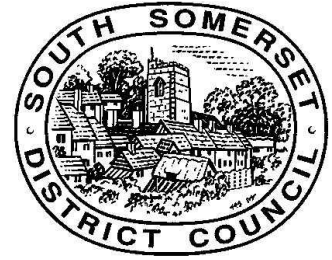


# South Somerset District Council

*Notice of Meeting*



## Area South Committee

*Making a difference where it counts*

**Wednesday 2<sup>nd</sup> July 2014**

**2.00 pm**

**Council Chamber,  
Council Offices,  
Brympton Way,  
Yeovil,  
Somerset. BA20 2HT**

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The public and press are welcome to attend.



Disabled Access is available at this meeting venue.

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Jo Boucher** on Yeovil (01935) 462462  
email: [democracy@southsomerset.gov.uk](mailto:democracy@southsomerset.gov.uk)

This Agenda was issued on Monday 23<sup>rd</sup> June 2014

*Ian Clarke, Assistant Director (Legal & Corporate Services)*



**This information is also available on our  
website: [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)**

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## **Area South Membership**

Cathy Bakewell	Dave Greene	Wes Read
Tim Carroll	Peter Gubbins	David Recardo
John Chainey	Andy Kendall	John Richardson
Tony Fife	Pauline Lock	Gina Seaton
Marcus Fysh	Tony Lock	Peter Seib
Nigel Gage	Ian Martin	
Jon Gleeson	Graham Oakes	

## **South Somerset District Council – Corporate Aims**

**Our key aims are:** (all equal)

- Jobs - We want a strong economy which has low unemployment and thriving businesses
- Environment - We want an attractive environment to live in with increased recycling and lower energy use
- Homes - We want decent housing for our residents that matches their income
- Health and Communities - We want communities that are healthy, self-reliant, and have individuals who are willing to help each other

## **Scrutiny Procedure Rules**

Please note that decisions taken by Area Committees may be "called in" for scrutiny by the Council's Scrutiny Committee prior to implementation. This does not apply to decisions taken on planning applications.

## **Consideration of Planning Applications**

Members of the public are requested to note that consideration of the planning applications will commence immediately after Item 6 at approximately 2.15pm. The public and representatives of Parish/Town Councils will be invited to speak on the individual planning applications at the time they are considered. Anyone wishing to raise matters in relation to other items on the agenda may do so at the time the item is considered.

## **Highways**

A representative from the Area Highways Office will attend Area South Committee quarterly in February, May, August and November from 1.30 pm to answer questions and take comments from Members of the Committee. Alternatively, they can be contacted direct through Somerset Highways direct control centre on 0845 345 9155.

## **Members Questions on Reports prior to the Meeting**

Members of the Committee are requested to contact report authors on points of clarification prior to the Committee meeting.

## **Information for the Public**

The Council has a well-established area committee system and through four area committees seeks to strengthen links between the Council and its local communities, allowing planning and other local issues to be decided at a local level (planning

recommendations outside council policy are referred to the district wide Regulation Committee).

Decisions made by Area Committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as "key decisions". Members of the public can view the council's Executive Forward Plan, either online or at any SSDC council office, to see what executive/key decisions are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

At area committee meetings members of the public are able to:

attend and make verbal or written representations, except where, for example, personal or confidential matters are being discussed;

at the area committee chairman's discretion, members of the public are permitted to speak for up to 3 minutes on agenda items; and

see agenda reports.

Meetings of the Area South Committee are held monthly at 2.00pm on the 1<sup>st</sup> Wednesday of the month in the Council Offices, Brympton Way, Yeovil.

Agendas and minutes of Area Committees are published on the Council's website [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

The Council's Constitution is also on the web site and available for inspection in council offices.

Further information about this Committee can be obtained by contacting the agenda co-ordinator named on the front page.

### **Public Participation at Committees**

This is a summary of the Protocol adopted by the Council and set out in Part 5 of the Council's Constitution.

### **Public Question Time**

The period allowed for participation in this session shall not exceed 15 minutes except with the consent of the chairman of the committee. Each individual speaker shall be restricted to a total of three minutes.

### **Planning Applications**

Comments about planning applications will be dealt with at the time those applications are considered, rather than during the Public Question Time session.

Comments should be confined to additional information or issues, which have not been fully covered in the officer's report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g.

PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the Planning Officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The Planning Officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to 3 minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

Town or Parish Council Spokesperson  
Objectors  
Supporters  
Applicant/Agent  
County Council Division Member  
District Council Ward Member

If a member of the public wishes to speak they must inform the committee administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing. This must be done by completing one of the public participation slips available at the meeting.

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

The same rules in terms of public participation will apply in respect of other agenda items where people wish to speak on that particular item.

### **If a Councillor has declared a Disclosable Pecuniary Interest (DPI) or a personal and prejudicial interest**

In relation to Disclosable Pecuniary Interests, a Councillor is prohibited by law from participating in the discussion about the business on the agenda that relates to this interest and is also required to leave the room whilst the relevant agenda item is being discussed.

Under the new Code of Conduct adopted by this Council in July 2012, a Councillor with a personal and prejudicial interest (which is not also a DPI) will be afforded the same right as a member of the public to speak in relation to the relevant business and may also answer any questions, except that once the Councillor has addressed the Committee the Councillor will leave the room and not return until after the decision has been made.

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# Area South Committee

## Wednesday 2<sup>nd</sup> July 2014

### Agenda

#### *Preliminary Items*

1. To approve as a correct record the minutes of the meeting held on 4<sup>th</sup> June 2014.
2. Apologies for Absence
3. Declarations of Interest

In accordance with the Council's current Code of Conduct (adopted July 2012), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting. A DPI is defined in The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (SI 2012 No. 1464) and Appendix 3 of the Council's Code of Conduct. A personal interest is defined in paragraph 2.8 of the Code and a prejudicial interest is defined in paragraph 2.9. In the interests of complete transparency, Members of the County Council, who are not also members of this committee, are encouraged to declare any interests they may have in any matters being discussed even though they may not be under any obligation to do so under any relevant code of conduct.

#### ***Planning Applications Referred to the District Council's Regulation Committee***

The following members of this Committee are also members of the Council's Regulation Committee:

Cllr Tim Carroll  
Cllr Tony Fife  
Cllr Peter Gubbins  
Cllr Ian Martin  
Cllr Gina Seaton

Where planning applications are referred by this Committee to the Regulation Committee for determination, in accordance with the Council's Code of Practice on Planning, Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

The following members of the Area South Committee are also members of Yeovil Town Council and have declared a personal but non-prejudicial interest in all planning applications where comments have been made by the Town Council:

J Vincent Chainey, Tony Fife, Jon Gleeson, Dave Greene, Peter Gubbins, Andy Kendall, Tony Lock, David Recardo, Wes Read.

#### **4. Public Question Time**

This is a chance for members of the public and representatives of Parish/Town Councils to participate in the meeting by asking questions, making comments and raising matters of concern. Parish/Town Council representatives may also wish to use this opportunity to ask for the District Council's support on any matter of particular concern to their Parish/Town. The public and representatives of Parish/Town Councils will be invited to speak on individual planning applications at the time the applications are considered.

#### **5. Chairman's Announcements**

#### **6. Reports from Representatives on Outside Organisations**

This is an opportunity for Members who represent the Council on outside organisations to report items of interest to the Committee.

	<i>Page Number</i>
<b>7. Planning Applications .....</b>	<b>1</b>
<b>8. 2013/14 Dorcas House Statement of Accounts .....</b>	<b>27</b>
<b>9. Avon and Somerset Policing Update .....</b>	<b>35</b>
<b>10. Enhancement of Yeovil CCTV .....</b>	<b>36</b>
<b>11. Area South Committee Forward Plan.....</b>	<b>40</b>

**Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation.  
This does not apply to decisions taken on planning applications.**

## 7. Planning Applications

The schedule of planning applications is attached.

The inclusion of two stars (\*\*) as part of the Assistant Director (Economy's) recommendation indicates that the application will need to be referred to the Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The Lead Planning Officer, at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to Regulation Committee even if it has not been two starred on the Agenda.

### Human Rights Act 1998 Issues

The determination of the applications which are the subject of reports in this plans list are considered to involve the following human rights issues:-

1. Articles 8: Right to respect for private and family life.

Everyone has the right to respect for his/her private and family life, his/her home and his/her correspondence.

There shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedom of others.

2. The First Protocol

Every natural or legal person is entitled to the peaceful enjoyment of his/her possessions. No one shall be deprived of his possessions except in the public interests and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.

Each report considers in detail the competing rights and interests involved in the application. Having had regard to those matters in the light of the convention rights referred to above, it is considered that the recommendation is in accordance with the law, proportionate and both necessary to protect the rights and freedoms of others and in the public interest.

*Martin Woods, Assistant Director (Economy)  
martin.woods@southsomerset.gov.uk or (01935) 462071*

**Background Papers:** *Individual planning application files referred to in this document are held in the Development Control Department, Brympton Way, Yeovil, BA20 2HT*

## Planning Applications 2<sup>nd</sup> July 2014

Planning Applications will be considered at approximately 2.15 p.m.

### Members to Note:

*The inclusion of asterisks \*\* as part of the Assistant Director (Economy) recommendation indicates that the application will need to be referred to the Regulation Committee if the Area Committee is unwilling to accept that recommendation. The Lead Planning Officer, at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to Regulation Committee even if it has not been two starred on the Agenda.*

