

South Somerset District Council

Minutes of a meeting of the **Area South Committee** held at the **Council Chamber, Council Offices, Brympton Way, Yeovil. on Wednesday 5 September 2018.**

(2.00 - 5.10 pm)

Present:

Members: Councillor Peter Gubbins (Chairman)

John Clark	Tony Lock
Gye Dibben	Graham Oakes
John Field	David Recardo
Nigel Gage	Gina Seaton
Kaysar Hussain (until 3.45pm)	Peter Seib
Andy Kendall	Alan Smith
Sarah Lindsay (until 5.00pm)	Rob Stickland
Mike Lock	

Officers:

Jo Boucher	Case Services Officer (Support Services)
Jacqui Churchill	Planning Officer
Marc Dorfman	Senior Planning Adviser
Linda Hayden	Area Lead Planner (South)
Tim Cook	Locality Manager
David Crisfield	Specialist – Strategic Planning
Anna-Maria Lenz	Performance Officer
Neale Hall	Senior Planning Officer
Andy Coupe	SCC Strategic Manager Infrastructure Programmes

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

1. Minutes of previous meeting (Agenda Item 1)

The minutes of the Area South Committee held on 4th July 2018 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

2. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Cathy Bakewell and Wes Read.

3. Declarations of Interest (Agenda Item 3)

Councillor Gina Seaton declared a personal interest in Item 13, Planning Application 18/00176/REM as she is a member of West Coker Parish Council.

Councillors David Recardo, Graham Oakes, Mike Lock, Tony Lock, Rob Stickland and Alan Smith all declared a personal interest in Items 14 Planning Application 18/01122/FUL and Item 15 Planning Application 18/01743/FUL as they are members of Yeovil Town Council.

Councillor Kaysar Hussain declared a personal and prejudicial interest in Item 15 Planning Application 18/01743/FUL as he is related to the applicant. He would leave the room during consideration of that item.

4. Public question time (Agenda Item 4)

Mr James Routledge addressed the committee and expressed his frustration with the current situation regarding a planning application at the former Olds Motor Group site in Yeovil. In response the Chairman explained that from recent discussions he had with the Lead Planning Officer he understood, although could not guarantee, that the application would be brought to committee in October.

5. Chairman's announcements (Agenda Item 5)

There were no Chairman's Announcements.

6. Reports from representatives on outside organisations (Agenda Item 6)

Councillor Rob Stickland updated members on the Yeovil Youth Review Steering Group. He explained the current position of the Westfield and Milford Youth groups stating there had been a reduction of Anti-Social Behaviour at Westfield and an increase of membership for the Milford group. He wished to thank YMCA Mendip and Yeovil Town Council for all their support in achieving the benchmark standards.

He also reported that he had now been elected as Vice Chairman of the Yeovil Crematorium and Cemetery Committee and had received excellent feedback regarding the services of the Crematorium. He also noted the judge's comments of the South West Bloom who had listed the Cemetery and were very impressed with its presentation.

Councillor John Clark reported that the demolition figures for the Westfield Community Centre had now been agreed. Over £800,000 had been raised and that final questions to the big lottery will be finalised in the next few weeks.

7. Yeovil Western Corridor Update (Agenda Item 7)

Andy Coupe, Somerset County Council's Strategic Manager Infrastructure Programmes with the aid of slides presented members with an update of the Programme of Works.

He updated members on the works in progress and gave an overview of the future programme including:

- The Stourton Way southern toucan crossing had been commissioned and northern toucan crossing would be commissioned soon. The works to the cycleway would be completed during the next couple of months.
- Good progress been made with the works at Copse Road where the scheme had commenced in advance of the original contract programme.
- The mini-roundabout trial on Preston Road had proved successful helping to avoid the need for temporary traffic lights and affording access to other areas of the site. The retaining wall on Lufton Way had been completed early and the current works involved construction of the retaining wall on the north west corner of the junction. The improvements on Western Avenue would take place in sections to fit in with construction of the retaining walls on the south east and north east corners.
- The works at Bluebell Roundabout were largely complete. He noted that both positive and negative comments had been received about the new junction configuration. He explained the traffic signals were not be expected to improve traffic conditions immediately as traffic flow is restricted due to lane closures and traffic management. He said the full benefits would only be achieved once all works had been complete but the decision was made to switch on the traffic signals to aid the movement of pedestrians across the junction. He pointed out that as with any new junction or road layout, the changes would take time to get used to, but confirmed that the site would continue to be monitored and adjustments to the signals would be made to ensure that it ran as efficiently as possible.
- Good progress was being made at Westlands Roundabout. He noted that traffic management proposals were being developed for the next phases of works that would involve using night time road closures to reduce impacts as far as possible.
- Significant early progress had been made at Lysander Road roundabout. Following feedback from members, the opportunity had been taken to undertake some night works during the summer holidays which had helped to accelerate the programme and reduce impacts.

