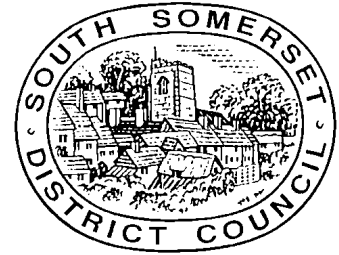


South Somerset District Council

Notice of Meeting



Area South Committee

Making a difference where it counts

Wednesday 3rd September 2014

2.00 pm

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

(disabled access is available at this meeting venue)



Members listed on the following page are requested to attend the meeting.

The public and press are welcome to attend.

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Jo Boucher 01935 462011**, website: www.southsomerset.gov.uk

This Agenda was issued on Thursday 21 August 2014.

Ian Clarke, Assistant Director (Legal & Corporate Services)

This information is also available on our website
www.southsomerset.gov.uk



INVESTORS IN PEOPLE

Area South Committee Membership

Peter Gubbins
Pauline Lock
Cathy Bakewell
Tim Carroll
John Vincent Chainey
Tony Fife
Marcus Fysh

Nigel Gage
Jon Gleeson
Dave Greene
Andy Kendall
Tony Lock
Ian Martin
Graham Oakes

Wes Read
David Recardo
John Richardson
Gina Seaton
Peter Seib

South Somerset District Council – Council Plan

Our focuses 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 & 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 SSSC 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 up to 3 minutes on agenda items; and
- see agenda reports.

Meetings of the Area South Committee are normally held monthly at 2.00pm on the first Wednesday of the month at the Council Offices, Brympton Way, Yeovil.

Agendas and minutes of Area Committees are published on the Council's website www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions

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 and questions about planning applications will be dealt with at the time those applications are considered, when planning officers will be in attendance, 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
- 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.

Area South Committee

Wednesday 3 September 2014

Agenda

Preliminary Items

1. Minutes of previous meeting

To approve as a correct record the minutes of the meeting held on 2nd July 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 2112 (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.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. As a result of the change made to the Code of Conduct by this Council at its meeting on 15th May 2014, where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council. If you have a prejudicial interest you must comply with paragraphs 2.9(b) and 2.9(c) of the Code.

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:

Councillors Tim Carroll, Tony Fife, Peter Gubbins, Ian Martin and 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.

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.

Items for discussion

- 7. Schedule of Planning Applications to be Determined by Committee** (Pages 1 - 2)
- 8. Planning Application 14/01534/FUL - British Red Cross Society, 72 Grove Avenue, Yeovil** (Pages 3 - 11)
- 9. Planning Application 14/02866/OUT - Land at Huntsfield Nursery, Burton, East Coker** (Pages 12 - 19)
- 10. Planning Application 14/02909/FUL - 34-36 East Street, West Coker, Yeovil** (Pages 20 - 24)
- 11. Archaeology Presentation** (Page 25)
- 12. Affordable Housing Development Programme** (Pages 26 - 32)
- 13. Annual Report outlining the work of the Economic Development Service** (Pages 33 - 39)
- 14. Forward Plan** (Pages 40 - 42)
- 15. Items for Information (Planning Appeals)** (Pages 43 - 61)

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.

Agenda Item 7

Schedule of Planning Applications to be determined by Committee

Strategic Director: Rina Singh, Place and Performance
Assistant Director: Martin Woods, Economy
Service Manager: David Norris, Development Control Manager
Contact Details: david.norris@southsomerset.gov.uk or 01935 462382

Purpose of the Report

The schedule of planning applications sets out the applications to be determined by Area South Committee at this meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered at 2.00pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 1.45pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
8	YEOVIL WEST	14/01534/FUL	Alterations and conversion of existing building to form 6 No. flats, the erection of 3 No. dwellinghouses and associated works.	British Red Cross Society, 72 Grove Avenue, Yeovil	Mr D Paull
9	COKER	14/02866/OUT	Outline application for the erection of one dwelling and garage.	Land at Huntsfield Nursery, Burton, East Coker	Mr J Palmer
10	COKER	14/02909/FUL	The formation of a vehicular access and hard standing (Revised part retrospective application)	34-36 East Street, West Coker, Yeovil	Mr James Cook

Further information about planning applications is shown on the following page and at the beginning of the main agenda document.

Referral to the Regulation Committee

The inclusion of two stars (**) as part of the Development Manager's recommendation indicates that the application will need to be referred to the District Council's 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 District Council's Regulation Committee even if it has not been two starred on the Agenda.

Human Rights Act Statement

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However when a planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this authority's decision making takes into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be referred to in the relevant report.

Agenda Item 8

Officer Report on Planning Application: 14/01534/FUL

Proposal :	Alterations and conversion of existing building to form 6 No. flats, the erection of 3 No. dwellinghouses and associated works. (GR 354875/116430)
Site Address:	British Red Cross Society, 72 Grove Avenue, Yeovil
Parish:	Yeovil
Yeovil (West) Ward (SSDC Member)	Cllr T Carroll, Cllr W Read, Cllr I S Martin
Recommending Case Officer:	Mrs Jennie Roberts Tel: (01935) 462441 Email: jennie.roberts@southsomerset.gov.uk
Target date :	26th June 2014
Applicant :	Mr D Paull
Agent: (no agent if blank)	Mr Duncan Pyle O2i Design Consultants Bank Chambers, Cheapside, Langport, Somerset, TA10 9PD
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL

The application is referred for committee consideration at the request of Cllr Martin and agreed by the Vice Chair. This is primarily to debate the design and layout of the proposed houses in the context of Preston Road and the Conservation Area.

SITE DESCRIPTION AND PROPOSAL





The site is situated within a defined development area, and lies at the northern end of The Park Conservation Area. It occupies a corner position with Preston Road to the north and Grove Avenue to the west. The site, which is accessed off Grove Avenue, is currently vacant, having formerly been used by the British Red Cross as offices and for First Aid training (D1 use). It is approximately 1300 sqm in area, and a large twentieth century building, constructed largely of natural stone under a slate roof.

This application proposes the conversion of the existing building into 6no. flats (3no. one-bedroom and 3no. two-bedroom flats), the erection of 3no. two-bedroom dwelling houses, and associated parking, gardens and landscaping. A cycle store and bin store is also proposed to be constructed within the site. Vehicular access for all dwellings would continue to be from Grove Avenue.

Flats

Parking for the flats is proposed to be provided within the site allowing 1no. space per flat, and an additional 2no. parking spaces for visitors. External alterations proposed to the existing building are minor. New windows are to be introduced to the south elevation at first floor level. Obscure glazed lantern roof lights are proposed to be installed in the flat roof to the south east of the building to provide natural light to the rooms below.

Houses

Each of the houses has space to park 1no. car and a shared cycle store is proposed. The houses are proposed to be constructed of brick with hamstone plinth, quoins and tabling. The roofs will be covered in slate. Doors and windows will be painted timber with sash style windows. A pedestrian access is proposed off Preston Road for one of the houses which faces on to it. The existing mature garden areas and planting is to be retained along prominent boundaries. The existing 1.4/1.1m high stone boundary wall to the east and south of the houses will be increased to 2m in height, to maintain the privacy of the neighbouring

property (no. 49 Preston Road).

HISTORY

00/02366/FUL - The erection of a double garage to house Red Cross Ambulance and Minibus - conditional approval - 04/01/2001

93/02418/FUL - The erection of extensions to British Red Cross Centre - conditional approval - 22/06/1993

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.

Following the recent revocation of the Regional Spatial Strategy and the Somerset and Exmoor National Park Joint Structure Plan Review regard needs to be had to the development plan policies of the saved policies of the South Somerset Local Plan (2006).

South Somerset Local Plan (adopted 2006)

ST5 (General Principles of Development)

ST6 (Quality of Development)

EH1 (Conservation Areas)

Regard must also be had to:

National Planning Policy Framework - March 2012

Chapter 6 - Delivering a wide choice of high quality homes

Chapter 7 - Requiring good design

Chapter 12 - Conserving and enhancing the historic environment

Somerset County Council Parking Strategy (March 2012) and Standing Advice (June 2013)

CONSULTATIONS

TOWN COUNCIL - Approve.

COUNTY HIGHWAY AUTHORITY - No objections subject to conditions.

CONSERVATION OFFICER - Supports the proposal, see 'Considerations'.

COMMUNITY, HEALTH AND LEISURE -

The plan does not show any on-site provision and therefore to mitigate the impact of the development financial sums for various categories of off-site provision have been sought:

- equipped play space contribution of £5,184 towards enhancing Westfield Recreation Ground with a commuted sum of £2,994; Trigger Point for contribution = Occupation of 2 dwellings,
- youth facilities contribution of £1,018 towards enhancing Westfield Recreation Ground with a commuted sum of £376; Trigger Point for contribution = Occupation of 2 dwellings,
- playing pitches contribution of £3,182 with a commuted sum of £2,270 (dedicated to the enhancement of existing pitches or provision of new pitches in Yeovil); Trigger Point for contribution = Occupation of 5 dwellings,
- changing room contribution of £6,459 with a commuted sum of £520 (dedicated to the provision of existing changing rooms or new changing rooms in Yeovil); Trigger Point for contribution = Occupation of 5 dwellings,
- community hall contribution of £4,168 (dedicated to enhancement of community hall

- provision in Yeovil); Trigger Point for contribution = Occupation of 5 dwellings, strategic off-site provisions in Yeovil unless otherwise stated; Trigger Point for contribution = Occupation of 7 dwellings:
 - swimming pool - £2,965
 - sports hall - £4,860
 - indoor tennis courts - £1,900
 - synthetic turf pitches - £645
 - theatre and arts centre-Octagon Theatre - £2,510

Commutated sums relate to a 10-yr maintenance period for the facility.

