



Area East Committee

Wednesday 14th October 2020

9.00 am

A virtual meeting via Zoom meeting software

The following members are requested to attend this meeting:

Robin Bastable
Hayward Burt
Tony Capozzoli
Nick Colbert
Sarah Dyke

Henry Hobhouse
Charlie Hull
Mike Lewis
Kevin Messenger
Paul Rowsell

Lucy Trimnell
William Wallace
Colin Winder

The planning application will be considered no earlier than 9.00am.

Any members of the public wishing to address the virtual meeting during either Public Question Time or regarding a Planning Application, need to email democracy@southsomerset.gov.uk by 9.00am on Tuesday 13th October 2020.

This meeting will be viewable online by selecting the committee meeting at:
https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

For further information on the items to be discussed, please contact:
democracy@southsomerset.gov.uk

This Agenda was issued on Monday 5 October 2020.

Alex Parmley, *Chief Executive Officer*

**This information is also available on our website
www.southsomerset.gov.uk and via the mod.gov app**

Information for the Public

In light of the coronavirus pandemic (COVID-19), Area East Committee will meet virtually via video-conferencing to consider and determine reports. For more details on the regulations regarding remote / virtual meetings please refer to the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 as part of the Coronavirus Act 2020.

Area East Committee

Meetings of the Area East Committee are usually held monthly, at 9.00am, on the second Wednesday of the month (unless advised otherwise). However during the coronavirus pandemic these meetings will be held remotely via Zoom and the starting time may vary.

Agendas and minutes of meetings are published on the council's website at:
<http://modgov.southsomerset.gov.uk/ieDocHome.aspx?bcr=1>

Agendas and minutes can also be viewed via the mod.gov app (free) available for iPads and Android devices. Search for 'mod.gov' in the app store for your device, install, and select 'South Somerset' from the list of publishers, then select the committees of interest. A wi-fi signal will be required for a very short time to download an agenda but once downloaded, documents will be viewable offline.

Public participation at meetings (held via Zoom)

Public question time

We recognise that these are challenging times but we still value the public's contribution to our virtual meetings.

If you would like to address the virtual meeting during Public Question Time or regarding a Planning Application, please email democracy@southsomerset.gov.uk by 9.00am on Tuesday 13th October 2020. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

The period allowed for participation in Public Question Time shall not exceed 15 minutes except with the consent of the Chairman and members of the Committee. Each individual speaker shall be restricted to a total of three minutes.

This meeting will be streamed online via YouTube at:
https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

Virtual meeting etiquette:

- Consider joining the meeting early to ensure your technology is working correctly.
- Please note that we will mute all public attendees to minimise background noise. If you have registered to speak during the virtual meeting, the Chairman or Administrator will un-mute your microphone at the appropriate time. We also respectfully request that you turn off video cameras until asked to speak.
- Each individual speaker shall be restricted to a total of three minutes.
- When speaking, keep your points clear and concise.
- Please speak clearly – the Councillors are interested in your comments.

Planning applications

It is important that you register your request to speak at the virtual meeting by emailing democracy@southsomerset.gov.uk by 9.00am Tuesday 13th October 2020. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

Consideration of planning applications at this meeting will commence no earlier than the time stated at the front of the agenda and on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered.

Comments should be confined to additional information or issues, which have not been fully covered in the officer's report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to three minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant and/or Agent
- District Council Ward Member

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

Recording and photography at council meetings

Recording of council meetings is permitted, however anyone wishing to do so should let the Chairperson of the meeting know prior to the start of the meeting. The recording should be overt and clearly visible to anyone at the meeting, but non-disruptive. If someone is recording the meeting, the Chairman will make an announcement at the beginning of the meeting.

Any member of the public has the right not to be recorded. If anyone making public representation does not wish to be recorded they must let the Chairperson know.