He noted that it was a complex construction project and that it had been necessary to be flexible with the programme. Some elements of work had taken longer than planned while others had started early and ahead of schedule. Overall, 6 of the 7 elements were currently programmed to be completed within the overall timescale originally envisaged. Beyond that, work would be limited to one junction at the end of the programme with the intention to complete the work by early Summer.

He stated that it would be possible to deliver the scheme by the original stated dates, but to do so would cause unacceptable impacts. Indeed, a careful balance needed to be struck between making progress on site and minimising disruption to road users, residents and businesses.

During discussion the Strategic Manager Infrastructure Programmes noted the comments from members and responded to questions including:

- Concerns raised about the operation of the Bluebell Roundabout. He advised that the junction would be the subject of a Stage 3 Road Safety Audit when any safety issues would be identified and remedial works initiated. Conversely, it was noted that several pedestrians had been observed crossing Bluebell Roundabout and thanks were expressed by members for this improved facility.

- Noted that the entrance to the Crematorium had been reconfigured to discourage the turning of vehicles from the north, but some motorists had been observed continuing to make this manoeuvre.
- Noted the permanent signage for Bluebell Roundabout had been ordered and would be erected shortly. Thanks were expressed by members for improved communications on the scheme, and although some negative comments had been received about the works to date, drivers should reserve judgement until all the work was complete.

At the conclusion of the discussion it was confirmed the next quarterly update presentation be made at the December committee.

The Chairman thanked the SCC Strategic Manager Infrastructure Programmes for his presentation.

8. Radio Ninesprings Grant Application (Executive Decision) (Agenda Item 8)

Steve Haigh from Radio Ninesprings addressed the committee and explained to members the benefits of a local radio station for Yeovil including providing hands on experience and benefits to Yeovil College students and the opportunity for advertising for local businesses. He explained this was a 'not for profit' organisation and hoped the radio station would be up and running later in the year and that the funding would go towards stage 3 of the project to provide sound proofing and complete fit out of the studio at Yeovil College.

The Specialist - Strategic Planning then presented the report explaining the rigorous assessment process undertaken. He believed all relevant detailed information had now been received to support the application to achieve the shortfall in the cost of setting up the new community radio station.

During discussion he noted the comments from members and responded to questions including:

- Appreciated the concerns raised regarding the sustainability of the station should the figures not be met, however assured the costs can be met through advertising and sponsorship and satisfied that all information had now been provided.
- Confirmed £36,000 had already been received from various other funding partners as set out in the agenda report.

The Communities Lead explained the independent application process undertaken by the Authority and explained the history of the application and how the need had been established. She advised members that this application was before them in line with the discretionary grants scheme and it was for members to decide the way forward with this application.

During member's discussion, several comments were made including the following:

- Noted the length of time this application had taken, however noted the broad community support and other funding partners.
- Concern raised regarding the location of the transmitter.
- Yeovil was in need of a local radio station and need to embrace and support it.
- Concern over the large amount of money requested.

- Concern over the sustainability of the project, however noted this was a registered charity and not for profit organisation.

During discussion it was initially proposed and seconded to approve the application with a grant up to £1000. However on being put to the vote this was lost by 4 votes in favour, 11 against and 1 abstention.

A subsequent proposal was then made to approve a grant for up to £5000. On being put to the vote this was also lost by 6 votes in favour, 8 against and 2 abstention.

