

## South Somerset District Council

**Minutes of a meeting of the Area North Committee held at the Long Sutton Village Hall on Wednesday 26 July 2017.**

(2.00 pm - 3.50 pm)

**Present:**

**Members:** Councillor Derek Yeomans (Chairman)

Clare Aparicio Paul	Crispin Raikes
Neil Bloomfield	Jo Roundell Greene
Adam Dance	Dean Ruddle
Tiffany Osborne	Gerard Tucker

**Officers:**

Helen Rutter	Communities Lead
Sara Kelly	Area Development Lead (North)
Paula Goddard	Senior Legal Executive
David Norris	Development Manager
Alex Skidmore	Planning Officer
John Millar	Planning Officer
Becky Sanders	Democratic Services Officer

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

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**25. Minutes (Agenda Item 1)**

The minutes of the meeting held on 28 June 2017 were approved as a correct record and signed by the Chairman.

**26. Apologies for absence (Agenda Item 2)**

Apologies for absence were received from Councillors Graham Middleton, Stephen Page, Sylvia Seal and Sue Steele.

**27. Declarations of Interest (Agenda Item 3)**

Councillor Derek Yeomans declared a personal interest for planning applications 17/00917/COU and 17/00918/OUT as he is a member of Curry Rivel Parish Council, and also an occasional customer of the pub.

Councillor Tiffany Osborne declared a personal interest for planning applications 17/00917/COU and 17/00918/OUT as she is also a member of Curry Rivel Parish Council.

Councillor Neil Bloomfield declared a personal interest for planning applications 16/03108/FUL and 16/03105/FUL as he is a member of Ash Parish Council.

**28. Date of next meeting (Agenda Item 4)**

Members noted the next meeting of Area North Committee was schedule for 2.00pm on Wednesday 23 August 2017, at a venue to be confirmed.

**29. Public question time (Agenda Item 5)**

There were no questions from members of the public present at the meeting.

**30. Chairman's announcements (Agenda Item 6)**

The Chairman made no announcements.

**31. Reports from members (Agenda Item 7)**

There were no reports from members.

**32. Presentation - South Somerset Carnival Park Project (Agenda Item 8)**

The Chairman introduced Steve Dawe, joint Chairman of the South Somerset Carnival Park Committee, who had requested to attend the meeting in order to inform members of the South Somerset Carnival Park Project.

With the aid of slides, Mr Dawe provided an informative presentation about the project, and his key points included:

- The current problems experienced regarding the lack of suitable long-term building locations, and the solution being a permanent carnival park.
- Plans for the immediate future.
- The social, economic and business development benefits of providing a carnival park in South Somerset.
- Benefits to individuals, the wider community and companies,
- Economic worth.
- Outline of project costs, potential funding sources and next steps.

During a brief discussion, Mr Dawe responded to points of detail including:

- An explanation as to why industrial sites were not suitable
- They had met with planning officers to discuss their proposals and a planning application would submitted when the project details were finalised

Members indicated their support for carnivals in Somerset, and wished the South Somerset Carnival Park Committee luck for their project as they felt it was well deserved. Mr Dawe was thanked and congratulated for his comprehensive and succinct presentation.

**RESOLVED:** That the presentation about the South Somerset Carnival Park Project be noted.

**33. Area North Development Plan (Agenda Item 9)**

The Area Development Lead North presented the report as detailed in the agenda, noting it was in line with the Council Plan adopted earlier in the year. She reminded members that projects would only be added to the plan when tangible.

There was no discussion and members were content to approve the Area North Development Plan 2017/18.

**RESOLVED:** That the Area North Development Plan 2017/18 be approved.

*(Voting: Unanimous)*

**34. Area North Committee Forward Plan (Agenda Item 10)**

The Assistant Director (Communitites) noted she had no updates to the Forward Plana and reminded members to let officers know if there were any reports they would to come forward.