The full 'Policy on Audio/Visual Recording and Photography at Council Meetings' can be viewed online at:

<http://modgov.southsomerset.gov.uk/documents/s3327/Policy%20on%20the%20recording%20of%20council%20meetings.pdf>

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Area East Committee

Wednesday 14 October 2020

Agenda

Preliminary Items

1. Minutes of Previous Meeting

To approve as a correct record the minutes of the previous meeting held on the 9th September 2020.

2. Apologies for absence

3. Declarations of Interest

In accordance with the Council's current Code of Conduct (as amended 26 February 2015), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. Where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council.

Planning Applications Referred to the Regulation Committee

The following members of this Committee are also members of the Council's Regulation Committee:

Councillors Henry Hobhouse, Paul Rowsell and William Wallace.

Where planning applications are referred by this Committee to the Regulation Committee for determination, Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

4. Date of Next Meeting

Members are asked to note that the next scheduled meeting of the committee will be held virtually via Zoom on Wednesday 11th November at 9.00 am.

5. Public Question Time

6. Chairman Announcements

Reminder that there will be a Members Briefing - Planning for the Future White Paper – Monday 19th October 2020 at 5.00pm

7. Reports from Members

Items for Discussion

- 8. Mudford Memorial Hall Grant Application (Executive Decision)** (Pages 7 - 11)
- 9. Area East Committee Forward Plan** (Pages 12 - 13)
- 10. Planning Appeals** (Page 14)
- 11. Schedule of Planning Applications to be Determined by Committee** (Page 15)
- 12. Planning Application 20/01992/S73A - 3 Queen Street Keinton Mandeville Somerton TA11 6EH** (Pages 16 - 19)

Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation.

This does not apply to decisions taken on planning applications.

Agenda Item 8

Community Grant to Mudford Memorial Village Hall (Executive Decision)

Director: Netta Meadows, Director of Service Delivery
Manager / Lead Specialist: Tim Cook, Locality Manager
Lead Officer: Nathan Turnbull
Contact Details: Nathan.turnbull@southsomerset.gov.uk or 01935 462462

Purpose of the Report

Councillors are asked to consider the awarding of a grant of £3,781 towards replacing the roof and installing new insulation at Mudford Memorial Village Hall.

Public Interest

Awarding grants is a key way that SSDC supports and helps to deliver community projects sponsored by Parishes and voluntary community organisations in the towns and villages across the district.

The Mudford Memorial Village Hall has applied to the Area East community grants programme for financial assistance with the costs of replacing the roof and installing new Insulation. The Locality Officer who is submitting this report to enable the Area East Committee to make an informed decision about the application has assessed the application.

Recommendation

It is recommended that Councillors award a grant of £3,781 to Mudford Memorial Village Hall, the grant to be allocated from the Area East capital programme and subject to SSDC standard conditions for community grants (appendix A) with a special condition added that the group set up a sinking fund for future maintenance of the hall.

Application Details

Name of applicant:	Mudford Memorial Village Hall
Project:	Replacing Roof and installing new Insulation
Total project cost:	£8,402
Amount requested from SSDC:	£3,781
% funding requested	45%
Application assessed by:	Nathan Turnbull

Community Grants Assessment Score

The table below shows the grant scoring for this application. Applications must meet the minimum score of 22 to be considered for SSDC funding under Community Grants policies.

Category	Score
A Supports Council Plan/Area Chapter	1
B Supports Equalities & Diversity	1
C Supports Environment Strategy	1
D Need for Project	8

E Capacity of Organisation	12
F Financial need	6
Total	29

Background

Mudford Memorial Village Hall is an intrinsic part of local community life and used all year round by the villagers and local groups. The 19th century building is Grade 2 Listed.

The hall is regularly used for a variety of activities. Mudford Gardening Club, Pilates, Keep fit, Ballet classes, dog training club, The Mudford Players pantomime club, Parish Council meetings, Thursday cafe, music practice, Friends of St. Mary's Church, quiz nights etc.

