



Area South Committee

Wednesday 3rd June 2020

2.00 pm

A virtual meeting via Zoom meeting software

The following members are requested to attend this meeting:

John Clark
Nicola Clark
Karl Gill
David Gubbins
Peter Gubbins
Kaysar Hussain
Andy Kendall

Mike Lock
Pauline Lock
Tony Lock
Graham Oakes
Wes Read
David Recardo
Gina Seaton

Peter Seib
Alan Smith
Jeny Snell
Andy Soughton
Rob Stickland

The planning application will be considered no earlier than 2.00pm

Any members of the public wishing to address the virtual meeting during either Public Question Time or regarding a Planning Application, need to email democracy@southsomerset.gov.uk by 9.00am on 2 June 2020.

This meeting will be viewable online by selecting the committee meeting at: <https://youtu.be/UZE0XeZk0QU>

For further information on the items to be discussed, please contact: democracy@southsomerset.gov.uk

This Agenda was issued on Tuesday 26 May 2020.

Alex Parmley, *Chief Executive Officer*

This information is also available on our website www.southsomerset.gov.uk and via the mod.gov app

Information for the Public

In light of the coronavirus pandemic (COVID-19), Area South Committee will meet virtually via video-conferencing to consider and determine reports. For more details on the regulations regarding remote / virtual meetings please refer to the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 as part of the Coronavirus Act 2020.

Area South Committee

Meetings of the Area South Committee are usually held monthly, at 2.00pm, on the first Wednesday of the month (unless advised otherwise). However during the coronavirus pandemic these meetings will be held remotely via Zoom and the starting time may vary.

Agendas and minutes of meetings are published on the council's website at:
<http://modgov.southsomerset.gov.uk/ieDocHome.aspx?bcr=1>

Agendas and minutes can also be viewed via the mod.gov app (free) available for iPads and Android devices. Search for 'mod.gov' in the app store for your device, install, and select 'South Somerset' from the list of publishers, then select the committees of interest. A wi-fi signal will be required for a very short time to download an agenda but once downloaded, documents will be viewable offline.

Public participation at meetings (held via Zoom)

Public question time

We recognise that these are challenging times but we still value the public's contribution to our virtual meetings.

If you would like to address the virtual meeting during Public Question Time or regarding a Planning Application, please email democracy@southsomerset.gov.uk by 9.00am on 2 June 2020. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

The period allowed for participation in Public Question Time shall not exceed 15 minutes except with the consent of the Chairman and members of the Committee. Each individual speaker shall be restricted to a total of three minutes.

This meeting will be streamed online via YouTube at:
<https://youtu.be/UZE0XeZk0QU>

Virtual meeting etiquette:

- Consider joining the meeting early to ensure your technology is working correctly.
- Please note that we will mute all public attendees to minimise background noise. If you have registered to speak during the virtual meeting, the Chairman or Administrator will un-mute your microphone at the appropriate time. We also respectfully request that you turn off video cameras until asked to speak.
- Each individual speaker shall be restricted to a total of three minutes.
- When speaking, keep your points clear and concise.
- Please speak clearly – the Councillors are interested in your comments.

Planning applications

It is important that you register your request to speak at the virtual meeting by emailing democracy@southsomerset.gov.uk by 9.00am the day before the meeting. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

Consideration of planning applications at this meeting will commence no earlier than the time stated at the front of the agenda and on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered.

Comments should be confined to additional information or issues, which have not been fully covered in the officer's report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to three minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant and/or Agent
- District Council Ward Member

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

Recording and photography at council meetings

Recording of council meetings is permitted, however anyone wishing to do so should let the Chairperson of the meeting know prior to the start of the meeting. The recording should be overt and clearly visible to anyone at the meeting, but non-disruptive. If someone is recording the meeting, the Chairman will make an announcement at the beginning of the meeting.

Any member of the public has the right not to be recorded. If anyone making public representation does not wish to be recorded they must let the Chairperson know.

