

Minutes of Extra-ordinary Meeting of Long Sutton Parish Council
Held at the Hall on Tuesday 9th February 2016 at 4-45 pm

Present: Councillors, Mr R W Fry (Chairman) Mr T P Shire, Mr P A F Godfrey, Mr J Foy, Mr G Farenden, Mr D R C Agnew and Mr M Turpin. 4 members of the public were in attendance.

Apologies for Absence: Apologies were received from Mr J A Ellerbeck and Mr N E Pomeroy

Public Observations/Question Time: The Chairman invited members of the public to make any statements relevant to the application under consideration.

The applicant's representative commented that a cubic metre for the holding tank is quite a lot and that building regulations on new houses restrict the amount of water used compared to older houses. A resident of Cott House commented that the Non Return Valve can be in operation for long periods of time and have experienced this for a week at a time. The floods of a few years ago had this in operation for most of the time. Cott House did not experience problems before the installation of the valve.

1. Declarations of Interest

There were no declarations of interest.

2. To consider the following Planning Application:

Application No: 15/05701/FUL The conversion of outbuilding for use as an annexe (GR 346764/125247) – Spring Villa, New Street, Long Sutton, Langport, Somerset TA10 9JW amended.

Councillor Shire commented that the sewage was of significant concern especially in respect of the neighbours. He also observed that the proposed double roman roof tiles would be more in keeping with the local area.

The Chairman reminded the meeting of the objections previously expressed to the Planning Department in respect of:

- a) Meeting the definition of an Annexe
- b) Not sympathetic to the adjoining property
- c) History of flooding
- d) Sewage issues

Councillor Agnew felt that the aspect of the proposed roofline should not have a significant effect on the adjoining property. He also expressed concern about the sewage situation.

Councillor Foy expressed concern that the building could easily be separated into an independent property. He recommended a Section 106 agreement be entered into.

The Chairman noted that the site visit demonstrated that there no longer appears to be an issue with surface water flooding to the property.

Councillor Godfrey commented that the revision to the plan does not substantially change the situation that the application does not meet the definition of an Annexe. He suggested, however, that this is really an issue for the Planning Department. The main concern of the Parish Council is that the development should not impact the neighbours, particularly with respect to sewage.

It was also the view of the Chairman that the sewage issue should be the primary concern to the PC. All were in agreement.

Councillor Godfrey suggested that a compromise solution would be to increase the size of the holding tank to provide additional benefit to Cott House. It was agreed that Wessex Water should be the expert authority and they should ensure that the plans for storage/removal of sewage are appropriate for the site.

Following this discussion, it was proposed Councillor Godfrey and seconded Councillor Fry that Long Sutton Parish Council does not object to the grant of planning consent but requests the following conditions:

- a) The Council remains concerned about the known foul water drainage issues and requests that a plan be put forward and approved by Wessex Water to ensure that the development does not negatively impact the residents of Cott House.
- b) A section 106 agreement be imposed to tie the annexe to the main residence.

The resolution was passed unanimously.

The Chairman closed the meeting at 5-20pm