

# The Regulation Committee

Minutes of a meeting of the Regulation Committee held on Thursday 29 July (Virtual Meeting) at 3pm.

Present:

Cllr J Parham (Chairman)

Cllr J Clarke

Cllr S Coles

Cllr N Hewitt-Cooper

Cllr M Keating

Cllr A Kendall

Cllr N Taylor

The Chair welcomed everyone to the meeting, outlined the meeting procedures, referred to the agenda and papers and highlighted the rules relating to public question time.

## **1 Apologies for Absence** - agenda item 1

Cllr M Caswell

## **2 Declarations of Interest** - agenda item 2

Reference was made to the following personal interests of the members of the Regulation Committee published in the register of members' interests which was available for public inspection via the Committee Clerk:

Cllr J Clarke Member of Mendip District Council

Cllr S Coles Member of Somerset West and Taunton Council

Cllr N Hewitt-Cooper Member of Mendip District Council

Cllr A Kendall Member of South Somerset District Council, Member of Yeovil Town Council

Cllr J Parham Member of Shepton Mallet Town Council

Cllr N Taylor Member of Cheddar Parish Council

### **3 Public Question Time** - Agenda Item 3

- (1) There were no public questions on matters falling within the remit of the Committee that were not on the agenda.
- (2) All other questions or statements received about matters on the agenda were taken at the time the relevant item was considered during the meeting.

### **4 Fiveways School** - Agenda Item 4

- (1) The Committee considered the report of the Service Manager – Planning & Development on this application. The application was submitted by Somerset County Council c/o Mr Mark Collis - Head Teacher Fiveways School.
- (2) The Case Officer, with reference to the report, supporting papers and the use of maps, plans and photographs, outlined the application which sought a single storey extension to school, relocation of bike/bin store, new bike store, additional car parking, reconfiguration of new hard and soft play areas, landscaping and support infrastructure.
- (3) The main issues for consideration were highlighted to the committee, including: the need for development; the potential impacts on the highway; the potential impacts on residential amenity; and car parking provision.
- (4) The Case Officer's presentation further covered: the description of the site; background and planning history of the site; details of the proposal; the environmental impact assessment; consultation responses from external and internal consultees and the public; the development plan, material and planning policy considerations; and a review of the main issues.
- (5) The Committee heard from the following, with their comments/views summarised as shown:
  - (i) Phil Curd, Strategic Manager, SCC - Supporter: who raised a number of points including: that the application relates to the critical and urgent provision of high quality learning and therapy spaces for children with the most complex learning difficulties in South Somerset; that a commitment has been made regarding the implementation of the school travel plan; and the potential to amend the biodiversity management plan condition.
  - (ii) Mark Collis, Headteacher – Supporter: who raised a number of points including: how the development is essential to meet the current and projected demands on the

school; complex and challenging needs; pressure on places and the growth in the number of children attending the school; the schools very specialist education that requires groups of pupils to be supported in multidisciplinary teams with specifically adapted classroom space; and that classes should contain no more than eight pupils with a teacher and four or five teaching assistants.

(iii) Dale Evans, Planning Consultant – Supporter: who raised a number of points including: that the biodiversity management plan would be agreed prior to the development proceeding above slab level; and that construction environment management plan is available in draft format.

(6) The Committee heard from Cllr J Lock, local member, who supported the development but raised concerns regarding the consultation response numbers. Cllr Lock further commented regarding the issue of parking in a residential area; noted the additional planning application for a further classroom; and suggest the travel plan address day visitor parking so as not inconvenience local residents.

(7) The Case Officer responded to the points raised, noting; the additional planning application was outlined in section 2.1.3 of the report; the consultation response applies to the direct responses to the officers report and not the number of people that attended consultation meetings; that the application is supported by an updated school travel plan and proposed additional parking; and that the school was committed to reviewing and monitoring the travel plan.

(8) The Committee proceeded to debate during which members raised matters including: the need for schools to meet the needs of those who have additional educational requirements; trigger points for the BMEP; parking challenges in terms of meeting the needs staff and visitors; establishing a car sharing scheme; additional bicycle spaces; facilities for people in terms of showering to encourage the use of alternative ways to travel to work; specific visitor car park spaces; the addition of electric vehicle charging points and solar panels

(9) Cllr N Hewitt-Cooper, seconded by Cllr S Coles, moved the recommendation.

(10) Accordingly, The Committee **RESOLVED** in respect of Planning Application SCC/3708/2020:

(a) that planning permission be GRANTED subject to the conditions set out in Section 9 of the Officer's report, subject to an amendment to Condition 10 so that the trigger for the BMEP would be 'prior to the development progressing above ground level' (with the exception of badger protection). In addition, the Committee agreed amendments to Condition 14 regarding drainage as detailed by the Planning Officer.

(b) that authority to undertake any minor non-material editing which may be necessary to the wording of these Conditions be delegated to the Service Manager Planning and Development.

(The meeting ended at 4pm)

CHAIR