The full 'Policy on Audio/Visual Recording and Photography at Council Meetings' can be viewed online at:

<http://modgov.southsomerset.gov.uk/documents/s3327/Policy%20on%20the%20recording%20of%20council%20meetings.pdf>

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Area South Committee

Wednesday 3 June 2020

Agenda

Preliminary Items

1. Minutes of previous meeting

To approve as a correct record the minutes of the previous Area South Committee (Informal) meeting held on 6th May 2020.

2. Apologies for absence

3. Declarations of Interest

In accordance with the Council's current Code of Conduct (as amended 26 February 2015), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. Where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council.

Planning Applications Referred to the District Council's Regulation Committee

The following members of this Committee are also members of the Council's Regulation Committee:

Councillors Peter Gubbins, Tony Lock, David Recardo and Andy Soughton.

Where planning applications are referred by this Committee to the Regulation Committee for determination, Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

4. Public question time

5. Chairman's announcements

6. Reports from representatives on outside organisations

This is an opportunity for Members who represent the Council on outside organisations to report items of interest to the Committee.

Items for discussion

7. **Community Capital Grant Request - West Coker Commemoration Fund (WCCF) (Executive Decision)** (Pages 7 - 11)
8. **Area South - Covid-19 Community response** (Pages 12 - 13)
9. **Area South Forward Plan** (Pages 14 - 15)
10. **Planning Appeals (For Information)** (Page 16)
11. **Schedule of Planning Applications to be Determined by Committee** (Pages 17 - 18)
12. **Planning Application 20/00434/HOU - The Oaks 141 West Coker Road Yeovil Somerset** (Pages 19 - 24)

Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation.

This does not apply to decisions taken on planning applications.

Agenda Item 7

Community Capital Grant Request - West Coker Commemoration Fund (WCCF) (Executive Decision)

Portfolio Holder: Mike Best - Health and Well-being
Service Manager: Tim Cook, Locality Team Manager
Lead Officers: Rob Parr, Locality Officer
Contact Details: Rob.parr@southsomerset.gov.uk

Purpose of the Report

Members are asked to consider the awarding of a capital grant to West Coker Commemoration Fund (WCCF) towards assistance in funding improvements to the West Coker Memorial Hall.

Public Interest

Awarding grants is a key way that SSSC supports and helps to deliver community projects sponsored by Parishes and voluntary community organisations in the towns and villages across Area South.

Recommendation

That Area South Members agree a grant of up to £6,708 (50% of total project cost) awarded from the Area South Capital Programme to West Coker Commemoration Fund (WCCF) towards the provision of new double glazed windows, masonry works and new flooring, subject to the standard conditions set out in Appendix A.

Report

The West Coker Memorial Hall is owned by the village and operated on its behalf by the West Coker Commemoration Fund, which is a registered charity no. 26984. The trustees are working to upgrade the building and facilities to modern standards, particularly for disabled access and environmental efficiency.

In the last twelve months the WCCF has replaced all lighting with low energy consumption units, improved disabled access to the building, installed disabled toilets/baby changing facilities, redecorated and installed fire doors to meet current regulations.

The hall is used extensively and has held a wide variety of events, ranging from themed dinners for 80+ guests, Whist Drives, Quiz Nights, Meetings (held in a variety of formats) Film Club, Gardening Club, Live Music events, Jumble Sales, Coffee Mornings, Exercise Classes. The hall has three rooms, the Main Hall, Jubilee Room and Committee Room all of which can be hired on an hourly or longer basis. Hire rates are detailed in table 1.0 below.

Description (Room/Function)	Band - A	Band - B
Main Hall (meetings/classes)	£10 per hour	£20 per hour
Committee Room & Jubilee Room	£8 per hour	£16 per hour
Evening Function (events & parties)	£60	£120
Kitchen		
Food preparation	£15	£30
Substantial use	£30	£60
Wedding Receptions	£300	£500

Table 1.0

The rates to book the hall have been assessed in comparison to other local halls including Odcombe, East Coker and Norton sub Hamdon and found to be comparable.

Parish Precept information

Parish	(2011 Census)
Parish population	2,018
No. of households	947
Precept 2020/21	£62,000

The Project

The WCCT have been carrying out significant upgrades to their building to bring it up to modern standards and this project is a continuation of that work.

