

Minutes of a Meeting of the Planning Committee - South held in the Council Chamber, Council Offices, Brympton Way, Yeovil BA20 2HT, on Tuesday, 28 May 2024 at 2.00 pm

**Present:**

Cllr Peter Seib (Chair)  
Cllr Tim Kerley (Vice-Chair)

Cllr Mike Best  
Cllr Tom Power  
Cllr Henry Hobhouse

Cllr Evie Potts-Jones  
Cllr Martin Wale (left 3.15pm)

**In attendance:**

Cllr Tony Lock

**1 Apologies for Absence - Agenda Item 1**

Apologies were received from Councillors Jason Baker, Andy Kendall, Jenny Kenton, Kevin Messenger and Oliver Patrick.

Councillor Emily Pearlstone had been due to substitute for Councillor Jason Baker, however she has also given apologies due to being unwell.

At the start of the meeting Councillor Peter Seib, who was Chair in the absence of Councillor Jason Baker, proposed that Councillor Tim Kerley be Vice-Chair for the duration of the meeting. This was seconded by Councillor Mike Best and unanimously agreed by the committee.

**2 Minutes from the Previous Meeting - Agenda Item 2**

Resolved that the minutes of the Planning Committee - South held on 22<sup>nd</sup> April 2024 be confirmed as a correct record.

**3 Declarations of Interest - Agenda Item 3**

Councillor Martin Wale declared a non-registrable interest regarding Item 8 Planning Application 24/00568/FUL. He would leave the meeting when this item is considered.

#### **4 Public Question Time - Agenda Item 4**

There were no questions from members of the public.

#### **5 Planning Application 21/00311/OUT - Land to the North of Somerton Road, Adj. The White Bungalow, Somerton Road, Langport. - Agenda Item 5**

The Planning Officer presented the application as detailed in the agenda report and explained why the application had been referred back to committee being solely on the basis that the Education Authority had significantly reduced its request for contributions, and therefore considered appropriate that this committee should have the opportunity to review its position.

He then proceeded with the aid of a Powerpoint presentation to highlight key elements of the proposal including:

- Site location.
- An indicative masterplan.
- A reminder that this was an outline application with all matters reserved except access.
- It was noted the Open Spaces Officer had indicated that the open play space would be better sited in the centre of the proposed development rather than in the location shown on the indicative masterplan, and the exact location of the play space would be addressed at the Reserved Matters stage.
- Details of the proposed access.
- The proposal was within the direction of growth in the Local Plan.
- There was approximately a 250m distance kept between the proposed development and Wearne – a distance considered acceptable to prevent coalescence.

He referred to the key considerations being the principle of development, Highway Access, Education Authority reduced contributions from £1,183,007.46 to £410,938.46 and S106 Obligations, and explained:

- The phosphate mitigation proposed and confirmed that this had been approved by Natural England and the Council with this being secured by a s106 agreement.
- Highways had not raised an objection with the travel plan to be secured by a S106 agreement.

- Explained the reasons why the education authority had reduced their contributions and why considered acceptable.

The application was recommended for approval subject to conditions and the prior completion of a section 106 planning obligation as set out in the agenda report.

One member of the public addressed the committee in objection to the application and as the owner of the adjacent white bungalow sought clarification regarding the future use of the nearby recently gated access.

The Applicant then addressed the committee. Some of his comments included:

- Reminded members the application had previously been approved at committee in December 2023 with no material considerations or policy changes since this date.
- Noted the only change had been the reduction of contributions from the Education Authority and explained the reason why this was the case.

In response to the comment made by the member of the public, the Planning Officer confirmed the access adjacent to the white bungalow was currently being used illegally as a short cut to access the Right of Way. It had been gated to stop this happening with discussions now taking place to potentially reroute the pedestrian right of way, although this has not yet been made.

During a short debate members raised slight concern regarding the revised education contributions but overall voiced their support for the application.

It was proposed by Councillor Tim Kerley and seconded by Councillor Henry Hobhouse, to approve the application as per the officer recommendation as set out in the agenda report and subject to Section 106 obligation.

On being put to the vote, the proposal was carried unanimously.

**RESOLVED:**

Members APPROVED the amended Education contribution and subject to a s106 agreement securing the above provisions and conditions to ensure that the development proceeds in a manner that protects public interest while meeting regulatory requirements.