The hall is available for private family parties, children's parties, funeral wakes, community fairs, wedding receptions, village social functions, etc.

Provision of the village hall is for the benefit of the inhabitants of the Parishes of Mudford and Chilton Cantelo with Ashington, and is available to all without discrimination.

Parish information

Parish*	Mudford
Parish Population	696
No. of dwellings	127

*Taken from the 2011 census profile

The project

The flat 13 x 4m roof that joins the old and newer part of the building is leaking and the timber boarding is rotting, there is water damage to various parts of the fabric of the building and in some parts, it collects on the floor.

Due to the roof being unsafe to walk on, the quotes have been submitted in three parts, depending on the damage/state of the roof, which can only be established when building work starts.

Quote 1- basic fibreglass re-roofing,

Quote 2 - re-roofing + topping up of insulation

Quote 3 - re-roofing plus full insulation installation

The Grant amount that has been requested is for Quote 3, if the work needed is less (quote 1 or 2) then the same financial percentage will be allocated (45%) to reflect the overall cost.

Redecoration work also needs completing to walls and ceilings to repair water damage

Management Committee members will be involved with running the project having initially drawn up the specification. The prime contractor will be involved in the day-to-day management as part of the installation contract.

Local support / evidence of need

User groups have expressed their concerns at using the hall during the winter, due to water on the floor. There is also a need for adequate installation to help with heating and reduce heating costs. Users will not be able to hire the hall due to the poor conditions and this will then effect the running costs and financial impact on the hall

The project will be promoted on the village magazine and notices outside of the hall, when work is completed information will be put onto its website to promote the services available.

Project costs

Project costs	Cost £
Re- roofing plus full insulation (scenario 3 in Section 2) inc VAT	£7,812
Redecoration to walls and ceilings to repair water damage	£400
Building Control Fee	£190
Total	£8,402

Funding plan

Funding source	Secured or pending	Amount £
Parish/Town Council	Secured	£840
Own Funds	Secured	£3,781
Total		£4,621

Conclusion and Recommendation

It is recommended that a grant of £3,781 is awarded.

Financial implications

The balance in the Area East Capital programme is £83,331. If the recommended grant of £3,781 is awarded, £79,550 will remain.

Grants are awarded subject to all other funding being secured before the commencement of the project and are on a % basis of the full project costs. Payment of the grant cannot exceed the grant award and is proportionally reduced if full project costs are under budget.

Council Plan Implications

Council Plan Themes and Areas of focus for 20/21

Healthy, Self-reliant Communities - To enable healthy communities which are cohesive, sustainable and enjoy a high quality of life we will:

- Embed social value into all processes and activities to ensure we maximise the support we give
- Work with partners to reduce the impact of social isolation and create a feeling of community
- Work with partners to support people in improving their own physical and mental health and wellbeing
- Enable quality cultural, leisure and sport activities

Environment - To keep South Somerset clean, green and attractive and respond to the climate emergency we will work in partnership to:

- Promote a high-quality built environment

Key Priorities for Area East – Area East Chapter

Healthy, Self-reliant Communities

- Support a range of improvements to community buildings

Carbon Emissions and Climate Change Implications

Installation of insulation will help to increase energy efficiency and ultimately reduce the carbon footprint related to the running of this community space and building.

Equality and Diversity Implications

The project aims to provide for people across all age and interest groups in the local community.

Background Papers

None

Appendix A

Standard conditions applying to all SSDC Community Grants

The applicant agrees to: -

- Notify SSDC if there is a material change to the information provided in the application.
- Start the project within six months of the grant offer and notify SSDC of any changes to the project or start date as soon as possible.
- Confirm that all other funding sources have been secured before starting the project, if these were not already in place at the time of the application.
Acknowledge SSDC assistance towards the project in any relevant publicity about the project (e.g. leaflets, posters, websites, and promotional materials) and on any permanent acknowledgement (e.g. plaques, signs etc.).
- Work in conjunction with SSDC officers to monitor and share the success of the project and the benefits to the community resulting from SSDC's contribution to the project.
- Provide a project update and/or supply before and after photos if requested
- Supply receipted invoices or receipts which provide evidence of the **full** cost of the project so that the grant can be released.
- Note that they cannot apply for another community grant for the same project within a 3 year period of this award.

