

South Somerset District Council

Draft Minutes of a meeting of the **Area North Committee** held in the **Council Chamber, Council Offices, Brympton Way, Yeovil on Wednesday 25 October 2017.**

(2.00 pm - 3.40 pm)

Present:

Members: Councillor Derek Yeomans (Chairman)

Neil Bloomfield	Dean Ruddle
Graham Middleton	Sylvia Seal
Tiffany Osborne	Sue Steele
Crispin Raikes	Gerard Tucker
Jo Roundell Greene	

Officers:

Helen Rutter	Communities Lead
Sara Kelly	Area Development Lead (North)
Mary Ostler	Neighbourhood Development Officer
Adam Burgan	Arts & Entertainment Manager
Pauline Burr	Neighbourhood Development Officer / Arts Development Officer
David Norris	Development Manager
Angela Watson	Legal Services Manager
Nick Head	Planning Officer
Angela Cox	Democratic Services Manager

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

65. Minutes (Agenda Item 1)

The minutes of the meeting held on 27 September 2017 were approved as a correct record and signed by the Chairman, subject to the following amendment:-

Minute 51, Reports from Members: third bullet point be amended to:-

- The Somerton and Langport Links bus service was due to cease operation on 31st October however a sponsor had been found for 2 of the vehicles and a community group **were looking at operating** the service for one year
-

66. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Clare Aparicio Paul, Adam Dance and Stephen Page.

67. Declarations of Interest (Agenda Item 3)

Councillors Gerard Tucker and Crispin Raikes declared a personal interest in Agenda item 15 – Planning Application 17/03142/FUL at Cocklemoor car park, Langport, as temporary members of Langport Town Council.

68. Date of next meeting (Agenda Item 4)

Members noted the next meeting of Area North Committee was scheduled for 2.00pm on Wednesday 22 November 2017, at a venue to be confirmed.

69. Public question time (Agenda Item 5)

It was agreed that members of the public present would speak at the time the item they were interested in was discussed.

70. Chairman's announcements (Agenda Item 6)

The Chairman advised that he had attended a very interesting training day provided by the South West Audit Partnership the previous day.

71. Reports from members (Agenda Item 7)

Councillor Crispin Raikes advised that he was the appointed representative to Strode College Community Education Advisory Committee however, the meetings had been reduced from quarterly to half-yearly and he was concerned the committee may disband altogether despite their productivity.

72. Grant to Stocklinch Village Hall Committee (Executive Decision) (Agenda Item 8)

The Area Development Lead (North) introduced the report and advised that although a Big Lottery Awards for All grant had been received towards the roofing project, the roofing contractor had advised bringing forward the guttering and fascia board work while the scaffolding was in place. This would be Phase 2 of the planned works. The Village Hall Committee had a maintenance plan and their sinking fund had contributed £5,000 towards the project. The proposed SSDC grant would represent 22% of the project.

In response to a question, the Area Development Lead (North) confirmed that Phase 1 work had commenced as conditioned by the Big Lottery Awards for All funding programme.

During a short debate, Members were fully supportive of the proposed works and unanimously confirmed the grant of up to £3,475 to Stocklinch Village Hall Committee towards the cost of roofing repairs.

RESOLVED: That a grant of up to £3,475 be awarded to Stocklinch Village Hall Committee, to be allocated from the Area North Capital Programme

(Local Priority Schemes), subject to SSDC standard conditions for community grants (as per Appendix A to agenda report).

Reason: To provide financial support towards the cost of roofing repairs, new gutters and fascia boards at Stocklinch Village Hall.

(Voting: unanimous in favour)

**73. Grant to Norton sub Hamdon Village Hall Trust (Executive Decision)
(Agenda Item 9)**

The Neighbourhood Development Officer advised that the application for £5,000 was towards a programme of works at Norton sub Hamdon Village Hall which included replacing the decking, patio doors and painting the wooden cladding. She noted that the hall was a popular venue used by all age groups and the proposal met both SSDC Corporate targets and the Area North Development Plan.

Lindsay Elliott of the Norton sub Hamdon Village Hall Trust said the proposed work was supported by the Parish Council and by local residents holding events and donating funds. The proposed materials would be durable so there would be lower maintenance costs in the future.