Should the corresponding infrastructure not be provided within:

- a 5 year period (equipped play space, youth facilities and community halls provision); or
 - a 10 year period (all other categories of provision),
- the individual contribution may be reclaimed.

The overall contribution totals £39,443 (or £4,383 per dwelling). This will be index linked. This total also includes a 1% Community, Health and Leisure Service Administration fee (£391). An additional Legal Services fee and separate S106 Monitoring fee will also be applicable.

REPRESENTATIONS

Letters of representation have been received from the occupiers of four neighbouring properties. Issues raised include:

- Concerns that the additional vehicle movements associated with 9no. new dwellings will be detrimental to highway safety;
- Concerns that parking provision is insufficient;
- Concerns that the scheme is detrimental to the character and appearance of the conservation area;
- Concern that the new houses sit forward of the established 'building line' in Preston Road;
- Concern that the new houses will unacceptably overlook no. 49 Preston Road;
- Concern that the new houses will result in an unacceptable level of loss of light to the kitchen of no. 49 Preston Road.

ENVIRONMENTAL IMPACT ASSESSMENT

None required

CONSIDERATIONS

Visual amenity

CONSERVATION AREA and BUILDING LINE:

Some neighbours have objected to the scheme as they believe it is not in keeping with the conservation area, and consider that the proposed houses are situated forward of an established building line in Preston Road. However, the Conservation Officer's response to the development is as follows (and subject to conditions - see end of report):

"The concept, overall massing and location of the building is considered to be sound. The host building is large. The new build is set well back to the rear of the site when viewed from Grove Avenue, with a much more modest form. From Preston Road the position is more prominent, and does step forward of the adjacent buildings, however I feel this is a

comfortable relationship. Buildings are generally set back from Preston Road but at varying distances - note the position of 59 - 63a Preston Road and 35a.

In terms of the materials and details, the building clearly follows The Park material palette. Materials chosen are high quality and well utilised within the design.

I note that 2m high metal gates are proposed for the main entrance. Gates of this height don't seem to be appropriate in this context. I suggest this detail is left to a condition.

Providing the matter relating to the gates above is resolved I am happy to support the scheme as I consider the proposal to be appropriate in this prominent position within the conservation area as it meets the statutory 'preserve or enhance' test set out in the act".

The agent has responded to the concerns of the neighbours as follows: *"There is a surface water drain which crosses the site and causes some restrictions on the design and position of the houses. The north west corner of the site contains mature trees and hedges which we consider to be a landmark in the Conservation Area and so have avoided any alterations or building in this corner, despite a previous approval of a large garage here....we have demonstrated [in an email to the case officer dated 7 July 2014] that there is a rhythm to the street frontage that consists of buildings closer to the road at regular intervals along Preston Road, interspersed with building set further away. The position of the proposed house on this site that is closer to the road than its immediate neighbours follows this already established pattern and will complete the street frontage where there is currently a gap. Change is always difficult and it will take a little time to absorb that this proposal will enhance the street frontage onto Preston Road and will enhance the presentation of the whole site onto Grove Avenue".*

Having regard to the plans and taking the above into account, it is considered that the scheme will actually enhance the character and appearance of the conservation area. In addition, it is considered that the position of the new dwellings is not out of character with an established 'building line' in Preston Road, as demonstrated by the planning agent.

Residential amenity

- Of neighbouring properties:

The occupant of the property adjacent to the proposed houses, is concerned that the new dwellings will be detrimental to the residential amenity of her property. Concerns raised include the possibility of her kitchen and front bedroom being overlooked, together with the possible loss of light into her kitchen. This was discussed with the agent, who responded as follows: *"With regard to the concerns of the neighbour at 49 Preston Road, we are sympathetic to her concerns and having discussed those with you we have omitted the first floor bedroom window of House 3 that faces her property and we will use obscure glazing in the first floor bathrooms. This will remove any possibility of overlooking from these windows onto the rear garden and the conservatory extension.*

The window of the rear bedroom of House 2 faces towards the front garden of No 49 Preston Road and so does not overlook private amenity space. There was some concern expressed that it would be possible to look from the new houses directly into the kitchen window of No 49. It is already the case that anyone standing in the garden of 72 Grove Avenue could look over the wall and into the window. As an improvement on the current situation we have amended the site drawing to show the boundary wall increased in height to 2m high on the Grove Avenue side to prevent anyone from looking into this window, which is in fact the same distance from the boundary as the proposed houses".

In addition to her concerns about overlooking, the neighbour is concerned that the proposed houses will result in the loss of light to her kitchen window. The boundary wall is more than 3m away from the neighbour's kitchen window, whilst the side of the nearest new house is c.7m away from the property. As such, whilst it is acknowledged that some loss of light will occur, it is considered that given the distances from no. 49 Preston Road, this will not be to

an unacceptable level.

- Of the proposed dwellings

Generally, it is considered that the proposed development is acceptable in terms of the residential amenity afforded to each of the dwellings. However, there are a couple of areas that are of possible concern. Firstly, the rear garden space for House 2 is relatively small. This was discussed with the agent, who stated the following, *"The rear private garden is not large but a reasonable size at 3.5m x 4.5m so large enough to hang out washing and so on. There is also 10m² of garden at the front of the house and the future occupiers will have access to the shared communal gardens of the site in the north west corner. We have deliberately retained the mature trees and hedges here where there is almost 150m² of shared garden including grassed space where bench seating and planting will be introduced. It is a deliberate strategy to use Grasscrete or a similar product for the parking area so that the impression is of a further 170m² of green space rather than tarmac. We should also consider that the occupiers of a small 2 bedroom house, whether they are older or younger might not want to have a larger garden and appreciate the low maintenance required while benefitting from the green spaces around Yeovil"*. The other concern is that one of the 2no. bedrooms in Flat 3, and the bedroom in Flat 2, only have domed translucent-glazed rooflights. The other rooms in the flats are, however, served by good sized clear windows. As such, on balance, it is considered that the residential amenity for those flats is satisfactory.

Overall, and taking into account the above, it is considered that the scheme has an acceptable impact on the residential amenity of both neighbouring and the proposed dwellings.

Highways safety/parking

A number of objections (see 'Representations' section of this report) have been received, raising concerns that there is insufficient parking proposed, and that the vehicular movements associated with the new dwellings would be dangerous to highway safety. However, the Highway Authority has stated, subject to conditions (see end of report), that *"there is no objection in principle to the development being proposed as it will not result in a material increase in vehicle movements and the level of parking meets the SCC standard (11 spaces being provided against an optimum requirement of 9 spaces)"*. As such, it is considered that the proposal is acceptable in terms of parking provision and its impact on highway safety.

Play, Sport and Open Space Provision

The plan does not show any on-site provision and therefore to mitigate the impact of the development financial sums for various categories of off-site provision have been sought, in line with local plan policies ST10, CR2 and CR3, as detailed in the consultation response from SSDC Community, Health and Leisure.

SECTION 106 PLANNING OBLIGATION

A planning obligation will be required to secure Community, Health and Leisure contributions and affordable housing.

CONCLUSION

Having regard to the above, it is considered that the scheme has an acceptable impact on the residential amenity of the neighbouring and proposed properties and the visual amenity of the surrounding area, preserves the character and appearance of the conservation area, and is acceptable in terms of highway safety and parking provision. It is therefore considered that the proposed development should be approved.

RECOMMENDATION

Grant planning permission for the following reason, subject to:

- (a) the prior completion of a section 106 planning obligation (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued, the said planning obligation to cover the following:
 - (i) Community, Heath and and Leisure contributions towards outdoor playing space, sport and recreation facilities, as detailed in the consultations section of this report, all to the satisfaction of the Council's Community, Health and Leisure unit;
 - (ii) index linking of all financial payments, and
 - (iii) a planning obligation monitoring fee (£500).
- (b) the imposition of the planning conditions set out below on the grant of planning permission.

01. Having regard to the above, it is considered that the scheme has an acceptable impact on the residential amenity of the neighbouring and proposed properties and the visual amenity of the surrounding area, preserves the character and appearance of the conservation area, and is acceptable in terms of highway safety and parking provision. As such, the proposal accords with saved policies ST5, ST6 and EH1 of the South Somerset Local Plan (adopted 2006), the Somerset Parking Strategy (2012) and the National Planning Policy Framework (2012).

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans (except where directed otherwise by the conditions below):
 - Location Plan (dated 02 April 2014) Scale 1:1250
 - Block Plan, Drawing No.448(S)02
 - Proposed Site Plan, Drawing No. 448(00) 01G
 - Proposed Elevations (New Houses), Drawing No. 448(00)05E
 - Proposed Floor Plans (Existing Building), Drawing No. 448(00)06B
 - Proposed Elevations (Existing Building), Drawing No. 448(00)07
 - Proposed Cycle Store, Drawing No. 448(00)08
 - Proposed Street Elevations, Drawing No. 448(00)09Reason: For the avoidance of doubt and in the interests of proper planning.

03. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of ten years from the completion of the development die, are removed or become seriously damaged or

diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the character and appearance of the conservation area, in accordance with saved policy EH1 of the South Somerset Local Plan (adopted 2006).

04. No work shall be carried out on site unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish. Slate hooks shall not be used.

Reason: In the interests of the character and appearance of the conservation area, in accordance with saved policies ST6 and EH1 of the South Somerset Local Plan (adopted 2006).

05. No work shall be carried out on site unless full details the new brick walls and hamstone plinth and quoins, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: In the interests of the character and appearance of the conservation area, in accordance with saved policies ST6 and EH1 of the South Somerset Local Plan (adopted 2006).

