

## South Somerset District Council

**Minutes** of a meeting of the **Area West Committee** held at **The Guildhall, Chard** on **Wednesday 21 February 2018**.

(6.00 - 8.05 pm)

**Present:**

**Members:** Councillor Val Keitch (Chairman)

Jason Baker	Jenny Kenton
Marcus Barrett	Paul Maxwell
Mike Best	Angie Singleton
Amanda Broom	Andrew Turpin
Dave Bulmer	Linda Vijeh (until 7.15pm)
Carol Goodall (until 7.15pm)	Martin Wale

**Officers:**

Helen Rutter	Communities Lead
Jo Morris	Case Services Officer (Support Services)
Andrew Gunn	Area Lead (West and North)
Pauline Burr	Neighbourhood Development Officer (North) / Arts Development Officer
Mike Hicks	Planning Officer
Alison Baker	Area West Neighbourhood Development Officer
Tim Cook	Area Development Lead (East)

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

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**110. To approve as a correct record the Minutes of the Previous Meeting held on 17th January 2018 (Agenda Item 1)**

The minutes of the meeting held on 17<sup>th</sup> January 2018, copies of which had been circulated, were taken as read, and having been approved were signed as a correct record of the meeting.

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**111. Apologies for Absence (Agenda Item 2)**

Apologies for absence were submitted on behalf of Councillors Ric Pallister, Sue Osborne and Garry Shortland.

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**112. Declarations of Interest (Agenda Item 3)**

Cllr. Val Keitch declared a personal interest in Agenda Item 8 – Grant to Ilminster Warehouse Theatre Expansion Appeal, as mayor of Ilminster Town Council.

Cllr. Linda Vjeh declared a personal interest in Agenda Item 8 – Grant to Ilminster Warehouse Theatre Expansion Appeal, as a member of Somerset County Council.

Cllr. Dave Bulmer declared a personal interest in Agenda Item 9 – Grant to Chard Tennis Club, as a member of Chard Town Council.

Cllr. Amanda Broom declared a personal interest in Agenda Item 9 – Grant to Chard Tennis Club, as a member of Chard Town Council and Somerset County Council.

Prior to the planning applications being discussed, Cllr. Angie Singleton declared a personal interest in Planning Application Nos. 17/03983/FUL and 17/03984/LBC, as one of the objectors to the application was a friend.

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### **113. Date and Venue for Next Meeting (Agenda Item 4)**

Members noted that the next meeting of the Area West Committee would be held on Wednesday 21<sup>st</sup> March 2018 at 6.00pm at The Guildhall, Chard.

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### **114. Public Question Time (Agenda Item 5)**

There were no questions from members of the public.

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### **115. Chairman's Announcements (Agenda Item 6)**

The Chairman made no announcements.

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### **116. Citizens Advice South Somerset (CASS) (Agenda Item 7)**

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

- CASS had increased its services in Chard and Ilminster and were currently looking at improving provision in Crewkerne;
- A similar number of clients were being dealt with however the complexity of cases and length of time spent on cases was changing;
- The main client issues were around benefits and tax credits, debt and housing;
- Help could be accessed through many different channels, such as Skype, e-mail or face to face;
- Across the network there had been an increase in the number of younger clients;
- Ambitions for the future included extending outreach to weekly in every town; working more closely with health & other advice centres; continuing to invest in Skype and focusing on priority groups;
- Help could be accessed through many different channels, such as Skype, e-mail or face to face;
- New volunteering and internship opportunities;

- Working with various partners to help build confidence with Mental Health clients and Legal advice;
- Fuel Poverty advice sessions;
- Working closely with Surviving Winter Scheme and Wessex Water;
- Changes expected due to the General Data Protection Regulations;
- Working with SSDC to help support the requirements of the new Homeless Reduction Act.

The Chief Executive Officer, Citizens Advice South Somerset responded to member's questions on points of detail.

