme (3 dwellings) being in the form of discount market housing (affordable housing sold at 20% less than market value) with priority towards a local housing need in consultation with Parish Council but an allowance for adjoining parish then district cascade, to be retained and maintained in perpetuity thereafter.

For the following reason;

01. It is considered that given the lack of a five year housing land supply given the sustainable location of the proposed site and its proximity to services that residential development is acceptable in this location. The provision of affordable housing for local people is extremely important and should be encouraged in accordance Policy HG3 of the South Somerset District Local Plan (2006-2028) The proposal complies with advice contained with the National Planning Policy

Subject to the following conditions;

01. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: as required by section 90(2) Town and Country Planning Act 1990.

02. The following will be installed into or on to new dwellings accordingly unless otherwise agreed in writing by the local planning authority:

Clusters of four Schwegler 1a swift bricks or similar not less than 60cm apart will be built into the wall in northern gable ends and away from windows at least 5m above ground level in two dwellings.

One Schwegler 1SP Sparrow terraces or similar under the eaves and away from windows of north elevations of two dwellings.

One bee brick built into the wall about 1 metre above ground level on the south elevation of five dwellings.

Drawings showing the installed features will be submitted to and approved by the local planning authority prior to the commencement of construction works.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 170(d) of the National Planning Policy Framework.

03. The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Site plan. Dated 25/10/18. Scale 1:500. Ref 18083-1C

Site Location plan. Dated 2/4/19. Scale 1:1250. Ref. 18083-2

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

04. At the proposed access there shall be no obstruction to visibility greater than 600 millimetres above adjoining road level within the visibility splays shown on the submitted plan (Drawing No 18083-1 Rev C). Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan (2006-2028).

05. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted and approved in writing by the Local Planning Authority. Such provision shall be installed before the occupation of the dwellings hereby approved and thereafter maintained at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan (2006-2028).

06. The dwellings hereby permitted shall not be occupied until sufficient parking spaces for the dwellings have been provided in a position approved by the Local Planning Authority. The said spaces and access thereto shall be properly consolidated and surfaced, and shall thereafter be kept clear of obstruction at all times and not used other than for the parking of vehicles or for the purposes of access.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan (2006-2028).

07. No work shall be carried in respect to the construction of the external surfaces of the dwellings (which will be in natural stone) hereby permitted unless details of materials (including the provision of samples) to be used for the external walls and roofs, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include finish of the roof verges, and the provision of a sample panel of new stonework for inspection on site. Once approved such details shall be fully implemented and thereafter shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity, in accordance policy EQ2 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework.

Informatives:

01. The County Highway Authority advises:

The applicant will be required to enter into a suitable legal agreement with the Highway Authority to secure the construction of the highway works necessary as part of this development.

02. Please be advised that approval of this application by South Somerset District Council will attract a liability payment under the Community Infrastructure Levy. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice.

You are required to complete and return Form 1 Assumption of Liability as soon as possible and to avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place. Please complete and return Form 6 Commencement Notice.

You are advised to visit our website for further details <https://www.southsomerset.gov.uk/cil> or email cil@southsomerset.gov.uk

(voting: 9 in support, with 1 abstention)

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- 54. 19/00801/FUL - Land North Of Creech View, Dropping Lane, Bruton (Agenda Item 16)**

Application Proposal: Demolition of existing garages and the erection of a new dwelling with carport.

The Lead Specialist – Planning, advised that the application had been two-starred in line with the scheme of delegation and would be referred to the Regulation Committee should the Committee resolve to approve. This was due to the remote rural location of the site, the lack of justification for approval and to ensure consistency of decision-making across the district.

The Planning Officer presented his report to members. He explained that the application had been referred to Area East Committee as the Chairman felt that the recommended reasons were refusal were not valid as the site was no further from the town centre when compared to the new development on Frome Road.

He explained that the site was approximately 900m from the nearest pavement, and situated close to a few existing dwellings.

Using a PowerPoint presentation, he provided images to the site and plans to show the proposed dwelling.

He pointed out that the site was some distance from the town centre and that the site was not considered to be within a sustainable location, and advised members that he recommended that the application be refused.

The applicant addressed the Committee. She explained that one of her neighbours to the site walks to the town centre daily. She advised members that it was a safe walk to the town centre, using lanes and public footpaths. She also informed members that her family had lived on Dropping Lane for many years and that she hoped to remain living there.

Councillor Lucy Trimnell, Ward Member, spoke in support of the application. She explained to members that she had considered purchasing a property along Dropping Lane and at that she considered the proximity to the town centre. She explained that the site was a similar distance to the town centre than the home she purchased instead, which was situated on Cuckoo Hill. She explained that it was difficult to walk to the town centre from Cuckoo Hill due to patchy streetlighting and poor footpaths. She felt that it was safer to walk to the town centre from Dropping Lane as there were no parked cars, the speed limit was 30mph and the road was much quieter. She pointed out that this site has always been considered as being part of Bruton.

During the discussion, members questioned whether there was specific guidance, which had been used to determine that the site should be considered to be in a rural location.

The Planning Officer advised that a consistent view from the Planning Inspectorate considered the distance to be approximately 800m, however confirmed that the walkability of the distance was also a factor that had been considered in this case.

One member pointed out that the site was within the parish of Bruton and that the town had all of the facilities required to meet policy SS2. He felt that this was not a remote location. Other members agreed and confirmed that the walk from Dropping Lane to the town centre was a safe walk.

Councillor Lucy Trimnell, Ward Member, advised there were plans to improve the footpath along Kings School, which was a footpath that could be used when walking from Dropping Lane to the town centre.

Following the discussion, it was proposed and seconded that the application be approved, as the site was not considered to be in a rural location and that there were existing dwellings on Dropping Lane, subject to a condition to ensure that electric vehicle charging points should be added.

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

RESOLVED: Members resolved to approve the application contrary to the officer's recommendation; as such the application is now referred to the Regulation Committee for the following reasons:

1. The distance to the Town Centre is the same as other developments at Cuckoo Hill.
2. The site is not remote due to it being adjacent to 4 other properties.
3. There are safe means of pedestrian access to the Town Centre.

(voting: unanimous)

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Chairman