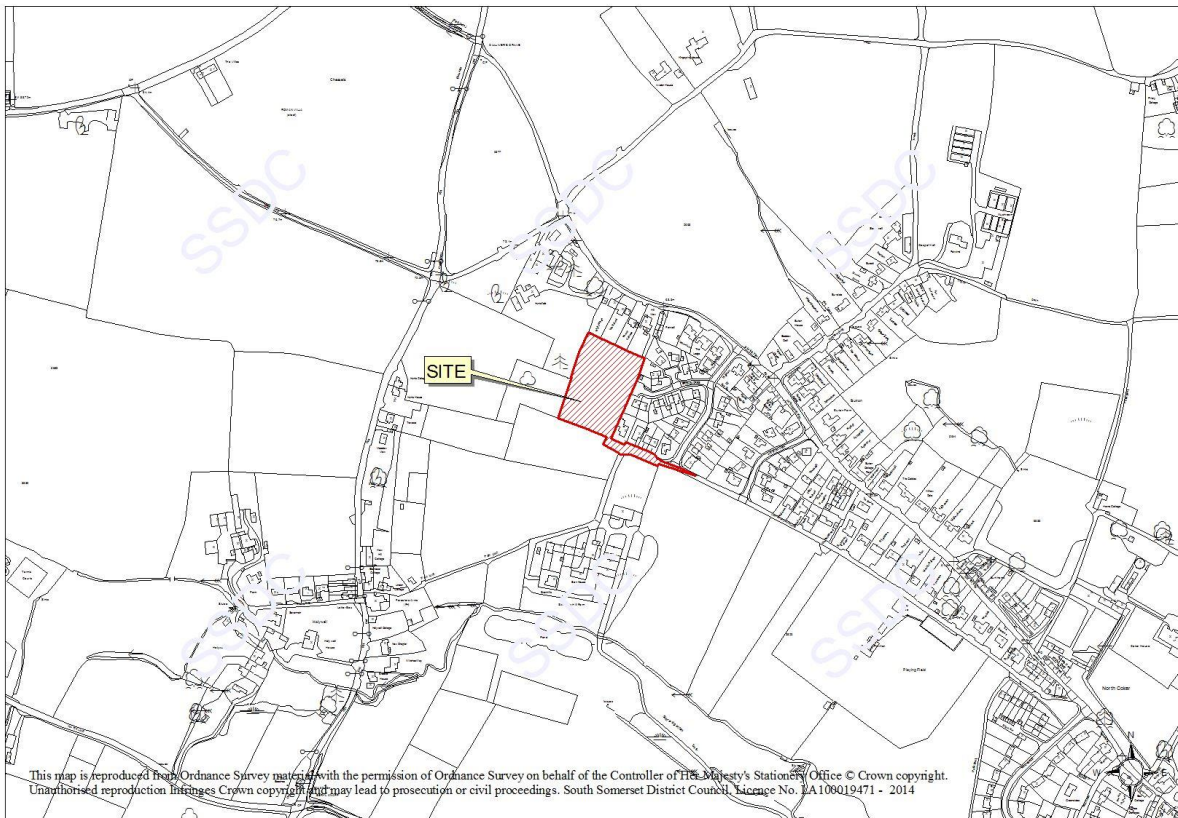
Page	Ward	Application/ Case Officer	Proposal	Address	Applicant
3	Coker	14/1266/OUT Andrew Collins	Residential development, new vehicular access and associated works (GR353196/113461)	Land Adjacent Broadacres East Coker	Avalon Estates Ltd

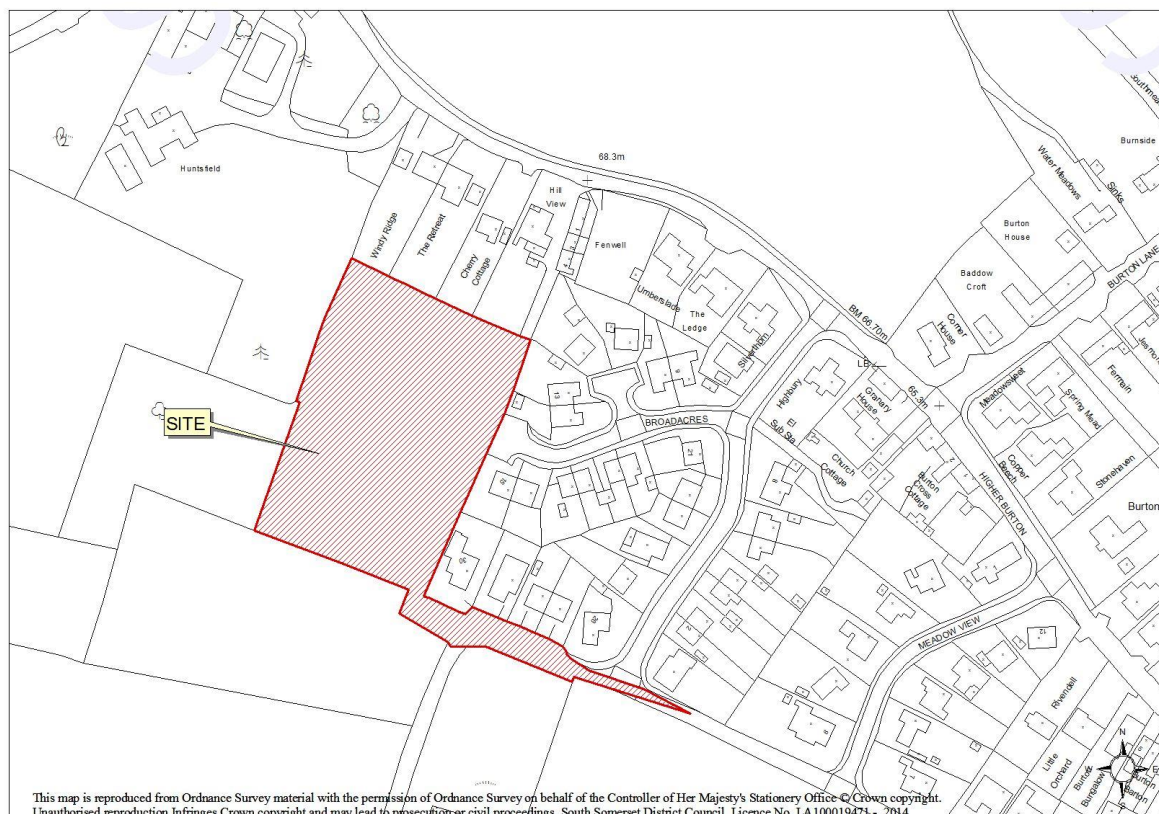


## Officer Report On Planning Application: 14/01266/OUT

<b>Proposal:</b>	Residential development, new vehicular access and associated works (GR 353196/113461)
<b>Site Address:</b>	Land Adjacent Broadacres East Coker
<b>Parish:</b>	East Coker
<b>COKER Ward (SSDC Member)</b>	Cllr G Seaton Cllr Cathy Bakewell
<b>Recommending Case Officer:</b>	Andrew Collins Tel: 01935 462276 Email: andrew.collins@southsomerset.gov.uk
<b>Target date:</b>	1st July 2014
<b>Applicant:</b>	Avalon Estates Ltd
<b>Agent: (no agent if blank)</b>	Boon Brown Planning Motivo Alvington Yeovil Somerset BA20 2FG
<b>Application Type:</b>	Major Dwlg's 10 or more or site 0.5ha+

### UPDATE





### Issues Verbally Updated

Between the original report being written and the Area South Committee meeting 6 additional letters of representation from people already commented were received. These letters were verbally updated at the committee but can be summarised as follows:

- Do not consider that a bank or swale would be sufficient to prevent surface water.
- Errors in relation to the highways comments - the two lane road is technically.
- Broadacres and not Long Furlong Lane. Considers that as main part of the lane is not to be widened there is no room for a walkway and therefore there is a hazard for pedestrians and people riding their horses.
- Questions the Highway Authority's comments by taking the submitted information at face value where there are inaccuracies.
- The site is on Grade 1 agricultural land and the Local Plan Inspector has discussed this at length in the inquiry.
- Questions the comments of the Landscape Architect.
- Previous applications have been refused on the site.
- Questions the land supply / policy issues.
- Highway safety issues along Long Furlong Lane.
- Concerns that whilst a Construction Management Plan is suggested there is still concern over safety and practicality.
- Developing the site could lead to an undesirable precedent and impact upon the landscape.
- Concerns over residential amenity despite being outline application.
- Questions need for dwellings.
- Queries the proposed access into the site.
- Objects to extra traffic.
- Impact upon the badgers.

- Outside development area and East Coker Parish is proposed to take a large amount of development.
- Questions the need for more development especially in considering the Council's stance that it has a 5 year land supply.
- Visual impact of widening the road.

The Planning Policy stance was also verbally updated with the following comments:

*"The Council will be presenting report on the five-year housing land supply position at the District Executive meeting on the 5th June 2014. This report states that the Council can now demonstrate a five-year housing land supply, with appropriate buffer.*

*As Member's are aware, with or without a five-year housing land supply it is important to judge an application on its merits, taking account the impacts and benefits that the scheme provides. In this context the application must be considered in light of the existing Local Plan, the National Planning Policy Framework, and the emerging Local Plan.*

*Members should be aware that the policy framework provided by the extant Local Plan (1991 - 2011) is increasingly out-of-date, with certain policies not in accordance with the National Planning Policy Framework.*

*The proposal is contrary to Policy ST3, however Policy ST3 is not consistent with the NPPF, as it is overly restrictive particularly in light of Paragraphs 54 and 55 of the NPPF, which aim to facilitate appropriate housing to meet local need.*

*Members will also appreciate we are in a period of transition where regard should be had to the emerging Local Plan. The policies within the emerging Local Plan have weight and should be borne in mind, particular where there are concerns as to the out-of-date nature of existing policies.*

*For this proposal reference should be made to emerging Local Plan Policy SS2. Policy SS2 looks to control and limit development, save where it meets identified housing need, particularly affordable housing. Therefore, Members need to consider whether the delivery of seven affordable units out of a scheme of 19 provides a positive benefit to the local area.*

*Policy SS2 is also clear that development will be permitted where it is commensurate with the scale and character of the settlement, delivers on the criteria set out in the Policy, increases sustainability of the settlement, and takes place in settlements which have access to more than two key services. East Coker does have more than two key services, and therefore Members need to consider whether this scheme is commensurate with the scale and character of the settlement.*

*In summary, Members should not overly focus on whether the Council has a five-year land supply or not. It is more important that the impacts and benefits of the scheme are considered appropriately in light of the existing Local Plan, the NPPF and the emerging Local Plan. Particular reference should be made to NPPF Paragraph 14 where it states that where the development plan relevant policies are out of date, there should be a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits."*

At the Area South Committee on 4 June 2014 Members resolved to defer the application for a members site visit. This took place on 19 June 2014.

### Further Information

In addition, 4 further letters received from people already commented not verbally updated at the Area South Committee were received. They raise the following comments:

- Only a small section of road is to be improved when there is no consideration of wider highways impacts.
- Trees near the entrance to the site were removed prior to the application being submitted.
- It appears as if third party land is proposed to gain access.
- Increased flooding in Broadacres and Long Furlong Lane.
- Traffic concerns in relation to existing levels of traffic and proposed increase of traffic from the development.
- The highways comments are not accurate as it is only proposed to improve the road outside 27-29 Broadacres and not Long Furlong Lane.
- Flooding issues.
- There is no need for the new development.
- There would be a significant impact upon residential amenity of 30 Broadacres.
- A resident to the North of the site recently discovered a newt in their garden and consider that Great Crested newts are likely to be on the application site.

### District Ecologist

*"I respond to the recent submission of a photo of a newt in a neighbouring garden to the site.*

*The animal in the photo appears most likely to be a Common Newt, a species that isn't specifically protected and is more commonly found in gardens. It can't be inferred as suggested that the presence on one species of newt increases the likelihood of other species of newt being in the area.*

*I'm satisfied and agree with the recent assessment for Great Crested Newt that concluded they are likely absent from the site."*

### Housing

In relation to affordable housing need, it is confirmed that as of 17 June 2014 the number of applicants who have requested East Coker as their first choice parish is 11; 4 x 1 bedroom, 4 x 2 bedroom and 3 x 3 bedroom.

### Environmental Impact Assessment

The reference made to the Environmental Impact Assessment is incorrect. The site is 0.7 hectares and as such is greater than the 0.5 hectares required for the screening of Schedule 2 sub-section 10b. Subsequently a formal screening opinion has been undertaken under reference 14/02642/EIASS and this concludes that an Environmental Impact Assessment is not required.