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

### **117. Grant to Ilminster Warehouse Theatre Expansion Appeal (Executive Decision) (Agenda Item 8)**

The Arts Development Officer explained that Ilminster Warehouse Theatre was requesting a grant of £12,500 towards the capital purchase of a building next to the existing theatre, which was a once in a lifetime opportunity and would allow them to extend their facilities and services to the local community. She advised that Ilminster Town Council were unable to make a financial contribution towards the project but had sent a letter of strong support.

The Committee was addressed by Kate Murdoch, a Trustee of Ilminster Warehouse Theatre. She explained that this was a once in a lifetime opportunity and there would be no other opportunities to expand. There were currently 76 children involved with the Youth Theatre and dressing room space was limited with no space to undertake smaller activities. They also had issues with the building of sets due to conflicts with rehearsal space. The facility was also used by schools and was a valuable community facility. Members were informed that 500 people had made personal donations and the youth theatre had run an excellent enterprise scheme.

During the discussion on the application members expressed their support for the project. Members referred to the extent of fundraising activities that had been undertaken and the theatre being well supported and an important community facility. Members agreed to make an exception to normal policy and unanimously approved the recommendation of the report subject to the deletion of the words 'and a financial contribution is secured on the last bullet point under the special conditions.

A member felt that it would be beneficial to have update on the project in 12 months' time to see how the project had developed.

**RESOLVED:** That a grant of £12,500 be awarded to Ilminster Warehouse Theatre from the Area West capital programme subject to SSDC standard conditions for community grants (appendix A) and the following special conditions:

- Establish and maintain a "sinking fund" to support future replacement of the building/facility as grant funding is only awarded on a one-off basis
- Use the SSDC Building Control service where buildings

- regulations are required
- Incorporate disabled access and provide an access and provide an access statement where relevant
- In the event of a sale of building within 5 years, the full financial funding is to be paid back to the District Council
- Town Council support

*(Voting: unanimous in favour)*

**Reason:** To consider a grant towards the capital purchase of a building next to the existing theatre, as part of the theatre's extension programme.

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### **118. Grant to Chard Tennis Club (Executive Decision) (Agenda Item 9)**

The Neighbourhood Development Officer explained that Chard Tennis Club was requesting a grant of £8,000 towards the resurfacing of Chard Tennis Club courts. The Club had undertaken some fundraising and were committing 50% of funds towards the project. She advised that the Club was currently awaiting the results of an application to Chard Town Council. The Lawn Tennis Association were supportive of the project and had offered an interest free loan.

The Committee was addressed by Jackie Boothman representing Chard Tennis Club. She explained that the tarmac courts were not all-weather; became slippery after rain and frost and were also hard on the limbs. The proposed carpet court would not become slippery and be more suitable for senior players and would allow the club to enter national competitions. She advised that following the grant from Sport England a new club house had been installed and every effort made to publicise the club.

During the discussion, members expressed their support for the application. They referred to the Club being very proactive and well supported in Chard and the surrounding area. Members unanimously approved the recommendation of the report.

**RESOLVED:** That a grant of £8,000 be awarded to Chard Tennis Club to be allocated from the Area West revenue programme subject to SSDC standard conditions for community grants (appendix A) and the following special conditions:

1. Establish and maintain a "sinking and repairs fund" to support future repairs and maintenance if the new surface and eventual replacement
2. Subject to confirmation of a pending grant application to Chard Town Council

*(Voting: unanimous in favour)*

**Reason:** To consider a grant towards the resurfacing of Chard Tennis Club courts.

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### **119. Area West - Reports from Members on Outside Bodies (Agenda Item 10)**

#### **Ile Youth Centre Management Committee**

Members noted the verbal update given by Cllr. Val Keitch on Ile Youth Centre.

#### **Making It Local Executive Group**

Members noted the report submitted by Cllr. Martin Wale.

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#### **120. Area West Committee - Forward Plan (Agenda Item 11)**

The Communities Lead advised that there were no updates to the Area West Forward Plan.

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

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#### **121. SSDC Welfare Advice Work in South Somerset (For Information Only) (Agenda Item 12)**

Members noted the update report on the work of the Welfare Advice Team.

**RESOLVED:** That the report be noted.

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#### **122. Planning Appeals (Agenda Item 13)**

Members noted the appeals received and an appeal dismissed as outlined in the agenda report.

