

South Somerset District Council

Minutes of a meeting of the **Area East Committee** held using Zoom virtual meeting software on **Wednesday 14 October 2020**.

(9.00 - 9.30 am)

Present:

Members: Councillor Henry Hobhouse (Chairman)

Robin Bastable
Hayward Burt
Tony Capozzoli
Nick Colbert
Sarah Dyke

Mike Lewis
Kevin Messenger
William Wallace
Colin Winder



Officers:

Clare Pestell	Director (Commercial Services & Income Generation)
Trudy Gallagher	Specialist (Development Management)
Tim Cook	Locality Team Manager
Stanley Norris	Case Officer - Development Management
Nathan Turnbull	Locality Officer
Becky Sanders	Case Officer (Strategy & Commissioning)
Michelle Mainwaring	Case Officer (Strategy & Commissioning)
Jo Boucher	Case Officer (Strategy & Commissioning)

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

202. Minutes of Previous Meeting (Agenda Item 1)

The minutes of the Area East Committee held on Wednesday 9th September 2020, copies of which had been circulated, were agreed as a correct record and would be signed by the Chairman.

203. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Lucy Trimnell and Charlie Hull.

204. Declarations of Interest (Agenda Item 3)

There were no declarations of interest.

205. Date of Next Meeting (Agenda Item 4)

Members noted that the next scheduled meeting of the committee would be held at 9.00am on Wednesday 11th November 2020 using Zoom virtual software.

206. Public Question Time (Agenda Item 5)

There were no questions from members of the public present.

207. Chairman Announcements (Agenda Item 6)

The Chairman informed members that the Government have now sent an invitation for Unitary bids to all Somerset Authorities including North Somerset and Bath and North East Somerset.

208. Reports from Members (Agenda Item 7)

Councillor Hayward Burt was pleased to inform members that the Parish Clerk for Templecombe had been awarded a BEM in the honours list.

209. Mudford Memorial Hall Grant Application (Executive Decision) (Agenda Item 8)

The Locality Officer presented his report for the community grant for Mudford Memorial Hall.

He noted the three different quotes for works within the report and that the grant was based on the highest quote. The money granted will be given on a percentage basis depending on which quote will be needed.

There were no questions from members and it was proposed and seconded to approve the grant.

On being put to the vote the grant was approved unanimously.

RESOLVED:

That Members awarded 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 with a special condition added that the group set up a sinking fund for future maintenance of the hall.

Reason:

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

(Voting: Unanimous)

210. Area East Committee Forward Plan (Agenda Item 9)

The Locality Manager asked to add the Annual Balsam Centre update and funding allocation and a report on Active Travel Routes in Area East to the forward plan.

Cllr Mike Lewis asked about the response from the council regarding reports of phosphates into the Somerset levels.

Cllr Sarah Dyke informed members that there will a response from the environmental team in due course for all members.

Cllr Henry Hobhouse responded by requesting that the 'license to pollute' for rivers in the area could be looked at alongside this issue.

Cllr Colin Winder asked if the accounts for the Balsam Centre could be brought to the committee.

Cllr Nick Colbert asked if there could be a report brought forward for Wincanton Sports Ground regarding the financing and support.

The Locality Team manager confirmed that the Locality Team would engage the Wincanton Sports Ground in this matter.

211. Planning Appeals (Agenda Item 10)

Members noted the planning appeals.

212. Schedule of Planning Applications to be Determined by Committee (Agenda Item 11)

Members noted the schedule of one planning application.

213. Planning Application 20/01992/S73A - 3 Queen Street Keinton Mandeville Somerton TA11 6EH (Agenda Item 12)

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.

The Planning Officer presented the application as detailed in the agenda and with the aid of a PowerPoint presentation, proceeded to show the site and proposed plans. He informed members that the determination was on the parking area wall to be rendered rather than using Blue Lias natural stone. His key considerations were the impact on local area and permitted development fall-back.

He explained that the property is not in a conservation area and with the Blue Lias wall being retained at the front of the property, did not feel that it would harm the local character.

He informed members that the recommendation was for approval, and suggested to members that a condition could be added regarding the colour of the render if they were minded to approve.

Ward Member Cllr Tony Capozzoli expressed to members that he understood the parish council's views and suggested that a grey colour matching the colour of the stone could be supported that would be more sympathetic.

The Chairman for Keinton Mandeville Parish Council addressed the committee and some of his comments included:

- There is a cluster of period buildings with Blue Lias in this particular area, which he believed would be harmed.
- The village is losing its character bit by bit over time.
- What was the benefit of rendering the wall.

The applicant then spoke to members in support of her application. Some of her comments included:

- The house has been painted white from grey with grey windowsills, which has improved the view of the property.
- The formation of the parking area is set to achieve a symmetry with the house and extension of white and soft grey.
- The proposal does not impact the road facing wall.
- The Blue Lias wall will be improved and maintained.

After a short discussion, one member expressed the view that use of local stone in villages should be used to retain the character of those villages. The proposal was to refuse the application and keep all the walls in Blue Lias, which is in keeping with the character of the village.

With no further comments, it was proposed and seconded to refuse the application based on the village losing its character by not using the Blue Lias natural stone. On being put to the vote, Members voted unanimously to refuse the application.

RESOLVED:

The Application 20/01992/S73A was REFUSED for the following reasons:

01. The proposal, by reason of its materials and design, is considered to cause harm to the character of the village and the nearby heritage assets contrary to policies EQ2 and EQ3 of the South Somerset Local Plan and the provisions of the NPPF.

(Voting: Unanimous in favour of refusal)

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Chairman