The upgrades that form this project are:

- Replacing single glazed windows with double glazed to improve security and reduce energy use/cost of the hall
- Blocking up with masonry lower sections walls that are currently glazed or timber to improve safety and security
- Replacing the existing wooden block floor with new hard wearing vinyl flooring.

Local support / evidence of need

The Parish Council is supportive of this project and has awarded £5,000 towards the cost of these improvements.

Ward member comment:

Cllr Gina Seaton: *"I strongly support this application for a grant towards the improvements proposed at The West Coker Village Hall for the following reasons:*

- 1. The proposed work will complete the need to install improved insulated double glazed Windows and all associated works to improve security and reduce energy costs, which in return will greatly reduce The Hall's carbon foot print.*
- 2. The Hall floor has had years of heavy wear and tear. It is a much used Village venue and now very much needs to be replaced.*

I am very happy to support both the proposed works above to be carried out".

Cllr Nicola Clark: *"I am very happy to support this grant application. West Coker village hall is a well utilised and run community space and I know that the people in the community value it as a local asset. The Parish Council and local community groups have been working very hard to make the hall as accessible and usable as possible and it would be great for Area South to support them in this".*

The project has been assessed against the agreed criteria and the following scores apply:

Category	Maximum score	Score
A Eligibility	Y/N	Y
B Equalities Impact	7	4
C Need for Project	5	4
D Capacity of Organisation	15	13
E Financial need	7	4
F Innovation	3	1
Total	37	26

Projects scoring above 22 points are eligible for SSDC support under the current policies.

Funding

Funding Sources	% funding	Amount of Funding	Status
West Coker Parish Council	37%	£5,000	Secured
Own Funds	8%	£1,100	Secured
Local fundraising and use of volunteer labour	5%	£607	Ongoing
SSDC Grant	50%	£6,708	Applied for
Total		£13,415	

Overall the project meets the aims and objectives of our community grants scheme, will provide long lasting improvements to a valuable community resource and therefore the officer's recommendation is to approve the application subject to conditions.

Financial Implications

There is currently £265,040 uncommitted Capital in Area South Capital Programme.

If Members choose to support the recommendations contained in this report, it will mean that there is £258,332 remaining in the Capital in Area South Capital Programme.

Grants are awarded subject to all other funding being secured before the commencement of the project and are on a % basis of the full project costs. Payment of the grant cannot exceed the grant award and is proportionally reduced if full project costs are under budget.

Council Plan Implications

Supporting this grant application will contribute towards the following elements of the Council Plan:

Environment

To keep South Somerset clean, green and attractive we will work in partnership to:

- Promote a high quality built environment in line with Local Plan policies.

Health and Communities

To build healthy, self-reliant, active communities we will:

- Help people to live well by enabling quality cultural, leisure, play, sport & healthy lifestyle facilities & activities.

Carbon Emissions and Climate Change Implications

Providing local access to a village hall reduces the need to travel long distances, therefore reduces carbon emissions. The upgrading of single glazed windows to double glazed will improve the energy efficiency of the building.

Equality and Diversity Implications

This project will support the ongoing sustainability of the Village Hall as a community resource for all.

Appendix A – Standard grant conditions

1	The funding has been awarded based on the information provided on the application form for your application number.
2	The enclosed Evaluation Form will need to be completed in full and returned to the appropriate Area/Central office when you return your signed acceptance of the funding offer.
3	All other funding sources are secured.
4	SSDC are given prior notice of the date when work is to commence.
5	SSDC is acknowledged on any publicity and on any permanent acknowledgement of assistance towards the project.
6	The applicant will work, in conjunction with SSDC Officers, to monitor the success of the scheme and the benefits to the community, resulting from SSDC's contribution to the project.
7	<p>All grants offered by SSDC will be based on a set of conditions. Conditions include one or more of the following:</p> <ul style="list-style-type: none"> • Monitoring arrangements. • Publicity options. • Before and after photos. • Return signed acceptance slip. • Grants can only be paid for a single year and a second application is not allowed for the same project within 3 years (unless Service Level Agreement). • Any changes to the project should be notified to SSDC. • Share good practice with other organisations if successful in securing external funding. • All other funding sources are secured. • Conditions of grant should be presented in Committee report.
8	<p>For buildings, facilities and equipment:</p> <ul style="list-style-type: none"> • Capital grants are on a one-off basis. • Capital grant applications should include a strategy for maintenance of equipment to applicable standards, and a strategy for replacement (or otherwise) if appropriate. • Subject to planning permission if necessary. • Shared use of buildings/equipment, where appropriate. • Proper signage to buildings/facilities. • The applicant must ensure that its play area is inspected and maintained in accordance with EN1176 or a successive standard. • For Village Halls, an access audit must be carried out and all projects should be improving access for people with disabilities.