06. No work shall be carried out on site unless details of the design, materials and external finish for all new doors and windows have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the character and appearance of the conservation area, in accordance with saved policies ST6 and EH1 of the South Somerset Local Plan (adopted 2006).

07. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local Planning Authority before any work on the development hereby permitted is commenced.

Reason: In the interests of the character and appearance of the conservation area, in accordance with saved policies ST6 and EH1 of the South Somerset Local Plan (adopted 2006).

08. No work shall be carried out on site unless design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and all new guttering, down pipes, other rainwater goods, and external plumbing shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the character and appearance of the conservation area, in accordance with saved policies ST6 and EH1 of the South Somerset Local Plan (adopted 2006).

09. No consent is given for the proposed entrance gate design. A revised gate design for the vehicular and pedestrian accesses shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: In the interests of the character and appearance of the conservation area, in accordance with saved policies ST6 and EH1 of the South Somerset Local Plan (adopted 2006).

10. Prior to the development hereby approved being first brought into use the first floor bathroom windows in the east elevation of the new-build dwelling houses shall be fitted with obscure glass (and fixed closed) and shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interests of residential amenity, in accordance with saved policy ST6 of the South Somerset Local Plan (adopted 2006).

11. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be made before first occupation and maintained thereafter at all times.

Reason: in the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan (adopted 2006).

12. The areas allocated for parking and turning on the submitted plan 448(00)01G shall be kept clear of obstruction at all times and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: in the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan (adopted 2006).

13. Before any dwelling hereby approved is occupied, the lockable cycle parking facility shall be provided within the site in accordance with the approved drawings.

Reason: To promote sustainable travel modes to accord with the NPPF.

14. Construction works (including the operation of any machinery) and the delivery or dispatching of any construction materials, shall not take place outside 0800 hours to 1800 hours Mondays to Fridays, and 0800 hours to 1400 hours on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity to accord with policy ST6 of the South Somerset Local Plan (adopted April 2006).

Agenda Item 9

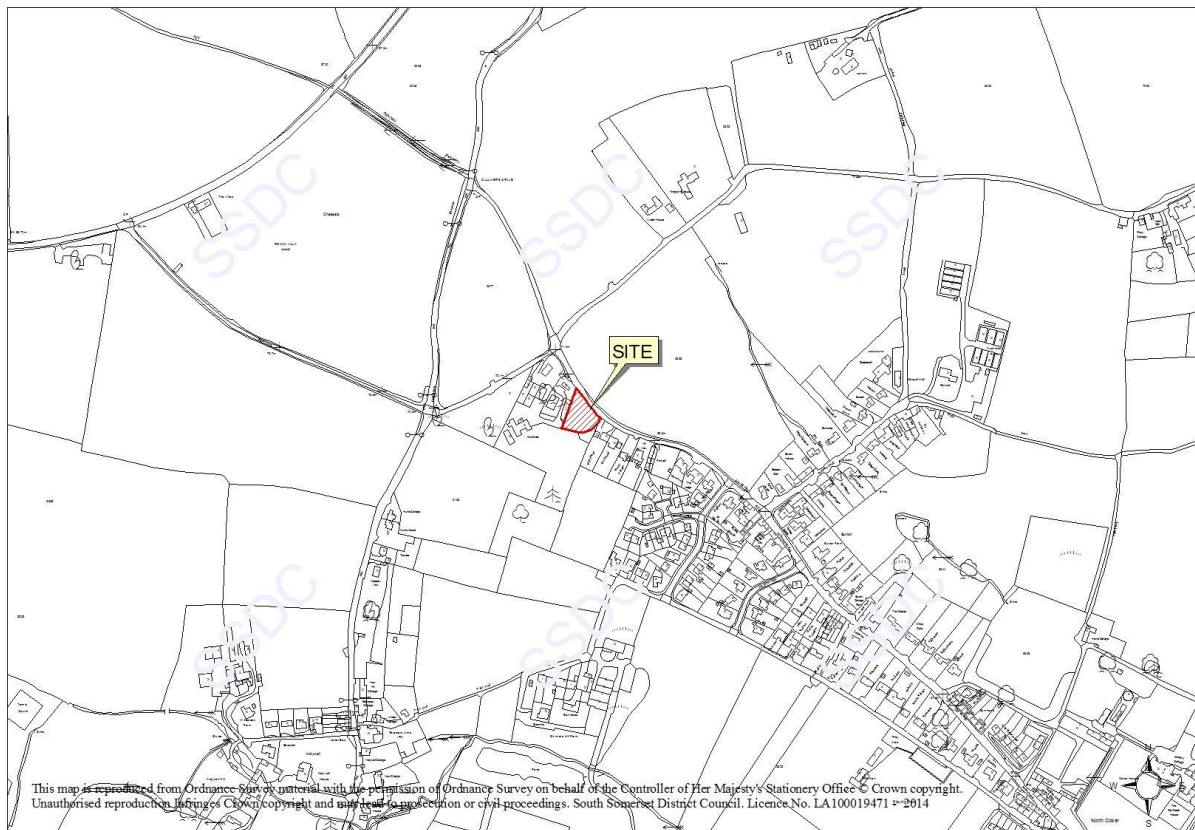
Officer Report on Planning Application: 14/02866/OUT

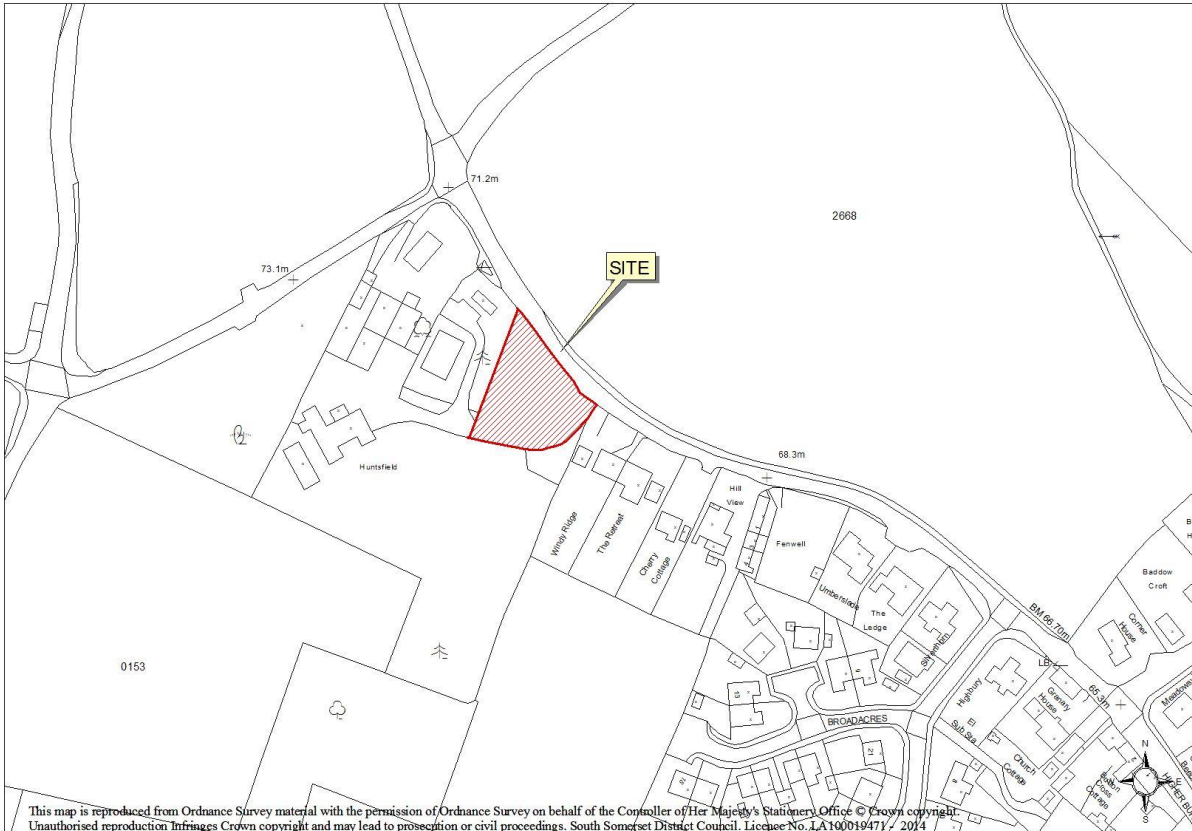
Proposal :	Outline application for the erection of one dwelling and garage (GR 353081/113616)
Site Address:	Land at Huntsfield Nursery, Burton, East Coker
Parish:	East Coker
COKER Ward (SSDC Member)	Cllr G Seaton, Cllr Cathy Bakewell
Recommending Case Officer:	Andrew Collins Tel: 01935 462276 Email: andrew.collins@southsomerset.gov.uk
Target date :	14th August 2014
Applicant :	Mr J Palmer
Agent: (no agent if blank)	Paul Dance, Foxgloves, 11 North Street Stoke Sub Hamdon Somerset TA14 6QR
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL

This application for residential development is recommended for approval and as the site lies outside of the Development Areas accordingly the application is referred to committee. This enables 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





The site is located outside but adjoining the development area for East / North Coker. It is located at the Western end of the village in Burton.

This application seeks outline permission for the erection of a single dwelling. All matters are to be reserved with the exception of access and layout.

The application site is located in the Northeastern corner of Huntsfield. The site consists of an overgrown scrubland / field located outside of the residential curtilage of the dwelling, but is clearly linked to the dwelling.

The Northern, Southern and Eastern boundaries are bounded by a mixed species hedge of various quality and type, but are mainly coniferous. Along the Western boundary is a post and wire fence. A high bank separates the site from road level at Burton with the Northern boundary.