Standard conditions applying to buildings, facilities and equipment

- Establish and maintain a “sinking fund” to support future replacement of the building / facility / equipment as grant funding is only awarded on a one-off basis.
- Use the SSDC Building Control Service when buildings regulations are required.
- Incorporate disabled access and provide an access statement where relevant.

Special conditions

Area East Forward Plan

Director: Kirsty Larkins, Strategy & Commissioning
Agenda Coordinator: Michelle Mainwaring, Case Officer (Strategy & Commissioning)
Contact Details: Michelle.mainwaring@southsomerset.gov.uk

Purpose of the Report

This report informs Members of the agreed Area East Forward Plan.

Recommendations

Members are asked to note and comment upon the proposed Area East Forward Plan as attached, and to identify priorities for any further reports

Area East Committee Forward Plan

The forward plan sets out items and issues to be discussed over the coming few months. It is reviewed and updated each month, and included within the Area Committee agenda, where members of the Area Committee may endorse or request amendments. Members of the public, councillors, service managers, and partners may also request an item be placed within the forward plan for a future meeting, by contacting the agenda co-ordinator.

Items marked *in italics* are not yet confirmed, due to the attendance of additional representatives.

To make the best use of the Area Committee, the focus for topics should be on issues where local involvement and influence may be beneficial, and where local priorities and issues raised by the community are linked to SSDC corporate aims and objectives.

Further details on these items, or to suggest / request an agenda item for the Area East Committee, please contact one of the officers names above.

Background Papers

None.

Area East Committee Forward Plan

Items marked *in italics* are not yet confirmed, due to the attendance of additional representatives.

Further details on these items, or to suggest / request an agenda item for the Area East Committee, please contact the agenda coordinator at democracy@southsomerset.gov.uk

Meeting Date	Agenda Item	Background and Purpose	Lead Officer
<i>TBC</i>	<i>Retail Support Initiative Grant Scheme Overview</i>	<i>Review of the Retail Support Initiative Grant Scheme</i>	<i>Pam Williams</i>
	Update on SSDC Transformation Programme	Report to be submitted to the December District Executive Meeting. Members welcome to join.	Brendan Downes,

Planning Appeals

Director:	Netta Meadows (Service Delivery)
Lead Specialist:	Barry James, Interim Planning Lead Specialist
Contact Details:	Barry.James@southsomerset.gov.uk

Purpose of the Report

To inform members of the appeals that have been lodged, decided upon or withdrawn.

Recommendations

That the report be noted.

Background

The Area Chairmen have asked that a monthly report relating to the number of appeals received, decided upon or withdrawn be submitted to the Committee.

Report Detail

Appeals Received

18/02859/OUT - Land OS 0059 Station Road Milborne Port Sherborne Dorset Outline application for residential development for up to 30 dwellings including access and highway works (Revised application)
Appeal Officer – Trudy Gallagher

20/01014/S73- Riverside Stables Hornblotton Green Road Lovington Castle Cary Somerset BA7 7PS. Section 73 application for the removal of condition 2 (agricultural tie) of permission 882203
Appeal Officer – Stanley Norris

19/01976/FUL - Land Os 0700 Part Barrow Lane Charlton Musgrove Wincanton Somerset BA9 8HW. Erection of a dwellinghouse with new access.
Appeal Officer - Trudy Gallagher

Appeals Allowed

Appeals Dismissed

Background Papers

None.