Councillor Sylvia Seal, the Ward Member, said the hall was a very popular wedding venue and it was important that it was kept in the best possible repair. She said local people worked tirelessly to fundraise and proposed the grant be awarded. This was seconded and on being put to the vote, was unanimously agreed by members.

RESOLVED: That a grant of £5,000 be awarded to Norton Sub Hamdon Village Hall Trust, the grant to be allocated from the Area North Capital Programme (Local Priority Schemes), subject to SSDC standard conditions for community grants (as per Appendix A of the agenda report).

Reason: To provide financial support towards the costs of a programme of improvements to the village hall in Norton Sub Hamdon.

(Voting: unanimous in favour)

74. Arts & Entertainment - Service Update (Agenda Item 10)

The Arts Development Officer spoke of the arts organisations which she worked with, including Take Art, Actiontrack, Somerset Arts Week and Somerset Film. She said that SSDC also supported initiatives with voluntary and professional artists as well as local arts centres in Somerton and South Petherton and a new arts project for libraries. Support was also given to South Petherton Folk Festival, the Langport Festival, the Arts Directory and the Octagon Gallery.

The Arts and Entertainment Manager advised that there were 264 performances per year at the Octagon Theatre and the attendance figures continued to climb. They had found £90,000 in efficiency savings and had received their second Tripadvisor Certificate of Excellence. Highlights for the year included 8 sold out performances of The Mousetrap, the Cinderella pantomime had already sold 10,000 tickets, the 5th year of the Yeovil

Literary Festival, the café bar hosted a cancer care café and the support which the theatre received from its 100 Foyer Club volunteers.

The Arts and Entertainment Manager then outlined the facilities at the new Westland Venue. This included the ballroom which had seating for 870 and standing capacity was 950. They also had smaller bookable suites and the Studio 2 fitness centre. The venue was attracting a broad range of events from boxing, weddings, conferences, comedy nights, bands, Yeovil Beer Festival, the Somerset Business Show and film screenings. He stressed the venue was open to all to enjoy.

In response to questions from members, the Arts and Entertainment Manager confirmed that a revised business plan for the Westland venue would be presented to District Executive in December detailing the future break even date. He also confirmed that he was responsible for the booking of artists and he took account of feedback from other venues and reviews when doling this.

Councillor Sylvia Seal, as Portfolio Holder, congratulated the Arts and Entertainment Manager and his team for ensuring the Westland venue opened on time. She also noted the £90,000 raised by the Foyer Club volunteers towards the development of the Octagon Theatre and local charities.

During discussion it was noted that SSDC stepped in to take over the Westland venue at the request of the community. It was also noted that remote villages appreciated the art and theatre performances in local halls by Take Art.

At the conclusion of the debate, members were content to note the reports of the Arts Development Officer and the Arts and Entertainment Manager.

RESOLVED: That the Arts and Entertainment service update report and presentation be noted.

75. Section 106 Obligations (Agenda Item 11)

The Development Manager advised that in 2008/09 there was a perception that Section 106 payments were not being collected and so the Section 106 Officer post was created. He confirmed that no money had been lost and he was confident that the collecting, holding and spending of Section 106 funds was all properly accounted.

In response to questions from Members, the Development Manager advised that there was a procedure to advise the Town or Parish Council and Ward Members when Section 106 payments were made by developers and he would follow up the enquiry relating to Somerton Town Council notification. He also confirmed that older Section 106 agreements were very broad in the areas where funding was allocated where there was no identified local project at the time. He agreed to clarify the position with regard to Section 106 funding for a development at Stanchester Way in Curry Rivel with the Ward Member.

At the conclusion of the debate, members were content to note the report.

RESOLVED: That the report of Section 106 Obligations be noted.

76. Area North Committee Forward Plan (Agenda Item 12)

The Communities Lead advised that the plan listed the reports to be presented in the following 3 months. Reports in italics had not yet been confirmed.

There were no updates or additional reports requested and Members were content to note the report.

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

77. Planning Appeals (Agenda Item 13)

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

78. Schedule of Planning Applications to be Determined By Committee (Agenda Item 14)

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

79. Planning Application 17/03142/FUL - Cocklemoor Car Park, Whatley, Langport (Agenda Item 15)

Proposal: Temporary location of mobile service providers.

