

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 June 2019.**

(2.00 - 4.50 pm)

Present:

Members: Councillor Peter Gubbins (Chairman)

John Clark	Wes Read
Nicola Clark	David Recardo
David Gubbins	Gina Seaton
Kaysar Hussain	Peter Seib
Andy Kendall	Jeny Snell
Mike Lock	Andy Soughton
Pauline Lock	Rob Stickland
Tony Lock	



Officers:

Jo Boucher	Case Services Officer (Support Services)
Steve Barnes	Play and Youth Facilities Officer
Jacqui Churchill	Case Officer (Service Delivery)
Marc Dorfman	Senior Planning Adviser
Jane Green	Case Officer (Service Delivery)
Linda Hayden	Specialist (Development Management)
Ian Timms	Yeovil Refresh Project Manager

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

75. Minutes of previous meeting (Agenda Item 1)

The minutes of the Area South Committee held on 6th March 2019 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

76. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Karl Gill, Graham Oakes and Alan Smith.

77. Declarations of Interest (Agenda Item 3)

Councillors Nicola Clark declared she had received correspondence with regard to Planning Application 18/03891/FUL however would consider the application with an open mind.

Councillor Jeny Snell also declared she had received correspondence regarding a planning application however would consider planning applications with an open mind.

Councillor Gina Seaton declared a personal interest in Planning Applications 18/03891/FUL and 19/00717/HOU as she had attended both Parish Council meetings however would consider both applications with an open mind.

Councillor Pauline Lock declared a personal interest in Planning Application 19/00609/FUL as she is a member of Yeovil Without Parish Council.

78. Public question time (Agenda Item 4)

There were no questions from members of the public.

79. Chairman's announcements (Agenda Item 5)

The Chairman informed members of the following:

- Special Area South Committee on Tuesday 25th June 2019 to consider the Bunford and Keyford Planning Applications.
- Joint Area East and South meeting on Wednesday 3rd July to consider the Up-Mudford Planning Application.
- Forthcoming Council Plan Annual Action Plan Workshop to be arranged in July. Members are asked to indicate preferred dates and will be informed of details as soon as possible.

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

Councillor John Clark informed members of the opening of the Westfield Community Centre on October 5th 2019.

81. Yeovil Public Realm Project - Progress Report (Agenda Item 7)

The Yeovil Refresh Project Manager presented his report and highlighted to members:

- The Car park technical review had been completed but has yet to be reviewed by the board so is still a work in progress.
- Yeovil Access Strategy was a joint piece of work with Somerset County Council with the first phase now complete and was now into the second phase of works and detailed assessment.
- Public Realm Design Guide for the town was now underway and due to go out for Public Consultation in due course.

- Improvements to Middle Street and the Traffic Regulation Order have been consulted on and there is now further work involved to take this forward.
- There is a continuing discussion with potential investors of the town especially the proposed development of Glovers Walk.
- A bid has been submitted for the High Streets Fund and we are hoping for a positive response from DCLG this summer.

In response to questions the Yeovil Refresh Project Manager informed members:

- Works regarding Wyndham Street is included within the Yeovil Refresh project.
- Noted comments regarding potential future advertising display boards within the town centre.
- Confirmed that Yeovil Town Council were a key stakeholder and integral part of the Yeovil Refresh and would be informed and involved of any investment and discussions regarding the project.

The Chairman thanked the Yeovil Refresh Project Manager for his report.

82. Area South Committee Working Groups and Outside Organisations - Appointment of Members 2019/20 (Executive Decision) (Agenda Item 8)

The Committee agreed the appointment of members to serve on the various working groups, panels and outside bodies for 2019/20.

- RESOLVED:**
1. that members be appointed to serve on those groups and panels for the municipal year 2019/20 as follows:
 2. that appointments be made to outside bodies as follows:

Reason: To appoint members to working groups and outside bodies.

