

South Somerset District Council

Minutes of a meeting of the **Area West Committee** held at the **Henhayes Centre, Crewkerne** on **Wednesday 17 December 2014**.

(6.00 pm - 8.30 pm)

Present:

Members: Councillor Angie Singleton (Chairman)

Mike Best	Sue Osborne
Dave Bulmer	Ric Pallister
John Dyke	Ros Roderigo
Carol Goodall	Kim Turner
Brennie Halse	Andrew Turpin
Jenny Kenton	Martin Wale

Officers:

Andrew Gillespie	Area Development Manager (West) / Performance Manager
Jo Morris	Democratic Services Officer
Paula Goddard	Senior Legal Executive
Andrew Gunn	Area Lead (West)
Zoe Harris	Neighbourhood Development Officer
Linda Hayden	Planning Officer
Mike Hicks	Planning Officer

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

116. To approve as a correct record the Minutes of the Previous Meeting held on 19th November 2014 (Agenda Item 1)

In the absence of the Vice Chairman, Cllr. Mike Best was appointed as Vice Chairman for the meeting.

The minutes of the meeting held on 19th November 2014, copies of which had been circulated, were taken as read and, having been approved were signed by the Chairman, as a correct record of the proceedings.

117. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Councillors Paul Maxwell, Nigel Mermagen and Linda Vijeh.

118. Declarations of Interest (Agenda Item 3)

Councillor Angie Singleton declared an interest in Planning Application No. 14/04748/FUL, as she had previously made her position on the application clear and did

not feel she could judge the application fairly if called upon to use her casting vote. She indicated that she would leave the room during consideration of the item.

Councillor Carol Goodall declared a personal and prejudicial interest in Planning Application No. 14/04748/FUL, as Chair of Ilminster Town Council Open Spaces Committee. She indicated that she would make a short statement prior to leaving the room.

Councillor Kim Turner declared a personal interest in Planning Application No. 14/04748/FUL, as members of her family were or had been involved in Ilminster Youth Football and Ilminster Town Football Club.

Councillor Andrew Turpin declared a personal interest in Planning Application No. 14/04662/OUT, as Chairman of Tatworth & Forton Parish Council. He commented that he had not taken part in the discussion or taken a view at the Parish Council meeting when the application was discussed.

119. Public Question Time (Agenda Item 4)

No questions or comments were raised by members of the public.

120. Chairman's Announcements (Agenda Item 5)

There were no announcements from the Chairman.

121. Area West Committee - Forward Plan (Agenda Item 6)

Reference was made to the agenda report, which informed members of the proposed Area West Committee Forward Plan.

The Area Development Manager (West) informed members that the report on the LEADER Programme for Rural Economic Development expected in January would be delayed until February, as the programme would not formally be launched until mid February.

The Area Development Manager (West) advised that an item on Planning Appeal measures presented by the Development Manager would be added to the Forward Plan for January.

During discussion, members requested a further update on the Chard Regeneration Scheme following the Board meeting being held on 21st January 2015. The Area Development Manager (West) agreed to forward the request for an update to the Chard Regeneration Board. An update on Chard Eastern Development Area was also requested.

Members were content to note the Forward Plan.

RESOLVED: That the Area West Committee Forward Plan be noted as attached to the agenda subject to the above amendments.

122. Area West - Reports from Members on Outside Organisations (Agenda Item 7)

Blackdown Hills Area of Outstanding Natural Beauty (AONB)

Members noted the verbal report from Councillor Ros Roderigo as part of Agenda Item 8.

123. Blackdown Hills Area of Outstanding Natural Beauty (AONB) (Agenda Item 8)

The Neighbourhood Development Officer (West) summarised the agenda report, which updated members on the work of the Blackdown Hills AONB partnership during the last 12 months to which the Council provided joint funding.

With the aid of a powerpoint presentation she informed members about the following:

- The Management Plan was now complete and a copy was available on the website;
- The proposed Natural Futures Project has been successful in gaining a grant from the Heritage Lottery Fund; allowing the 3 year project to commence in January 2015;
- Activities & Events that have been organised across the AONB area including rustic chair making and singing carols by candlelight;
- Metal Makers Project;
- Making It Local community EU Funding Programme.

Cllr. Ros Roderigo expressed her thanks to the Neighbourhood Development Officer for leading on the Making It Local Bid and for her excellent report. She updated members on the A303 proposals in relation to the Blackdown Hills. She reported that it was good news that Somerset County Council had agreed to continue to support the AONB. She hoped that the District Council would continue to support the Blackdown Hills AONB Partnership in the future.