**Resolved:**

That planning application 21/00311/OUT for the outline planning application for up to 100 dwellings, associated open space and infrastructure with all matters reserved

except access at Land To The North Of Somerton Road, Adj The White Bungalow, Somerton Road, Langport, Somerset, be APPROVED subject to:-

The prior completion of a section 106 planning obligation, in a form acceptable to the Council's solicitors, before the decision notice granting planning permission is issued, the said planning permission to cover the following items/issues:

1. Phosphate Mitigation. Requires Abri to be party to the s106 to secure mitigation.
2. The provision of affordable housing requiring a cascade mechanism.
3. Highway infrastructure and works.
4. Education contribution (revised contribution as approved by the Planning South Committee on 28<sup>th</sup> May 2024)
5. Travel Plan
6. Management of Public Open Space
7. NHS Contributions

(voting: unanimous)

**6 Planning Application 24/00418/FUL - Land Adjacent Orchard Cottage, Snag Lane, Wincanton BA9 9RB - Agenda Item 6**

The Planning Officer presented the application as detailed in the agenda report and with the aid of a Powerpoint presentation highlighted key elements of the proposal including:

- Site location.
- Proposed plans and elevations.
- The mobile home and shed to be removed as part of the application, with the workshop to be retained.

He referred to the key consideration being the principle of development which is considered to be beyond the A303 and outside of the established Wincanton settlement boundary. He referred to the Wincanton Neighbourhood Plan and concluded that the application does not accord to policy and that the benefits do not outweigh the harm caused.

The application was recommended for refusal for the reasons as set out in the agenda report.

Two members of the public addressed the committee in support of the application and as the Architect and Applicant some of their comments included:

- Explained the reason of the proposed layout and process taken to establish the design.
- Highlighted the functional aspect of the application to serve the short- and long-term health needs of the applicant.
- Explained the reason for the application and its site location being easily accessible to Wincanton without the need or use of a car.

The Agent then addressed the committee. Some of her comments included:

- Acknowledged the site was located the other side of the A303, however believe the site was very accessible to Wincanton either by foot or bicycle and in very comfortable walking distance to the town centre and its facilities.
- Design is of high quality and in character of the site and will serve the applicants need.
- No adverse impact on amenity, biodiversity, or highway safety with access statement acceptable in transport terms.
- Snag Lane is a no through road and very lightly trafficked and safe to walk.
- Residents would not be reliant on the car as there are ample opportunities to travel by sustainable means in line with the NPPF.
- Application has strong local support.

The Planning Officer responded on points of detail and technical questions raised by members including:

- Given the application was sited in an unsustainable location this outweighs the provision of a single dwelling.
- Appreciate the proximity of the town centre of Wincanton, however, believes the A303 forms a strong boundary and as outlined in the Wincanton town plan does not want to encourage further development.
- All the mature boundary trees will be retained, there are no protected trees on the site.

During debate members raised comments which included:

- Felt the application was in a stainable location and was a quick and easy access into the town centre.
- Would help towards the housing needs of Wincanton.
- Appreciate the concerns of the Planning officer but felt Snag Lane being a very small quiet no through road would not allow for further development.
- Consider the building to be of good design for now and future use.

During the discussion the majority of members expressed their support of the application and sought clarification from the Planning Officer regarding the conditions to be imposed should they be minded to approve the application.

The Planning Officer advised that standard conditions would apply and would include:

- Time limit of three years.
- Approved Plans.
- Details of external materials to be submitted.
- Removal of permitted development rights.
- Recommendations and Enhancements as outlined within submitted Ecology survey.
- Lighting scheme.
- Tree protection.

Following a further discussion members voiced their support of the conditions and agreed the following reason to approve the application as read out by the Planning Officer:

‘The proposal is considered to represent an acceptable form of development that respects the character and appearance of the area and causes no demonstrable harm to residential amenity, ecology or the local highways network in accordance with the aims of policies SD1, EQ2, EQ4, TA5 and TA6 of the Local Plan and the objectives of the NPPF 2023’,

It was then proposed by Councillor Tom Power and seconded by Councillor Martin Wale that the application be approved, contrary to the officer’s recommendation, for the reason as previously stated by the Planning Officer along with conditions.

On being put to the vote, the proposal was carried unanimously.