Area South Panels and Working Groups Representation 2019/2020

Birchfield Group	Yeovil Lyde and Yeovil Without Ward Members
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Outside Bodies

Representation 2019/2020

Abbey Community Association	No appointment made as no longer required
John Nowes Exhibition Foundation	Peter Seib
South Somerset MIND	No appointment made as no longer required
Wyndham Trust (Yeovil)	No appointment made as no longer required

Yeovil Crematorium and Cemetery Joint Committee	Graham Oakes Rob Stickland Nicola Clark
Yeovil in Bloom Gardeners Market Steering Group	Wes Read
Yeovil One	Tony Lock
Yeovil Sports Club Board of Management	Andy Kendall
Preston School Strategic Management Group	No appointment made
Yeovil Vision Board	No appointment made as no longer established
Westfield Community Association	John Clark

(Resolution passed without dissent)

83. Scheme of Delegation - Development Control - Nomination of Substitutes for Chairman and Vice Chairman (Executive Decision) (Agenda Item 9)

RESOLVED: that, in line with the Development Control Revised Scheme of Delegation, Councillors Tony Lock as first substitute and Peter Seib as second substitute be nominated to act as substitutes for the Chairman and Vice Chairman to make decisions in the Chairman's and Vice Chairman's absence on whether an application should be considered by the Area Committee as requested by the Ward Member(s).

Reason: To appoint members to act as substitutes for the Chairman and Vice Chairman for the planning scheme of delegation

(Resolution passed without dissent)

84. Area South Forward Plan (Agenda Item 10)

Councillor Peter Seib requested that the Annual Highways Maintenance Report include information regarding overgrown footways and the methods of reporting such issues.

Councillor John Clark reiterated his request that the SCC Project Manager be invited to Area South Committee to give a presentation on the upcoming I Aero project as there was very little information on the appropriate website.

Councillor Andy Kendall requested a report on Community Safety and current position of this role.

Councillor David Recardo requested an update and presentation from Yeovil District Hospital.

During a short discussion members requested the Andy Coupe from SCC being invited back to committee to discuss the benefits and any issues arising from the recently completed Western Corridor Improvements Scheme within Yeovil.

Members also reiterated their request regarding the Eastern Corridor Improvements Scheme and asked that an appropriate Officer from SCC be invited to committee for members to discuss their concerns.

The Case Services Officer, Support Services and Locality Team Leader noted these request and would action accordingly.

- 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)

85. Appeals (For Information Only) (Agenda Item 11)

Members noted the Planning Appeals.

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

Members noted the Schedule of Planning Applications.

87. Planning Application 18/03891/FUL - Land North of Tall Elms Broadstone Lane Hardington Mandeville (Agenda Item 13)

The erection of 3 dwellings and formation of a new vehicular access Land North of Tall Elms Broadstone Lane Hardington Mandeville

The Planning Specialist presented the application as detailed in the agenda and with the aid of a powerpoint presentation showed the site and proposed plans.

She referred to the highway safety issues regarding the proposed access onto Broadstone Lane and that both the Council's Highway Officer and the County Highway Authority had considered the scheme acceptable as per their comments within the report. She also referred to the number of trees to be removed onsite to make way for the proposed access and reported that the Council's Tree Officer had made comments on the application but had raised no strong Arboricultural objections to the removal of these trees.

The Planning Specialist confirmed that a further letter of objection had been received raising issues already included within the agenda report and that she had now received an application for Listed Building Consent regarding the front wall.

She summarised the key considerations and concluded that this was a well designed scheme that respects the character of the area without resulting in unacceptable harm to highway safety and neighbour amenity and considered the public benefits outweigh any harm to the setting of the listed house. Her recommendation was therefore to approve the application for reasons as set out in the agenda report.

In response to questions the Planning Specialist informed members that:

- The landscaping and tree protection conditions and the existing TPO would ensure the protection of the retained trees, planting and maintenance of new trees.
- Believed the site was originally part of the garden and curtilage to the Historic Building.
- Noted the concern regarding the maintenance of the existing stone boundary wall and suggested that if members were minded to approve the application a condition be included to ensure the future maintenance of the boundary wall.

A representative of Hardington Mandeville Parish Council then addressed the committee. His comments included:

- The application should be refused on highway traffic safety grounds.
- Considered the application harmful to the adjacent listed building.
- Suggested that a preferred access off Rectory Lane was considered, however the applicant was not accommodating to this proposal.
- Confirmed the Parish Council were against the approval of this application as it stands.