Agenda Item 8

Area South – Covid-19 Community response

Director: Netta Meadows, Service Delivery
Manager: Tim Cook, Locality Manager
Lead Officer: Tim Cook, Locality Manager
Contact Details: tim.cook@southsomerset.gov.uk

Purpose of the Report

To provide Members of the Area South Committee with an opportunity to discuss the current situation regarding the response to the Covid-19 pandemic and to raise issues or concerns in their wards.

Public Interest

The Council's response to the Covid-19 pandemic has been swift and wide-ranging. Please see the information on our website at <https://www.southsomerset.gov.uk/life-events/coronavirus-support/>

Recommendation

That members comment and feedback and raise any issues or concerns relating to the current situation in their ward.

Background

At the April meeting of the Area South Committee, members requested a report on the support that is available to Town and Parish Councils and community organisations during the Covid-19 pandemic.

A great deal of information, advice and guidance is provided on the SSDC website. <https://www.southsomerset.gov.uk/life-events/coronavirus-support/coronavirus-self-help-hub/>

The situation continues to change rapidly. This report offers a brief overview which is subject to change. A verbal update will be given at the meeting.

Support to local communities

Members will be aware of the work that has been done by individuals and groups in their own wards as a direct response to the Covid-19 pandemic. Work was undertaken with Parish and Town Councils to map the services that had become available to support the vulnerable people in communities. This identified that local solutions had been put in place in almost every parish. These solutions range from an individual parish contact to coordinate support to highly organised groups offering shopping, prescription collection, welfare calls, food boxes and in some cases accommodation for key workers or those at risk at home. This mapping work will not have captured the vast amount of informal help given by friends, neighbours and family members. The information gathered has enabled a flow of information and mutual referral between the groups and the SSDC wellbeing hub.

The above, alongside the support for the established community and voluntary sector has been co-ordinated and supported extremely effectively by Spark Somerset.

Funding for groups

Somerset Community Foundation (SCF) immediately established the Somerset Coronavirus Appeal which offers grants to new and existing groups that are providing support to vulnerable people. A fund of over £640,000 has been established for direct funding and donations. As of 15th May, £339,166 has been given out in grants. The map of grants awarded shows that approximately 10 awards have been made to groups in Area South.

Further details are available on the SCF website. <https://www.somersetcf.org.uk/news/361/73/Somerset-Community-Foundation-s-response-to-COVID-19>

New funding streams are being announced all the time and we will continue to work with colleagues in other districts and the county to ensure that information is disseminated to local groups and town and parish councils.

Support for Business

Information, advice and links to financial and other support is available on the SSDC website. <https://www.southsomerset.gov.uk/life-events/coronavirus-support/business-support/>

Local food and drink promotion

Many local businesses have adapted their offer with many establishing takeaway and delivery services. Local food and drink producers and suppliers have also looked to support the local market. A directory of local food and drink producers and suppliers has been created and is available on the SSDC website. The aim is to develop the directory to help recovery through promoting food and drink businesses and encouraging a greater emphasis on buying local produce. <https://www.southsomerset.gov.uk/life-events/coronavirus-support/south-somerset-food-drink-directory-during-covid-19/>

Economic Development specialists continue to provide support to businesses and are focused on preparing for the recovery phase.

Financial Implications

There are no financial implications arising directly from this report.

Corporate Priority Implications

The priorities have been developed taking into account the SSDC Corporate plan priorities.