At the conclusion of the discussion it was proposed and seconded to approve the grant application as per the officers' recommendation. On being put the vote this was carried by 9 votes in favour, 6 against and 0 abstentions.

RESOLVED: That members agreed to grant up to £11,675 from the Area South Capital Grant allocation, to Radio Ninesprings towards the cost of setting up the new community radio station.

Reason: To consider funding towards the cost of setting up the new community radio station Radio Ninesprings.

(voting: 9 votes in favour, 6 against, 0 abstentions)

9. Area South - Draft Strategic Priorities 2019/20 (Agenda Item 9)

The Specialist – Strategic Planning presented the report and highlighted to members the four key priorities identified by members of the Area South workshop that took place in July. She explained these priorities would need to be further developed in liaison with the Chairman of Area South committee.

During discussion members' raised several comments including the following:

- Useful and informative workshop held in July.
- Voiced support that priorities for Area South had been identified and put forward to be included within the Council Plan.
- Believed these priorities would provide indicators for further actions to be developed.
- To insure the Birchfield Group continues.
- Frustration over the limited powers regarding the loss of local community transport and deprived of any transport options.
- Questioned the responsibility of the traffic flow within the Yeovil area believing the Yeovil Refresh should take some responsibility.
- Voiced support for the need to not only repair existing youth facilities within the area but to fully 'update' facilities with the provision of a major pump track/skate park for the area.

The Locality Manager noted the member's comments and assured members that points raised, although not all necessarily a major priority, would be developed and actioned under the locality work being developed. He explained the commitment of the Area Plus teams to help take to the next level but as new would take some time to develop.

The Specialist – Strategic Planning advised that further discussion would also take place with the Chairman before these priorities are taken to DX.

RESOLVED: That members agreed the Area South priorities to be presented to District Executive for consideration for inclusion in the Council Plan.

10. Area South Committee Forward Plan (Agenda Item 10)

The Communities Lead presented the report and reiterated that the Yeovil Refresh Report would be brought to the October committee. She also suggested that a report on the update of the Area Plan be brought to committee in February 2019.

Councillor Peter Gubbins suggested that the presentation regarding the update and design of the crematorium be brought to the December committee as the planning application for the chapel had now been submitted and was hoped would be approved by this date.

Councillor Peter Seib suggested that the Somerset Highways maintenance programme report be put back to February 2019 to allow for the report to include the lessons learned from this winter.

- RESOLVED:**
- (1) that the Area South Forward Plan and the comments of Members be noted.
 - (2) that the reports identified by Members be added to the Area South Forward Plan.

(Voting: Without dissent)

11. Planning Appeals (For information) (Agenda Item 11)

Members noted the Planning Appeals.

12. Schedule of Planning Applications to be Determined by Committee (Agenda Item 12)

Members noted the Schedule of Planning Applications.

13. Planning Application: 18/00176/REM - Land at Bunford Hollow, West Coker BA20 2HE (Agenda Item 13)

Application for Reserved Matters following approval 13/01869/OUT to include approval of appearance, landscaping, layout and scale for the erection of 97 dwellings, Land at Bunford Hollow, West Coker BA20 2HE

The Area Lead Planner presented the application as detailed in the agenda and with the aid of a powerpoint presentation showed the site and proposed plans. She noted the application has been two starred for reasons explained at the beginning of the report. She also updated members that:

- The application to vary the section 106 agreement which had been submitted at the same time as this application had now been withdrawn, therefore this application is supported by the requirements of the original Section 106 agreement including affordable housing. She did expect a new application be submitted at some stage in the future however the viability of that application would be considered at that time.
- Conditions regarding the Biodiversity enhancements and bin storage be amended so that compliance be required after development reaches damp proof course rather than prior to commencement.

The Area Lead Planner referred to the key considerations being the principle of the development, landscape impact/setting of Listed Building, highways and affordable housing. She considered the site already had outline permission and considered the scale and materials acceptable with the site surrounded by trees much of which are to be retained.

She explained a thorough assessment had been carried out by Historic England and noted the Highway Authority had raised no objection. She explained that given the authority could not demonstrate a 5 year housing land supply and the amendment to bring back development from the western edge of the site she considered the public benefits outweigh any substantial harm to the historic assets of the area.