Three members of the public made comments in objection to the proposal. These included:

- Proposed access was located on a dangerous blind bend and vehicle speeds are very high.
- Broadstone Lane was a single carriageway with no footpath.
- Proposal was in an inappropriate location and considered outside the footprint of the village.
- Rectory Lane was wider than Broadstone Lane and therefore considered a better option for access to the site.
- Proposal is Contrary to Policy SS2.
- Appreciate the need for low cost housing however proposed dwellings does not require to current local need.
- Changes to the boundary wall will adversely impact the village and listed building.
- Dangerous to create a new access onto a narrow road which is used by local walkers, cyclists and horseriders.

The agent then addressed the committee. She told members that good local consultation work had been carried out which had resulted in an excellent well designed scheme, the site was currently unused land in a sustainable location and the access replicates others within the area. She said the boundary wall would be reinstated and repaired to a better state than at present, a proposed vehicular and pedestrian point would be provided and believed the proposal would not have a significant adverse effect on the area.

Ward member, Councillor Gina Seaton raised her concern regarding the highway safety issues at Broadstone Lane. She believed the current high vehicle speeds and no lighting within the area would be a significant danger to all road users and contrary to the NPPF. She agreed with the concerns already raised and therefore would not support the application.

Ward member, Councillor Nicola Clark also raised her concern regarding the highway safety issues.

During discussion, members raised comments including the following:

- Appreciated the concerns regarding the access, however both the Council's Highway Officer and Somerset Highway Authority have raised no objection to the proposal.
- Requested an informative be made to ensure that future occupiers are advised of the TPO on the site.

The Chairman also advised members that they should not consider another access point at this time, as only that which is proposed in this application should be considered.

Following a short discussion it was proposed and seconded to approve the application as set out in the agenda report with an additional condition to include maintenance of the boundary wall and an informative be included regarding the TPO.

On being put to the vote this was carried by 13 votes in favour, 2 against and 1 abstention.

RESOLVED:

That Planning Application **18/03891/FUL** be approved for the following reason:

01. The Council cannot demonstrate a 5-year housing land supply. Hardington Mandeville is an appropriate location for this level of development and the site is suitable in terms of its services. By reason of its juxtaposition with existing built form and its scale the proposal represents appropriate development that would not cause demonstrable impact upon residential amenity, highway safety or upon the character and appearance of the area. 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 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 No.'s 17223-6 Rev A, 17223-01 Rev F, 17223-04 Rev C, 17223-03 Rev B, 17223-05 Rev B.

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

03. No work shall be carried out in relation to any of the below elements until particulars of that element 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 the external walls and roofs;

b) the mortar mix and coursing of the external walls (best illustrated through the provision of a sample panel);

c) the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;

d) all hardstanding and boundaries

e) the rainwater goods and eaves and fascia details and treatment.

Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan.

04. No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:

- o Construction vehicle movements;
- o Construction operation hours;
- o Construction vehicular routes to and from site;
- o Construction delivery hours;
- o Expected number of construction vehicles per day;
- o Car parking for contractors;
- o Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
- o A scheme to encourage the use of Public Transport amongst contractors; and
- o Measures to avoid traffic congestion impacting upon the Strategic Road Network.
- o On-site vehicle wheel washing facilities

Reason: Broadstone Lane is a narrow rural route and the introduction of larger vehicles will increase conflict with existing highway users during the construction phase. This Authority needs to know that any adverse effects, such as conflict, verge over-running, or surface damage are mitigated against during this phase in

the interests of highway safety and efficiency and in accordance with policy TA5 in the South Somerset Local Plan.

05. The proposed access shall be provided prior to occupation and have a minimum width of 5 metres, incorporating radii not less than 6 metres, and shall be surfaced in bound material for the first 5 metres measured from the highway boundary.

Reason: In the interests of highway safety and efficiency and in accordance with policy TA5 in the South Somerset Local Plan.

06. Any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 6 metres from the highway edge and shall thereafter be maintained in that condition at all times.

Reason: In the interests of highway safety and efficiency and in accordance with policy TA5 in the South Somerset Local Plan.

07. The gradient of the proposed access shall not be steeper than 1 in 10. Once constructed the access shall thereafter be maintained in that condition at all times.