### Planning Policy

Following the verbal update detailed above, the District Executive met on 5 June 2014. At this meeting members resolved the following:

1. endorsed the "Five-year Housing Land Supply Paper";
2. endorsed South Somerset District Council's formal position that it can identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against the housing requirement, with appropriate buffer, to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and
3. supported this position being advocated at the Local Plan Examination Hearing Session on the 10th June 2014.

#### Other Aspects

It is proposed to amend condition 03. Drawing 3353/102 shows an indicative road layout on the site. This is not being considered at this moment in time and therefore does not need to be referred to.

### **REPORT AS DETAILED AT AREA SOUTH COMMITTEE ON 4 JUNE 2014.**

#### **Reason for Referral to Committee**

This application for residential development is recommended for approval as the site lies outside of the Development Areas. Accordingly the application is referred to committee to enable the justification for the development to be considered in light of the issues raised locally and to consider whether this constitutes sustainable development.

#### **Site Description and Proposal**

This application seeks outline permission for the erection of up to 19 dwellings with associated access and landscaping. All matters are to be reserved with the exception of access. The site consists of an agricultural field currently empty. The field slopes gently upwards towards the north-western corner and is bounded by a mix of type and features. The Eastern boundary is bounded by mixed timber fences backing onto residential rear gardens, the northern by a mix of fences and hedges also backing onto rear gardens. Along the western boundary is a mix of post and wire fencing, post and rail fencing and a poor hedge. The Southern boundary comprises a mixed species hedge of various quality and type. The site is bounded by a variety of residential properties to the north and east of the site, with open countryside to the south and west.

It is proposed to provide vehicular access to the site through the existing access on the southern boundary from the existing unclassified highway known as Long Furlong Lane. As part of the submitted plans, for consideration the existing road is to be widened and a footpath is created. On the back edge of the proposed footway a native species hedgerow is proposed. At the western end of the lane a shared surface is proposed to enter the site.

Long Furlong Lane continues through 90 degrees by turning south and this serves Skinner's Hill Farm.

An existing access to a paddock will remain to the west of the new road. This goes to third party land outside of the application site.

The indicative layout shows the introduction of new hedgerow planting surrounding the site. The layout shows an area of open space along the eastern boundary. The layout shows a 'C' shaped road ending in a turning area and cul-de-sac.

The application is supported by:

- Design and Access Statement
- Tree Report
- Archaeological Report
- Ecological Survey
- Planning Statement
- Travel Plan
- Transport Assessment
- Various indicative plans

During the course of the application an addendum to the Ecology Report has been received regarding great crested newts. In addition the access has been amended and a detailed native species hedgerow planting scheme has been submitted for the back edge of the new footway.

## **HISTORY**

92/00833/FUL - CONSTRUCTION OF ACCESS ROAD, THE ERECTION OF SIX LOW COST HOUSES AND THE PROVISION OF PARKING FACILITIES - Application Refused - 20/01/1993. Dismissed on appeal.

92/00832/FUL - THE ERECTION OF EIGHT LOW COST HOUSES AND THE PROVISION OF PARKING FACILITIES - Application Refused - 02/07/1992.

91/00934/FUL - THE ERECTION OF TWELVE LOW COST HOUSES AND THE PROVISION OF PARKING FACILITIES - Application Refused - 09/01/1992.

781884 - Outline. Erection of six bungalows and eight dwellinghouses - Application refused - 16/11/78. Appeal Dismissed.

63905/C - Development of land for residential purposes - Refused - 20/12/73. Appeal Dismissed.

63905/B - Development of land for residential purposes - Refused - 8/9/72. Appeal Dismissed.

63905/A - Development of land for residential purposes - Refused - 23/12/69.

63905 - Development of land for residential purposes - Refused - 11/12/69.

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the relevant development plan comprises the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Saved policies of the South Somerset Local Plan (Adopted April 2006):

ST1 - Rural Centres  
ST3 - Development Area  
ST5 - General Principles of Development  
ST6 - The Quality of Development  
ST7 - Public Space  
ST9 - Crime Prevention  
ST10 - Planning Obligations  
EC1 - Protecting the Best and Most Versatile Agricultural Land  
EC3 - Landscape Character  
EC8 - Protected Species  
EU4 - Drainage  
TP1 - New Development and Pedestrian Movement  
TP4 - Road Design  
TP7 - Car Parking  
CR2 - Provision for Outdoor Playing Space and Amenity Space in New Development  
CR4 - Amenity Open Space  
HG7 - Affordable Housing  
EH12 - Areas of High Archaeological Potential and Other Areas of Archaeological Interest.

National Planning Policy Framework  
Chapter 4 - Promoting Sustainable Transport  
Chapter 6 - Delivering a Wide Choice of High Quality Homes  
Chapter 7 - Requiring Good Design  
Chapter 8 - Promoting Healthy Communities  
Chapter 10 - Meeting the Challenge of Climate Change, Flooding and Coastal Change  
Chapter 11 - Conserving and Enhancing the Natural Environment

South Somerset Sustainable Community Strategy  
Goal 3 - Healthy Environments  
Goal 4 - Services and Facilities  
Goal 8 - High Quality Homes

Other Policy Considerations  
Somerset County Council Parking Strategy (March 2012)

### Land Supply

The Council's current position is that it does not have the required 5 year supply of housing land and as such the housing restraint policy (ST3 of the existing Local Plan) is considered to be out of date. At the time of writing this report further work is being carried out on assessing the council's land supply position and members will be provided with a verbal update.

### **CONSULTATIONS**

East Coker Parish Council - *"Following the consultation with local residents, we object strongly to the application.*

*It is an inappropriate site for development, it being the best and most versatile agricultural grade land. The access and egress is a potential danger point with traffic emerging onto a single track lane leading to a busy farm entrance. The entrance to the proposed development, if approved, may facilitate further development to the south.*

*The approach roads to this proposed development are of single lane nature and the*

*number of dwellings proposed on this site can only exacerbate the existing traffic flow problems. It is wrong to assume that all traffic will use Broadacres as an exit route. Recently a section of Long Furlong Lane was closed to traffic for several weeks due to flooding.*

*These approach roads are of an historic and environmentally sensitive nature.*

*The Parish Council is in the process of producing a Neighbourhood Plan and a preliminary report is now being tested. The Housing Headlines show there is a preference to see more affordable homes and that housing suitable for the elderly is in short supply. The houses on this proposed development do not fit this requirement.*

*Immediate neighbours are very concerned at the proximity of the entrance roadway to their boundary with the largest house being just 2 metres from a neighbouring garden fence."*

County Highway Authority - Notes that the site lies outside the defined development area of East Coker, but leaves it up to the LPA to determine whether or not the development accords with the NPPF sustainability criteria. Notes the proposal is to form an improved access and widening on Long Furlong Lane.

Notes that the accompanying Transport Statement has been fully considered and its conclusions are acceptable to the Highway Authority. Consider it would be unreasonable to object to the application on highway safety grounds as it been proved that it is technically possible to improve Long Furlong Lane sufficiently to allow two way traffic to operate and provide appropriate links for pedestrians to and from the site. Conditions are proposed in relation to detailed highways construction, parking and turning, parking spaces, surface water disposal, detailed access requirements, the submission of a Construction Management Plan to detail movements during construction and a condition survey.

SSDC Climate Change Officer - Objects to the outline application as it currently stands because there is not even a broad commitment to installation of renewable energy technologies. Various suggestions are made in relation to the submission of improvements at reserved matters stage.

SSDC Housing Officer - Policy requires 35% affordable housing split 67:33 social rent: intermediate.

On that basis we require 5 units for social rent and 2 units for shared ownership/other intermediate products.

Further discussion would be necessary to assess the property types required based on data from the Housing Register - Homefinder Somerset.

SSDC Environmental Protection Unit - "No comments to make."

SSDC Area Engineer - *"There seem to be two basic concerns relating to flooding:*

- a) Existing flooding problems in Long Furlong Lane.*
- b) Surface water run-off from existing agricultural land onto 15 Broadacres and thence to adjacent properties*

*In respect of Long Furlong Lane the surface water flooding problems here are identified on the EA's surface water flood risk mapping (extract attached). I'm not actually familiar with this particular problem but obviously comments from residents and photographic*



evidence shows that it exists and presumably only affects the highway (rather than flooding of dwellings). Actual cause of this existing problem is uncertain but could be down to poor/damaged drainage systems, assuming some exist here. Just how frequent this problem is I'm not sure (the map shows the 3% risk levels) but as planning authority we need to ensure that it isn't exacerbated by the development proposals.

In this respect I note the following comment in the submitted Planning Statement

4.16 Foul drainage from the site will go into the main sewer. Surface water run-off will be managed on-site by SUDS. Surface water run-off will be attenuated on site to a Greenfield run off rate and discharged to either soakways or a local watercourse. A detailed drainage strategy can be required by a suitably worded pre-commencement planning condition for further consideration at the reserved matters stage.

The strategy here is basically sound and complies with requirements of the NPPF. We will obviously need to see details for approval in due course but the use of soak-aways for roof-water disposal should effectively reduce any surface water run-off from the development site. Disposal of surface water from parking areas/driveways can be dealt with by use of permeable paving systems which can again connect to soakaways and will further reduce surface water run-off from the site. Any public highways within the development would normally require an outfall to existing drainage systems or to a watercourse although this can again be regulated via control systems (tanks, etc.). The overall effect should ensure that there is no increase in surface water drainage towards Long Furlong Lane and in fact it should effectively reduce it. There is however one important issue that the developer needs to resolve and that is to identify an existing drain/watercourse to which the surface water from the highway can be connected. Alternatively he could persuade the highway authority to accept use of soak-aways to deal with highway water although this is not their current policy.

Turning to the surface water run-off affecting 15 Broadacres, etc. we need to perhaps recognise that circumstances this last winter were somewhat exceptional. Having said that, the introduction of soak-aways to deal with roof-water/driveways serving the development should significantly reduce the problems experienced here and road drainage will ultimately drain southwards away from the rear gardens of Broadacres properties.

I note that there is a proposal to include an open space along the Broadacres side of the development and this brings with it an excellent opportunity to create a swale and/or bank feature along this boundary to deal with any residual problems. I think that we should require provision (and maintenance) of such a feature and furthermore it should be in place immediately before the development proceeds as it will serve to deal with drainage problems often encountered during construction stage."

SSDC Planning Policy - Notes that South Somerset does not have a five year land supply at this time and accordingly policy ST3 is considered to be out of date as it relates to residential development. In the absence of this policy the principles for sustainable development are defined by the NPPF.

She notes that North / East Coker have a public house, primary school, shop, bus stop and playing fields. Given the current lack of a 5 year housing supply means there must be significant reasons to object to the scheme. Therefore does not raise a planning policy objection to the principle. Any significant adverse impacts raised by other consultees would need to significantly and demonstrably outweigh the benefits of additional housing.