Members thanked Cllr. Ros Roderigo for all her work with the Blackdown Hills AONB Partnership.

Members noted the report and expressed their support for the work of the Blackdown Hills AONB Partnership.

NOTED.

124. Planning Appeals (Agenda Item 9)

The Committee noted the details contained in the agenda report, which informed members of an appeal decision.

NOTED.

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

Members noted the Schedule of Planning Applications to be determined by Committee.

The Chairman announced that she wished to change the order of the agenda and would take Planning Application No.14/04662/OUT prior to Planning Application No. 14/03945/FUL.

126. Planning Application 14/04748/FUL - Land Adjacent Canal Way, Iminster (Agenda Item 11)

Application proposal: The erection of a clubhouse/changing rooms, provision of a football pitch, floodlighting and formation of a new vehicular access and improved pedestrian access.

Having earlier declared a personal and prejudicial interest, Councillor Carol Goodall made a statement prior to leaving the room during consideration of the item.

The Planning Officer with the aid of slides and photographs summarised the details of the application as set out in the agenda report including the key considerations. He updated members that the County Archaeologist was satisfied with the application subject to conditions. The Highway Authority raised no objections to the application and was satisfied with the access and parking facilities; and had recommended two conditions to be attached to the application. He referred to the concerns of the Highway Authority regarding the access when the Medical Centre was constructed and advised that a 3rd party issue had delayed construction and a temporary access was formed. The Planning Officer's recommendation was for approval. He amended his recommendation to include the following additional conditions:

- Drainage condition
- County Archaeologist conditions
- Highway conditions
- Lighting related condition

In response to questions, the Planning Officer clarified points of detail raised by members. Members were informed of the following:

- The ridge height of the building was 5 ½ metres;
- There was currently no parking on the site;
- The Planning Officer was unable to confirm whether Iminster Town Council had registered community interest in the land.

Prior to leaving the room, Councillor Carol Goodall displayed a number of photographs highlighting the state of the current football facilities. The facilities had been vandalised in recent years and there was currently no heating in the building. She commented that the Football Club was in desperate of the facilities and that the proposal would be a launch pad for a much larger project in the town.

The Committee noted the comments of Cllr. E J Taylor representing Iminster Town Council. She commented that the facilities were much needed and would offer other residents community facilities and the car park would reduce parking on Canal Way. The original plan was for 25 car parking spaces but this had been increased to meet Highway Authority conditions. She confirmed that Iminster Town Council had put in a community

right to buy bid on the land and that negotiations were ongoing. She believed that the project could benefit dog walkers, the cricket club as well as the football club.

Comments raised by Mr Skelsey, Mrs Skelsey, Mrs Mitchell, Mr Lusby and Susan Moore in objection to the application were noted by the Committee. Points mentioned included the following:

- Lack of consultation on the proposals;
- Loss of community space that is used for activities other than sport e.g. dog walking, picnics etc.;
- Access considered inappropriate for the GP Surgery;
- Concern over the increase in car parking spaces;
- Support for the principle of new facilities but not supportive of the proposed location;
- There was no need for another drinking establishment in the town;
- The peaceful area of Ilminster would disappear;
- Solar panels would have a visual impact;
- The floodlights would have a detrimental effect on the surrounding area;
- Loss of wildlife habitat for badgers, bats and owls;
- The Cricket Club and Football Club should be able to share facilities.

The Committee was then addressed by Darren Paul, Jacob Paul, Sean Timson, Kieran Manley, Josh Manley, Mrs Story, Mr Fish, and Mr Moore in support of the application. Points mentioned included the following:

- Existing facilities inappropriate for use;
- The current facilities were lacking in disabled facilities, ladies facilities and car parking;
- The facilities could also be used by other community groups and all residents of Ilminster;
- The facilities would provide a hub for football;
- The new facilities would provide a meeting space for the Guides;
- There were very few halls with premium space in Ilminster;
- The development would allow players and supporters to park safely;
- Would provide a good facility that the town could be proud of;
- Enabling the accommodation of increasing population;
- The area could accommodate the development without a large impact on the space.