Reason: In the interests of highway safety and efficiency and in accordance with policy TA5 in the South Somerset Local Plan.

08. The ACO drain and soakaway noted on the submitted plan shall be provided within the site for the disposal of surface water so as to prevent its discharge onto the highway. The drainage facilities shall be provided prior to occupation and thereafter maintained at all times.

Reason: In the interests of highway safety and efficiency and in accordance with policy TA5 in the South Somerset Local Plan.

09. The development hereby permitted shall not be occupied until the parking spaces for each dwelling, and a turning space for vehicles has been provided and constructed within the site in accordance with details as shown on plan number 17223-01 F. Such parking and turning spaces shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety and efficiency and in accordance with policy TA5 in the South Somerset Local Plan.

10. 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 33 metres either side of the access. Such visibility shall be fully provided before the development hereby permitted is occupied and shall thereafter be maintained at all times.

Reasons: To ensure the development is provided with a suitably constructed access which provides appropriate vehicle visibility splays, and allows access to the properties in a controlled manner in the interests of highway safety and in accordance with policy TA5 in the South Somerset Local Plan.

11. Prior to occupation a pedestrian link shall be provided from the development site onto the line of Public Footpath Y10/17 east of the site.

Reason: In order to improve accessibility for different modes of sustainable transport in accordance with policy SS6 and TA1 in the South Somerset Local Plan.

12. Prior to first occupation of the dwellings hereby permitted, electric charging points (of a minimum 16amps) for electric vehicles shall be provided for each dwelling adjacent to their designated parking spaces or garages shown on the approved plan. Once installed such charging points shall be retained and maintained in working order, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is resilient and sustainable in accordance with Policy TA1 (Low Carbon Travel) of the adopted South Somerset Local Plan and the provisions of the NPPF.

13. Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority. The WSI shall include details of the archaeological investigation, the analysis of evidence recovered from the site and publication of the results. The development hereby permitted shall be carried out in accordance with the approved scheme.

Reason: In order to ensure proper investigation of archaeology in accordance with Policy EQ3 of the South Somerset Local Plan 2006-2028.

14. Prior to commencement of the development, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree and hedgerow protection measures shall be prepared by a suitably experienced and qualified arboricultural consultant in accordance with British Standard 5837: 2012 - Trees in relation to design, demolition and construction and submitted to the Council for their approval. Upon approval in writing from the Council, the tree and hedgerow protection measures (specifically the fencing and signage) shall be installed and made ready for inspection. A site meeting between the appointed arboricultural consultant, the appointed building/groundwork contractors and a representative of the Council (to arrange, please call: 01935 462670) shall then be arranged at a mutually convenient time. The locations and suitability of the tree and hedgerow protection measures shall be inspected by a representative of the Council and confirmed in-writing by the Council to be satisfactory prior to any commencement of the development (including groundworks). The approved tree and hedgerow protection requirements shall remain implemented in their entirety for the duration of the construction of the development and the protective fencing and signage may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve existing landscape features (trees and hedgerows) in accordance with the Council's policies as stated within The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

15. No works shall be undertaken until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of tree and shrub planting. Such a scheme shall confirm the use of planting stock of UK-provenance only, the planting locations, numbers of individual species, sizes at the time of planting, details of root-types/root-volumes and the approximate date of planting. The installation details regarding ground preparation, staking, tying, strimmer-guarding and mulching shall also be included in the scheme. All planting comprised in the approved details shall be carried out within the next planting season following the commencement of any aspect of the development hereby approved; and if any trees or shrubs which within a period of ten years from the completion of the development die, are removed or in the opinion of the Council, become seriously damaged or diseased, they shall be replaced by the landowner in the next planting season with trees/shrubs of the same approved specification, in the same location; unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the planting of new trees and shrubs in accordance with the Council's statutory duties relating to The Town & Country Planning Act, 1990 (as amended)[1] and the following policies of The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

16. The development hereby permitted shall not be occupied until a scheme for the maintenance of the communal open space (including the boundary wall) shown on the submitted plan has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented fully on the completion of that proportion of the total development specified in the scheme and the open space area and boundary wall contained within it shall thereafter be retained and maintained in complete accordance with the scheme.