SSDC Landscape Architect - *"In most instances, I am not supportive of development at the edge of our rural villages, for whilst national planning policy no longer states an intent to protect the countryside for its own sake, recent national guidance re-iterates one of the NPPF core principles that planning should recognise the intrinsic character and beauty of the countryside, to thus place some value on the inherent quality of the countryside.*

*In this instance, the application plot is a small pasture, rectangular in shape, and lined by village-edge housing on two sides, whilst the other two sides are undeveloped, and comprise a mix of garden and small paddocks. It is overlooked by its immediate residential surround, but is otherwise visually unobtrusive. There are long views toward the site, from the raised elevation of the Coker ridge to the south, though it can be noted that from the ridge and its associated rights of way, the plot is not a large component of the view, and it is seen against a backdrop of village house forms.*

*Clearly the proposal will result in an erosion of the countryside - by virtue of domestic expansion into agricultural land. However, the impact goes little beyond that, any change in the local landscape character does not extend far beyond the site bounds, for the site is bounded by other small fields where not abutted by housing, and there are few landscape features affected by the proposal. I would acknowledge that other than site access, this proposal does not impact upon existing landscape features, nor does it extend disproportionately into land of greater visual profile, or the wider field pattern of the agricultural landscape. Hence whilst I have reservations of the principle of such development, I have to acknowledge that the proposal will not create a significant landscape impact, and thus there is no basis to raise a landscape objection."*

SSDC Community, Health and Leisure - Requests the following contributions are sought in line with policies CR2, CR3, ST5 and ST10 of the South Somerset Local Plan, policy HW1 of the emerging local plan and paragraphs 203-206 of the NPPF, on the basis of 19 dwellings

- Local facilities £72,019

This is broken down as such:

Equipped Play Space towards enhancing the play area at East Coker recreation ground - £16,416

Youth Facilities towards the provision of youth facilities at East Coker recreation ground - £3,223

Playing Pitches towards the enhancement or expansion of existing pitches at East Coker recreation ground - £7,573

Changing rooms towards the enhancement of existing changing rooms at East Coker recreation ground - £15,375

Community Halls towards the enhancement of East Coker Village Hall - £29,431

- Strategic facilities £30,658

This is broken down as:

Theatres and art centres towards expanding and enhancing the Octagon theatre, Yeovil - £5,974

Artificial Grass Pitches towards the provision of a third generation AGP in Yeovil - £1534

Swimming Pools towards the development of a centrally based 8 lane district wide competition pool - £7,057

Indoor Tennis Centres towards the provision of a new indoor tennis centre likely within Yeovil Sports Zone - £4,523

Sports Halls towards the development of a centrally based 8 court district wide

competition sports hall in Yeovil or the enhancement of existing sports halls in Yeovil - £11,569

- Commuted sums £17,315

This is broken down as:

Equipped Play Space towards the play area at East Coker recreation ground - £9,482

Youth Facilities towards the provision of youth facilities at East Coker recreation ground - £1,192

Playing Pitches towards the enhancement or expansion of existing pitches at East Coker recreation ground - £5,404

Changing rooms towards the enhancement of existing changing rooms at East Coker recreation ground - £1,237

- Community, Health and Leisure Service administration fee £1,200

This equates per dwelling as being:

- Local facilities £3,790

This is broken down as such:

Equipped Play Space towards enhancing the play area at East Coker recreation ground - £864

Youth Facilities towards the provision of youth facilities at East Coker recreation ground - £170

Playing Pitches towards the enhancement or expansion of existing pitches at East Coker recreation ground - £399

Changing rooms towards the enhancement of existing changing rooms at East Coker recreation ground - £809

Community Halls towards the enhancement of East Coker Village Hall - £1,549

- Strategic Facilities £1,614

This is broken down as such:

Theatres and art centres towards expanding and enhancing the Octagon theatre, Yeovil - £314

Artificial Grass Pitches towards the provision of a third generation AGP in Yeovil - £81

Swimming Pools towards the development of a centrally based 8 lane district wide competition pool - £371

Indoor Tennis Centres towards the provision of a new indoor tennis centre likely within Yeovil Sports Zone - £238

Sports Halls towards the development of a centrally based 8 court district wide competition sports hall in Yeovil or the enhancement of existing sports halls in Yeovil - £609

- Commuted sums £911

This is broken down as such:

Equipped Play Space towards the play area at East Coker recreation ground - £499

Youth Facilities towards the provision of youth facilities at East Coker recreation ground - £63

Playing Pitches towards the enhancement or expansion of existing pitches at East Coker recreation ground - £284

Changing rooms towards the enhancement of existing changing rooms at East Coker recreation ground - £65

- Community, Health and Leisure Service administration fee £63

SDDC Ecologist - He initially commented that notes the Ecological Appraisal. A pond lies about 250m to the south of the site and there is a record of great crested newts within 2km. He required that a further assessment is undertaken and this be subject to a condition. On the basis of the addendum is satisfied with the findings.

Agrees with the submitted appraisal that there is a risk of slow worms on the site and recommends that a method statement in dealing with them is conditioned.

There are signs of badger activity on site and a possible outlier sett was noted. On this basis an informative is proposed.

SCC Archaeology - *"An archaeological evaluation has taken place on this site that revealed reasonably significant archaeological remains relating to Roman period settlement. At present I am still waiting for the report on the trenching but from the information I gained from visiting the investigation I can advise that further excavation will be required."*

*For this reason I recommend that the developer be required to archaeologically excavate the heritage asset and provide a report on any discoveries made as indicated in the National Planning Policy Framework (Paragraph 141). This should be secured by the use of model condition 55 attached to any permission granted.*

*'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.'*

Avon and Somerset Constabulary Architectural Liaison - Has no objection. Requests that at the appropriate time consideration is given to provide gable end windows to allow surveillance of the parking spaces to meet 'Secure by Design' requirements.

SCC Education - *"A development of this size would give rise to the need for four primary school places. We know from work done by your Local Plan Team that we will come under increasing pressure in and around Yeovil as a result of new development; and this is on top of rising rolls through increases in the birth rate. However, the school currently has some 20 places available and will not be oversubscribed until about 2016. Under the circumstances, I think I will probably need to let this one go."*

Wessex Water - New water supply and waste water connections will be required from Wessex Water to serve this development. Separate systems will be required as surface water connections will not be permitted to the foul sewer system.

No comments have been received from the SDDC Area Development Manager (South), County Rights of Way, Tree Officer and Somerset Waste Partnership.

## **REPRESENTATIONS**

34 letters of objection have been received.  
Objections were raised on the following grounds:

Principle of Development:

- Amount of development is not justified.
- Questions if there is a need for more houses in East Coker.

- The site is outside of the development area.
- The site is close to other large development sites and more development is not needed.
- Lack of information proposed.
- The shop is only open half days and not meet the needs of the population.
- Development on this site has been refused before.
- Consider that the indicative plans are not low density and indicative individual plot sizes are unfavourable.
- Does not comply with Policy ST3, PPS1 or PPS3.
- The school and pre-school are over-subscribed.
- Questions the 5 Year land supply.
- Currently in preparation is the East Coker Neighbourhood Plan and this would development would affect this.
- Applications have been refused in the past on the site and dismissed on appeal.
- The loss of Grade I agricultural land which is contrary to Paragraph 112 of the NPPF.
- The lack of a 5 Year land supply does not take into account the Yeovil Urban Extension.
- This appears to be an attempt to swallow up East Coker and not be a separate settlement to Yeovil.
- Questions need with a number of vacant and unsold new build properties.

#### Highways:

- Amount of traffic using site.
- Narrow lanes surrounding East Coker.
- Water pipes damaged in past in Long Furlong Lane, with increased weight from delivery vehicles what will happen?
- Access unsuitable and potentially dangerous.
- Already roads at saturation point at peak times.
- Increased traffic using Broadacres estate.
- There is limited availability to accommodate bicycles in the surrounding area.
- Long Furlong Lane is a narrow country lane with few passing places and only part of it is to be improved.
- Long Furlong Lane is well used and serves the playing fields and pre-school.
- There are many users of the lane including young families, horses and walkers who would be put at risk.
- The new access to the site would be a hazard to neighbour's property.
- There are a lot of stables nearby with associated equestrian traffic on the roads. The development would be a danger to these uses.
- Long Furlong Lane is very narrow and vision is limited when accessing the lane.
- The country lanes in the village are mostly within pavements and were not designed to take large traffic flows.
- The access is extremely constricted and looks as if traffic flow will be compromised causing delay and frustration.
- Questions if emergency vehicles can enter the site.
- Skinner's Hill Farm has an equestrian stables and the safety to horses is a key issue.
- Traffic would have to drive over new kerb to get to the Skinner's Hill Farm
- There have been accidents on the junction with the A30 at the Whitepost Garage and in Higher Burton

#### Residential Amenity:

- Neighbour owns adjoining land with an existing entrance opposite. The existing lane is already very busy and the existing farm gate opens outwards and this would block access to the site for horseboxes, trailers etc entering / exiting neighbour's site.

- The loss of more open countryside and the sunsets that neighbours currently enjoy
- 7 out of 11 windows in existing dwelling face the application site and existing property will be severely impact upon.
- Concerns about overlooking of existing dwelling.
- The majority of living areas are to the rear / South to make the most of sun and the outlook this would be affected.
- Loss of privacy and overlooking from the access road.
- Increase level of noise and disturbance with traffic noise and fumes.
- Refers to relevant articles of the Human Rights Act.
- Concerns about overlooking, siting and design of the development. Overbearing also an issue.
- Loss of views.
- There will be a lot of noise during construction.
- A more logical assess is via the turning head in Broadacres and would result in less impact.
- There would be a detrimental impact upon residential amenity.

#### Visual Amenity:

- Trees were recently removed before the application was submitted.
- Could set an undesirable precedent.
- There are trees in close proximity of the boundary that have not been identified.
- The site was previously designated as a 'Special Landscape Area' and see no reason why this should change.
- Need to avoid town cramming.
- There would be light pollution and with street lamps a loss of a dark skies area.
- Infilling could adversely affect the character of the area.
- Development on this site would be visually intrusive and detract from the open countryside.

#### Flooding:

- Long Furlong Lane has flooded in past for weeks at a time.
- Proposal could increase flooding - Gardens were flooded by water running off the fields and if tarmacked it would make matters worse.
- Increased flooding has undermined the steep banks of the narrow lanes.

#### Other Matters:

- Concerns over drainage and sewage systems.
- Effect upon badger population and if disturbed could move to gardens and cause problems with holes.
- Facts in relation to distance to train station, width of roads and other details in the transport assessment are not accurate and there is no dedicated bus service.
- Concerns over electricity supply as have been power cuts in the past.
- Impact upon wildlife.
- Impact upon Yeovil Hospital, local GP practices, dentists and schools.
- Lack of employment for new occupants.
- No public consultation took place except briefly with the Parish Council.
- There is a history of archaeological finds in the near vicinity of this site.
- Water meters are installed in Long Furlong Lane and it is not sure how these will be relocated.
- On examining average house prices does not consider that the proposal would result in affordable housing.
- Question over land ownership.