The Area Lead Planner believed this was well designed scheme for the area and her proposal was therefore to approve the application and the conditions as set out in the agenda report with the amendment to conditions regarding biodiversity and bin storage.

In response to members' questions the Area Lead Planner and Senior Planning Adviser confirmed that:

- All archaeological issues had been addressed for this site.
- Confirmed the Local Lead Flood Authority were satisfied with the proposed drainage scheme.
- Believed by retaining the majority of trees screening the site and the proposed walled hamstone entrance, considered this proposal was of a quality design and in keeping with the area.
- Appreciated concerns should the applicant submit a future application to vary the Section 106 legal agreement, however this would be a separate issue and does not preclude members from determining the application at this time.

The agent then addressed the committee stating the principal of development had already been established and that this application was to approve the appearance, landscaping and layout scale of the scheme. The applicant had worked closely with all parties to provide a scheme that benefits the community with the inclusion of 34 affordable homes, LEAP and open spaces with financial contributions towards recreation, highways and education. He said the access of the scheme had already been approved with proposed excellent cycleway links and materials will reflect the local area with excellent proposed landscaping scheme and that the proposal had been amended several times to accommodate the concerns of Historic England. He believed

the benefits to the community outweigh any harm to the local Heritage Assets and would provide much needed market and affordable housing for the local area.

Councillor Gina Seation, Ward member voiced her support of the application and reiterated the need for affordable homes within the area. She believed the design of the scheme fits well within the area, does not have a significant impact on the Historic Building and noted no objections had been received from the highways authority.

During a short debate members voiced their full support of the application and noted the effort to mitigate any harm toward the Heritage Asset Brympton D'Evercy. It was then proposed and subsequently seconded that planning permission be approved as per the officers recommendation with the amendment to conditions regarding biodiversity and bin storage.

On being put to the vote this was carried unanimously.

RESOLVED:

That application **18/00116/FUL** be approved for the following reasons:

01. The proposal is of a satisfactory layout, appearance, scale and landscaping that would have no adverse impacts on visual or residential amenity, ecology, flood risk, highways safety, heritage assets or landscape character. The proposal would result in less than substantial harm to the setting of the heritage asset and the public benefits of the proposal outweigh this harm. As such the proposal complies with the policies of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the plans as set out on the Plans List as set out in the agent's email of 16 July 2018.

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

02. All protected species mitigation measures, prior to and during development, as outlined in the Ecological Impact Assessment (Greenecology, January 2018), shall be undertaken in full unless otherwise agreed in writing with the local planning authority.

Reason: To minimise the risk of harm to legally protected species in accordance with the Wildlife and Countryside Act 1981 (as amended) and for the protection of biodiversity in accordance with NPPF and Local Plan Policy EQ4.

03. No building operations above damp proof course level of the dwellings and garages shall take place until details of measures for the enhancement of biodiversity (e.g. bat and bird boxes, wildflower sowing and management) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: For the enhancement of biodiversity in accordance with NPPF and Local Plan Policy EQ4.

04. No building operations above damp proof course level of the dwellings and garages shall take place until details of:

- specific external wall materials, finishes and colours including sample panels for approval on site to show masonry coursing, jointing, bond and pointing and render finishes.

- details of any proposed parapets, string courses, plinths and mouldings

- specific window and door design details including sections and wall opening details including arch. lintel, cill, window/door surround and reveal depth.

- details of any porches and door hoods

- position and details of meter boxes and any external flue, vent and extract terminals

- roof materials, including samples

- roof ridge, hip, eaves, verge and rainwater goods details

- any chimney, dormer and roof light details.

- external works details of any steps, walls and copings, railings and fencing.

- details of any permanent external lighting proposed on building including any street lighting to be mounted on buildings (not including individual security lighting).

Reason: To ensure that attention to detail is given to provide quality of design in the proposed development in accordance with Policy EQ2 of the South Somerset Local Plan.

05. The development shall take place fully in accordance with the Woodland Management Plan and Arboricultural Method Statement dated March 2018 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate planting is carried out and existing trees and hedgerows protected in accordance with Policies EQ2, EQ4, EQ5 and EQ6 of the South Somerset Local Plan.