There was a brief discussion in which it was noted there was a demand growing locally for discussion about the feasibility of a railway station at Langport. In response the Assistant Director noted a meeting was due with the SSDC Transport Strategy Officer and she recommended waiting for the outcome of at least that meeting before taking any further. A member also noted that discussions were ongoing with the MP and the issue was wider than just Area North.

**RESOLVED:** That the Area North Committee Forward Plan be noted.

**35. Planning Appeals (Agenda Item 11)**

Members noted the report that detailed planning appeals which had been lodged, dismissed or allowed.

**36. Schedule of Planning Applications to be Determined By Committee (Agenda Item 12)**

Members noted the schedule of planning applications to be determined at the meeting.

**37. Planning Application 16/05531/FUL - Fountain House, Hillside Farm Road, High Ham. (Agenda Item 13)**

***Proposal: Two storey rear extension with link tower and internal and external alterations.***

The Planning Officer presented the application as detailed in the agenda and noted that the upper floor of the existing building was restricted by roof space. She highlighted the key considerations and noted the proposal had the full support of the Conservation Officer, and there were not considered to be any amenity issues. The property is a Listed Building and there was also an associated application for Listed Building consent.

Ms J Ash addressed members in objection to the proposal. She had concerns about the extra windows in the rear extension to that originally proposed, and questioned why the extension needed to be so huge. The property had a large garden and she was disappointed that the extension went towards her own property. She noted it would nice

to have confirmation from the applicants that it would be they who would enjoy the house, rather than the property being let.

Agent, Mr O Hill, noted the application process had been long and involved over a three year period. The applicants were aware of the issues of the property being a listed building, and negotiations had led to the current proposal. He noted materials had been changed to meet the concerns and recommendations of the Conservation Officer.

Ward Member, Councillor Gerard Tucker, noted he had mixed feelings about the proposal and acknowledged issues raised by the Parish Council. He had concerns about the size, scale and impact and noted he would be interested to hear the views of other members.

During a very brief discussion officers responded to points of detail. Mixed opinions were expressed by members including:

- Render to the gable end wall on the extension will be dominant
- Windows in the proposed extension were out of keeping with the listed building
- The proposed extension was substantial and felt like over development of the site.
- Impact on listed building was detailed in report
- Will be an improvement

At the conclusion of debate it was proposed and seconded to approve the application as per the officer recommendation. On being put to the vote, the proposal was carried 5 in favour, 3 against with 1 abstention.

**RESOLVED:** That planning application 16/05531/FUL be APPROVED, as per the officer recommendation, subject to the following:

#### **Justification**

01. The proposal, by reason of its scale, design and materials, respects the character and appearance of the setting and of the listed building, and causes no demonstrable harm to residential amenity or ecology, in accordance with the aims of the NPPF and Policies SD1, EQ2, EQ3 and EQ4 of the South Somerset Local Plan.

#### **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: the drawings ref. S5221 numbers 100F, 101N and 102R.

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

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking

and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the building, or other external alteration made without the prior express grant of planning permission.

Reason: In the interests of residential amenity and to accord with the NPPF and Policy EQ2 of the South Somerset Local Plan.

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to this building without the prior express grant of planning permission.

Reason: In the interests of visual and residential amenity, and to accord with the NPPF and Policy EQ2 of the South Somerset Local Plan.

**Informatives:**

01. This permission is not a grant of Listed Building Consent, and all works should be carried out only in accordance with any conditions attached to a grant of Listed Building Consent to undertake the works to the listed building.

*(Voting: 5 in favour, 3 against, 1 abstention)*

**38. Planning Application 16/05532/LBC - Fountain House, Hillside Farm Road, High Ham. (Agenda Item 14)**

***Proposal: Two storey rear extension with link tower and internal and external alterations.***

This application was presented and discussed in conjunction with the previous application 16/05531/FUL and comments made on that application also refer to this application.

There was no discussion and it was proposed to approve the application as per the officer recommendation. On being put to the vote the proposal was carried 5 in favour, 3 against with 1 abstention.