Carbon Emissions and Climate Change Implications

This is considered on an individual project and programme basis as appropriate. The overall priority is to seek to create more balanced communities where people can live, work and get access to the services and facilities they need on a daily basis. Area working (Area+) helps to improve access to facilities, activities and services, reducing the need to travel.

Equality and Diversity Implications

This is considered on an individual project and programme basis as appropriate.

Background Papers: None

Agenda Item 9

Area South Committee Forward Plan

Director: Kirsty Larkins, Strategy and Support Services
Agenda Co-ordinator: Jo Boucher, Case Officer – Strategy and Commissioning
Contact Details: jo.boucher@southsomerset.gov.uk or (01935) 462011

Purpose of the Report

This report informs Members of the agreed Area South Forward Plan.

Recommendations

Members are asked to:-

1. Comment upon and note the proposed Area South Forward Plan as attached at Appendix A.
2. Identify priorities for further reports to be added to the Area South Forward Plan, developed by the SSDC lead officers

Area South Committee Forward Plan

The forward plan sets out items and issues to be discussed by the Area Committee over the coming months.

The forward plan will be reviewed and updated each month, by the joint lead officers from SSDC, in consultation with the Area Committee Chairman. It is included each month with the Area Committee agenda, where members of the Area Committee may endorse or request amendments.

Members of the public, councillors, service managers, and partners may request an item is placed within the forward plan for a future meeting, by contacting Agenda Coordinator.

Background Papers

None

Appendix A

Notes

- (1) Items marked in *italics* are not yet confirmed, due to the attendance of additional representatives.
- (2) For further details on these items, or to suggest / request an agenda item for the Area South Committee, please contact the Case Officer – Strategy and Commissioning; Jo Boucher.

Meeting Date	Agenda Item	Lead Officer
June and monthly thereafter	Support for Communities and Town and Parish Councils during coronavirus - members are asked to feed in any particular areas of concerns to help shape the report.	Tim Cook, Locality Team Manager
TBC	Update on the Octagon Theatre	Adam Burgan, Arts & Entertainment Venues Manager
TBC	<i>Progress on the new Yeovil Crematorium</i>	<i>Paul Rayson, Crematorium Manager</i>
TBC	<i>Presentation on Yeovil District Hospital</i>	<i>Chief Executive, Yeovil District Hospital</i>
TBC	<i>Update on recent road improvements in the town and the public feedback</i>	SCC
TBC	<i>Community Funding Requests</i>	TBC

Agenda Item 10

Planning Appeals (For information)

Director: Netta Meadows, Service Delivery
Lead Officer: Netta Meadows, Service Delivery
Contact Details: netta.meadows@southsomerset.gov.uk or (01935) 462200

Purpose of the Report

To inform members of the appeals that have been lodged, decided upon or withdrawn.

Recommendation

That the report be noted.

Background

The Area Chairmen have asked that a monthly report relating to the number of appeals received, decided upon or withdrawn be submitted to the committee.

Appeals Dismissed

Ward: Yeovil Westland
Proposal: Erection of front porch, loft conversion with alterations to roof and inclusion of 3 no Velux windows to rear of dwellinghouse.
Appellant: Mr Duncan Day
Site: 96 West Coker Road Yeovil Somerset BA20

Financial Implications

None

Implications for Corporate Priorities

None

Other Implications

None

Background Papers: Planning application files

Agenda Item 11

Schedule of Planning Applications to be discussed by Area South Committee

Director: Netta Meadows, Service Delivery
Service Manager: Simon Fox, Lead Officer (Development Management)
Contact Details: simon.fox@southsomerset.gov.uk or 01935 462509

Purpose of the Report

The schedule of planning applications sets out the applications to be determined by Area South Committee at this virtual meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 2.00pm.

The meeting will be viewable online at: <https://youtu.be/UZE0XeZk0QU>

Any members of the public wishing to address the virtual consultative meeting regarding a Planning Application, need to email democracy@southsomerset.gov.uk by 9.00am on 2 June 2020.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
12	COKER	20/00434/HOU	The erection of a detached garage (Retrospective)	The Oaks, 141 West Coker Road, Yeovil	Mr & Mrs Rickards-Sanger

Further information about planning applications is shown below and at the beginning of the main agenda document.