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. The applicant is advised that works to create the new access in the boundary wall will require Listed Building Consent.
02. 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

03. A Condition Survey of the existing public highway along Broadstone Lane will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.

The Highway Services Manager for the South Somerset area may wish to secure a bond or cash deposit to cover the cost of reinstating the lane to its current condition

04. Any proposed works must not encroach onto the width of the PROW.

The health and safety of the public using the PROW must be taken into consideration during works to carry out the proposed development. Somerset County Council (SCC) has maintenance responsibilities for the surface of a PROW, but only to a standard suitable for the public use. SCC will not be responsible for putting right any damage occurring to the surface of a PROW resulting from vehicular use during or after works to carry out the proposal. It should be noted that it is an offence to drive a vehicle along a public footpath, public bridleway or restricted byway unless the driver has lawful authority (private rights) to do so.

If it is considered that the development would result in any of the outcomes listed below, then authorisation for these works must be sought from Somerset County Council Rights of Way Group:

A PROW being made less convenient for continued public use.

New furniture being needed along a PROW.

Changes to the surface of a PROW being needed.

Changes to the existing drainage arrangements associated with the PROW.

If the work involved in carrying out this proposed development would:

make a PROW less convenient for continued public use; or

create a hazard to users of a PROW,

then a temporary closure order will be necessary and a suitable alternative route must be provided. For more information, please visit Somerset County Council's Rights of Way pages to apply for a temporary closure: <http://www.somerset.gov.uk/environment-and-planning/rights-of-way/apply-for-a-temporary-closure-of-a-right-of-way/>.

05. The developer of the site should advise future occupants of the development that there is an area Tree Preservation Order covering the site and it is likely that works to any trees on the site will require consent. Further details can be requested at planning@southsomerset.gov.uk.

(voting: 13 in favour, 2 against, 1 abstention)

88. Planning Application 19/00717/HOU - 10 Westbury Gardens Higher Odcombe Yeovil (Agenda Item 14)

The erection of a two storey side and single storey rear extension to dwellinghouse (part retrospective/revised applications) 10 Westbury Gardens Higher Odcombe Yeovil

The Case Officer, Service Delivery presented the application as detailed in the agenda and with the aid of a powerpoint presentation showed the site and proposed plans. She confirmed the application was a revised application from the application that had previously been refused at committee and dismissed at appeal, with the only revision being the use of matching stone on the side elevation of the two-storey side extension instead of render.

She referred to the previous planning appeal decision and the Inspectors' comments stating that the two storey side extension itself would be acceptable but the proposed use of render on the two storey side extension would cause harm to the present streetscene. This revised application has addressed that concern

The Case Officer confirmed that there were no further updates to the report and summarised the key considerations. She concluded that her recommendation was to approve the application for reasons as set out in the agenda report.

In response to questions, members were informed of the boundary distances between the adjacent property and that maintenance of property boundaries is not a planning consideration.

A member of the public then spoke in objection to the application. She explained she lived in the next door property and that the additional height was very oppressive and overbearing with the extension built to such close proximity of their boundary. She said the building works and scaffolding have been ongoing for an extensive period of time causing undue stress. That the original proposed single storey extension had been acceptable but that the two storey extension was extremely dominant and had a severe impact on the privacy of the rear of their property and believe it to be overdevelopment and out of keeping with the area and contrary to Policy EQ2.

The applicant then addressed the committee and said that he was willing to replace any plants and make good any damaged caused in the construction phase. He explained that he had kept the neighbours fully informed of his plans throughout the building phase and expressed his disappointment on the lengthy process and time taken. He referred to the Planning Appeal and the Inspectors comments and hoped that this application addresses these concerns and that members would support this application.

Ward member, Councillor Gina Seaton said this proposal was overbearing and dominated the view to the neighbouring bungalow. She said the original proposed single storey extension had been acceptable but considered this proposal to be oppressive and had a severe impact on the privacy of the rear of the neighbouring property and out of keeping with the area and contrary to Policy EQ2.