## APPLICANT'S CASE

In the conclusion of the Planning Statement it is stated that:

*"7.1 The application site comprises suitable housing land in a sustainable location that is immediately available, deliverable and viable for housing development to help address the current identified shortfall in the five-year supply of deliverable housing sites within the District.*

*7.2 This proposed development represents an exciting opportunity to bring the application site into active residential use providing a range of housing opportunities in a sensitive and well-designed manner.*

*7.3 The detailed access proposals and associated highway works will have no detrimental impact upon highway safety. All other matters relating to appearance, landscaping, layout and scale (and other issues as referred to within this statement) can be addressed at the reserved matters stage.*

*7.4 It has been comprehensively demonstrated by this planning statement, and other supporting documents, that the proposal complies with all relevant policies of the Development Plan, national planning policy and, is supported by material planning considerations. Accordingly it is respectfully contended that planning permission ought to be granted in accordance with the presumption in favour of sustainable development established by the NPPF."*

## CONSIDERATIONS

The main areas of consideration are considered to be:

- Principle of Development
- Loss of Agricultural Land
- Flooding and Drainage
- Highways
- Visual Amenity and Density
- Residential Amenity
- Archaeology
- Ecology
- Planning Obligations
- Infrastructure and Facilities

### Principle of Development

It is accepted that the site is located outside the defined development area of East Coker, where residential development is normally strictly controlled by local and national planning policies. In February 2014 the Council's District Executive confirmed that South Somerset did not have a 5 year land supply. Whilst this does have an impact upon the council's ability to influence the shape and direction of growth it is very important for members to be aware that the ability to demonstrate the required land supply is only one consideration when assessing the suitability of an application. The National Policy Framework makes it very clear that there is a presumption in favour of sustainable development and emphasises that proposals for sustainable development should be approved without delay. The term 'sustainable' is clearly very subjective however it is important for local authorities to be able to provide clear and robust planning reasons should they decide not to support planning applications.

The site is outside, but adjacent to current settlement boundaries and could be acceptable in principle for residential development subject to there being no other significant objections on other grounds. The development areas were drawn around the larger villages and settlements that were considered to be sustainable locations where development was seen as acceptable in principle. In addition North / East Coker have the facilities to be a sustainable location including primary school, shop, public house and playing fields / facilities.

The NPPF states that permission should be granted unless any adverse impacts of so doing would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole or where specific policies in the Framework indicate development should be restricted (NPPF para 37). This means that normal development management criteria will continue to apply in terms of landscape, historic environment, access, flooding, environmental damage, amenity etc. There is no automatic assumption that sites will be approved or refused. Therefore all considerations needs to be carefully considered and assessed as to whether the proposal is sustainable development as defined by the 3 criteria in the NPPF.

It is noted from the planning history that there have been a number of applications for residential development in the past. The most recent application in 1992 also went to appeal. Since then there has been a different planning regime and therefore this decision can only be given limited weight. Application 921823 was for the erection of 6 low cost houses. This was refused for 6 reasons on the basis of principle, impact upon countryside, the increased use of lanes, archaeology with no survey being undertaken, setting an undesirable precedent and no support from the community for the low cost houses. In relation to this application the Landscape Architect and Highway Authority do not raise an objection and the County Archaeologist requires a condition regarding further works.

#### Loss of Agricultural Land

It has been confirmed that the site is on Grade I agricultural land. The NPPF states that the LPA needs to take into account the economic and other benefits of the best and most versatile agricultural land and where significant development is necessary poorer quality shall be used in a preference to higher quality. The agent has stated that the site (0.7 hectares) is a small field and is not part of a wider farm holding operated on commercial purposes. It is considered that other positive benefits outweigh the use of this land. In addition it is not considered that this development is 'significant' as detailed in the NPPF. Therefore this proposal is considered to comply with Policy EC1 and the NPPF.

#### Flooding and Drainage

The SSDC Area Engineer has carefully considered the potential flooding impacts of the development and the proposed surface water drainage scheme. He is content with the principle of the scheme. It is important that the proposal does not exacerbate existing situations in Long Furlong Lane and it is noted that foul and surface water drainage would be managed on site. In relation to surface water run off there is scope to provide a swale / bank in the area of open space to control any run off. The site is located within the Environment Agency flood zone 1 and is therefore not considered to be an area at risk of flooding. Therefore, notwithstanding the concerns of the parish council and neighbouring occupiers, and subject to the imposition of suitable conditions on any permission issued, it is considered that the proposed development would not increase the risk of flooding to existing properties in accordance with the aims and objectives of the NPPF and the local plan. Wessex Water has commented that there is adequate supply in the area and this can be dealt with at reserved matters stage. The drainage



proposals are considered to be adequate subject to a condition to secure further details.

### Highways

A large number of concerns have been raised by neighbouring occupiers, and the Parish Council regarding the potential impact of the proposed development on the surrounding highway network. In particular concern has been raised about the volume of traffic the scheme will generate and the various impacts this extra traffic will have. The county highway authority was consulted as to these impacts and all highway aspects relating to the development. They have assessed the impact of the proposal including the submitted transport assessment. They have concluded that there is no traffic impact grounds for a recommendation of refusal, subject to the imposition of certain conditions on any permission issued.

Accordingly, whilst local concerns are noted, it is considered that the proposed access arrangements and local highway network are capable of accommodating the traffic generated by the development without detriment to highways safety. As such the proposal complies with saved policies ST5, TP1 and TP4 of the local plan.

This is an outline application with only the access being considered. Therefore whilst indicative plans show 19 dwellings a subsequent application could result in a much greater number. In consultation with the highways authority it is noted that the maximum number of dwellings that can be accommodated over a shared surface is 20. Therefore whilst 19 dwellings are indicated it is considered reasonable to restrict the maximum number to 20.

Parking provision and other matters of detail (footpaths etc. on the site) would be assessed at the reserved matter stage and need not be conditioned at this stage as requested by the highways officer. A condition suggested regarding a survey of the existing public highway is not considered to be relevant to the planning application.

### Visual Amenity and Density

Concerns have been raised by neighbouring occupiers regarding the impact of the proposal on the character of the area and the wider landscape character. The SSDC Landscape Architect was consulted as to the visual impacts of the scheme. He noted that the application site there were long views towards the site from Coker ridge to the South, but the site is not a strong component of this view and is seen against a backdrop of village house forms.

The visual impact does not extend beyond the site bounds and is bounded by small fields. Therefore there is little impact beyond the principle of the development. Landscape features are not affected save for the access and any development would not be unduly prominent on the wider landscape. In assessing the character of development it is also considered that the proposal results in a rounding off of the existing development.

On this basis, and subject to the agreement of a suitable design and appropriate landscaping measures at the reserved matter stage, it is considered that the proposal complies with saved policies ST5, ST6 and EC3 and would not have such a harmful impact that permission should be withheld on the grounds of visual amenity. The various concerns of the neighbouring occupiers regarding the impact of any development on the visual amenity of the area have been considered but are not considered to outweigh the conclusions of the SSDC Landscape Architect as to the visual impacts of the scheme.

The indicative plans show 19 dwellings with a total site area of 0.68 hectares. This gives a site wide density of 28 dwellings per hectare. In considering this location on the edge of the village this is considered to be appropriate. This is an outline application with all matters reserved save for access. It has been detailed on the application form and in the indicative plans that 19 dwellings are proposed. However a reserved matters application could be submitted with a much greater number of dwellings. Under the highway authority's requirements a shared access cannot accommodate more than 20. The indicative layout is generally appropriate and the shared surface plays down the visual aspect of the proposals. Also due to the design, nature and scale of development and the density of the proposals and the highway requirements due to highway safety a restriction to 20 dwellings is considered appropriate.

### Residential Amenity

The occupiers of a chalet bungalow at 30 Broadacres have raised a specific concern regarding the impact of the proposed new access on their residential amenity. Their property is sited to the east of the proposed new access into the site from Long Furlong Lane and the proposed access is to go round 2 sides of their property. They are concerned about the potential for disturbance to their property from the traffic using the new access, through disturbance as the application site is higher than the neighbouring property. Also they consider that their private amenity area would be overlooked. The indicative plans show landscaping on the boundary with Broadacres and this can be conditioned as part of any reserved matters application. However, whilst it will undoubtedly have some impact on their residential amenity, it is not considered that the impact would be significant enough to warrant refusal of the scheme.

Concerns have been raised by the occupiers of properties in Broadacres and Higher Burton regarding the potential impacts of the development on their residential amenity by way of overlooking and overbearing. However, subject to the consideration of the layout at reserved matters stage it is not considered that the development of this site would give rise to any overlooking or loss of light and privacy to any existing residents in these areas.

It can therefore be concluded that the proposed dwellings could be developed in a way that would not cause demonstrable harm to the residential amenity of adjoining occupiers in accordance with policy ST6 of the South Somerset Local Plan.

### Archaeology

The county archaeologist was consulted as to the impacts of the development on any archaeology in the area. Survey work has been undertaken on site and there could be reasonably significant archaeological remains relating to a Roman period settlement. The report on the trenching is still awaited but the County Archaeologist visited the site during works and further excavation is required. As such they recommended that the developer be required to archaeologically excavate the heritage asset and provide a report as to any discoveries in accordance with the NPPF. They suggested that this can be achieved through the imposition of a suitable condition on any permission issued.

It is therefore considered that, although there are archaeological remains on the site, they should not constrain the proposed development subject to a suitable programme of archaeological work being carried out by the developer in accordance with aims and objectives of the NPPF and policy EH12 of the South Somerset Local Plan.

## Ecology

A large number of concerns were submitted by neighbouring occupiers in relation to the impact of the proposal on local ecology. In addition to the Ecology Report, an addendum to the Ecology Report has been submitted regarding great crested newts. The SSDC Ecologist has assessed all reports. He supports the findings of the submitted ecological reports and does not raise any concerns regarding the principle of the development subject to a condition regarding slow worms and an informative regarding badgers. As such the proposal is considered not to have an impact on local ecology or protected species significant enough to warrant refusal of the scheme in accordance with policy EC8 of the South Somerset Local Plan and the aims and objectives of the NPPF.

## Planning Obligations

- Sport, Art and Leisure - a contribution of £121,192 (£6,379 per dwelling) is sought towards the increased demand for outdoor playing space, sport and recreation facilities.
- Affordable Housing - whilst the housing officer requests 7 affordable houses this is an outline application with all matters reserved. The application seeks permission for 19 houses, however the actual number would be finalised at the reserved matters stage. At this point the S106 agreement should oblige the developer to provide at least 35% of the dwellings as affordable with a tenure split of 67:33 in favour of rented accommodation over shared ownership / other intermediate products.
- A monitoring fee of 20% of the application fee is sought.