The Committee will consider the applications set out in the schedule. The Planning Officer will give further information at the meeting and, where appropriate, advise members of letters received as a result of consultations since the agenda has been prepared.

Referral to the Regulation Committee

The inclusion of two stars (**) as part of the Development Manager's recommendation indicates that the application will need to be referred to the District Council's Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The Lead Planning Officer, at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to District Council's Regulation Committee even if it has not been two starred on the Agenda.

Human Rights Act Statement

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However when a planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this authority's decision making takes into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be referred to in the relevant report.

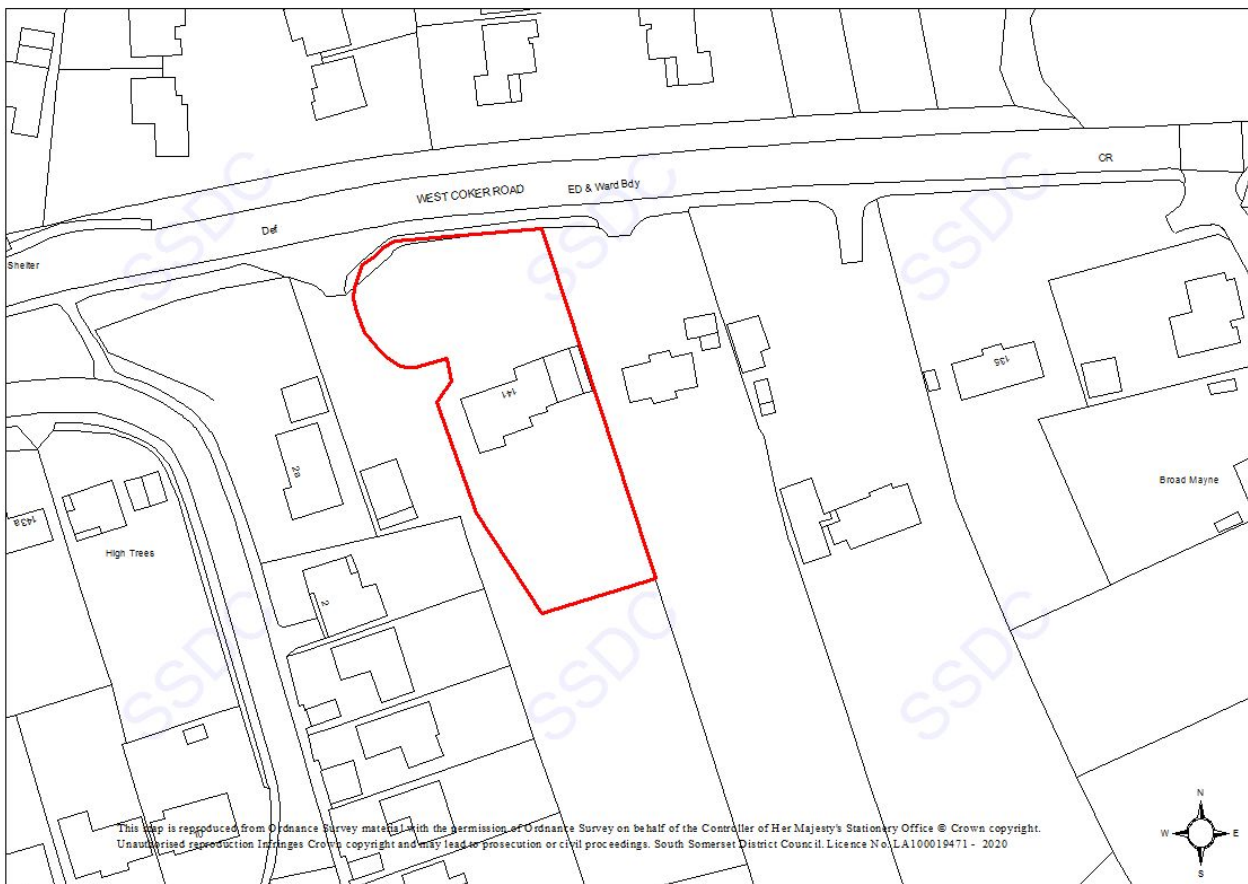
Agenda Item 12

Officer Report on Planning Application: 20/00434/HOU

Proposal:	The erection of a detached garage (Retrospective)
Site Address:	The Oaks 141 West Coker Road Yeovil
Parish:	East Coker
COKER Ward (SSDC Member)	Cllr G Seaton Cllr N Clark
Recommending Case Officer:	Linda Hayden Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk
Target date:	8th April 2020
Applicant:	Mr & Mrs Rickards-Sanger
Agent: (no agent if blank)	Charlotte Duff, 113 North Street North Street Martock TA12 6ER
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Area Committee at the request of the Ward Member and with the agreement of the Area Chairman to debate the planning issues including the impact on the trees.





SITE DESCRIPTION AND PROPOSAL

The application site relates to a modest detached dwelling within a substantial plot. The central part of the front elevation displays mock Tudor detailing with the outer ends red brick. The dwelling incorporates a traditional pitched roof with side hip with a catslide roof that runs down to a single storey front projection

The surrounding housing stock are all detached properties of bespoke design within modest plots. The main access to the application dwelling is shared with the adjacent property that has recently been completed.

Located on the southern side of West Coker Road, to the south-west of Yeovil town centre, the application seeks retrospective permission for the retention of a detached double garage and side log storey sited at the front of the dwelling,

The garage measures 5.6m (w) x 5.3m (d). The log store projects 1.3m from the side elevation and runs to a depth of 3.6m. The outbuilding has been built from timber cladding with a clay tile roof. A pitched roof with front to rear ridge is proposed.