06. The proposed landscape scheme shall be carried out in accordance with details as indicated on approved plans SPP 3012 92-01 Rev F Planting Plan and SPP 3012 P001 Rev H Landscape Master Plan, unless otherwise agreed in writing by the Local Planning Authority. 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 any part of the development hereby permitted 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.

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

07. Prior to the commencement of the development hereby permitted, details of the drainage systems as required by the Local Lead Flood Authority in their email of 11 July 2017 shall be submitted to and agreed in writing. The development shall take place fully in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with the NPPF.

08. No building operations above damp proof course level of the dwellings and garages shall take place until a strategy for the storage and collection of domestic recycling and refuse for that phase or part thereof shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the locations of collection points (communal if necessary).

Reason: To promote sustainable construction as advocated by the National Planning Policy Framework.

09. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

10. The gradients of the proposed drives to the dwellings hereby permitted shall not be steeper than 1 in 10 and shall be permanently retained at that gradient thereafter at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

11. In the interests of sustainable development none of the dwellings hereby permitted shall be occupied until a network of cycleway and footpath connections has been constructed within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

12. 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 provision shall be installed before first occupation and thereafter maintained at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

13. There shall be an area of hard standing at least 5.5 metres in length (as measured from the nearside edge of the highway to the face of the garage doors), where the doors are of a roller shutter/sliding/inward opening type.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

14. There shall be an area of hard standing at least 6 metres in length (as measured from the nearside edge of the highway to the face of the garage doors), where the doors are of an up-and-over type.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

15. The area allocated for parking and turning on the submitted plan, drawing number C-05515/C/0105, 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 and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

Informatives:

01. You are reminded that legal Agreement under S106 of the Town and Country Planning Act associated with outline planning permission 13/01869/OUT remains applicable.
02. You are reminded that a Right of Way crosses this site which will require a formal Diversion Order. Advice can be gained from the Rights of Way Officer.
03. All Highway, footway and cycleway works will require a legal agreement with SCC Highway Authority well in advance of works and before they start. Requirement to secure an agreement under Section 278 Highways Act 1980 for the necessary works.

(voting: unanimous)

14. Planning Application: 18/01122/FUL - Great Western Hotel, 47 Camborne Grove, Yeovil BA21 5DG (Agenda Item 14)

Change of use of former public house to 8no flats with associated internal, external works and parking, Great Western Hotel, 47 Camborne Grove, Yeovil BA21 5DG

The Planning Officer presented the application as detailed in the agenda and with the aid of a powerpoint presentation showed the site and proposed plans. He noted the application was now part retrospective as internal works have already been undertaken together with replacement windows.

He referred to the key considerations being the Asset of Community Value, principle of development, unauthorised works, pedestrian/highway safety and parking provision and sustainability.

He explained the pub had been subject of a Community Right to Bid and following due process the Council decided not to enter the property onto the list of Assets of the Community (AVC). He explained a new application has since been received however this planning application must be determined on the basis of the information provided to members at this time. He also confirmed that following investigation regarding the commencement of unauthorised internal works on site, the applicant was requested to stop works, they complied with this request and therefore no further works have taken place on site since that time.

The Planning Officer acknowledged the main issue was the lack of parking provision not in accordance with standards, however believed the sustainable transport network in the area would help mitigate any adverse impact on the area and encourage sustainable development. He therefore concluded that after considering all of the responses and issues, as outlined in the agenda report, his proposal was to approve the application and the conditions as set out in the agenda report.

Two members of the public then addressed the committee and spoke in objection to the application. They raised several concerns including:

- The scheme showed no consideration for local residents with the parking provision to be unacceptable.
- The proposed 8 flats would create a significant increase in vehicles wishing to park within the area.
- Roads within the area were already to full capacity and the addition of many more cars would be harmful to pedestrian safety with emergency vehicles unable to get through.
- Questioned the reliability for residents to depend solely on public transport with the area already badly served by the local bus service.
- Confirmed the nearby train station cannot be used by local residents to park their vehicles.