**RESOLVED:** That the report be noted.

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#### **123. Schedule of Planning Applications to be Determined by Committee (Agenda Item 14)**

Members noted the schedule of planning applications to be determined as outlined in the agenda.

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#### **124. Planning Application: 17/03983/FUL - The Former Sunday School, Sandyhole, Bull Bridge Lane, Merriott (Agenda Item 15)**

***Application Proposal: Alterations and change of use of former sunday school to café/restaurant (Use class A3) to include removal of 2m of natural stone wall to form pedestrian access and erection of covered walkway. Display of 2 No. fascia signs, 1 No. hanging sign and exterior lighting***

The Planning Officer introduced the report and with the aid of slides and photographs summarised the details of the application and outlined the key considerations. He confirmed that 7 objections from 5 different households and 3 letters of support had been received. A further letter had been received from the Parish Council confirming that they were content with the parking situation. The Planning Officer read a further letter of objection from a local resident requesting a condition to obscure the glass on the

windows overlooking the churchyard. The Planning Officer's recommendation was for approval subject to conditions. He proposed an additional condition to ensure that details of external lighting would be submitted and agreed prior to commencement.

In response to questions from Members, the Planning Officer confirmed that:-

- The building was in the ownership of the applicant;
- The Conservation Officer was content for the windows to the eastern elevation to be obscure glazed.

The Committee was addressed by I Hall, representing Merriott Parish Council. He made the following points:

- The Parish Council was satisfied that up to 300m of parking was available most of the day;
- No objections had been received from the Church or the School;
- Referred to the tranquillity of the area being important but felt on balance that the proposal would not cause a disturbance;
- The lighting and signage was very modest;
- The room was currently redundant and had to have a future use.

A Bibb, an objector to the application raised the following concerns:

- Concerns over highway safety due to the busy road;
- Close to School, Church and Pre-school and was very hectic at dropping off and picking up times;
- Loss of privacy for people tending graves near to the building;
- The facility would destroy the tranquillity of the area;
- Concerns over illuminated signs;
- No need for the development in the village.

The Committee was addressed by J Wilson, one of the applicants. She referred to her love of the countryside and the intention to open a cycle café. They had put a lot of hard work into the business venture, left long term careers and hoped to provide a worthwhile facility for Merriott.

The Applicant's Agent, C Allers Hankey made the following points:

- The development was an opportunity to create a small local business, would generate employment and invest in a building that had been vacant for five years;
- The majority of footfall would not arrive by car however on-street parking was available. A D1 use of the building had the potential to generate a more significant parking use;
- No objections had been raised by local residents;
- The outside seating area was small which would restrict the number of users;
- The building could accommodate a number of uses without planning permission.

Ward Member, Cllr. Paul Maxwell referred to the various issues that had been raised with the application including the building being listed, adjacent to the Church and an active burial ground, lighting, views from the window, parking and opening times. He referred to the need to be sensitive of the residents living nearby and people visiting the church yard. Overall, he felt that the proposal would be of benefit to the village and was broadly supportive of the application.

During the discussion, members expressed their support for the application but felt that an additional condition was required to suitably obscure the window overlooking the church yard.

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

- Details of external lighting to be submitted and agreed prior to commencement
- The windows to the eastern elevation shall be obscure glazed

On being put to the vote the proposal was unanimously supported.

**RESOLVED:** That Planning Application No. 17/03983/FUL be **APPROVED** for the following reason:

01. The proposed change of use would represent an appropriate reuse of the listed building and would not harm the setting of the Grade II\* listed Church. It would provide a community facility within the village and would have an acceptable impact on neighbour amenity, highway safety and parking provision. Accordingly the proposal would accord with Policies EP15, EQ2, EQ3, TA5 and TA6 of the South Somerset Local Plan (2006-2028) and paragraphs 28 and 70 of the National Planning Policy Framework (2012).

**SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. Other than as required by conditions the development hereby permitted shall be carried out in accordance with the following approved plans: FSS-PL-03A; 01A; 02D; 07A; 08A only.

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

03. The use hereby permitted shall not be open to customers outside the following times:  
08.00-18.00, Mondays to Sundays.