The submitted plans show an approximately 6.5m by 12m dwelling in the centre of the plot. A double garage is proposed in the Southwestern corner of the site and a 'T' shape turning area is also shown.

Whilst no elevation plans have been submitted, the Design and Access Statement says that it is envisaged that the dwelling would be 1 and a half storeys with a ridge not exceeding 6.3m in height.

Access to the site from Burton is via an existing driveway that serves the existing dwelling on the site. The access to the proposed new dwelling would be off this drive.

HISTORY

95/02692/FUL - The erection of an extension to bungalow - Application permitted with conditions - 08/01/96

87/00030/FUL - The demolition of existing bungalow and erection of a replacement bungalow - Application withdrawn - 04/04/90

881933 - The continued use of a bungalow without compliance with condition 3 of decision notice 780133 dated 17/04/79 (ie agricultural occupation) - Conditionally approved - 15/08/89

870296 - The erection of extensions to bungalow - Conditionally approved - 30/03/87

812054 - The erection of an extension to bungalow - Conditionally approved - 19/11/81

780133 - Erection of bungalow (amended design) - Conditionally approved - 17/4/79

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 policy framework is provided by the National Planning Policy Framework and the saved policies of the South Somerset Local Plan 2006.

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

Policy ST3 - Development Limits

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy EC3 - Landscape Character

Policy TP7 - Car Parking

Policy EH12 - Areas of High Archaeological Potential and Other Areas of Archaeological Interest

National Guidance

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 11 - Conserving and Enhancing the Natural Environment

Other Relevant Considerations

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

EAST COKER PARISH COUNCIL - *"The Parish Council recommends this application for approval."*

COUNTY HIGHWAY AUTHORITY - Refers to standing advice.

LANDSCAPE ARCHITECT - *"There is no landscape objection to the principle of residential development of this plot. Materials; scale; and levels/height will be elements requiring careful consideration should this become a detailed proposal."*

COUNTY ARCHAEOLOGIST - *"The site lies close to a scheduled monument (a Roman villa) and a recent evaluation to the south of the proposal site revealed very well preserved Roman period remains associated with settlement. Therefore, it is very likely that remains relating to Roman settlement will be impacted by this proposal. Normally an archaeological evaluation would be required prior to determination of this application. In this case however, sufficient information exists from the nearby evaluation to assess the significance of potential remains on this site. Due to these remains there will be a requirement for limited excavation of this site."*

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."

REPRESENTATIONS

A site notice has been posted on site and an advert has been placed in the Western Gazette detailing that this application is a departure from the Local Plan. No comments have been received.

CONSIDERATIONS

Principle

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.

Emerging Local Plan Policy SS2 looks to control and limit development, save where it meets identified housing need. Policy SS2 is 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.

Therefore, it is considered that the principle of residential development at the application site is acceptable and accords with the provisions of the NPPF and the emerging local plan policy.

Highways

The highway authority was consulted as to the impact of the scheme on the local highway network. They referred to their standing advice. The scheme utilises an existing access with visibility splays in both directions and is considered to be broadly in compliance with the standing advice in terms of visibility. The block plan shows an appropriate level of parking and subject to the imposition of suitable conditions is acceptable.

Visual Amenity

The site is located on land on the edge of the current settlement. As such the Council's Landscape Architect was consulted as to the impact on the visual amenity of the area. No objections were raised on the principle of the development subject to detailed design issues being conditioned. In addition the agent has confirmed that established planting along the Burton frontage will be retained and is agreeable to a condition requiring the planting to be supplemented.

The proposal is therefore considered to have no adverse impact on visual amenity in compliance with policies EC3, ST5 and ST6 of the South Somerset Local Plan.

Residential Amenity

Appearance and scale are reserved matters so detailed design has not been provided at this moment. It is not considered that, subject to detailed design, a one and a half storey dwelling with a ridge height of 6.3m would have an adverse effect upon the neighbouring property to the East. Therefore the proposal would not harm residential amenity.

Archaeology

The county archaeologist was consulted as to the impacts of the development on any archaeology in the area. Due to recent discoveries on neighbouring sites an investigation at this time is not considered to be required. However there will be a requirement for limited excavation of this site.

As such it is recommended that the developer be required to archaeologically excavate the heritage asset and provide a report on any discoveries made. This would be subject to a condition.

It is therefore considered that, although there may be 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.

EIA

The requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 have been considered. The proposals do not fall within Schedule I and due to the scale, size and nature is not considered to fall within Schedule II. Therefore the

proposal is not considered to require an EIA.

Conclusion

Accordingly the proposal is considered to be acceptable in this location, and to cause no significant adverse impact on the character of the landscape or the area, archaeology, highway safety or residential amenity.

Accordingly the proposal is considered to comply with policies EC3, EH12, ST5 and ST6 and is as such recommended for approval.

RECOMMENDATION

Grant permission

01. The proposal is acceptable in this location, causes no significant adverse impact on the character of the landscape or the area, archaeology, highway safety or residential amenity. Accordingly the proposal complies with policies EC3, EH12, ST5 and ST6 and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

01. Details of the appearance, landscaping 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: drawing 14/051/01B received 19 June 2014.

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

04. 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.

05. The application for approval of the reserved matters shall indicate:
 - a) materials to be used for the external walls and roofs;
 - b) materials to be used for rainwater goods;
 - c) the design (including joinery details where appropriate), type of material, plus proposed colour and finish of all windows and doors plus recesses;
 - d) details of eaves/verges;
 - e) location and design details of all vents, flues and meter boxes;

- f) details of all external boundary treatments; and
- g) the surfacing materials, and draining thereof of all areas of hardstanding incl. private and shared driveways.

Reason: To maintain the character and appearance of the area to accord with policies ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006).

06. The application for approval of the reserved matters shall include a scheme for foul and surface water drainage. Such approved drainage details, which shall include provisions to prevent the discharge of surface water onto the public highway, shall be completed and become fully operational before the occupation of any dwelling. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure that the development is adequately drained.

07. The application for approval of the reserved matters shall include a scheme of tree & shrub planting, a tree & hedgerow protection plan and an arboricultural method statement relating to retained trees & hedgerows within or adjoining the site.

The tree & shrub planting scheme, the tree & hedgerow protection plan and the arboricultural method statement details shall be submitted to and agreed in writing with the Council and they shall include the following details:

the installation details, species, sizes, root-types, locations, timing of planting and; the installation and locations of protective fencing, root protection areas & construction exclusion zones clearly detailed upon a tree & hedgerow protection plan and; and details of special tree & hedgerow protection measures for any required installation of built structures, below-ground services and hard surfacing within the root protection areas of retained trees & hedgerows.

Upon approval by the Council, the measures specified within the agreed scheme of tree protection plan and the arboricultural method statement shall be implemented in their entirety prior to the commencement of the development, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials and for the duration of the construction of the development.

All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To preserve and enhance the visual amenity of the area to accord with policies ST5 and ST6 of the South Somerset Local Plan (adopted April 2006).

08. The parking and turning areas indicated on the approved plan shall be kept clear of obstruction and used only for the intended purposes. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order) the garage hereby approved shall not be converted into habitable accommodation without the prior express grant of planning permission.

Reason: To ensure the garage and parking areas are available for on-site parking in the interests of highway safety to accord with the Somerset County Council Parking Strategy (March 2012) and policy TP7 of the South Somerset Local Plan (adopted April 2006).

Agenda Item 10

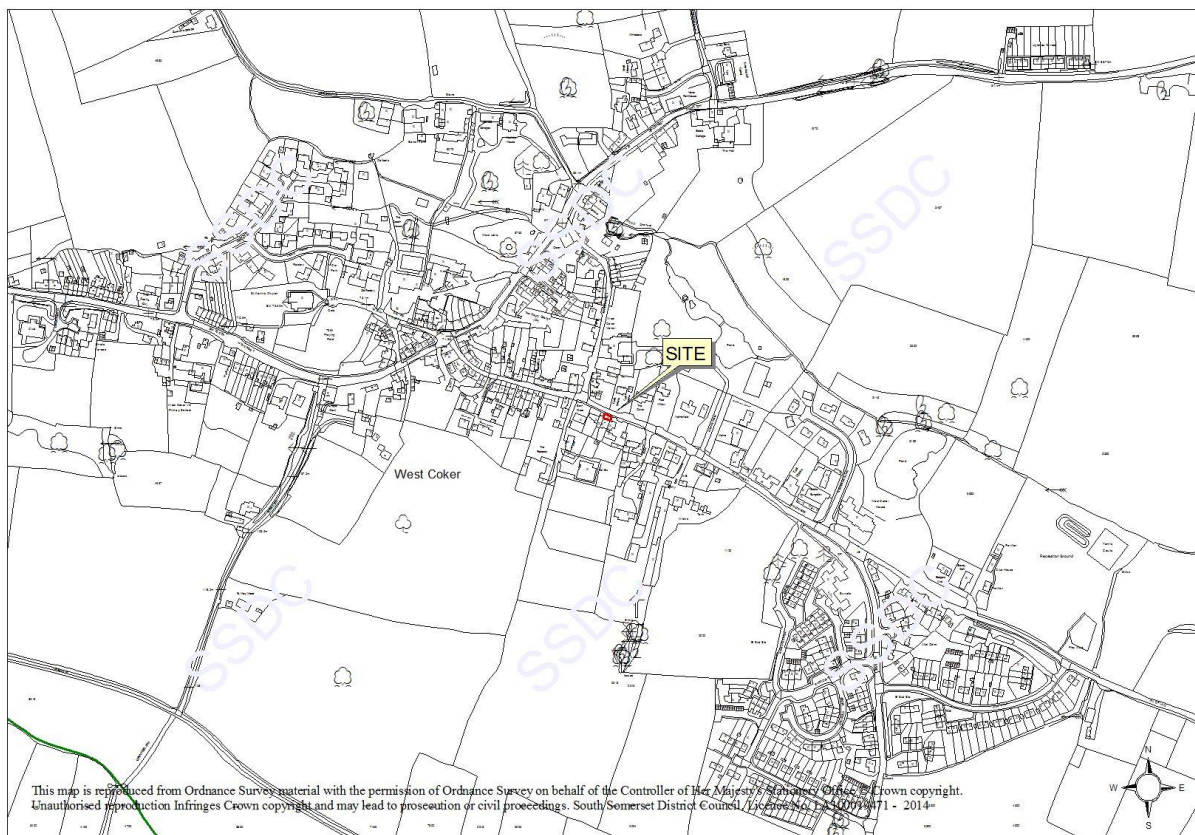
Officer Report on Planning Application: 14/02909/FUL