The agent then addressed the committee and explained the former owner had tried their utmost to keep the public house a viable business, however the current owner had bought the property in good faith. He understood the pub had not been well used in recent years and that other pubs and restaurants were available within close proximity of the site and being within walking distance of the town centre. He also appreciated concerns regarding the parking in the area but confirmed that 3 additional spaces would be created on the site along with a new secure cycle store. Given the site was situated in a highly sustainable location he believed it was an opportunity to provide housing of smaller units for low cost.

Councillor Tony Lock, Ward member acknowledged the former public house was no longer a viable business with lack of trade over recent years and therefore supported the change of use. Nonetheless he raised concern regarding the lack of parking provision

given the number of flats proposed within the development. He said Camborne Grove and the adjacent roads were already at full capacity and this proposal would result in more pressure for on street parking and be harmful to pedestrian safety and emergency vehicles unable to get through. He could not support the application at this time due to the lack of sufficient parking given the number of dwellings proposed.

During discussion members made several comments including the following:

- Concern regarding the proposed provision of car parking and potential impact for on street parking in the area.
- Confirmed the Pen Mill train station no longer allowed residents to park within the station car park.
- Additional on street parking will have an impact on the local bus service manoeuvrability in the area.
- Believed the pub was no longer a viable business opportunity.
- Appreciated the concerns of local residents who have to rely on road parking with numerous vehicles already parked on the street corners, therefore this proposal would have a severe impact on public safety.
- Considered the proposed parking provision was not sufficient compared to the number of flats proposed.
- Felt the proposal was within a sustainable location but concerned that it was overdevelopment of the site.
- Believed the proposal did not meet the County's parking strategy.

Following a short debate it was initially proposed and seconded to refuse the application for the reasons that the proposal fails to meet the optimum parking standards or deviates greatly from the ratio of parking provision required and the impact on pedestrian safety.

The Senior Planning Advisor then advised members that if they were minded to defer the application it would allow officers the opportunity to negotiate with the applicant to allow further full consideration of the outstanding parking issues.

Following a further short discussion the proposal to refuse the application was withdrawn and a subsequent proposal was made to defer the application in order to allow for more information to be detailed regarding number of units and parking provision. On being put to the vote this was carried unanimously.

RESOLVED:

That planning application **18/01122/FUL** be deferred to the October Area South Committee to enable discussions with applicant regarding number of units and parking provision.

(Voting: unanimous)

15. Planning Application: 18/01743/FUL - 12 Roping Road, Yeovil, Somerset BA21 4BD (Agenda Item 15)

(Councillor Kaysar Hussain left the room during consideration of this item).

Erection of single storey rear extension to dwelling, 12 Roping Road, Yeovil, Somerset BA21 4BD

The Planning assistant presented the application as detailed in the agenda and with the aid of a powerpoint presentation showed the site and proposed plans. She explained the application had been brought before committee as the applicant is related to a committee member.

She referred to the key considerations being the impact on residential and visual amenity and the impact on highway safety. She noted that Yeovil Town Council were in support of the application and although concerns had been raised regarding the future use as a possible House of Multiple Occupancy (HMO) this was a separate issue and does not preclude members from determining the application at this time.

She also confirmed the materials to be used would be of red brick which she considered acceptable and therefore her recommendation was to approve the application and the conditions as set out in the agenda report.

Following a short discussion members voiced their support for the application and satisfied that concerns regarding the HMO and materials had now been addressed.

There being no further debate it was then proposed and subsequently seconded that planning permission be approved as per the officers recommendation as set out in the agenda report. On being put to the vote this was carried unanimously.

RESOLVED:

That planning application **18/01743/FUL** be approved for the following reason:

01. The proposal, by reason of its size, scale and materials, respects the character of the area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of Policy EQ2 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework (March 2012).

SUBJECT TO THE FOLLOWING:

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 date stamped as received 03 July 2018 and reference:

Drawing number: 1529-02C - Ground Floor Plan and East Elevation

Drawing number: 1529-03B - South and South Elevations and Section

Drawing number: 1529-04A - Site Plan and Location Plan - date stamped as received 18.06.18

and the external surfaces of the development shall be of materials as indicated on plan reference 1529-02C - Ground Floor Plan and East Elevation and no other materials shall be used without the prior written consent of the local planning authority.

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

(Voting: unanimous)

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Chairman

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Date