Planning permission was refused for the same development on 27/01/2020 (ref. 19/03101/HOU) for the following reason:

'The outbuilding and driveway have been constructed and installed within the overlapping radial Root Protection Areas of a number of protected trees. This can lead to both direct and indirect damage to the root systems of the protected trees. The development is therefore harmful to existing landscape features (protected trees) and is therefore contrary to policies EQ2 and EQ5 of the South Somerset Local Plan

(2006-2028).'

The current application is accompanied by an Arboricultural Report.

HISTORY

19/03101/HOU - The erection of a detached garage (Retrospective). Refused 27/01/2020.

17/01396/FUL - Removal of existing garage and erection of a detached dwellinghouse - refused, allowed on appeal.

16/05373/FUL - Improvements to access into the site, erection of a new garage to existing house, erection of a dwellinghouses, construction of new driveway and three bungalows (revised application) refused.

16/02974/FUL - Alterations to access arrangements into the site, construction of new garage to existing house, construction of detached dwelling and alterations to existing garage. Construction of new driveway and three bungalows - refused.

10/04538/FUL - Alterations and the erection of a detached dwellinghouse with associated access and parking - permitted with conditions

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004) indicates it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006-2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028):

SD1 - Sustainable Development

SS1 - Settlement Strategy

EQ2 - Design and General Development

EQ4 - Biodiversity

EQ5 - Green Infrastructure

TA6 - Parking Standards

National Planning Policy Framework:

Chapter 2 - Achieving Sustainable Development

Chapter 12 - Achieving Well-Designed Places

Planning Policy Guidance

Somerset County Council Parking Strategy (March 2012)

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

CONSULTATIONS

East Coker Parish Council:

'East Coker Parish Council are mindful of the District Councils original decision to refuse this application.

ECPC are happy to support whatever decision the District Council now make.'

West Coker Parish Council (adjoining Parish):
Support application.

County Highways:
Standing advice applies

Highways Consultant:
No highways objection

Arboricultural Officer:
Has revisited the site and maintain his concerns about the impact of the development upon protected trees and therefore recommends that the application is refused.

Ecologist:
Advises that he is satisfied within the findings but to compensate for the potential loss of bird nesting habitat he recommends a condition to require mitigation.

