

South Somerset District Council

Minutes of a meeting of the Area North Committee held in the Council Chamber - Council Offices, Brympton Way, Yeovil on Wednesday 22 August 2018.

(2.00 pm - 2.35 pm)

Present:

Members: Councillor Graham Middleton (Chairman)

Neil Bloomfield	Sylvia Seal
Tiffany Osborne	Sue Steele
Crispin Raikes	Gerard Tucker
Jo Roundell Greene	Derek Yeomans

Officers:

Helen Rutter	Communities Lead
Andrew Gunn	Area Lead (West and North)
Alex Skidmore	Planning Officer
Becky Sanders	Case Services Officer (Support Services)

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

47. Minutes (Agenda Item 1)

The minutes of the previous meeting held on 25 July 2018 were approved as a correct record and signed by the Chairman.

48. Apologies for absence (Agenda Item 2)

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

49. Declarations of Interest (Agenda Item 3)

There were no declarations of interest.

50. Date of next meeting (Agenda Item 4)

Members noted the next meeting of Area North Committee was scheduled for 2.00pm on 26 September 2018, at the Edgar Hall in Somerton.

51. Public question time (Agenda Item 5)

There were no questions from members of the public.

52. Chairman's announcements (Agenda Item 6)

There were no Chairman's announcements.

53. Reports from members (Agenda Item 7)

There were no reports from members.

54. Area North Committee Forward Plan (Agenda Item 8)

The Communities Lead provided members with several updates to the Forward Plan:

- A workshop for members regarding the emerging draft Economic Development Strategy would take place prior to the September meeting.
- The Buildings at Risk Report would to be moved to later in the year.
- A report seeking approval of the Area North Priorities would come forward to the September meeting.

A member highlighted there was currently a live consultation regarding the future Passenger Transport Strategy by Somerset County Council and queried if it would be something of interest to be considered by the Area North Committee. The Communities Lead noted she would look into the suggestion and provide an update at the next meeting.

RESOLVED: That the Area North Forward Plan be noted, including the following updates:

- Buildings at Risk Report – move to December
- Area North Priorities – add for September

55. Planning Appeals (Agenda Item 9)

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

56. Schedule of Planning Applications to be Determined By Committee (Agenda Item 10)

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

57. Planning Application 18/00769/FUL - Land at East Lodge, Bineham Road, Knole, Long Sutton. (Agenda Item 11)

Proposal: The erection of an agricultural building and the stationing of a temporary agricultural workers dwelling.

The Planning officer presented the report as detailed in the agenda, and highlighted the key considerations. She noted the functional need for a temporary agricultural workers dwelling was not disputed, but it was considered that the applicant had not demonstrated that there was no other suitable accommodation available.

The agent addressed members and explained the applicant had inherited the land, and since decided to bring the land back into use as a farm. He noted he had only recently been made aware of the officer comments about demonstrable need. East Lodge was not tied or registered with the farm land, and the house was currently occupied by the applicant's family who were employed elsewhere. He noted there were no other suitable dwellings available near enough to the site, and it would be unreasonable to expect the

family to leave East Lodge in order to make suitable accommodation available for a farm worker.

Ward member, Councillor Gerard Tucker, noted he had considered the confidential financial information, and in his view, it indicated the enterprise would be likely to turn a profit within three years. He shared the positive comments made by the parish council when the application had been considered by them. There did not appear to be any issues regarding the proposal for an agricultural building, only with the temporary dwelling. He noted the dwelling proposed would be temporary, and felt it should be approved to see how the business fares and hence prove the need.

During discussion, varying views were raised including:

- Unreasonable to ask family to move or take in a lodger.
- Need to support farmers
- At this stage is a temporary dwelling needed?
- Applicants want to bring someone in to manage the farm. Bineham is very small and there's unlikely to be suitable accommodation nearby.
- No issue with agricultural building.
- Insufficient information supplied about need for dwelling.
- Concern about the temporary dwelling and how long before a permanent dwelling.
- Temporary dwelling needed in order to build the business.

It was proposed to approve the application, contrary to the officer recommendation, on the grounds that the temporary dwelling is needed in order to service the need of the holding.

On hearing the comments made and the proposal, the Area Lead suggested wording for the justification. The Planning Officer advised that conditions would be required for:

- Time limit
- Approved plans
- 3 year permission for the mobile home
- Occupation tie for mobile home
- Materials for agricultural building

A vote was taken on the proposal to approve the application which was carried 6 in favour, 2 against and 1 abstention.

RESOLVED: That planning application 18/00769/FUL be APPROVED, contrary to the officer recommendation, subject to the following:

Justification:

01. Sufficient information has been provided to demonstrate the need for a temporary dwelling in support of the proposed agricultural enterprise. It is considered to constitute a justified and sustainable form of development that does not cause any demonstrable harm to residential amenity, visual amenity, local landscape character, highway safety or other environmental concerns in accordance with the requirements of policies SD1, HG9, TA5, TA6, EQ2 and EQ7 of the South Somerset

Local Plan and the provisions of the National Planning Policy Framework, in particular paragraph 79.

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 location plan, proposed block / site plan received 07/03/2018 and proposed combined floor and elevation for the agricultural building received 20/03/2018.

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

03. The siting of the mobile home hereby permitted shall be limited to a period expiring on 31 December 2021, on or before which date the mobile home shall be removed and the site reinstated to its former condition to the written satisfaction of the local planning authority.

Reason: In order that the circumstances can be reviewed in accordance with Policies SD1 and HG9 of the South Somerset Local Plan.

04. The occupation of the dwelling shall be limited to a person solely or mainly working, at the calf-rearing enterprise hereby permitted and to any resident dependents.

Reason: The Local Planning Authority would not have been prepared to grant permission but for the mobile home being essential for the proper functioning of the enterprise in accordance with Policies SD1 and HG9 of the South Somerset Local Plan.

05. The materials to be used in the construction of the external surfaces of the agricultural building hereby permitted shall match those detailed on the submitted application form.

Reason: In the interest of visual amenity to accord with Policy EQ2 of the South Somerset Local Plan.

(Voting: 6 in favour, 2 against, 1 abstention)

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Chairman