**RESOLVED:** That the application for Listed Building Consent 16/05532/LBC be GRANTED, as per the officer recommendation, subject to the following:

**Justification**

01. The proposal, by reason of its scale, design and materials, respects the character and appearance of listed building, in accordance with the aims and objectives of The NPPF and Policy EQ3 of the South Somerset Local Plan.

**Subject to the following conditions:**

01. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The works hereby permitted shall be carried out in accordance with the following approved plans: the drawings ref. S5221 numbers 100F, 101N and 102R.

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

03. No work shall be carried out on site to any external walls or roofs unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

04. No external rendering shall be carried out on site unless details of the external render to be used have been provided to and approved in writing by the Local Planning Authority. Details shall include the finish, materials and colour of the render. The work shall be carried out in accordance with the agreed details, and any sample panel shall remain available for inspection throughout the duration of the work.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

05. No repointing shall be undertaken on site unless full details, including elevational drawings, to indicate the areas to be repointed; details of the method of removal of existing pointing (in this regard mechanical tools shall not be used); details of the mortar mix, and a sample panel of new pointing that shall be carried out in the agreed mortar; have been submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

06. No work shall be carried out to fit any doors, windows, boarding or other external opening unless details of the design, materials and external finish of these elements have been submitted to and

approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

07. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local Planning Authority before any work on the development hereby permitted is commenced.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

08. No work shall be carried out on site unless design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and details of all new cast metal guttering, down pipes, other rainwater goods, and external plumbing have been submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

09. The area(s) of rebuilding shall be restricted to that defined on the approved plan(s) and shall not be enlarged without the prior express grant of Listed Building Consent. In the event that completion strictly in accordance with such approved plans shall become impracticable for whatever reason, work shall thereupon cease and only be recommenced if and when consent has been obtained in regard to an amended scheme of works which renders completion of the scheme practicable.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

10. No work shall be carried out on site unless details of the roof lights have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

11. No work shall be carried out on site unless details of the method of the blocking of all doorways and windows shown on the approved plans have been submitted to and approved in writing by the Local Planning Authority. This will include materials and finish: pointing and coursing; any doors and architraves to be left in situ; and any reveal; Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

12. No work shall be carried out on site unless details of the lintels to all new openings, including those in any new build, and the treatment to the surrounds of the window and doorway openings have been submitted to and approved in writing by the Local Planning Authority.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

13. No work shall be carried out on site unless details of all new services to all bathrooms, kitchens etc, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

14. No work shall be carried out on site unless details of all new and replacement plasters, renders, wall and floor finishes, ceilings etc, including any making good of any existing surfaces, have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

15. No work shall be carried out on site unless details of the new staircase, including detailed design, materials and finish have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and



policy EQ3 of the South Somerset Local Plan.

16. No work shall be carried out on site unless a door schedule has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include a survey of all existing doors, an estimate of age and significance, which doors to be retained in situ and doors to be re-sited and to what location. Any alterations to the doors must be specified.

Reason: in the interests of the special architectural and historic interests of the listed building and in accordance with the NPPF and policy EQ3 of the South Somerset Local Plan.

*(Voting: 5 in favour, 3 against, 1 abstention)*

**39. Planning Application 17/01866/FUL - Hill View Farm Cottage, Hill View, Low Ham Road, Low Ham. (Agenda Item 15)**

***Proposal: Continued use of Hillview Farm cottage as a dwelling.***

The Planning Officer presented the application and report as detailed in the agenda. He noted the property had a complicated history which he summarised to members, and he also explained that other associated applications relating to the wider site were currently being appealed. The building had been renovated in recent years and was considered to be permitted development. He explained the reason for the recommendation was that the building was now considered to be a new dwelling in the open countryside for which no justification had been put forward.

Ms W Whitlam, objector, noted she was also speaking on behalf of some other residents of Low Ham, and made reference to policies regarding annexes. She felt the Parish Council had made their decision based on incomplete information about the whole site. This was not an affordable house as it was not provided by a registered RSL and the property should have been demolished over 30 years ago.