REPRESENTATIONS

The application was advertised by way of neighbour notification letters and a site notice. One letter was received objecting to the application on the following grounds:

- Arboricultural report is only a snapshot
- Manhole cover/drainage
- Possible future conversion to bungalow
- Impact upon visual amenity and street scene
- Loss of privacy
- Impact upon archaeological remains
- Replacement TPO trees have been moved and replanted

APPLICANT'S CASE

The applicant's agent has written in response to the objection, commenting:

- The drain that was found is an old Victorian overspill drain
- Garage will be used for vehicles and storage (happy for this to be conditioned)
- Siting, design and impact on amenity were accepted by the officer on the previous application.
- Impact on the roots of the TPO trees is minimal
- Proposal is in accordance with Policies EQ2 and EQ5

ASSESSMENT

Principle

The extension of existing properties is usually acceptable in principle subject to the proposed development being in accordance with Development Plan policies and proposals. In this case, the main considerations relating to the impact on the visual amenity of the area, the character of the existing dwelling, and residential amenity of neighbouring residents was considered under the previous

application and found to be acceptable.

The only reason for refusal on the previous application was in relation to the impact upon the protected trees at the site.

Design/Visual character

The site is set at a slightly higher level than the street frontage with a gap of approximately 5m retained between the street frontage and the development itself.

Whilst it cannot be contested that the design of the garage does not respect the character of the dwelling, there are mitigating factors in this instance making the development acceptable.

It is evident from site that a substantial amount of vegetation has been removed at the site frontage. Despite this, the immediate surrounding area has a verdant appearance with substantial, established hedging and trees both within the site and surrounding land. A laurel hedge has been planted around the building, which will, in time, help to screen the development. Whilst this cannot be relied on in perpetuity, the presence of the garage is not wholly prominent within the street scene given the set back from the main road.

The outbuilding is sited over 15m away from the dwelling and is therefore not read together as an entity.

On balance, it is considered that the presence of the double garage is not wholly prominent in the street scene. Further to this, it is considered that the scale of the building is of a domestic scale which would be visually subordinate to the bulk of the dwelling. As such the proposal meets the requirements of policy EQ2 of the South Somerset Local Plan.

Impact on living conditions

As a domestic outbuilding within the same domestic curtilage, it is not considered that the impact of the outbuilding gives rise to undue overlooking/loss of privacy or an overbearing relationship with the neighbouring dwelling that has been recently constructed.

Therefore it is considered that the development does not have an unacceptable impact upon amenity of neighbouring properties and would comply with policy EQ2 of the Local Plan.

Trees

The Tree Officer has revisited the site and considered the details within the Arboricultural Report. He has commented:

- Roots of protected trees have been severed by cabling through root protection area
- Power cabling may have severed roots of protected trees
- Soft landscaping with use of rotavator appears to have chopped through protected roots
- Soil disturbance from works will impact upon root system
- There is a possibility of future damage from trenching required for services to garage (lighting, power, water supply)
- Concerned about impact if links to drainage system or installation of soakaway are required to deal with surface water.
- It can take 2-15 years for root damage to become apparent

In summary, the Tree Officer states:

'... this application fails to acknowledge or effectively mitigate the actual extent of the harm that has been caused, nor does it provide an explanation of how the services installations and rain-water arising's can be responsibly managed in-future without causing further detriment to the adjoining trees.'

The Tree Officer therefore upholds his objection to the proposal, on the basis that it is contrary to the Council's objectives to preserve existing landscape features (protected trees) in accordance with the Council's policies as detailed within The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

Highways and parking

In accordance with the comments of the Highways Consultant, there are no significant highways issues and no objections have been noted. The proposal is considered to comply with the Standing Advice and policies TA6 of the Local Plan.

Summary:

On balance, the development is not considered to impact adversely upon highway safety, visual impact or residential amenity, however, given the siting of the development within the root protection system of several protected trees, this can lead to both direct and indirect damage which is therefore harmful to existing landscape features and would fail to comply with policies EQ2 and EQ5 of the Local Plan.

CIL This Authority does not collect CIL from householder development.

RECOMMENDATION

REFUSE

SUBJECT TO THE FOLLOWING:

01. The outbuilding has been constructed and installed within the overlapping radial Root Protection Areas of a number of protected trees. This can lead to both direct and indirect damage to the root systems of the protected trees. The development is therefore harmful to existing landscape features (protected trees) and is therefore contrary to policies EQ2 and EQ5 of the South Somerset Local Plan (2006-2028).