Ward Member, Councillor Kim Turner commented that there was no doubt that Ilminster Town Football Club was in need of better facilities and that the current facilities were an embarrassment for the town. She felt that it was an extremely hard decision to make as there were many differing opinions from residents in the town. She felt concerned that the development would take up a third of the site. Reference was also made to the pitches being waterlogged and concerns of a new drainage system causing increased flooding in residential areas. She raised concerns about the proposed floodlighting as there was lots of wildlife and badgers in the area. With reference to the access, she failed to understand how the goalposts had changed with Highways. She also felt that the proposed development was situated in the wrong location and would prefer to see it in the existing position.

The Area Lead West clarified the position with regard to the access issue and confirmed that the Highway Authority had raised no objections. He advised that the provision of work would require the applicant to enter into a formal legal agreement.

During discussion on the item, Members made a number of comments which included the following:

- Ilminster would require more recreational facilities as it grows;
- The location was a natural extension of the existing facilities;
- There were no planning reasons to refuse the application;
- The development would not cause an impact on residential amenity;
- Although there was an obvious need for new facilities, it was felt that the green land was a very important area and should not be lost. The proposed development could be located on the existing site;
- The benefits long term outweighed the loss;
- The application was a good opportunity to provide good facilities for children, men and ladies;
- Ilminster was in need of a good quality function room.

In response to a member comment, the Area Lead West confirmed that the use of the car park was not restricted in anyway.

It was proposed and seconded to approve the application as per the Planning Officer's recommendation as outlined in the agenda subject to the following additional conditions:

- Drainage condition
- County Archaeologist conditions
- Highway conditions
- Lighting related condition

On being put to the vote the proposal was carried 9 in favour and 2 against.

RESOLVED: That Planning Application No. 14/04748/FUL be **APPROVED** as per the Planning Officer's recommendation subject to the following additional conditions:

- An additional drainage condition
- County Archaeologist conditions
- Highway conditions
- Lighting related condition

For the following reason:

01. The proposed development by reason of its design, siting and location will provide a much needed improved facility for Ilminster Football Club and a community space for the town, would respect the character and appearance of the area, would not harm residential amenity, and make adequate provision for vehicular/pedestrian access and parking. The proposal would therefore accord with saved Policies ST5, ST5, and EC1 of the South Somerset Local Plan and Chapters 8 and 11 of the NPPF.

SUBJECT TO THE FOLLOWING CONDITION(S):

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 not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the visual amenity of the area to accord with saved Policy ST5 of the South Somerset Local Plan.

03. The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby approved.

Reason: In the interests of highway safety to accord with saved policy ST5 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity to accord with saved policy ST5 of the South Somerset Local Plan.

05. No floodlighting shall be installed within the application site until a bat survey and impact assessment has been undertaken, and the report and recommendations have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of ecology to accord with saved policy EC8 of the South Somerset Local Plan.

06. Subject to the approval of the Council's Ecologist that floodlighting may be installed, as required by condition 5, no floodlights shall be installed without the details of any such lighting

being submitted to and approved in writing by the Local Planning Authority and in agreement with the Ward Member. Once the details of the floodlights have been agreed, the floodlights shall not be altered without the written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and ecology to accord with saved policies ST5 and EC8 of the South Somerset Local Plan and the NPPF.

07. The development hereby approved shall be carried out in accordance with the following approved plans: Drawing numbers: ITFC9, ITFC10 REV1, ITFC11, ITFC13 REV 1, ITFC14 REV.

Reason: For the purposes of clarity and in the interests of proper planning.

08. Any floodlighting approved in connection with condition 6, shall only be operated between 16.00 to 21.30 hours.

Reason: In the interests of visual and residential amenity to accord with saved policy ST5 of the South Somerset Local Plan.

09. In this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs a) and b) below shall have effect until the expiration of (IN) from the date of occupation of the building for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To protect existing trees/hedgerows on the boundary of the site during construction.

10. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure that the development is satisfactorily drained to accord with the NPPF.

11. No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: In the interests of archaeology to accord with the NPPF.

12. No work shall commence on the development site until the design and specification for the amended access have been submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be occupied until the highway access works have been fully implemented in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority. The provision of these works will require a legal agreement and contact should be made with the Highway Authority well in advance of commencing the works so that the agreement is complete prior to starting the highway works.

Reason: In the interests of highway safety to accord with saved Policy ST5 of the South Somerset Local Plan.

13. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before (trigger point) and thereafter maintained at all times.

Reason: In the interests of highway safety to accord with saved policy ST5 of the South Somerset Local Plan.