Schedule of Planning Applications to be determined by Committee

Director: Netta Meadows (Service Delivery)
Lead Specialist: Barry James, Interim Planning Lead Specialist
Contact Details: Barry.James@southsomerset.gov.uk

Purpose of the Report

The schedule of planning applications sets out the applications to be determined by Area East Committee at this meeting.

Recommendations

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 9.00am.

The meeting will be viewable online by selecting the committee at:

https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

Any member of the public wishing to address the virtual meeting regarding a Planning Application need to email democracy@southsomerset.gov.uk by 9.00am on Tuesday 8th September 2020.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
12	NORTHSTONE, IVELCHESTER & ST MICHAEL'S	20/01992/S73A	Application to vary condition 2 (approved plans) of planning approval 19/02795/HOU	3 Queen Street Keinton Mandeville Somerton TA11 6EH	Mrs Jasmine Teer

Further information about planning applications is shown on the following page and at the beginning of the main agenda document.

The Committee will consider the applications set out in the schedule. The Planning Officer will give further information at the meeting and, where appropriate, advise members of letters received as a result of consultations since the agenda has been prepared.

Agenda Item 12

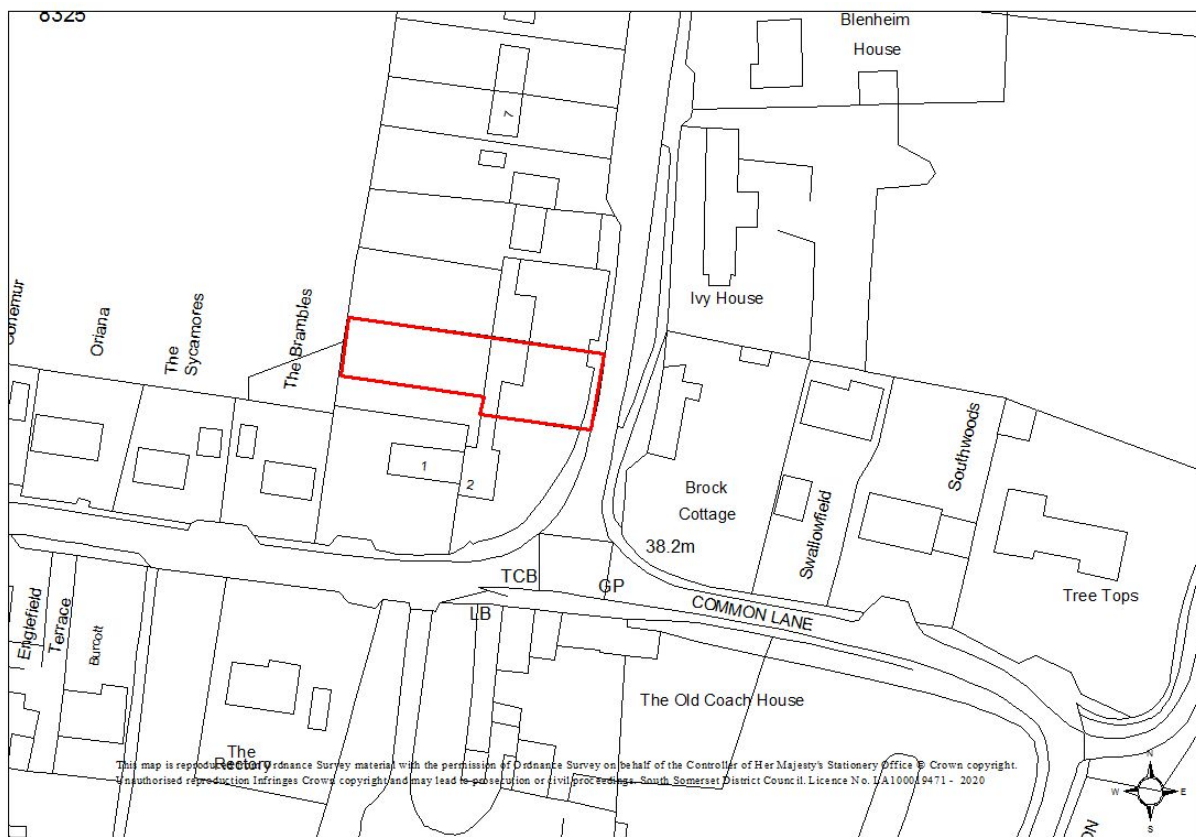
Officer Report On Planning Application: 20/01992/S73A