Mr R Skeet, spoke in support of the application, noting he had restored both Hill View Farm and the cottage. He provided a history of the site and explained the cottage and wider site had been in his family ownership for over a century. People had made positive comments about the cottage.

Applicant, Miss S Skeet, noted she had lived in the property for three years and it was a beautiful home with character and had importance to the family. She noted as well as objectors there were also many people in Low Ham who supported the application.

Agent, Mr C Miller, noted that a Certificate of Lawfulness had been refused for the site and enforcement notice served. He considered there was no planning requirement for the building to be demolished. He referred to the NPPF and noted the owners believed it was acceptable to renovate the property without permission. Even if the applicants had realised the planning officer view at an earlier stage, members would be considered a different application but with the same output if approved – a residential dwelling. Concerns raised by the officer about overlooking at ground level could be overcome with standard conditions for boundary treatment and landscaping.

Ward member, Councillor Gerard Tucker noted the site history had been provided by the officer and the property was being lived in by fourth generation family owner. The Parish

Council unanimously supported the application, and he felt if an alternative application came forward afresh there may be little reason to refuse. He strongly supported the application and proposed approval.

During a very brief discussion members commented that it was a well renovated building and small parishes didn't benefit from the affordable housing obligations of large developments. Wording for the justification of approving the application was discussed and agreed. Members felt that the requirement of a fence to minimise overlooking was not necessary, and the wording for other conditions including approved plans, retention of parking area, and withdrawal of Permitted Development Rights for windows, extensions and outbuildings should be agreed with the ward member.

On being put to the vote, the proposal to approve the application was carried unanimously.

**RESOLVED:** That planning application 17/01866/FUL be APPROVED contrary to the officer recommendation, subject to the following:

**Justification:**

01. The proposal, by reason of its scale and appearance constitutes an appropriate re-use of an existing building that enhances the immediate setting. Furthermore it would have no adverse impact on highway safety or residential amenity. As such the proposal accords with policies SD1, TA5, TA6 and EQ2 of the South Somerset Local Plan (2006-28) and the provisions of chapters 4, 6, 7, 11 and the core planning principles of the National Planning Policy Framework.

**Subject to the following conditions**

01. The development hereby permitted shall be carried out in accordance with the following approved plans: 'Drawing No 01', received 24th April 2017 and amended '1:500 Site Layout Plan', received 28th June 2017.

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

02. The area allocated for parking on the approved plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with policies TA5 and TA6 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 4 of the National Planning Policy Framework.

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the dwelling without the prior express grant of planning permission.

Reason: In the interests of residential amenity in accordance with

policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of the core planning principles of the National Planning Policy Framework.

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling hereby approved and no buildings or other structures including ponds, pools, walls, fences, gates or other means of enclosure are to be built within the curtilage of the dwelling without the prior express grant of planning permission.

Reason: In the interests of residential amenity in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of the core planning principles of the National Planning Policy Framework.

**Informatives:**

01. 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.

*(Voting: Unanimous in favour)*

**40. Planning Application 17/01207/FUL - Land OS 0017 Part, Isle Brewers. (Agenda Item 16)**

***Proposal: Barn conversion to form a dwelling.***

The Planning Officer presented the application as detailed in the agenda and noted the barn had been built around 1992 but been redundant for agricultural use for some time. He explained his reason for recommending refusal and noted there was concern about the amount of new build required which had led to it being considered by the LPA that the proposal was a rebuild rather than conversion.

Ms L Dunne, agent, noted the conversion had been carefully considered. The architect had confirmed that approximately 70% of the external walling would be retained and no new structural materials were proposed. She considered the court case referred to in the officer report was a red herring as it was for a class Q whereas the current application being considered was an FUL application. The Parish Council supported the application and neighbouring parish councils had not raised objections. She considered the proposal complied with the NPPF.

As the ward member was absent, Councillor Adam Dance read a statement on her behalf. Reference was made to the site not having a good use in recent times, and the proposal providing a good solution for a family house with several facilities available in nearby Hambridge. The proposed conversion would not be detrimental or be visible from the road and as ward member she supported the application.