14. No external lighting (other than the floodlighting which is covered by conditions 5 and 6) shall be installed in the car park, on the clubhouse hereby approved or any other security lighting within the application site without the details first being submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual amenity to accord with saved policy ST5 and ST6 of the South Somerset Local Plan.

15. No boundary fencing shall be erected without the details being submitted to and agreed in writing by the Local Planning Authority. Once agreed, the fencing shall not be altered without the written approval of the Local Planning Authority.

Reason: In the interests of visual amenity to accord with saved Policy ST5 of the South Somerset Local Plan.

(Voting: 9 in favour, 2 against)

127. Planning Application 14/03945/FUL - Land South of Hanning Close, Whitelackington (Agenda Item 12)

Application proposal: The erection of 6 No. dwellings with associated parking

The Planning Officer with the aid of slides and photographs summarised the details of the application as set out in the agenda report including the key considerations. There were no updates to the report. The Planning Officer's recommendation was for approval.

In response to a member question, the Planning Officer clarified that the application had been referred to Committee for consideration as the application was a departure from the existing local plan.

Members indicated their support for the application. It was therefore proposed and seconded to approve the application as per the Planning Officer's recommendation. On being put to the vote the proposal was carried unanimously in favour.

RESOLVED: That Planning Application No. 14/03945/FUL be **APPROVED** as per the Planning Officer's recommendation for the following reason:

01. Notwithstanding the local concerns, the provision of six local need houses would contribute to the council's housing supply without demonstrable harm to residential amenity, highway safety, ecology or visual amenity. As such the scheme is considered to comply with the saved policies ST3, ST5, ST6, ST10, EC3 and EC8 of the South Somerset Local Plan (2006) 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: 0139-PP01, 0139-PP03, 0139-PP04, 0139-PP05 and 0139-PP06 received 2 September 2014; 0139-PP02 Rev A received 3 September 2014; and 0139-PP07 received 22 September 2014.

Reason: For the avoidance of doubt as to the development authorised and in the interests of proper planning.

03. No development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority;
- a. details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
 - b. panels of brickwork and stonework shall be provided on site for inspection;
 - c. details of 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. particulars of all boundary treatments and hard surfacing materials. Such details shall include the use of porous materials to the parking and turning areas;
 - e. details of meter cupboards and gas boxes;
 - f. internal floor levels of the buildings;
 - g. foul and surface water drainage detail to serve the development.

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 ST5 and ST6 of the South Somerset Local Plan 2006.

04. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turving or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To safeguard the character and appearance of the area

in accordance with policies ST5 and ST6 of the South Somerset Local Plan 2006.

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to these buildings without the prior express grant of planning permission.

Reason: To ensure that the dwellings remain available as affordable units and to safeguard the character and appearance of the area in accordance with policies ST5 and ST6 of the South Somerset Local Plan 2006.

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no dormer windows or other openings shall be formed within the roofs of these buildings without the prior express grant of planning permission.

Reason: To ensure that the dwellings remain available as affordable units and to safeguard the character and appearance of the area in accordance with policies ST5 and ST6 of the South Somerset Local Plan 2006.

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

Reason: To safeguard the character and appearance of the area in accordance with policies ST5 and ST6 of the South Somerset Local Plan 2006.

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no garages/outbuildings shall be erected without prior express grant of planning permission.

Reason: To safeguard the character and appearance of the area in accordance with policies ST5 and ST6 of the South Somerset Local Plan 2006.

09. No street lighting will be permitted until surveys for bats, undertaken in the period May to September, have been completed and used to inform an impact assessment and the design of any lighting scheme. Such information and details to be submitted to Local Planning Authority for approval. The development shall be carried out in accordance with the

approved details and thereafter maintained as such.

Reason: For the conservation and protection of species of biodiversity importance in accordance with NPPF, and of legally protected species in accordance with Policy EC8 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981 and The Habitats Regulations 2010.

10. The proposed access shall be constructed in accordance with details shown on the submitted plan, drawing number 0139-PP02, and shall be available for use before occupation. Once constructed the access shall be maintained thereafter in that condition at all times.

Reason: In the interests of highway safety and in accordance with Policy ST5 of the South Somerset Local Plan (2006).

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

Reason: In the interests of highway safety and in accordance with Policy ST5 of the South Somerset Local Plan (2006).