**Resolved:**

That planning application 24/00418/FUL for the erection of a self-build dwelling at Land Adjacent Orchard Cottage, Snag Lane, Wincanton, Somerset, BA9 9RB be APPROVED contrary to the officer recommendation, for the following reason:

The proposal is considered to represent an acceptable form of development that respects the character and appearance of the area and causes no demonstrable harm to residential amenity, ecology or the local highways network in accordance with the aims of policies SD1, EQ2, EQ4, TA5 and TA6 of the Local Plan and the objectives of the NPPF 2023.

(voting: unanimous)

**7 Planning Application 23/02540/ADV - Bridge Motors Ltd, Silver Street, Wincanton BA9 9AN - Agenda Item 7**

The Planning Officer presented the application as detailed in the agenda report and with the aid of a Powerpoint presentation highlighted the key elements of the proposal including:

- Site location.
- Proposed plans.
- Confirmed the application site lies just outside the conservation area but given close proximity was considered to be a material consideration.

He referred to the key consideration being the impact on the character and appearance of the conservation area. He explained that following an initial formal objection received from the Conservation officer these revised plans have now been submitted in greyscale and will be externally illuminated along with the inclusion of a small ATM. He confirmed the objection had now been withdrawn although the Conservation officer did suggest there would be still some degree of harm that need to be weighed against the associated benefits of a store in this location.

The application was recommended for approval subject to conditions as set out in the agenda report.

In response to members questions, he confirmed that:

- The store has already been permitted and that this application was solely to seek advertisement consent.
- Confirmed the location of the proposed lighting and that a condition is imposed to ensure illumination of the signs shall only be in operation during store opening hours.

During a short debate members raised slight concern regarding the light pollution, however overall voiced their support for the application.

It was proposed by the Chair and seconded by Councillor Mike Best, to approve the application as per the officer recommendation as set out in the agenda report.

On being put to the vote, the proposal was carried unanimously.

**Resolved:**

That planning application 23/02540/ADV for the Installation of 1No. externally illuminated Fascia sign and 4No. other non-illuminated signs to include Window

Vinyl's, ACM Panels, Poster Cases and Car Park Sign at Bridge Motors Ltd, Silver Street, Wincanton, BA9 9AN be APPROVED as per the officer recommendation, for the following reason:

01. The proposal, by reason of its size, scale, materials and illumination, causes no demonstrable harm to visual amenity or public safety, whilst sufficient public benefit has been identified to override the concerns raised by the Conservation Officer in relation to impact on the Conservation Area. Therefore, the proposal is considered to accord with the aims and objectives of Policies SD1, EQ2, EQ3 and TA5 of the South Somerset Local Plan (2006-28), the provisions of the National Planning Policy Framework and the Town and Country Planning (Control of Advertisements) Regulations.

(voting: Unanimous)

**8 Planning Application 24/00568/FUL - Ilford Farm, Ilford Lane, Ilton, Ilminster TA19 9EB - Agenda Item 8**

*(Following his declaration of interest Councillor Martin Wale left the room before consideration of this item).*

The Planning Officer presented the application as detailed in the agenda report and explained the application was referred to committee as the applicant is a member of staff within the planning department.

With the aid of a Powerpoint presentation he proceeded to highlight the key elements of the proposal including:

- Site location.
- Proposed plans.
- Confirmed existing hedgerows and trees on the site would be retained.

He reported that no objections had been received from third party representatives and that the parish council were in support of the application.

He referred to the key considerations being the impact on visual and residential amenity and highways. He concluded the application was acceptable to the character of the surrounding area and that there was no impact on residential amenity or highways.

The application was recommended for approval subject to conditions as set out in the agenda report.



There being no debate it was proposed by Councillor Henry Hobhouse and seconded by Councillor Tim Kerley, to approve the application as per the officer recommendation as set out in the agenda report.

On being put to the vote, the proposal was carried unanimously.

**Resolved:**

That planning application 24/00568/FUL for the erection of storage building for use by existing agricultural small holding at Ilford Farm, Ilford Lane, Ilton, Ilminster TA19 9EB be APPROVED as per the officer recommendation, for the following reason:

- 01. The proposal is considered to represent an acceptable form of development that respects the character of the area and causes no demonstrable harm to residential amenity, ecology, heritage or the highway network in accordance with the aims and objectives of policies SD1, EQ2, EQ3, EQ4, TA5 and TA6 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework 2023.

(voting: unanimous)

**9 Appeal Decisions (for information) - Agenda Item 9**

Members noted the appeal decisions.

**(The meeting ended at 3.22 pm)**

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**CHAIR**