The Planning Officer introduced the report and advised that the application was for the use of parts of the car park for the parking of a mobile banking unit. This could currently operate for 28 days per year without planning permission however, it was hoped the proposal would have a positive impact on the town and so the application was for unrestricted use.

Councillor Derek Yeomans requested that the vehicle should not park on the York stone paving near to the library as it could damage the paving.

The Neighbourhood Development Officer confirmed that this could be included in the license agreement and the Planning Officer agreed to add it as an informative.

Members were supportive of the proposal and on being put to the vote, it was unanimously approved.

RESOLVED: That planning application 17/03142/FUL be APPROVED, as per the officer recommendation, subject to the following:

Justification:

01. The proposal would make provision for alternative banking and other mobile services in the interests of the vitality and viability of the town centre. No demonstrable highway safety, residential amenity or visual harm would result, and the proposal is considered to accord with the aims of the NPPF and Policies SD1, TA5, TA6, EQ2 and

EQ3 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 drawing ref. AN/108-01

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

03. No more than 2 mobile service vehicles/units hereby permitted shall be stationed on the site at any one time.

Reason: In the interests of amenity and adequate parking provision, in accordance with Policies TA6 and EQ2 of the South Somerset Local Plan.

04. The use hereby permitted shall only be operated between the hours of 08h00 and 18h00 Monday to Sunday inclusive, and no mobile unit shall be stationed on the site beyond this time without the written consent of the Local Planning Authority.

Reason: In the interests of amenity and adequate parking provision, in accordance with Policies TA6 and EQ2 of the South Somerset Local Plan.

(Voting: unanimous in favour)

80. Planning Application 17/03292/FUL - Clarendon Lodge, Street Road, Compton Dundon. (Agenda Item 16)

Proposal: Part change of use of land, the erection of 1 No. dwelling and detached triple garage.

The Planning Officer introduced the report and advised that planning permission already existed for a dwelling although it was sited closer to the existing dwelling. A larger dwelling was now proposed further down the field and because of the design and layout and impact on the landscape setting he recommended refusal.

Mr C Dawson, Agent for the applicant, advised that his client had purchased the property with the outline planning permission as a joint venture with his parents. When he purchased, he understood the development line extended to the end of a concrete path in the rear garden, however, the current approval would only allow an 8m garden for the existing property. The proposal would move the new dwelling 20m further from the existing property.

Councillor Dean Ruddle, the Ward Member, said the proposal was a similar design to that which already had permission and it was supported by the Parish Council. He proposed that permission be granted, contrary to the officers recommendation and this was seconded.

During a brief discussion, members were generally supportive, however, concern was expressed at the size and design. The proposal to approve permission was put to the vote and carried (voting: 9 in favour, 1 against, 0 abstentions).

RESOLVED: That planning application 17/03292/FUL be APPROVED, contrary to the officer recommendation, for the following reasons:

Justification:

01. The proposal, by reason of its design, layout, scale and materials, represents an acceptable design response to the setting that respects and reinforces local distinctiveness and the character and appearance of the landscape. The proposal accords with the core principles and detailed advice (particularly paragraph 56) of the NPPF and Policy EQ2 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. 17 numbers 25, 30 and 31.

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

03. The area allocated for parking and turning (including garages) on the submitted plan shall be kept clear of obstruction at all times 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.

04. No development hereby permitted shall be commenced unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) materials (including the provision of samples where appropriate) to be used for external walls and roofs; these details shall be supported by a sample panel of natural stone indicating coursing and pointing which shall be made available on site prior to commencement;
- b) full design details and material and external finish to be used for

- all windows, all external doors, lintels, boarding and openings;
- c) details of the surface material for the parking and turning area;
- and
- d) details of all boundary treatments.

The details, once approved and implemented, shall be retained and maintained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the character and appearance of the area and to accord with the NPPF and Policy EQ2 of the South Somerset Local Plan.

04. No development hereby permitted shall be commenced unless there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which 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 following the occupation of the building or the completion of the development, whichever is the sooner; 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. The scheme shall include the planting of new hedge along the western boundary which, once planted, shall be permanently retained and maintained.

Reason: To safeguard the character and appearance of the area, and to accord with Policy EQ2 of the South Somerset Local Plan.

(Voting: 9 in favour, 1 against)

.....
Chairman