During discussion, members raised comments including the following:

- Reasons for original refusal had now been tested and believed this revised application addresses these concerns.
- Appreciate the main issues raised but regrettably these are civil matters and not for planning consideration.
- In light of the Planning Inspectors' findings and the use of matching stone on the side elevation instead of render believe there are no other reasons to refuse the application.
- Still believed the proposal to be oppressive and overbearing and had a severe impact on the privacy of the rear of the neighbouring property.

Following a short discussion it was proposed and seconded to approve the application as set out in the agenda. On being put to the vote this was carried by 11 votes in favour, 3 against and 2 abstention.

RESOLVED:

That Planning Application **19/00717/HOU** 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 2019.

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 01 March 2019 and reference:

As Proposed - Ground Floor plan, Roof plan, Site/Block Plan, Location Plan, Section and Elevations
First Floor Plans and Cross Sections

And the external surfaces of the development shall be of materials as indicated in the application form 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.

03. Prior to the development hereby approved being first brought into use the first floor window on the rear elevation shall be fitted with obscure glass and shall be permanently maintained in this fashion thereafter.

Reason: In the interests of residential amenity in accordance with Policy EQ2 of the South Somerset Local Plan 2006-28

04. Notwithstanding the provisions of Class B and C 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 or other alterations to the roof of the dwellinghouse including dormer windows, shall be carried out without the prior express grant of planning permission:

Reason: In the interests of residential amenity and to avoid overdevelopment in accordance with policy EQ2 of the South Somerset Local Plan 2006-28 and the provisions of the National Planning Policy Framework 2019.

(voting: 11 in favour, 3 against, 2 abstentions)

89. Planning Application 19/00609/FUL - 62 Tower Road Yeovil (Agenda Item 15)

Erection of a detached dwelling 62 Tower Road Yeovil BA21 4NQ

The Case Officer, Service Delivery presented the application as detailed in the agenda and with the aid of a powerpoint presentation showed the site, access and proposed plan. She confirmed that there were no further updates to the report and summarised the key considerations and concluded that her recommendation was to approve the application for reasons as set out in the agenda report.

In response to questions, the Case Officer informed members that:

- The issue of a main sewer running through the site is not a planning consideration matter but part of the Building control application.
- The proposed east facing roof lights will be of obscure glass and also above head height.

A member of the public then spoke in objection to the application. He believed the height of the dwelling would block the winter sun and light into his property and would have a severe impact on the privacy of the rear of his property and increase the noise levels to an unacceptable standard. He felt the proposal was too large and overbearing and raised concern regarding drainage issues.

Ward member, Councillor Rob Stickland believed the proposal to be too large and overbearing for the area in relation to other properties in Tower Road and believes contrary to policy EQ2.

Ward member, Mike Lock raised concern regarding the parking issues near the access of the proposed site and considered the access to be very tight. He also raised concern regarding the height and size of the proposed dwelling.

In response to questions, members were advised that:

- The new dwelling was approximately half a metre taller than the existing property.
- Explained the new rules regarding permitted development rights, including that existing bungalows are permissible to add extra rooms in the roof space without having to apply for planning permission.

Following a short discussion it was proposed and seconded to approve the application as set out in the agenda. On being put to the vote this was carried by 10 votes in favour, 4 against and 1 abstention.

RESOLVED:

That Planning Application **19/00609/FUL** be approved for the following reason:

01. The dwelling is in a sustainable location and respects the character of the area, is of a suitable design and considered to have limited impact upon visual and residential amenity. Suitable access and parking can be provided. On this basis the proposal complies with policies SD1, SS1, SS4, SS5, YV1, TA5, TA6 and EQ2 of the adopted South Somerset Local Plan (2006 -2028) and the aims and objectives of the NPPF

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 Numbers: 18/162/02 revision A, 18/162/03 Revision A, 18/162/04 Revision A, 18/162/04 Revision A and location plan (scale 1:1250)

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

03. No building operations above damp proof course level of the dwelling shall take place until details of the materials to be used in the construction of the external surfaces (doors/windows/stonework/render/brick/roof finish) of the dwelling hereby permitted 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.

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

04. Prior to the construction of the dwelling, the finished internal ground floor levels shall be submitted to and agreed in writing by the local planning authority. The development shall then be carried out strictly in accordance with the agreed details.