Accordingly, should the application be approved a Section 106 agreement will be necessary to:-

- Secure the agreed contribution towards strategic and local outdoor playing space, sport and recreation facilities.
- Ensure that 35% of the dwellings units are affordable and remain so in perpetuity.
- Secure the agreed monitoring fee.

Subject to the applicant agreeing to these obligations the proposal would comply with saved policies ST5, ST10, CR2 and HG7 of the local plan.

## Infrastructure and Facilities

A number of concerns have been raised regarding whether East / North Coker have the necessary infrastructure and facilities to cope with the proposed development. However such concerns are not supported by technical consultees or service providers. No service supply issues (e.g. education, healthcare etc.) have been identified in East / North Coker by the local plan process. Indeed no critical infrastructure issues relevant to this development are identified by the Council's Report on Infrastructure Planning in South Somerset.

## EIA

The requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 have been considered. Whilst a major application the proposals do not fall under either Schedule 1 or 2 development and as such a screening

and scoping assessment was not required. Also in considering the constraints of the site and the information provided it is not considered that an environmental statement is required for the purposes of environmental impact assessment.

### Other Matters

Concern has been raised over the application access encroaching upon land owned by 30 Broadacres. In this regard the agent has provided Land Registry details to show that the land falls within land controlled by the Highways Authority. The relevant certificates have been served upon the Highways Authority and 2 other 3rd parties.

The SSDC Climate Change Mitigation officer raised an objection to the scheme on the grounds that there is no comment on the provision for renewable energy generation equipment or how code for sustainable homes level four will be met. Whilst his comments are noted it is considered that these issues represent detailed design matters with regard to orientation and south facing roof slopes that are best dealt with at the reserved matters stage. It is noted that there is no current Local Plan or NPPF policy in relation to renewable energy generation with the main legislation coming within the building regulations.

Neighbours have raised a concern regarding the loss of outlook from their properties and potential devaluing. However, subject to achieving a satisfactory design and layout at the reserved matters stage, there is no reason to assume that the resident's outlook will be unacceptably affected and in this instance any effect on property values is not a material consideration to which significant weight can be given.

### Conclusion

On the basis of the above, notwithstanding the various objections from the parish council and neighbouring occupiers in relation to principle, it is considered that the principle of the sustainable residential development of this site is acceptable and the application therefore falls to be determined on the basis of its impacts. It is considered that the proposal would not set any kind of undesirable precedent. All other matters regarding the principle of the development raised by the parish council and neighbouring occupiers have been considered, but are not considered to outweigh the considerations outlined above.

Notwithstanding the council's current housing supply position, the site's location adjacent to the settlement limits of North / East Coker and the facilities and services within the village, it is considered that, in principle, it is a sustainable location for development. In addition this proposal results in a rounding off of the development. No adverse impacts on the landscape, ecology, drainage, residential amenity or highway safety have been identified that justify withholding outline planning permission and all matters of detail would be adequately assessed at the reserved matters stage or by the agreement of details required by condition. The applicant has agreed to pay the appropriate contributions.

Therefore, notwithstanding the various concerns raised, the proposed development is considered to be in accordance with policies ST1, ST3, ST5, ST6, ST7, ST9, ST10, EC3, EC8, EU4, TP1, TP2, TP4, TP7, CR2, CR4, EH12 and HG7 of the South Somerset Local Plan and the aims and provisions of the NPPF. As such the application is recommended for approval.

## **RECOMMENDATION:**

That application reference 14/01266/OUT be approved subject to:-

a) The prior completion of a section 106 agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to:-

1) Secure a contribution of £6,379 per dwelling towards the increased demand for outdoor playing space, sport and recreation facilities to the satisfaction of the Assistant Director (Wellbeing) as detailed below.

- Local facilities £3,790

Equipped Play Space towards enhancing the play area at East Coker recreation ground - £864

Youth Facilities towards the provision of youth facilities at East Coker recreation ground - £170

Playing Pitches towards the enhancement or expansion of existing pitches at East Coker recreation ground - £399

Changing rooms towards the enhancement of existing changing rooms at East Coker recreation ground - £809

Community Halls towards the enhancement of East Coker Village Hall - £1,549

- Strategic Facilities £1,614

Theatres and art centres towards expanding and enhancing the Octagon theatre, Yeovil - £314

Artificial Grass Pitches towards the provision of a third generation AGP in Yeovil - £81

Swimming Pools towards the development of a centrally based 8 lane district wide competition pool - £371

Indoor Tennis Centres towards the provision of a new indoor tennis centre likely within Yeovil Sports Zone - £238

Sports Halls towards the development of a centrally based 8 court district wide competition sports hall in Yeovil or the enhancement of existing sports halls in Yeovil - £609

- Commuted sums £911

Equipped Play Space towards the play area at East Coker recreation ground - £499

Youth Facilities towards the provision of youth facilities at East Coker recreation ground - £63

Playing Pitches towards the enhancement or expansion of existing pitches at East Coker recreation ground - £284

Changing rooms towards the enhancement of existing changing rooms at East Coker recreation ground - £65

- Community, Health and Leisure Service administration fee £63

2) Ensure at least 35% of the dwellings (approved at reserved matters stage) are affordable with a tenure split of 67:33 in favour of rented accommodation over other intermediate types, to the satisfaction of the Corporate Strategic Housing Manager.

This (for example 19 or 20 units) results in 5 units for social rent and 2 units for shared ownership / other intermediate types.

3) Provide for a S.106 monitoring fee based on 20% of the outline application fee.

b) The following conditions:

01. Notwithstanding the local concerns, the provision of up to 20 dwellings in this sustainable location would contribute to the council's housing supply without demonstrable harm to archaeology, residential amenity, highway safety, ecology or visual amenity, and without compromising the provision of services and facilities in the settlement. As such the scheme is considered to comply with the saved policies ST1, ST3, ST5, ST6, ST7, ST9, ST10, EC3, EC8, EU4, TP1, TP2, TP4, TP7, CR2, CR4, EH12 and HG7 of the South Somerset Local Plan and the aims and objectives of the NPPF.

**SUBJECT TO THE FOLLOWING:**

01. Details of the appearance, landscaping, layout and scale (herein after called the "reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development shall begin no later than 3 years from the date of this permission or not later than 2 years from the approval of the last "reserved matters" to be approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. The development hereby permitted shall be carried out in accordance with the following approved plans: 3353/003 and 3353/102 received 19 March 2014, amended drawing 14005/T03B received 22 April 2014 and drawing 3353/004 received 6 May 2014.

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

04. The landscaping/planting scheme shown on the submitted plan 3353/004 shall be completely carried out within the first available planting season from the date of commencement of the development.

For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition to the satisfaction of the Local Planning Authority and any trees or shrubs that cease to grow, shall be replaced by trees or shrubs of similar size and species or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with saved Policy EC3 of the South Somerset Local Plan.

05. No works shall be undertaken unless 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 interest of archaeology in accordance with saved Policy EH12 of the South Somerset Local Plan.

06. No works shall be undertaken (including any ground works or site clearance) unless a method statement detailing measures to avoid harm to slow worms, has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and timing of the method statement, unless otherwise approved in writing by the local planning authority.

Reason: For the protection of a legally protected species to accord with policy EC8 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

07. The residential component of development hereby approved shall comprise no more than 20 dwellings.

Reason: To ensure that the level and density of development is appropriate to the location, the shared access is appropriate and commensurate with levels of contributions sought in accordance with ST5, ST6, ST10 and EC3 of the South Somerset Local Plan.

08. As part of any reserved matters application a detailed landscape strategy, including a hedge protection plan to BS5837, shall be submitted with the onsite landscape proposals based on indicative drawing 3353/101.

Reason: In the interests of visual amenity and in accordance with policies ST5, ST6 and EC3 of the South Somerset Local Plan.

09. No works shall be undertaken unless details for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be based on sustainable urban drainage principles and shall ensure that there is no discharge onto the highway. The provision shall be made before commencement and maintained thereafter at all times.

Reason: In the interests of securing proper drainage for the site in accordance with saved Policy ST5 of the South Somerset Local Plan.

10. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

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

11. The development hereby permitted shall not be occupied until parking spaces for the proposed dwellings in line with the SCC Countywide Parking Policy have been provided in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. In addition as well a properly consolidated and surfaced turning space for vehicles have been provided and constructed within the site. Such parking and turning spaces shall be kept clear of obstruction at all times.

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

12. No works shall be undertaken unless detailed plans have been submitted to and approved in writing by the Local Planning Authority (in conjunction with the local highway authority) relating to line, level and layout of the proposed alterations to Long Furlong Lane (as shown generally in accordance with Drawing 14005/T03 Rev A) including its means of construction and surface water drainage. The approved access road improvements shall be laid out constructed in accordance with the requirements of a Section 278 Agreement under the provisions of the Highway Act 1980 and completed in their entirety to the LPA's written satisfaction prior to any work commencing on any dwelling hereby approved.

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

13. No works shall be undertaken unless a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with Somerset County Council). The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice. The development shall be carried out strictly in accordance with the approved Construction Management Plan.

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

**Informatives:**

01. You are reminded that the County Highway Authority have requested that a Condition Survey of the existing public highway will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development will have to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.
02. Badgers are present on the site and may create 'outlier setts' (temporary setts) at any time, which could require identifying an exclusion zone or require closure under licence from Natural England (normally restricted to July to November inclusive). Update surveys for badgers are recommended prior to commencing development (particularly each new stage of ground works or excavations) in order to minimise the risk of damaging setts in contravention to the Protection of Badgers Act 1992, and introducing delays to the development. Site specific advice from an ecological consultant is recommended in order to inform appropriate exclusion zones and protection, timing of sensitive operations (which may be limited to July to November), and assistance with the application for sett closure licence from Natural England.
03. You are reminded of the Section 106 that accompanies this application.



## 8. 2013/14 Dorcas House Statement of Accounts

*Assistant director: Donna Parham, Assistant Director – Finance and Corporate Services*  
*Service Manager: Amanda Card, Finance Manager*  
*Lead Officer: Jayne Beevor, Principal Accountant*  
*Contact Details: jayne.beevor@southsomerset.gov.uk or (01935) 462320*

### **Purpose of the Report**

To present to Area South Committee, for approval, the 2013/14 Dorcas House Annual Statements.

### **Recommendation**

To approve the 2013/14 Draft Statement of Accounts. A copy of the draft Statement of Accounts has been circulated separately with this agenda.

### **Background**

Dorcas House Trust is a registered charity and is regulated under Charity Commission Schemes.

As a local authority SSDC is required to demonstrate compliance with the underlying principles of good governance and that a framework exists to demonstrate this. One of the principles is accountability and preparing and publishing the annual Statement of Accounts is one way that the Council achieves this objective.

The Accounts and Audit (England) Regulations 2011 came into force on 31 March 2011. The Dorcas House Statement of Accounts needs to be evidenced by the Chair of Joint Area Committee South signing and dating the balance sheet and the annual report.

In October 2013 Dorcas House was sold and the accounts reflect the cessation of the day to day operations, and that at the end of the financial year a capital sum is being held in order to purchase more suitable rental accommodation.