12. The area allocated for parking on the submitted plan, drawing number 0139- PP02, shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety and in accordance with Policy ST5 of the South Somerset Local Plan (2006).

Informatives:

01. The applicant will be required to enter into a suitable legal agreement with the Highway Authority to secure the construction of the highway works necessary as part of this development. The developer should contact the Highway Authority to progress this agreement well in advance of commencement of development.

(Voting: Unanimous in favour)

128. Planning Application 14/04662/OUT - Land Adjoining Upper Springs, Tatworth Street, Tatworth (Agenda Item 13)

Application proposal: Outline application for the erection of 1 No. dwelling.

Having earlier declared an interest, Councillor Angie Singleton left the room during consideration of the application. Councillor Mike Best took the chair for the item.

The Planning Officer with the aid of slides and photographs summarised the details of the application as set out in the agenda report and outlined the key considerations. There were no updates to the report. The Planning Officer's recommendation was for refusal.

In response to a member question, the Planning Officer clarified that the previous applications had been refused under delegated powers. As the Parish Council had changed their opinion from the previous applications it was felt that the application should be considered by the Committee.

The Committee noted the comments of Martyn Payser and Raymond Whitehead in objection to the application. Points mentioned included the following:

- The application had caused stress to the occupants of the neighbouring property;
- Inadequate parking;
- There would be an unavoidable discharge of materials on the road;
- Impact on sewerage infrastructure;
- No benefit to the community.

The Applicant informed members that the site had previously been divided by the development limit but it no longer existed. He referred to the application being totally new and should be considered under new rules and regulations. The Parish Council had approved the application because of the need for small family houses in the village.

In response to a member comment, the Area Lead West clarified that the development area policy was changing in terms of what sites were sustainable. He advised that members needed to assess the application on its own merits whilst having respect to the history and not just the case of the development area. He drew members' attention to the Planning Inspector conclusions in that all previous reasons for refusal were based upon the loss of an important visual break between the buildings. Members also needed to consider if the location was appropriate for the proposed development.

Ward Member, Councillor Andrew Turpin commented that the Parish Council believed that the dwelling was in keeping with the surrounding area, would not be cramped and would be acceptable without a break. The need for small affordable housing was vital as there was very little in the village. He referred to a dwelling at the other end of the village that was also irregular in shape which was on the end of a conservation area.

In response to a member comment, the Area Lead West advised that members should have regard to Policy SS2 which focused upon affordable housing and acknowledge the need for housing but also balance this with the concerns of the Planning Inspector.

During discussion on the item, it was proposed and seconded to refuse the application as per the Planning Officer's recommendation outlined in the report. A number of comments were also expressed by members, which included the following:

- There were no planning reasons to approve the application;
- The Planning Inspectorate decisions were not based upon the development area. None of the reasons would change with a change in policy;
- There was no guarantee that the proposed dwelling would meet the need for low cost housing.

The Planning Officer commented that regardless of the siting of the proposed dwelling there would still be a significant impact on the streetscene. He felt that all the issues raised by the Planning Inspector still remained.

The Ward Member commented that the dwelling could be moved back to avoid the appearance of cramping.

During further discussion on the item, a member felt that the application was acceptable and should be supported regardless of the planning history. It was proposed and seconded to approve the application. As the original proposal was to refuse the application as per the Planning Officer's recommendation, the proposal to refuse was taken first. On being put to the vote the proposal was carried 8 in favour, 2 against and 1 abstention.

RESOLVED: That Planning Application No. 14/04662/OUT be **REFUSED** as per the Planning Officer's recommendation for the following reason:

01. The proposal, by reason of the constrained dimensions and irregular shape of the plot would result in a cramped and awkwardly sited development and would result in the loss of an important visual break between the buildings. The proposal would appear cramped and out of keeping with and detract from the character and appearance of the site and its surroundings. This would be contrary to saved policies ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006) and paragraph 64 of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING:

Informatives:

In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

The Local Planning Authority undertook pre-application negotiations following the previous refusal and positively engaged with the applicant to minimise the reasons for refusal. However, no satisfactory solution could be achieved and the applicant was

advised of his right to appeal.

(Voting: 8 in favour, 2 against, 1 abstention)

129. Date and Venue for Next Meeting (Agenda Item 14)

Members noted that the next meeting of the Committee would be held on Wednesday 21st January 2015 at 5.30pm at the Henhayes Centre, Crewkerne.

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Chairman