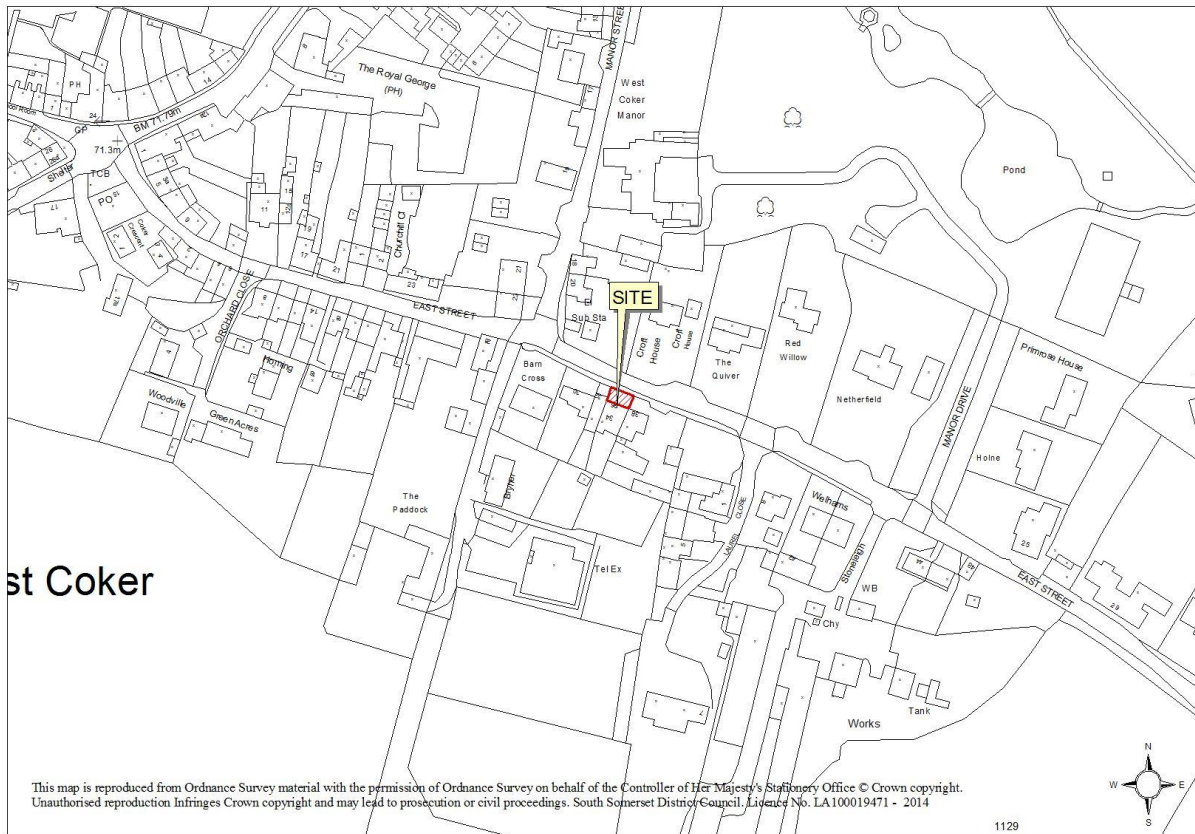
Proposal :	The formation of a vehicular access and hard standing (Revised part retrospective application)(GR 351978/113435)
Site Address:	34-36 East Street, West Coker, Yeovil
Parish:	West Coker
COKER Ward (SSDC Member)	Cllr G Seaton, Cllr Cathy Bakewell
Recommending Case Officer:	Mrs Jennie Roberts Tel: (01935) 462441 Email: jennie.roberts@southsomerset.gov.uk
Target date :	25th August 2014
Applicant :	Mr James Cook
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL

The application is deferred for committee consideration at the request of Cllrs Bakewell and Seaton agreed by the Vice Chair. This is primarily to debate the parking situation in East Street, the impact of the development on the Conservation Area and the use of appropriate materials.

SITE DESCRIPTION AND PROPOSAL





This is an amended re-submission of planning application 13/04953/FUL, which was refused at committee in June of this year.

The site is located on East Street, which is situated within a conservation area in the village of West Coker, and comprises a mid-terraced cottage and its gardens. The cottage is situated on higher ground than the road.

This part-retrospective application seeks to form an off-road parking space to the front of the property and to lower the kerb outside to allow vehicular access to it. The small front garden has been excavated to bring it down to road level, and a retaining wall and steps created just in front of the cottage. Originally, there was a pedestrian sized gap in the natural stone front boundary wall, but this has been widened to make a 2.8m wide gap to allow access from the highway into the lowered garden area. The previous (part-retrospective) planning application sought permission to carry all of this out. However, the planning committee was concerned that the gap in the wall was not wide enough to safely and easily fit a car through, and recommended the application be refused. This application now seeks to remove an additional 1m width of the natural stone wall, thus increasing the gap to 3.8m wide.

The applicant states that there is a major parking issue in this area, and that by providing this parking space, it would alleviate the parking issue for this property and help the situation for other road users in the area.

HISTORY

13/04953/FUL - The formation of a vehicular access and hardstanding - refused - 18/06/2014

13/01228/FUL - The carrying out of external alterations to include the removal of front dormer window and the installation of replacement front windows - conditional approval - 19/03/2013

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.

Following the recent revocation of the Regional Spatial Strategy and the Somerset and Exmoor National Park Joint Structure Plan Review regard needs to be had to the development plan policies of the saved policies of the South Somerset Local Plan (2006).

South Somerset Local Plan (adopted 2006)
EH1 (Conservation Areas)
ST5 (General Principles of Development)
ST6 (Quality of Development)

Regard must also be had to:
National Planning Policy Framework - March 2012
Chapter 7 - Requiring good design
Chapter 12 - Conserving and enhancing the historic environment

Somerset Parking Strategy (2012)

CONSULTATION

PARISH COUNCIL: No objection

CONSERVATION OFFICER: Recommends refusal: The comments submitted previously still apply: the proposal is harmful to the character and appearance of the conservation area. This application proposes the removal of more wall, and therefore has an even more significant impact.

HIGHWAY AUTHORITY: Standing advice applies. Also, the Highway Authority advised that it takes the same approach to this application as it took for planning application 13/04647/FUL, at no. 30 East Street, West Coker. This advice was as follows: "Consider recommending refusal as visibility cannot be achieved and highway safety concern at arrangement."

REPRESENTATIONS

None received

CONSIDERATIONS

Conservation area

The conservation officer's consultation response is as follows:

"Thank you for consulting me on this application. The comments I submitted previously to you still apply, although the scheme now has a more significant impact as an extra metre of wall is to be removed:

Previously the wall had a small pedestrian sized opening. The lengths of wall either side provide a traditional sense of enclosure to the edge of the street. Boundary walls in this area are a strong component of the conservation area's character. Enlarging the opening in this manner and excavating much of the garden is harmful to this traditional local character. The proposal is therefore considered to be harmful to the character of the area.

I appreciate that there are safety concerns about parking on the road here. However this piecemeal approach, without any restrictions of on road parking will not address the local concerns. For example in this case there is no restriction in the occupier of the property

owning two cars and parking one in the new parking space and one in the road. For us to accept a harmful alteration such as this we need to be sure that there is clear public benefit in accordance with para. 134 of the NPPF. The proposal benefits the owner of the property, but there is no wider benefit to other residents or the safety of road users. I therefore recommend refusal.

If you are minded to approve the application then a condition should be used to secure details of the stone face to the retaining wall, including the provision of a sample panel. "

With the above in mind, it is considered that the proposal is detrimental to the character and appearance of the conservation area, and as such, the application should be refused.

As described above, there was initially a small opening in the boundary wall to allow pedestrian access. Planning permission is required for the additional section of wall that has been removed and for the engineering works involved in lowering the garden level. Depending on the outcome of this application, there may be a potential enforcement issue here, seeing as these works have already been carried out.

Following the resolution to grant permission for planning application 13/04647/FUL (construction of lay-by at 30 East Street, West Coker), a meeting, facilitated by Area Development, was held on site with the conservation officer and planning officer to consider whether a comprehensive scheme for the provision of off-road parking for the entire terrace of houses would be possible. However, it was felt that this was unviable.

Highways

The Highway Authority was consulted on the application, and initially responded with 'Standing Advice applies'. It then followed this up by referring to planning application 13/04647/FUL (parking bay at 30 East Street, West Coker), and saying, "Please assume the same approach to this application". The advice given here was as follows: "Consider recommending refusal as visibility cannot be achieved and highway safety concern at arrangement."