Proposal :	Application to vary condition 2 (approved plans) of planning approval 19/02795/HOU to change the facing material of the inset street parking retaining walls from Blue Lias natural stone to painted render finish.
Site Address:	3 Queen Street Keinton Mandeville Somerton
Parish:	Keinton Mandeville
NORTHSTONE, IVELCHESTER & ST MICHAEL'S Ward (SSDC Member)	Cllr A Capozzoli Cllr C Hull Cllr P Rowsell
Recommending Case Officer:	Stanley Norris Tel: 01935 462462 Email: planningcaseteam@southsomerset.gov.uk
Target date :	29th September 2020
Applicant :	Mrs Jasmine Teer
Agent: (no agent if blank)	Mr Andy Pugh Architectural Design Solutions Suite 8/13 Melbourne House 36 Chamberlain Street Wells BA5 2PJ
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Area East Committee at the request of the elected Ward Members who supported the Parish Council concerns.

SITE DESCRIPTION AND PROPOSAL



Town/Parish Council

Keinton Mandeville - 'Recommend refusal'

'The proposed wall is not in keeping with the wall opposite or with the wall that is being replaced. Natural blue lias stone is predominant along the road frontage in Queen Street and should be retained to maintain the character of the streetscene, especially in this location at the southern entrance to the village.'

Other Consultees

SSDC Highways Consultant: No highways issues - no objection.

County Highways: Standing advice

Neighbour Comments

No comments received.

Principle

With an existing permission remaining extant, the principle of development is considered to be established. The only matter that needs to be considered are those that the current application seeks to amend, which consists of amending the facing material of the newly created off road parking space.

Visual and Landscape Impact

The application site is a semi-detached dwelling set back from the road by an existing Blue Lias stone boundary wall, a common theme within the street scene as noted by the Parish Council. The existing boundary wall, is partly to be retained as Blue Lias Stone, except for the inlet forming the approved parking spaces. The proposed change relates to the retaining wall forming the parking space, set back from the highway by approximately 6 metres and the desire to amend this from Blue Lias to render. It is considered that a sympathetic render would be acceptable given the setting, siting and scale.

North of the property, at 12 Queen Street, there is an example of a rendered boundary wall directly fronting the highway. It is considered that the development proposed within this application would be completed in a manner more appropriate to the setting.

Notwithstanding the comments raised by the Parish, given that there are no heritage constraints render could be applied to the existing stone boundary wall without the need for prior consent.

Residential Amenity

It is not considered that the proposed amendment would result in any harm to the residential amenity of neighbouring occupiers.

Summary

Notwithstanding the views lodged by the Parish Council, the proposal is considered to be an acceptable amendment to application 19/02795/HOU.

Recommendation

Approve for the following reason:

01. The proposal, by reason of its size, scale and materials, respects the character of the area, causes no demonstrable harm to visual amenity in accordance with the aims and objectives of policies SD1, EQ2, TA5 and TA6 of the South Somerset Local Plan (2006-2028).

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the 12/12/2019, (being the decision date of original planning permission 19/02795/HOU).
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 complete accordance with the following approved plans:
 - 0170_JT_19-PL.04D
 - 0170_JT_19-PL.06A
 - 0170_JT_19-PL.07A

Reason: For the avoidance of doubt as to the development authorised and in the interests of proper planning.

03. The external surfaces of the development shall be of materials as indicated in the application form and no other materials shall be used without the prior written consent of the local planning authority.

Reason: In the interest of visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan (2006-28)