During a very brief discussion several comments were made in support of the application including:

- Support ward member comments
- Good design and will effectively give a better looking agricultural building
- Very innovative
- Good design and appropriate use.

It was proposed to approve the application as it was felt the site and scale of the proposal was acceptable, and not detrimental to highway safety or residential amenity.

On hearing comments made the Planning Officer suggested that the wording of the justification would almost be a reversal of the refusal detailed in the report. Members agreed the wording of the justification and that the conditions were to be agreed with the ward member.

On being put to the vote the proposal to approve the application was carried unanimously.

**RESOLVED:** That planning application 17/01207/FUL be APPROVED, contrary to the officer recommendation, subject to the following:

**Justification:**

01. The proposal would not be at odds with the rural character and appearance of the locality and the nearby listed buildings, and would lead to an enhancement of this site. Furthermore it would have no adverse impact on highway safety or residential amenity. As such the proposal accords with policies SD1, TA5, TA6 and EQ2 of the South Somerset Local Plan (2006-28) and the provisions of chapters 4, 6, 7, 11 and the core planning principles of the National Planning Policy Framework.

**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: 'P\_P02', 'P\_P03' and 'P\_P04', received 14th March 2017 and 'P\_P01\_REVA' and 'P\_SB01\_REVA', received 16th May 2017.

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

03. No works shall commence on the construction of the external surfaces of the development hereby permitted unless particulars of materials (including the provision of samples) to be used for these external surfaces have been submitted to and approved in writing by the Local Planning Authority. 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 with policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 7 of the National Planning Policy Framework.

04. A scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season after the development hereby permitted is first brought into use; and any trees or plants which within a period of five 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 the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity, in accordance with policy EQ2 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 11 of the National Planning Policy Framework.

05. There shall be no obstruction to visibility greater than 300 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 120 metres either side of the access. Such visibility shall be fully provided before the dwelling hereby approved being first occupied and shall thereafter be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 4 of the National Planning Policy Framework.

06. The approved access over at least the first 6 metres of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be carried out prior to the dwelling hereby approved being first occupied, and shall thereafter be maintained in that condition at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 4 of the National Planning Policy Framework.

07. Any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 6 metres from the carriageway edge

and shall thereafter be maintained in that condition at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 4 of the National Planning Policy Framework.

08. The area allocated for parking and turning on the approved plans shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with policies TA5 and TA6 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 4 of the National Planning Policy Framework.

09. 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 to and approved in writing by the Local Planning Authority. Such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use and thereafter maintained at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan (2006-2028) and the provisions of chapter 4 of the National Planning Policy Framework.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the dwelling without the prior express grant of planning permission.

Reason: In the interests of visual amenity in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of chapters 7 and 11 of the National Planning Policy Framework.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling hereby approved and no buildings or other structures including ponds, pools, walls, fences, gates or other means of enclosure are to be built within the curtilage of the dwelling without the prior express grant of planning permission.

Reason: In the interests of visual amenity in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of chapters 7 and 11 Page 3 DC PCFULZ.v7 of the National Planning Policy Framework.

### **Informatives:**

01. 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](mailto:cil@southsomerset.gov.uk).

02. Where works are to be undertaken on or adjoining the publicly maintainable highway a licence under Section 171 of the Highways Act 1980 must be obtained from the Highway Authority. Application forms can be obtained by writing to Transport Development Group, Environment Department, County Hall, Taunton, TA1 4DY, or by telephoning 01823 355645. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services.

The fee for a Section 171 Licence is £250. This will entitle the developer to have his plans checked and specifications supplied. The works will also be inspected by the Superintendence team and will be signed off upon satisfactory completion.

