

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 6 February 2019.**

(2.00 - 3.35 pm)

Present:

Members: Councillor Peter Gubbins (Chairman)

John Clark	Tony Lock
John Field	Wes Read
Nigel Gage	David Recardo
Kaysar Hussain	Gina Seaton
Andy Kendall	Peter Seib
Sarah Lindsay	Alan Smith
Mike Lock	Rob Stickland



Officers:

Jo Boucher	Case Services Officer (Support Services)
Marc Dorfman	Senior Planning Adviser
Linda Hayden	Area Lead Planner (South)
Angela Kerr	Chief Executive CASS

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

51. Minutes of previous meeting (Agenda Item 1)

The minutes of the Area South Committee held on 5th December 2018 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

52. Apologies for absence (Agenda Item 2)

Apologies of absence were received from Councillor Graham Oakes.

53. Declarations of Interest (Agenda Item 3)

Councillor Gina Seaton declared a personal interest as she is a member of the West Coker Parish Council.

Councillor Sarah Lindsay declared a personal interest in Item 11 Planning Application 18/01704/FUL as she knows a local resident.

54. Public question time (Agenda Item 4)

There were no questions from members of the public.

55. Chairman's announcements (Agenda Item 5)

There were no Chairman's Announcements.

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

Councillor John Clark informed members that Hammond Builders had won the contract for the demolition of the existing Westfield Community Hall with the project aiming to be complete by November 2019.

57. Citizens Advice South Somerset (CASS) (Agenda Item 7)

The Chairman welcomed Angela Kerr, Chief Executive Officer, Citizens Advice South Somerset to the meeting. With the aid of a powerpoint presentation she informed members of the work and future development of Citizens Advice South Somerset. Points mentioned during her presentation included the following:

- In 2017/18 CASS helped 5,784 people with the main area being Welfare Benefits, others included Debt, Employment, Family and Housing.
- Key Statistics in Area South 2018/19 with the main client issues around benefits, tax credits and council tax arrears.
- New this year included:
 - the 'Winter Line' a multi-agency event connecting up support for people over the winter especially identifying the needs for the elderly.
 - Working with students at Yeovil College to help engage and show how CASS can help young people.
- Assist Advice Pathway – A specialist service assisting people with acute mental health support needs during their recovery and resettlement.
- Advice for people Living with Cancer and identifying any difficulties especially people who claim Universal Credit. The service is funded by Macmillan which ends in December however hopeful this service will continue.
- Homelessness Reduction Act – 60 referrals since April – Addressing debt and poverty for clients in housing need – partnership with SSDC.
- How clients access the services and investment in the digital services. Since April the service had handled over 1000 cases by email or web map.

In conclusion she explained to members the current situation regarding the Somerset County Council cuts to the core funding of the service and the disappointment and impact this may have of the future of the service and the public.

A copy of the powerpoint presentation will be circulated to members with the draft minutes of this meeting.

During discussion members raised comments including the following:

- Voiced disappointment of SCC regarding the cuts to the core funding of CASS but were happy that SSDC were requesting that the District Executive agree a one off additional financial contribution to mitigate the worst effects of the cuts.
- More support and advice was needed for some people on Universal Credit who were struggling to cope and manage their money responsibly.

The Chairman thanked Angela Kerr, Chief Executive, Citizens Advice South Somerset for attending the meeting.

58. Area South Forward Plan (Agenda Item 8)

The Case Officer, Support Services presented the report and updated members that:

- The Western Corridor Update quarterly report be included for the March committee. She said Andy Coupe SCC Strategic Manager Infrastructure Programmes would be available from 1.30pm to allow members to speak to him prior to the meeting if they have any specific local queries, to avoid matters of detail being debated at the meeting.
- Awaiting further detail with regard to the Somerset Highways maintenance programme update report as they have yet to appoint an Assistant Highway Service Manager.
- It is hopeful that the Yeovil Crematorium Redevelopment Proposals presentation would be brought to the March committee.

Following a short discussion it was agreed that the Case Officer, Support Services liaise with the Senior Planning Advisor regarding the request for SCC Education to attend committee to discuss the future demand and requirements for Education in Yeovil.

A member suggested an update regarding the iAero project. However, following a brief discussion most members were content to look at the project website for information at this time.

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)

59. Appeals (For Information Only) (Agenda Item 9)

Prior to considering the Planning Applications, members referred to a recent press article regarding future road improvements to the Wyndham Park Development on Lyde Road. In response the Senior Planning Advisor clarified to members the current situation and agreed to keep members informed on any future detail.

60. Schedule of Planning Applications to be Determined by Committee (Agenda Item 10)

Members noted the Schedule of Planning Applications.

61. Planning Application 18/01704/FUL - 47 Rowan Way Yeovil BA20 2NP (Agenda Item 11)

Proposal: Erection of an attached dwelling.

The Specialist – Development Management presented the application as detailed in the agenda and explained to members this was a revised application following a previous refused application for a 3 no bed dwelling. She confirmed there were no further updates to the report.

With the aid of a powerpoint presentation she proceeded to show the site and proposed plans and referred to the key considerations being the principle of development, design and Access and Highway. She concluded that after considering all of the responses and advice, as outlined in the agenda report, her recommendation was to approve the application and the conditions as set out in the agenda report.