The Standing Advice referred to above, is a document produced by Somerset County Council, entitled, 'Highways Development Control - Standing Advice', published 01/06/2013. It provides standard comments for planning applications. The relevant issues for this application are visibility and turning. The Standing Advice requires visibility splays ("which are essential for highway safety") to be provided at private drives, with no obstruction above 900mm. This application provides no visibility splays. The Advice also requires that turning facilities are provided to enable a vehicle to enter and leave the highway in forward gear, "which is essential to highway safety". This application provides no such turning space.

With the above in mind, it is considered that the proposal is detrimental to highway safety, as adequate visibility and turning cannot be provided.

There is no fallback position, as there is no prospect of parking being provided elsewhere on the property.

Residential amenity

It is considered that the proposal would have an acceptable relationship with neighbouring properties.

Conclusion

Whilst the proposal is felt to have an acceptable relationship with neighbouring properties, it is considered that it is detrimental both to the character and appearance of the conservation area, and to highway safety. As such, it is recommended that the application be refused.

RECOMMENDATION

Refuse

SUBJECT TO THE FOLLOWING:

01. The demolished section of wall was a high quality boundary wall, which is significant to the character of the conservation area. The wall, along with many others in this area, gave a good traditional definition to the edge of the plot and a strong character to one of West Coker's best historic streets. The removal of the wall and formation of a parking space will be/is most harmful to this existing character, and will set a poor precedent to other property owners in the vicinity. As such, the proposal will have a harmful effect on the character and appearance of the conservation area, contrary to the provisions of saved policies ST5, ST6 and EH1 of the South Somerset Local Plan (adopted 2006) and the National Planning Policy Framework (2012).

02. The proposed access/parking space does not incorporate the necessary visibility splays which are essential in the interests of highway safety. Furthermore, the site cannot accommodate adequate turning facilities to enable a vehicle to enter and leave the highway in forward gear, which is essential to highway safety. As such, the proposal is contrary to saved policy ST5 of the South Somerset Local Plan (adopted 2006) and the National Planning Policy Framework 2012.

Agenda Item 11

Archaeology Presentation

Portfolio Holders: Peter Seib, Regulatory and Democratic Services
Tim Carroll, Finance and Spatial Planning

Strategic Director: Rina Singh, Strategic Director (Place and Performance)

Assistant Director: Martin Woods, Assistant Director, Economy

Service Manager: David Norris, Development Control Manager

Lead Officer: David Norris, Development Control Manager

Contact Details: david.norris@southsomerset.gov.uk or (01935) 462382

Steven Membery, Senior Historic Environment Archaeologist at Somerset County Council, will provide members with a presentation on a number of significant archaeological sites that were discovered as part of the planning process.

Agenda Item 12

Affordable Housing Development Programme

Executive Portfolio Holder: *Councillor Ric Pallister, Strategy and Policy*
Head of Service: *Colin McDonald, Corporate Strategic Housing Manager*
Lead Officer: *Colin McDonald, Corporate Strategic Housing Manager*
Contact Details: *colin.mcdonald@southsomerset.gov.uk or (01935) 462331*

Purpose of the Report

The purpose of this report is to update members on the outturn position of the Affordable Housing Development Programme for 2013/14 in relation to Area South and future prospects in the light of recent confirmations of grant from the Homes and Communities Agency (HCA).

Recommendation

The Committee are asked to note the outturn position of the Affordable Housing Development Programme for 2013/14.

Public Interest

This report covers the provision of affordable housing in Area South over the past year and anticipates the likely delivery of more affordable homes being constructed in the future. It will be of interest to members of the public concerned about the provision of social housing for those in need in their local area and of particular interest to any member of the public who is seeking to be rehoused themselves or has a friend or relative registered for housing with the Council and its Housing Association partners.

“Affordable” housing in this report broadly refers to homes that meet the formal definition that appears in national planning policy guidance (the ‘National Planning Policy Framework’). In plain English terms it means housing made available to people who cannot otherwise afford housing (owner occupied/mortgage or rented) available on the open market. Typically this includes rented housing (where the rent is below the prevailing market rate for a private sector rented property of similar size and quality) and shared ownership (where the household purchases a share of the property that they can afford and pays rent, also at a below market rate, on the remainder).

This report covers the level of public subsidy secured (which is necessary in order to keep rents at below market rates), sets out where affordable housing has been completed and describes schemes that are either already underway or are expected to be built in the near future. It does not cover the letting of the rented housing or the sale of the shared ownership homes; in short, it is concerned with the commissioning and delivery stages only.

Dorcas House Trust (otherwise known as Portreeves or Corporation Almshouses) is a registered Charity, No. 235337 and is regulated under Charity Commission Schemes dated 3rd September 1973 and 1st February 1978. The Area South Committee act as Trustees of the trust. This report also refers to the opportunities for obtaining replacement properties for the Trust.

Background

The overall programme is usually achieved through mixed funding (Social Housing Grant [administered by the Homes and Communities Agency - HCA], Local Authority Land, Local Authority Capital, Housing Association reserves and s106 planning obligations) and the careful balancing of several factors. This includes the level of need in an area; the potential for other opportunities in the same settlement; the overall geographical spread; the spread of capacity and risk among our preferred Housing Association partners and the subsidy cost per unit.

A previous report was considered by the Area South Committee on 5th June 2013 which considered the outturn for the previous financial year (2012/13) and the prospects for the then current financial year (2013/14).

An annual update report on the programme was provided to the District Executive on 1st August 2013. The next such update will be considered by the District Executive on 4th September 2014, meeting the day immediately after the Area South Committee. Both reports to the District Executive give more detail in terms of the longer term perspective and the provision of affordable housing across the entire district.

In recent years a significant element of the affordable housing delivery programme has been produced through planning obligations within larger sites being brought forward by private sector developers. However the delivery of these is tied to wider economics, not least the developers view of prevailing market conditions and the speed at which they estimate completed properties will sell at acceptable prices. Typically the required affordable housing is agreed at the outset of larger sites, but delivered as the site progresses over a number of years.

The Council is the corporate trustee of a charitable trust set up to provide accommodation in Yeovil for single women. For almost 100 years this provision was made through a building known as Dorcas House but, following consent from the Charity Commission, this was disposed of in the light of it no longer being economically viable. We now hold the funds in trust and are obliged to procure alternative provision.

2013/14 Outturn

The outturn for the affordable housing development programme in Area South for last financial year is shown at Appendix A. Apart from two mortgage rescue properties (the specific addresses are withheld), no direct public subsidy has been provided for any of the properties completed in Yeovil, which is quite an unusual outcome. Another unusual feature is the entire programme being delivered by just one Housing Association, Yarlington.

The scheme at Pen Mill derives from planning obligation alone with the developer, Elan, being obliged under the s106 Agreement to sell ten dwellings to Yarlington at a price lower than would be obtained through sale on the open market. This scheme includes a bespoke bungalow which has met the specific physical needs of a particular family that could not have been met through any vacancies occurring within the existing social housing stock.

The other scheme, at St Georges Avenue, completes the PRC redevelopment programme. Whilst no public subsidy is shown against this site, members of the Committee are reminded that the cost of addressing the PRC homes was built into the original stock transfer arrangement fifteen years ago and effectively resulted in a marginal reduction in the capital receipt obtained by the Council. This 'dowry' built into the business plan for 'remedying' the PRC houses has been supplemented by other reserves and this in turn represents an opportunity cost (i.e. Yarlington could have

chosen to invest those reserves in other schemes, including the possibility of attracting additional public subsidy elsewhere).

In theory every tenant household that was moved out ('decanted') prior to demolition had a right to return to one of the replacement homes but in practice many of the decanted households chose to remain where they then were, rather than move back, making the number of available dwellings higher than otherwise would have been the case. Nevertheless the Appendix shows a net gain of '0' as all of the dwellings delivered last financial year were, effectively, replacement dwellings.

2014/15 programme

The programme for the current financial year is shown at Appendix B. It is also unusual in that it relies more heavily on subsidy from the District Council, through gift of land and capital sums, than it does central Government subsidy through the HCA. Another unusual aspect is that the number of rented homes being developed on the (traditional, lower) 'social rent' regime exceeds the number being developed under the new Affordable Rent regime; because of the relative deployment of funding from the HCA this situation is reversed when looking at development for the district as a whole..

We are currently projecting completion of 75 new homes in Area South, 69 in Yeovil and 6 in West Coker, to be delivered by three different Housing Associations. It is possible that the outcome will vary from this if delays on site are experienced on a scheme or the less likely event that one of the schemes currently expected to complete in 2015/16 delivers some dwellings earlier than expected. The final number may also vary if there are any further individual acquisitions such as through 'bought not built' or mortgages rescue.

Raglan have already completed work on two individual properties. One of these is a bespoke bungalow designed to meet a particular set of physical needs on former council land. The bungalow has been specifically designed so that if it is no longer required at some point in the future it can readily be converted into two smaller bungalows.

The other individual property already made available by Raglan is a conversion to create a new five bedroomed property. This has been achieved by building into the loft space of a property which was originally designed as a four bedroomed house and had become vacant. The subsidy provided by the Council has not resulted in any overall net gain of stock but has meant that the needs of a larger family have been met which could not have been addressed through vacancies arising from within the existing stock.

Another five bedroom property is also being created by Yarlinton using existing stock. In this case it is being achieved through an extension on the side of an existing property. As with the Raglan conversion, the subsidy provided by the Council does not result in a net gain but does create an opportunity to rehouse one of the larger families on the housing register. The nature of the extension means that, like the Raglan bungalow, should the newly created five bedroom house not be required at some point in the future, it can be readily converted into two smaller houses and, at that point in time, create a net gain to the overall stock.