### **Statement of Accounts**

Grant Thornton will not review separately the annual Statement of Accounts and supporting working papers as the turnover is below £25k.

### **Key Features from the Statement of Accounts**

The Dorcas House Statement of Accounts contains four areas of focus reflecting the financial position as at the 31<sup>st</sup> March 2014. These are:

- Annual Report for the year-presented as a separate Area South report
- Statement of Financial Activities
- Balance Sheet
- Notes on Statement of Accounts-presented with Accounts

## Statement of Financial Activities

This account gives detailed information about the total income, and expenditure of the service in terms of day-to-day running costs. The table below shows the reason for any variances of more than £1,000:

Revenue Area of Income / Spend	2013/14 £'000	2012/13 £'000	Variance £'000	Reason for Variance
Rental Income	(7.5)	(24.2)	16.7	Flats were only available to let until July 2013 as the property was put on the market for sale.
Repairs & Maintenance	4.0	8.3	(4.3)	Decrease in routine maintenance work following its disposal.
Council Tax	1.6	0.2	1.4	SDDC liable for council tax up until property sold, previously had been paid by tenants
Management & Administration	2.5	3.9	(1.4)	Decreased recharge from Property Services.
Interest	(2.3)	(0.1)	(2.2)	Interest paid on the capital receipt as well as investments.

Note that figures in brackets in the variance column are favourable variances.

## The Balance Sheet

The Balance Sheet provides the Council with a snapshot of the overall financial position as at the 31<sup>st</sup> March 2014. The major variations of over £1,000 and the reason for those variations are shown below:

Balance Sheet Heading	2013/14 £'000	2012/13 £'000	Variance £'000	Reason for Variance
Investments	1.2	52.3	(51.1)	Realisation of CCLA investment.
Cash	437.3	16.8	420.5	Cash received for realised CCLA investment and proceeds of property sale.
Debtors	0.7	2.7	(2.0)	Decrease in rents owed.
Creditors	0.0	(5.2)	5.2	No paid in advance rental income.

Note that the positive figures in the variance column are favourable variances.

## Financial Implications

There are no financial implications associated with these recommendations.

**Background Papers:** *Dorcas House Statement of Accounts 2013-14*

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# Dorcas House Trust

*(otherwise known as Portreeves or Corporation Almshouses)*

**ANNUAL REPORT**

**and**

**STATEMENT OF ACCOUNTS**

**2013/14**

Registered Charity Number: 235337

# **DORCAS HOUSE TRUST - ANNUAL REPORT FOR THE YEAR TO 31<sup>ST</sup> MARCH 2014**

## **Purpose of the Report**

To update members of the Area South Committee who collectively act as trustees for the Dorcas House Trust.

## **Public Interest**

Dorcas House Trust (otherwise known as Portreeves or Corporation Almshouses) is a registered Charity, No. 235337 and is regulated under Charity Commission Schemes dated 3<sup>rd</sup> September 1973 and 1<sup>st</sup> February 1978. The Area South Committee act as Trustees of the trust.

## **Recommendation**

That the report be noted.

## **Background**

Dorcas House Trust (otherwise known as Portreeves or Corporation Almshouses) is a registered Charity, No. 235337 and is regulated under Charity Commission Schemes dated 3<sup>rd</sup> September 1973 and 1<sup>st</sup> February 1978.

Dorcas House is located in Preston Grove, Yeovil. The land on which Dorcas House is sited was conveyed to the Borough of Yeovil by means of a Deed of Gift on 30th May 1910. It was then transferred as a site for an Almshouse. The trusteeship is vested in South Somerset District Council and delegated to the Area South Committee.

The Council was under obligation to erect an Almshouse and forever thereafter maintain the building. Once built, Dorcas House was only to be used for poor women inhabitants of the Parish of Yeovil. In more recent years SSSC applied to the Charities Commission to have the covenants changed to allow women and their children to reside in the property.

Concerns regarding the ongoing cost of maintaining and managing the building in future years, together with the unsuitability and inflexibility of the accommodation prompted the trustees to consider alternative options to meet the objectives of the trust.

In February 2012 the Area South Committee, acting in their capacity as trustees for the Dorcas House Trust, considered a confidential report, which set out the possible options available for the trust and agreed the following actions:

- Members, acting as trustees to the Charitable Trust, delegated power to Cllr Tony Fife to act as the nominated Member on the working group and to make decisions on behalf of the Charitable Trust without referral back to Committee.
- Members gave approval for Cllr Tony Fife and the Working Group to work with the Charities Commission to develop an acceptable scheme for the disposal of Dorcas House and the re-provision of more suitable accommodation.
- Members gave approval to market Dorcas House with Connells Estate Agents, subject to agreement of an acceptable scheme by the Charities Commission.

In addition to the property known as Dorcas House the trust also included managed investment funds. The trustees delegated authority to the Council's finance officer to liquidate these shares as and when this was appropriate and this was done in October 2013 as share prices were strong at that time.

Following advice from the Charities Commission that the Trustee's were permitted to sell and re-provide without the need for formal permission, the property was placed on the open market with Connells estate agents. The sale was completed in October 2013 producing a net capital receipt of £371,572 and in addition investments were realised for a sum of £52,032. Together with the cash balance held there is a capital fund of £437,974 for replacement properties.

It is proposed to seek replacement properties for the charitable foundation as opportunities arise within the settlement of Yeovil – for example as part of the obligated affordable housing on a qualifying site or as an adjunct to traditional housing association homes on an infill site.

It is proposed that the properties procured are two-bedroomed self-contained houses or flats, possibly in pairs rather than a block of dwellings in a single building as was previously the case.

However there have, as yet, been no opportunities as recently very few sites have come forward in Yeovil. In fact all three key sites have been subject to some renegotiation of the level of obligated affordable housing due to viability and the only possible Housing Association led infill site has fallen through before reaching planning application stage.

Once the arrangements are made for alternative provision the original terms of the Dorcas House trust will continue to apply to the new accommodation.

### **Financial Implications**

Dorcas House draft statement of accounts details the financial position of the charity as at 31<sup>st</sup> March 2014 and is submitted for approval by Area South Committee at this July 2014 meeting.

### **Corporate Priority Implications**

This work supports the following corporate aims:

- Improve the Housing, Health and well being of our citizens

### **Carbon Emissions & Adapting to Climate Change Implications (NI188)**

Energy leakage from the existing building will be decreased when the new owner redevelops the property. Re-investment of the proceeds of sale will be used for property that will be built to modern standards, which will be more energy efficient.

### **Equality and Diversity Implications**

The nature of the Charitable Trust dictates the client group whose needs are met by this provision. We are in discussion with the Charities Commission about amendment of allowed usage that would broaden the nature of the client group.

Peter Gubbins  
Chairman of Area South Committee  
On behalf of the board of trustees

Date:

DORCAS HOUSE TRUST

STATEMENT OF FINANCIAL ACTIVITIES

For the Year Ended 31st March 2014

	Notes	2013/14 Income Fund General Purposes		2012/13 Income Fund General Purposes	
		£	£	£	£
<b>Incoming Resources</b>					
<b>Activities for generating funds</b>					
Rental Income			7,543.98		24,203.28
<b>Investment Income</b>					
Interest on Investments			2,260.20		51.90
			<b>9,804.18</b>		<b>24,255.18</b>
<b>Total incoming resources</b>					
<b>Resources Expended</b>					
<b>Costs of generating funds</b>					
Repairs & Maintenance to Hostel		4,110.78		8,314.94	
Health & Safety at Work		32.06		225.75	
Utilities		1,633.31		733.18	
Council Tax		1,582.55		173.51	
Contract Cleaners		185.40		401.70	
Equipment, Tools and Skip Hire		0.00		265.00	
Bad & Doubtful Debt provision for rent		(1,681.64)		695.00	
			5,862.46		10,809.08
<b>Other Expenditure</b>					
Property management charges		2,540.10		3,981.74	
Professional fees		1,276.31		1,199.06	
			3,816.41		5,180.80
			<b>9,678.87</b>		<b>15,989.88</b>
<b>Total resources expended</b>					
<b>Net (outgoing) resources</b>					
			<b>125.31</b>		<b>8,265.30</b>
<b>Other recognised gains / (losses)</b>					
Gains / (Losses) on revaluation of investments	3		889.21		7,641.24
Proceeds from sale of Dorcas House			371,572.50		
			<b>372,587.02</b>		<b>15,906.54</b>
<b>Net movement in funds</b>					
<b>Reconciliation of funds</b>					
Fund balances brought forward at 1 April 2013			66,595.03		50,688.49
			<b>439,182.05</b>		<b>66,595.03</b>
<b>Fund balances carried forward at 31 March 2014</b>					

**DORCAS HOUSE TRUST**

**BALANCE SHEET**

As at 31st March 2014

	Notes	2013/14		2012/13	
		£	£	£	£
<b>Current Assets</b>					
Investments	2	1,207.70		52,350.47	
Debtors		681.60		2,653.77	
Cash	3	437,292.75		16,795.17	
		439,182.05		71,799.41	
<b>Current Liabilities</b>					
Short Term Creditors		0.00		(5,204.38)	
		0.00		(5,204.38)	
<b>Net Current Assets</b>			439,182.05		66,595.03
<b><u>NET ASSETS</u></b>			439,182.05		66,595.03
<b>Represented by:</b>					
Endowment Fund	4		1,207.70		1,303.90
Capital/Unrestricted Funds	4		437,974.35		65,291.13
<b><u>Total Funds</u></b>			439,182.05		66,595.03

These accounts were approved by the Trustees on \_\_\_\_\_ and signed on their behalf by:

Peter Gubbins  
(Chairman of Joint Area Committee South)

## DORCAS HOUSE TRUST

### Notes to Financial Statements for the year ended 31 March 2014

#### 1 Accounting Policies

##### Basis of preparation

The financial statements have been prepared under the historical cost convention, with the exception that investments are included at market value.

#### 2 Investments

	Value
Government Stocks	£
Brought forward on 1 April 2013	1,303.90
Loss on revaluation at year end	<u>(96.20)</u>
Carried forward on 31 March 2014	<u>1,207.70</u>
CCLA Investment Management Ltd.	£
Brought forward on 1 April 2014	51,046.57
Investment sold October 2013	<u>(52,031.98)</u>
Surplus on revaluations during the year	985.41
Carried forward on 31 March 2014	<u>(0.00)</u>
<b>Total Investments</b>	<u><b>1,207.70</b></u>

#### 3 Cash

In October 2013 Dorcas House was sold, liquid funds are being held so that as soon as more suitable accommodation becomes available a cash purchase can be made.

	£	£
Brought forward on 1 April 2013		16,795.17
Proceeds from CCLA investment	52,031.98	
Proceeds from sale of Dorcas House	<u>371,572.50</u>	
		423,604.48
Adjustment for 2013/14		<u>(3,106.90)</u>
		437,292.75

#### 4 Analysis of funds

	2013/14	2012/13
	£	£
Endowment fund	1,207.70	1,306.81
Capital & Unrestricted funds	<u>437,974.35</u>	<u>65,291.13</u>
	439,182.05	66,597.94



Area South Committee – 2<sup>nd</sup> July 2014

**9. Avon and Somerset Policing Update**

Police Inspector Tim Coombe will attend the meeting to give a presentation and update members on the review of the policing structures across their operations and geographical area.