Reason: In the interests of visual and residential amenity, and in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the NPPF.

05. No works shall be undertaken until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of landscaping. The submitted scheme shall clearly confirm the details and dimensions of any intended tree or shrub planting, earth-moulding, seeding, turfing and surfacing. All planting stock shall be confirmed as UK-grown, and details shall be provided in regards to the planting locations, numbers of individual species, sizes, forms, root-types/root volumes and the intended timing of planting. The installation details regarding ground-preparation, weed-suppression, staking/supporting, tying, guarding, strimmer-guarding and mulching shall also be included within the submitted scheme. All planting comprised in the approved scheme shall be carried out within

the dormant planting season (November to February inclusively) following the commencement of any aspect of the development hereby approved; and if any trees or shrubs which within a period of ten years from the completion of the development die, are removed or in the opinion of the Council, become seriously damaged or diseased, they shall be replaced by the landowner in the next planting season with trees/shrubs of the same approved specification, in the same location; unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the planting of new trees and shrubs in accordance with the Council's statutory duties relating to The Town & Country Planning Act, 1990 (as amended)[1] and the following policies of The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure

06. The parking areas including the garage space as shown on the Site Plan (Drawing number 18/162/02 Revision A) shall be provided prior to first occupation of the dwelling hereby permitted and shall be retained and maintained, for vehicles ancillary to the dwelling hereby permitted, thereafter unless agreed in writing by the local planning authority.

Reason: To ensure that there is an appropriate level of on-site parking and in the interests of highways safety, in accordance with policies TA5 and TA6 of the South Somerset Local Plan (2006 - 2028) and the aims and objectives of the NPPF.

07. Prior to occupation details of the proposed timber fence for the east boundary shall be submitted to and agreed in writing by the local planning authority. The development shall then be carried out strictly in accordance with the agreed details and shall be retained and maintained as such unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual and residential amenity, and in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the NPPF

08. Prior to first occupation of the dwelling hereby permitted, an electric charging point (of a minimum 16amps) for electric vehicles shall be provided adjacent to the designated parking area as shown on the approved plan. Once installed such parking point shall be retained and maintained in working order, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is resilient and sustainable in accordance with Policy TA1 (Low Carbon Travel) of the adopted South Somerset Local Plan and the provisions of the NPPF.

09. 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 neighbouring amenity, visual amenity and ensure the size of the dwelling remains proportionate to the plot to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any revoking and re-enacting that Order with or without modification), no additional windows or other openings (including doors) other than that proposed (drawing number 18/162/04 Revision A) shall be formed in the roof slope (east facing) of the building without the prior express grant of planning permission. The proposed rooflights on the east facing roofslope shall remain 1.7m above floor level and permanently retained as such.

Reason: In the interests of residential amenity and to accord with Policy EQ2 of the South Somerset Local Plan (2006-2028).

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

(voting: 10 in favour, 4 against, 1 abstention)

90. Planning Application 19/00697/R3D - Yeovil Recreation Ground Chilton Grove Yeovil (Agenda Item 16)

Crows nest and masts to form part of replacement Play Ship Yeovil Recreation Ground Chilton Grove Yeovil

The Planning Specialist presented the application as detailed in the agenda and with the aid of a powerpoint presentation showed the site and proposed plans.

She confirmed that there were no further updates to the report and summarised the key considerations. She considered the existing screening of the boundaries and distances of the neighbouring properties be acceptable and therefore her recommendation was to approve the application for reasons as set out in the agenda report.

During a short debate members sought clarity regarding the distance of the neighbouring property and landscaping of the site but believed this to be an excellent addition to the existing facility and voiced their support of the application.

On being put to the vote this was carried unanimously.

RESOLVED:

That Planning Application **19/00697/R3D** be approved for the following reason:

01. The proposed development, due to its location, scale and nature, is not considered to result in any demonstrable harm to residential or visual amenity and therefore accords with the aims and objectives of EQ2 (General Development) of the South Somerset Local Plan (2006-2028) and the principles of the National Planning Policy Framework (2019).

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 No.'s; LP1; Base Rev C; NRO-SHIP900029.

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