The Knightstone scheme at Cunningham Road on the Lyde Road key site also includes a five bedroomed house, this time a newly built dwelling, as one of nine properties purchased from the developer of the estate. The nine dwellings include three dwellings, one of which is the five bedroomed house, sold to Knightstone under the s106 Agreement governing the planning obligations on the key site. Members of the Committee may already be aware that these three obligated dwellings represent the last

affordable housing to come forward from the overall site under the s106 Agreement in the light of prevailing viability issues. The other six dwellings have been purchased with the aid of grant subsidy from the both the HCA and the Council.

The majority of the dwellings expected to be delivered in Yeovil this year, 62 of the 69, derive from planning obligations (hence the relatively low level of total grant this financial year). The bulk of these are the first 59 dwellings to be completed on the Lufton key site, roughly half of which will be for shared ownership.

Future Programme Prospects: 2015/16 +

The prospects for future years, 2015/16 and beyond are shown at Appendix C. There are four schemes in Yeovil due to be delivered by three different Housing Associations. One scheme, the conversion of the upper floors at 80 South Street by Bournemouth Churches Housing Association, has funding in place from the District Council and has appropriate planning permission in place. The other three schemes all arise from recent awards of funding by the HCA from their new 2015/18 programme and are subject to obtaining the relevant planning permission.

There have been discussions with Raglan Housing Association to consider incorporating some replacement properties for Dorcas House within their prospective sites in the same manner that they were able to help the Jubilee Almshouse Trust in Chard several years ago. This would achieve new dwellings built to modern standards, taking advantage of the lower pro rata costs of a larger scheme.

Appendix C does not show further dwellings derived from planning obligations alone, although there should be further gains in the coming years from this source, primarily because we cannot be certain re: timing but also because there could be future viability issues which result in the level of affordable housing being reduced on certain sites. Having said that the Committee may wish to note the prospects of further affordable homes coming forward through the Brimsmore key site and, further in the future, the urban extension.

Dorcas House Trust (otherwise known as Portreeves or Corporation Almshouses)

The Area South Committee act as Trustees of the trust. A report was submitted in July confirming the sale of Dorcas House and the total funds now available to the Trustees for procurement of replacement properties. The Committee were also informed in the July report of the proposed approach 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.

Since then, there have been discussions with Raglan Housing Association to consider incorporating some replacement properties for Dorcas House within their prospective sites in the same manner that they were able to help the Jubilee Almshouse Trust in Chard several years ago. This would achieve new dwellings built to modern standards, taking advantage of the lower pro rata costs of a much larger scheme. It also has the advantage of re-provision for Portreeves (or Corporation) Almshouses within the parish boundary of Yeovil Town, as per the original foundation.

Financial Implications

The level of SSDC capital funding, within Area South, is shown in the appendices. However this does not indicate the size of the District Wide unallocated programme, including the rural housing fund. Also the main contingency funding has traditionally

been held back to meet operational requirements, such as “Bought not Builts” for larger families, mortgage rescue and disabled adaptations specifically designed for clients where opportunities do not exist in the current stock.

Implications for Corporate Priorities

The Affordable Housing development programme clearly provides a major plank in addressing “Focus Three – Homes” and in particular meets the stated aim:

“With partners, enable additional new homes to meet the needs of the district, including mixed housing schemes to buy or rent that are affordable.”

and the major statement in the Plan:

“We want decent housing for our residents that matches their income”

Background Papers: Area South Affordable Housing Development Programme
Area South Committee – 5th June 2013

Disposal of land at Larkspur Crescent, Yeovil
District Executive - 4th July 2013

Affordable Housing Development Programme
District Executive – 1st August 2013

Affordable Housing Development Programme:
Lyde Road Key Site, Yeovil
Executive Bulletin no.s 597 & 598, 18th & 25th October 2013

Creation of a Day Centre and Related Accommodation at 80
South Street, Yeovil
District Executive – 3rd April 2014

Affordable Housing Development Programme: Larkspur
Crescent, Yeovil
Executive Bulletin no.s 630 & 631, 20th & 27th June 2014

Dorcas House Trust - Annual Report For The Year To 31st
March 2014
Area South Committee – 2nd July 2014

Appendix A: Combined HCA & SSDC Programme 2013/14 outturn

	HA	Scheme Name	Social Rent	Affordable Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total Homes for NI 155 purposes	Total Grant	Level of grant from SSDC	SDC land allocation value	Level of grant from HCA	Planning Obligation	Anticipated completion
Yeovil	Yarlington	St George's Avenue	0	0	0	0	43	£0	£0	£0	£0		Jun-13
	Yarlington	Mortgage Rescues	0	2	0	2	2	£116,724	£0	£0	£116,724		
	Yarlington	Pen Mill	5	0	5	10	10	£0	£0	£0	£0	✓	Dec-13
Totals			5	2	5	12	55	£116,724	£0	£0	£116,724	10	

Appendix B: Expected Combined HCA & SSDC Programme 2014/15

	HA	Scheme Name	Social Rent	Affordable Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total Homes for NI 155 purposes	Total Grant	Level of grant from SSDC	SDC land allocation value	Level of grant from HCA	Planning Obligation	Anticipated completion
Yeovil	Raglan	Larkhill Road	1	0	0	1	1	£137,600	£137,600	£70,000	£0		Jul-14
	Yarlington	Lufton Key Site	30	0	29	59	59	£0	£0	£0	£0	✓	Mar-15
	Raglan	Hathermead Gardens*	0	1	0	0	0	£59,000	£59,000	£0	£0		Jun-14
	Yarlington	Westfield Place*	1	0	0	0	0	£70,000	£70,000	£0	£0		Dec-14
	Knightstone	Lyde Road** (Cunningham Rd)	1	8	0	9	9	£180,000	£30,000	£0	£0	✓	Oct-14
	Yeovil Sub-total			33	9	29	69	69	£446,600	£296,000	£70,000	£0	62
West Coker	Raglan	Font Villas,	6	0	0	6	6	£99,200	£0	£100,000	£99,200		Oct-14
Totals			39	9	29	75	75	£545,800	£296,000	£ 170,000	£99,200	62	

*Both these properties are conversions to create a 5 bed dwelling, therefore giving no net gain in overall numbers of dwellings.

**These nine dwellings represent a mixture of 3 gained through planning obligation plus a further 6 purchased with the aid of grant

Appendix C: Proposed Combined HCA & SSDC Programme 2015/16 +

	HA	Scheme Name	Social Rent	Affordable Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total Homes for NI 155 purposes	Total Grant	Level of grant from SSDC	SSDC land allocation value	Level of grant from HCA	Planning Obligation	Anticipated completion
Yeovil	Raglan	Dampier Place	0	22	11	33	33	£648,417	£0	£0	£648,417		Nov-16
	Chapter 1	Christopher House*	0	9	0	0	9	£270,000	£0	£0	£270,000		2015
	BCHA	80, South Street	0	4	0	4	4	£100,000	£100,000	£0	£0		2015
	Raglan	Goldcroft	0	19	0	19	19	£470,402	£0	£0	£470,402		May-16
Totals			0	54	11	56	65	£ 1,488,819	£100,000	£0	£ 1,388,819		

*Although showing as a net gain of nine new homes, these are self-contained units arising from the refurbishment of a former hostel-type facility

Agenda Item 13

Annual Report Outlining the Work of the Economic Development Team

<i>Portfolio Holders:</i>	<i>Jo Roundell Greene, Environment and Economic Development Sylvia Seal, Leisure and Culture</i>
<i>Strategic Director:</i>	<i>Rina Singh, Strategic Director (Place and Performance)</i>
<i>Assistant Director:</i>	<i>Martin Woods, Assistant Director, Economy</i>
<i>Service Manager:</i>	<i>David Julian, Economic Development Manager</i>
<i>Lead Officer:</i>	<i>David Julian, Economic Development Manager</i>
<i>Contact Details:</i>	<i>david.julian@southsomerset.gov.uk or (01935) 462279</i>

Purpose of the Report

To update Area South Members on the past year's work of the Economic Development Team.

Public Interest

The South Somerset economy is of crucial importance and is a key part of South Somerset District Council's (SSDC's) Council Plan. This report provides an update on the work undertaken during 2013/14 by the SSDC Economic Development Team as it affects Yeovil and Area South. The report covers the various components of the service - Economic Development; The Yeovil Innovation Centre (YIC); Heritage and the Community Heritage Access Centre (CHAC); Tourism and Tourist Information Centres.

Recommendation

That the contents of the report are noted.

Background

The Economic Development Service comprises the Economic Development, Heritage and Tourism teams.

In addition to the main service provision, the team is responsible for the operational running of Yeovil Innovation Centre, the Community Heritage Access Centre at Lufton, Cartgate Tourist Information Centre (TIC) and its satellite TIC operation at Petter's House in Yeovil.

Report Detail

1. Economic Development

1.1 Yeovil Innovation Centre (YIC)

2013/14 marked another successful year of operation for YIC with the centre generating a net profit of approximately £34k over the financial year.

As of July 2014 the Innovation Centre had 28 suites occupied. This represents a current occupancy level of 70% (based on total floor space at YIC) with approx. 140 people now based at the centre. Since 2008 some 38 businesses have either started up at the centre or relocated to it. Several businesses have now moved on from the centre. Tenant occupation has seen a continual upward trend since the opening of the centre in 2008 when all performance indicators started from a zero base. Occupation rate is expected to finally level

off at around 85%, but there will be a 'churn' of businesses as they move into the Innovation Centre, establish, grow and then move on.

YIC contributes significantly to the Council Plan 2012 -15, featuring as an exemplar project on Page 6, providing the mainstay for 'Providing targeted support for start-ups and small businesses and those with the aspiration to expand' and directly helping the council meet two other stated economic objectives.