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## 10. Enhancement of Yeovil CCTV

*Strategic Director:* Rina Singh, Place & Performance  
*Assistant Director:* Kim Close, Communities  
*Service Manager:* Kim Close, Area Development Manager South  
*Lead Officer:* Steve Brewer, Community Safety Co-ordinator  
*Contact Details:* steve.brewer@southsomerset.gov.uk or (01935) 462945

### **Purpose of the Report**

To gain members support to acquire funding for and agree the installation of monitored CCTV covering the two underpasses serving the Hospital Roundabout and the immediate surrounding area.

### **Public Interest**

Yeovil Town Centre has a network of fully integrated public CCTV cameras which are monitored at the control room in Bridgwater, 24 hours a day, 365 days a year. All footage from each camera is recorded and stored for evidential purposes.

Over the years there have been many incidents taking place in the subways that are a blind spot for the existing cameras. The most recent notable incident was reported in February this year of an aggravated sexual assault.

This being one of the most used walkways into and out of the town centre and given the serious nature of this incident and the on-going issues of Anti-social behaviour and crimes, including; graffiti, theft, assault and robbery it has been identified that to help prevent further incidents and to make the sub-ways feel safer for users, that monitored CCTV would help.

This report is looking to gain the support and authorisation from the elected members to pursue the funding, installation and monitoring of five new cameras. Although much of the preliminary work to identify suitable equipment, installation requirements and potential costs, has been started formal authorisation is now required to take the project forward and identify funding so that a full survey can be confirmed and suppliers engaged.

### **Recommendations**

That the members:-

1. Authorise the further development of this project by allowing officers to seek the level of funding anticipated to complete and run the project;
2. Agree that the installation and monitoring of the five cameras are installed when the funding is identified.

### **Background**

Yeovil Town centre has a long established fully networked and monitored CCTV system consisting of 24 cameras in public areas that are controlled by the operators at the Bridgwater monitoring station. Most of the CCTV units have the facility to pan, tilt and zoom (PTZ) giving the operators full control over the visual content of the cameras being

monitored. The controllers are linked to the business community and local police through the successful Radio Link Scheme and have a direct link to Police control. The existing cameras are strategically placed throughout the town covering many of the major thoroughfares and car parks. The Quedam Centre operates their own stand-alone system but are able to communicate with the larger business community and the Bridgwater monitoring centre using Radio Link. There are also various other stand-alone systems in the town controlled by the businesses and organisations that set them up, some of which are monitored by themselves or just linked to recording equipment.

In addition to the full time monitoring provided by the Bridgwater control room, all of the footage from the public system cameras is recorded and stored, for a calendar month on a rolling basis, on the newly updated recording machines that are housed at Petters House. These were fully funded by the Police Crime Commissioners, Partnership Funds 2013 to improve quality and access. This will now allow the Police to create a network access to the system so that the recordings will be available on the Police network 24 hours a day rather than sending an officer to Petters House during opening hours, previously they had to send someone over to Bridgwater. This feed is currently being explored by the Police who will arrange and fund the installation.

In May 2014 there were 91 total incidents for which the camera operators were directly involved and 24 Police arrests in which they assisted.

It has been identified for some time that the two underpasses serving the Hospital Roundabout have been targeted for crime and Anti-social behaviour. Most apparent is the continuing vandalism in the form of damage and graffiti that appears on a regular basis for all to see. More worrying is the regularity of petty crime and more serious assaults. The most recent notable case was reported in February this year of an aggravated sexual assault which was well publicised.

There is now some evidence that people are diverting from the route through the underpasses and avoiding the connecting unlit walkway between them. It is apparent that there are people crossing the main A30 road both day and night but this is especially notable after dark.

There has been some liaison with County Council Officers, in respect of the structures, to look at the possible solutions. As part of the Eastern Corridor improvements there is opportunity to carry out some improvement work on both of the underpasses to make them more user friendly and help reduce the fear of crime. This work is being scoped within the project and is likely to include better lighting, removing dead corners, improving access routes and paintwork etc.

## **The Project**

The preferred solution being proposed is to fit a fixed, vandal resistant, camera at each end of the two subways (4) with a PTZ unit (1) on a pole in the open area linking the entrances. This is seen to be the best possible way of ensuring that all the areas are covered and will supplement the PTZ unit already in place on Princess Street that covers the Princess Street entrance.

The new PTZ will be at a sufficient height to not only cover the entrances and walk ways but also be able to see across the dual carriageway to the banked path on the other side that leads to the Kingston entrance. It will also be capable of viewing across the roundabout and the immediate surrounding areas. There may be a need to remove some vegetation and possibly some tree removal, replanting or cutting back but as yet this has not been fully determined and will be included in the full operational survey.

The visual images from the five cameras would feed back to the collection hub and allow for operation of the PTZ camera through a newly installed BT duct and cabling.

The fixed units being mounted in the subways will need to have trunking for the cables to run through and is thought that this trunking could be installed within the existing lighting installation and be fully removed from view and tampering.

Pricing of this installation is problematic and although budgetary pricing is indicated below, figures will be firmed up and confirmed once the authorisation is given and full operational site survey carried out.

### Financial Implications

This outline has been shared with County Council Officers who have given valuable input to defining the solution and agree that such an installation would complement planned improvements to be carried out under the Eastern Corridor improvement works and help encourage use of the sub-ways. To this end we have an understanding that as part of the project County Council would arrange for the trunking to be fitted in the structures and hardwire the cameras. A mounting base would also be provided for the pole on which the PTZ camera is to be fitted. This work is essential and will be carried out at no charge to the project creating a substantial saving in the set up costs. There has also been an indication of funding assistance with the actual set up costs as indicated below.

#### A) Estimated total project costs

The total installation is likely to cost in the region of £29,185 of capital expenditure.

Ongoing annual revenue costs to cover the BT line rental, maintenance and monitoring is to be £5700 if all five cameras are to be monitored, as in option A below, reducing to £3600 if the four fixed cameras are not included as in option B.

Capital Costs £	
BT Installations	10,500
PTZ Camera & fit	3,000
Cameras 4 & fit	8,185
SSE Power Pole & fit	7,500
Total	29,185

Annual Revenue £		
	A	B
BT Line Rental	1,200	1,200
Monitoring x (5)	4,300	x (1) 2,200
Maintenance	200	200
Total option (A)	<b>5,700</b>	<b>(B) 3,600</b>

#### B) Secured

To date there has been indication from the County Council of a 50% contribution towards capital funds up to a maximum of £10,000 in addition to the structural work, to be carried out in kind, as indicated above.

#### C) Required

A further £19,185 of capital funding is now required and either £5,700 or £3600 of annual revenue depending on how many of the cameras are monitored.

Given the members support further funding avenues will be explored to achieve the funding required.

### **Corporate Priority Implications**

The Council plan states:

Work in partnership to deliver investment and development that local people value with a particular emphasis on Yeovil.....

Enhance the vitality of town centres.....

Ensure, with partners, that we respond effectively to community safety concerns raised by local people.....

### **Carbon Emissions & Adapting to Climate Change Implications (NI188)**

There is little implication to carbon emissions although there will be a very slight increase in power consumption.

### **Equality and Diversity Implications**

There are no implications for equality and diversity.

***Background Papers:***            *There are no background papers to refer to.*

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## 11. Area South Committee Forward Plan

<i>Strategic Director:</i>	<i>Rina Singh, Strategic Director (Place &amp; Performance)</i>
<i>Assistant Director:</i>	<i>Helen Rutter/Kim Close, (Communities)</i>
<i>Service Manager:</i>	<i>Kim Close, Area Development Manager - South</i>
<i>Agenda</i>	<i>Jo Boucher, Committee Administrator, Legal and</i>
<i>Co-ordinator:</i>	<i>Democratic Services SSDC</i>
<i>Contact Details:</i>	<i>jo.boucher@southsomerset.gov.uk or (01935) 462011</i>

### **Purpose of the Report**

This report informs Members of the agreed Area South Forward Plan.

### **Recommendations**

Members are asked to:-

1. Comment upon and note the proposed Area South Forward Plan as attached at Appendix A;
2. Identify priorities for further reports to be added to the Area South Forward Plan, developed by the SSDC lead officers.

### **Area South Committee Forward Plan**

The forward plan sets out items and issues to be discussed by the Area Committee over the coming few months.

The forward plan will be reviewed and updated each month, by the joint lead officers from SSDC, in consultation with the Area Committee Chairman. It is included each month with the Area Committee agenda, where members of the Area Committee may endorse or request amendments.

Members of the public, councillors, service managers, and partners may request an item is placed within the forward plan for a future meeting, by contacting the agenda co-ordinator.

***Background Papers:***        *None*

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## Appendix A

### Notes

- (1) Items marked in *italics* are not yet confirmed, due to the attendance of additional representatives.  
 (2) For further details on these items, or to suggest / request an agenda item for the Area South Committee, please contact the Agenda Co-ordinator; Jo Boucher.

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
<b>August 2014</b>		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	
<b>September 2014</b>	Affordable Housing Development Programme	The purpose of this report is to update members on the likely outturn position of the Affordable Housing Development Programme in relation to Area South	Colin McDonald, Corporate Strategic Housing Manager
	Area South Development Update Report	A summary of the results & achievements against targets set	Kim Close, Assistant Director Communities/Area South Development Manager
	Markets	Current position of Street Markets in Area South	Kim Close, Assistant Director Communities/Area South Development Manager
	Economic Development Update Report	Annual Update Report	David Julian, Economic Development Manager
<b>October 2014</b>	Youth Project	Update Report	Natalie Ross, Neighbourhood Development Officer
	Local Housing Needs in Area South		Kirsty Larkins, Housing and Welfare Manager
	LEADER Programme for Rural Economic Development	Report regarding the outcome of applications for funding	Kim Close, Assistant Director Communities/Area South Development Manager
	Section 106 Monitoring Report * dependant on new agreement variation being signed	Update report on major schemes at Lyde Road, Lufton and Brimsmore Developments	Neil Waddleton, Section 106 Monitoring Officer

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background/ Purpose</b>	<b>Lead Officer</b>
<b>November 2014</b>	Addressing Health, Social & Economic Inequalities in Yeovil Project	Update Report	Natalie Ross, Neighbourhood Development Officer
<b>December 2014</b>	SSDC Welfare Benefit Work in South Somerset		Catherine Hansford, Welfare Benefits Team Leader
	Somerset Highways – maintenance programme	An update report on the current and expected highways maintenance programme in Area South	Mike Fear, Assistant Highway Service Manager, South Somerset Highways
	Eastern Corridor Improvements	Update Report	
<b>January 2015</b>		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	