Reason: In the interests of residential amenity and in accordance with policy EQ2 of the South Somerset Local Plan.

04. The cycle storage detailed on plan No. FSS-PL-08A, FSS-PL-01A shall be installed prior to the commencement of the use hereby permitted. The approved cycle details shall be retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable transport options in accordance with Policy TA6 of the adopted South Somerset Local Plan (2006 - 2028).

05. No system of public address, loudspeaker, amplifier, relay or other audio equipment shall be operated on any building or otherwise on any part of the subject land.

Reason: In the interests of residential amenity in accordance with Policy TA6 of the adopted South Somerset Local Plan (2006 - 2028).

06. Prior to installation, details of all external lighting shall be submitted and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and shall not be altered without the prior written agreement of the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with Policy TA6 of the adopted South Somerset Local Plan (2006 - 2028).

07. Prior to the commencement of the use hereby permitted, the windows to the eastern elevation shall be obscure glazed in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority. The windows shall be maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with Policy TA6 of the adopted South Somerset Local Plan (2006 - 2028).

**Informatives:**

01. The proposed new refuse store at the side of the courtyard is very restricted in size and therefore limited in the amount of waste that can be kept there. If this proposal is to remain in its present form, great care must be taken to properly manage the storage of refuse on the premises, which may need more frequent collections to be arranged

*(Voting: unanimous in favour)*

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**125. Planning Application: 17/03984/LBC, The Former Sunday School, Sandyhole, Bull Bridge Lane, Merriott (Agenda Item 16)**

***Application Proposal: Alterations and change of use of former Sunday school to café/restaurant (Use class A3) to include removal of 2m of natural stone wall to form pedestrian access and erection of covered walkway. Display of 2 No. fascia signs, 1 No. hanging sign and exterior lighting***

It was proposed and seconded to approve the application as per the Planning Officer's recommendation subject to an additional condition to ensure that details of all external lighting shall be submitted and approved in writing prior to installation. On being put to the vote the proposal was unanimously supported.

**RESOLVED:** That Planning Application No. be 17/03984/LBC be **APPROVED** for the following reason:

01. The proposed works are considered acceptable, and do not adversely affect the character and setting or the historic and architectural interests of the listed building, in accordance with the aims and objectives of saved policies EQ3 And EQ2 of the South Somerset Local Plan 2006 and the provisions of chapter 12 of the National Planning Policy Framework (2012).

**SUBJECT TO THE FOLLOWING:**

01. Notwithstanding the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 this consent shall be deemed to have been implemented in June 2017, as prescribed by Section 8 of the above Act.

Reason: To comply with section 8 of the above Act.

02. Other than as required by conditions the development hereby permitted shall be carried out in accordance with the following approved plans: FSS-PL-03A; 01A; 02D; 07A; 08A only.

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

03. No work shall be carried out in relation to all new services to the kitchen, and WC until full details of the said services including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character of the listed building in accordance with policy EQ3 of the South Somerset Local Plan (2006-2028).

04. No work shall be carried out on site in relation to the removal of any building fabric unless details of any making good of any existing structure abutting any of those to be demolished, have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and

historic interests of the listed building and in accordance with policy EH3 of the South Somerset Local Plan (2006-2028).

- 05. Prior to application to the building, details of the colour of all new external finishes (paint or limewash) shall be agreed in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policy EH3 of the South Somerset Local Plan (2006-2028).

- 06. Prior to their installation, details of the slates (including the submission of samples where appropriate) to be used for the cladding of the lean to illustrated on plan no. FSS-PL-01A shall be submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with policy EH3 of the South Somerset Local Plan (2006-2028).

- 07. Prior to installation, details of all external lighting shall be submitted and approved in writing by the Local Planning Authority. The submitted detail shall include siting, size, colour, finish, attachment and details of all physical intervention into the building. The external lighting shall be installed in accordance with the approved details and shall not be altered without the prior agreement of the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with Policy TA6 of the adopted South Somerset Local Plan (2006 – 2028)

*(Voting: unanimous in favour)*

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Chairman