*(Voting: Unanimous)*

### **41. Planning Application 17/00917/COU - King William Inn, Langport Road, Curry Rivel. (Agenda Item 17)**

***Proposal: Change of use of public house (Use Class A4) to 1 No. dwelling with associated parking.***

*This application was discussed in conjunction with the following application 17/00918/OUT and comments made on this application also refer to that application.*

Prior to presenting the application, the Planning Officer updated members that since the agenda had been published a nomination had been received, and accepted, to register the property as an Asset of Community Value. There was now a 6 month moratorium period and until that period expired the property could not be sold. This did not change the officer recommendation for the planning application, but he advised members that they may wish to discuss if they considered it appropriate to make a decision about the planning application at the current time.

The Planning Officer presented the application as detailed in the agenda and made reference to the efforts to market the business and its viability. It was considered the business had been marketed sufficiently to meet policy. The main consideration for members was whether now was the time to determine the application.

The Chairman was of the opinion that due to the moratorium period the application should be deferred, as if approved it would likely increase the value of the site which would be unfair to members of the community who may submit a bid to purchase. Many members concurred with the Chairman, and the Chairman proposed deferring both applications which was seconded.

In response, the Development Manager reminded members that the applicants could appeal on non-determination.

As members were minded to defer the applications the Chairman did not invite a public speaker to address committee but did offer the opportunity for the agent to respond to comments made.

Agent, Mr C Miller addressed members in response to the late news that the Asset of Community Value application had been accepted, and confirmed he had spoken with the applicant. He did not believe the Asset of Community Value moratorium affected the planning process. The applicant had indicated they would be happy to sell to the community at pub value, and so he didn't feel the designation as an Asset of Community Value warranted a refusal of the application. He asked members to consider the application now so that if the community didn't buy before the end of the moratorium period, then the applicant could move quickly. He noted if the application was determined now, and approved, and the pub later sold to the community at pub value there would be restrictions regarding selling on.

There was no further discussion and the proposal to defer the application until the end of the moratorium period for the Asset of Community Value was put to the vote, and carried 8 in favour, 0 against, 1 abstention)

**RESOLVED:** That planning application 17/00917/COU be DEFERRED until the end of the moratorium period regarding the Asset of Community Value.

*(Voting: 8 in favour, 0 against, 1 abstention)*

**42. Planning Application 17/00918/OUT - King William Inn, Langport Road, Curry Rivel. (Agenda Item 18)**

***Proposal: Outline application for the erection of one detached dwelling with associated parking.***

*This application was discussed in conjunction with the previous application 17/00917/COU and comments made on that application also refer to this application.*

There was no further discussion and the proposal to defer the application until the end of the moratorium period for the Asset of Community Value was put to the vote, and carried 8 in favour, 0 against, 1 abstention.

**RESOLVED:** That planning application 17/00918/OUT be DEFERRED until the end of the moratorium period regarding the Asset of Community



Value.

(Voting: 8 in favour, 0 against, 1 abstention)

**43. Planning Application 16/03108/FUL - New Witcombe Farm, Westover Lane, Ash. (Agenda Item 19)**

***Proposal: use of land as a site for 3 caravans for agricultural workers accommodation.***

The Planning Officer noted that this application and the following application, 16/03105/FUL, were linked closely together. She advised members that in the past week, and since the agenda had been published, updated flood zone maps had been received from the Environment Agency.

The new flood zone maps affected one of the application sites and the agent had requested that both applications be deferred in order to address flooding conditions.

There was no discussion or presentation and it was agreed unanimously to defer both applications.

**RESOLVED:** That planning applications 16/03108/FUL and 16/03105/FUL be DEFERRED to allow new flood zone issue to be considered.

(Voting: Unanimous)

**44. Planning Application 16/03105/FUL - Land OS 1209, Thornhill Drove, Ash. (Agenda Item 20)**

***Proposal: use of land as a site for 3 caravans for agricultural workers accommodation.***

This application was considered with the previous application, 16/03108/FUL.

There was no further discussion or presentation and it was agreed unanimously to defer the application.

**RESOLVED:** That planning applications 16/03108/FUL and 16/03105/FUL be DEFERRED to allow new flood zone issue to be considered.

(Voting: Unanimous)

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Chairman