In response to members' questions the Specialist – Development Management confirmed that:

- The height of any fencing erected on the front boundary could be restricted by condition. Any fencing erected on the side boundary can be up to 2 metres in height.
- There were no restrictions contained in any planning policy's regarding the building line and therefore this would not be a planning reason to refuse.

Councillor Nigel Gage, Ward member noted Yeovil Town Council's objections and believed the proposal was in breach of the building line and was an overdevelopment of the site.

Councillor John Field, Ward member said that although the proposal was beyond the building line the application was extremely marginal and on balance would support the officer recommendation for approval.

During discussion members made several comments including the following:

- Raised concern regarding the building line, however acknowledged this was not a reason to refuse the application.
- If approved could set a precedent for future applications.
- Satisfied with the proposed design and considered it acceptable within the streetscene.
- Requested a condition be imposed to ensure the treatment of the front boundary fencing of the site.
- Need to ensure members are fully aware of the current regulations regarding boundary fencing on an open plan estate.

The Specialist – Development Management advised that an ‘open plan estate’ condition could be imposed to safeguard the treatment of the boundary fronting on to Rowan Way.

During a short debate it was then proposed and subsequently seconded to refuse the application for the following reason ‘

‘The proposal by reason of the size, scale and design would result in the congruous form of the streetscene being on an established building line, to the detriment of the character of the area, as such the proposal is contrary to policy EQ2 of the adopted South Somerset Local plan and the aims and objectives of the NPPF’.

On being put to the vote this was lost by 2 votes in favour, 12 against and 1 abstention.

There being no further debate it was then proposed and subsequently seconded to approve the application as per the officer’s recommendation, as set out in the agenda report and subject to an additional ‘open plan estate’ condition.

On being put to the vote this was carried by 13 votes in favour, 2 against and 0 abstentions.

RESOLVED:

That application **18/01704/FUL** be approved for the following reasons:

01. The proposed house and its curtilage are considered to constitute sustainable development, being located within the urban framework of Yeovil, designed to complement the character and appearance of the area, providing suitable amenity for its future residents and having an acceptable impact on the amenity of neighbouring residents and the natural environment in the locality, and causing no harm to the safety and convenience of all users of the highway network close to the site. The scheme is considered to accord with the terms and objectives of national and local planning policy and guidance, comprising the NPPF 2018 and the adopted South Somerset Local Plan 2006 - 2028 with particular regard to the following policies: SD1, SS1, SS4, SS5, SS6, YV1, HG5, TA1, TA5, EQ1, EQ2, EQ5 and EQ7.

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:
Drawing 1960/11 Location Plan received 25 May 2018
Drawing 1960/10B Proposed scheme received 29 August 2018

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

03. No development hereby permitted shall commence on the site until details of the drainage arrangements for surface water from the new building and from all new hard-surfaced areas within the site shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, and shall be so retained thereafter.

Reason: To secure the protection of the local water environment, in accordance with policies EQ1, EQ2 and EQ7 of the adopted South Somerset Local Plan 2006 - 2028 and guidance set out in the NPPF 2018.

04. No construction works relating to the new building shall be commenced until specifications of the type, material, colour and finish of all materials to be used in the external finishes of the building, of all boundary enclosures and of all new hard-surfacing shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved specifications.

Reason: To secure an appropriate quality for the development, in the interests of the character and appearance of the locality, in accordance with policy EQ2 of the adopted South Somerset Local Plan 2006 - 2028 and guidance set out in the NPPF 2018.

05. The development hereby permitted shall not be first occupied until the car parking facilities to serve the new and the existing dwelling on and adjoining the site respectively, as set out on the approved plans, shall be retained as so laid out for these purposes, without obstruction between any of the parking spaces, for the duration of the occupation of the new dwelling.

Reason: To secure adequate parking facilities for the proposed and existing dwellings, in the interests of the safety and convenience of all users of the highway network in the vicinity of the site, in accordance with policies TA5 and TA6 of the adopted South Somerset Local Plan 2006 - 2028 and guidance set out in the NPPF 2018.

06. The development hereby permitted shall not be first occupied until storage for cycles, storage for refuse and recycling materials and an electric vehicle charging point shall have been provided in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority. These facilities shall be retained for the duration of the occupation of the new dwelling.

Reason: To secure the appropriate provision of services and facilities for the proposed dwelling to encourage low carbon sustainable behaviours in the interests of addressing climate change, in accordance with policies SD1, TA1, EQ1 and EQ2 of the adopted South Somerset Local Plan 2006 - 2028 and guidance set out in the NPPF 2018.

07. 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 fences, gates or walls shall be erected within the curtilage of the approved dwellinghouse forward of the wall of the dwellinghouse which fronts onto Rowan Way.

Reason: In the interests of the visual amenities of the area in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028.

Informatives:

01. As required by Sec 70 (2) of the Town and Country Planning Act 1990 and Sec 38 (6) of the Planning and Compulsory Purchase Act 2004, to the extent that its policies are material to this application for planning permission, this decision has been made in accordance with the development plan policies set out in the South Somerset Local Plan 2006 - 2028 and also with regard to the guidance set out in the National Planning Policy Framework 2018. No material considerations in the NPPF 2018 or elsewhere indicate that a decision should be made otherwise

(voting: 13 in favour, 2 against, 0 abstentions)

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Chairman

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Date