YIC is also a mainstay of the Economic Development Strategy 2012-15 where business start-up and diversification, particularly in the high-tech sector, are identified as key components in the continued success of the Yeovil and South Somerset economies.

Additionally, the centre's conference facilities are extensively used by a range of local businesses who run courses and promote networking events. The facilities were used again as an assessment centre by Augusta Westland in 2013 as part of their graduate recruitment programme, with business graduates, engineering graduates and apprentices recruited.

1.2 Business Support

In addition to the direct support provided to the tenants at YIC, the economic development team have either responded to, or signposted requests for advice from approximately 70 South Somerset businesses in 2013/14.

We provided detailed economic input to 75 planning applications relating to the use workspace and employment opportunity. 20 of these applications were in Area South. These result from requests for assistance from the applicant or for specific input or local economic knowledge from development control officers.

Additionally the ED team handled over 200 enquires that were related to economic development matters from businesses, the public, other public bodies or agencies within Somerset

Our newsletter to the tourism trade is distributed monthly to over 600 businesses. This publication contains information on training courses, changes in legislation and provides regular informative updates for the trade. It is a publication that is well received and much valued by its readership.

1.3 Business Start-up Event.

The second Business Start-up event was held in September 2013 at the Guildhall in Chard. Working in conjunction with the Somerset Business Agency, the event brought together a variety of business support specialists that were able to provide advice to people who were considering starting their own business.

The event attracted 65 prospective new businesses and 20 specialists who were able to offer advice over a wide range of topics covering Business Planning, Legal Issues, Accountancy, Marketing and other areas of interest to new entrepreneurs. The event drew a number of prospective or new businesses from Area South.

1.4 Inward Investment

South Somerset District Council remains committed to the principle of creating Inward Investment through the 'Into Somerset' partnership. SSDC is a founding member of the project. The scheme will run until March 2015 and is hosted by the Somerset Chamber of Trade in Taunton.

The scheme promotes Somerset as an excellent county in which to locate, grow and develop businesses. The primary aim of the scheme is to raise awareness of Somerset to regional, national and international audiences whilst recognising that differing parts of the County have different specialist economic sectors and offer different skills sets.

Gerard Tucker, the Innovation Centre Manager, is currently seconded three days per week from the Economic Development Team to the position of Inward Investment Manager for the programme. 10 investments were supported for South Somerset during 2013/14 with four of these resulting in direct investments in Area South.

1.5 Investment in Infrastructure Programme.

The decision to undertake an Investment in Infrastructure programme was agreed by SSDC's District Executive Committee in December 2013. This followed work by officers and members in identifying a long-list of potential investment projects across the District.

Further consultation with Area Chairs and Area Development Managers has refined the project list and ensured that the priority Area projects remain for consideration in a revised short-list of 15 projects. For Area South, projects include Yeovil Eastern Corridor Highway improvements, Yeovil Western Corridor Highway improvements, Star's Lane/ Box Factory site, Yeovil Cattle Market, Innovation Centre phase 2, Retail Incubator (a District Wide project).

Some of the work undertaken has already resulted in funding applications being supported. Yeovil's Western Corridor is currently ear-marked for Local Transport Board Funding with a business case and an indicative programme of work already prepared by Somerset County Council (SCC). Member consultation in 2013 and 2014 has indicated that once the Major Scheme Business Case has been finalised and approved, delivery of the scheme would be likely between 2015 and 2019.

A report on the short list of projects will be presented to District Executive Committee in the Autumn where a resolution will be sought to commence negotiations and work on prioritised and deliverable projects.

1.6 Support to Businesses affected by Flooding

Following the extreme winter weather conditions of 2013/14, SSDC was able to apply for government grant assistance to help flood affected businesses. Businesses affected fell into two broad categories- those directly hit by the flood water and those whose businesses were affected by interruption to trade. Business interruption caused by flooding is likely to have prolonged impact on parts of the economy, especially for the tourism sector where the national perception of a 'county closed for business' has proved hard to counter and dispel.

At the time of writing, 98 businesses had applied to SSDC for grant assistance with 96 of these applications being approved. The average grant awarded has been approx. £2,600. SSDC also approved an award of £10,000 towards a Village Agent (this post hosted by Somerset Community Council) to provide direct support to flood affected businesses in rural locations.

1.7 Superfast Broadband Extension programme

The current Connecting Somerset and Devon (CDS) programme aims to deliver 90% superfast broadband coverage to the whole area by the end of 2016. The programme is currently on track to meet its target, but would leave a gap of 10% coverage beyond 2016.

In recognition of this shortfall in provision the Government has announced the Superfast Broadband Extension programme which would help to take the overall coverage figure to approximately 95% of all premises in the area.

A report was presented to District Executive by SCC officers in June 2014 where an in-principle decision was taken to allocate SSDC funding towards the extension programme pending receipt of a detailed breakdown of the extension programme. The detail of the extension programme is not likely to be ready until late in 2014 or in 2015. Members expressed a wish to see greater connectivity of superfast broadband to existing business parks as a priority in such a scheme, although connectivity to our rural areas was also regarded as critical to the South Somerset economy. A full report will be taken to District Executive when the full detail of the scheme is known.

1.8 Local Food Event

We are running a Local Food Event on Wednesday 17th September at Haynes Motor Museum (10.30 a.m to 13.30 p.m). This will be showcase event bringing together local food producers and businesses who are interested in purchasing produce from local suppliers. Invites have been sent to restaurants, pubs, cafes, canteens, hotels, bed and breakfast establishments and other quantity purchasers of local food. The aim of the event is to showcase local food and to introduce producers to a much wider potential market. The event is modelled on the successful event that we ran in Chard in 2011. Members are cordially invited to attend the event. Several Area South producers have already booked stands for the event.

2. Tourism

2.1 Tourist Information Centres (TICs)

The District Council runs two TICs as part of its service. Cartgate TIC is the main operating 'hub' and Petter's House hosts a 'satellite' service. We remain very grateful to Yeovil Town Council for their continuing generous grant that provides financial support to run Yeovil TIC. We also acknowledge the full support we receive from the Area South team in helping to make the TIC's location at Petter's House such a success.

The prolonged inclement weather of winter 2013/14 made the year one of the wettest on record. This impacted significantly of the winter footfall to the TICs but nevertheless the combined total of visitors to the TICs was upwards. In 2012/13 our TICs received a total of 53,000 visitors. In 2013/14 this had increased to 66,000 visitors.

Additionally:

- Each year the TICs typically sell around £50k of tickets to local events and this contributes directly to the local economy.
- The TICs will also distribute around 25,000 leaflets for attractions in South Somerset. This has a major positive effect on the local economy that would be lost if there were no TICs.
- SSDC TICs also co-ordinate the distribution of SSDC leaflets and brochures to other TICs in the region which will generate considerable further income.
- The TICs provide up to date information on the availability of accredited tourist accommodation in the district.

2.2 Website and Publications

The tourism team produce a number of publications for the tourism trade and visitors to South Somerset.

Discover South Somerset is our headline publication. This is primarily a 'what's on' in South Somerset guide and consistently proves to be the most popular and best used of the publications. It is used by tourists and the trade to keep up to date with events and activities across the District. 55,000 copies of this publication were printed and distributed in 2013. Our other publications include 'Classic Gardens' (60,000 copies), 'Market Towns' and 'The 80 mile Cycle Ride'. We also work closely with groups across Somerset to collate a range of local walks for easy printing via our website.

SSDCs tourism website was re-designed and refreshed in 2013. The Tourism website can be viewed at www.visitsouthsomerset.com

2.3 Business Supported by the Tourism Team

The tourism team also provides direct support to businesses seeking advice. Requests for advice from small businesses have increased significantly in recent years. The E.D. and tourism teams are consolidating their role in the provision of business advice. The team provided support to 1,058 businesses in 2013/14.

Type of assistance	Number of assists
Direct Calls/ Visits to Businesses	Approx. 200
Training	60
Support through planning system	25
Mail outs and Communication (per month)	625
Events	148
Total businesses supported	1,058

Additional support: The tourism service always operated a small grants system for the network of Local Information Centres (LICs) that operate in our Market Towns. From 2010 these grants were made available through the Area Grants process. The team still provide a full-range of back-up advice and support for the LICs.

2.4 Literature Exchange

The tourism team also organise and run the annual Tourism Literature Exchange event. This year it was held in April at the refurbished Haynes Motor Museum and attracted 148 tourism businesses comprising approximately 50 local tourist attractions and 90+ South Somerset accommodation providers. The event is held in high regard by South Somerset Businesses and offers them a low-cost leaflet distribution opportunity combined with an excellent networking event. This year's event proved to be particularly successful.

3. Heritage

The Heritage Service is now housed entirely at CHAC in the Lufton Depot, Yeovil. There are three members of staff (2.3 FTEs).

The Heritage Service Provides:

- A home for over 40,000 artefacts forming a collection of local & national significance.
- Storage & maintenance of collections of significant national importance such as the Stiby Firearms Collection or the local gloving industry archive.
- Bespoke storage facilities kept under environmentally controlled conditions.
- Accessioning and cataloguing on a Modes database system.
- Visits to CHAC by arrangement. The centre takes 'group bookings' and these can vary from a small number of people to in excess of 200 visitors on 'open days'
- Visits to CHAC from individuals with specific interests, expertise or specialisation.
- An enquiry service by email, letter or phone for items contained within the collection of specialist local knowledge.
- Specialist support to other local museums to help run their own service.
- Support to other local museums in providing artefacts for their exhibitions.
- Support to major community events that help to keep heritage and local history firmly in the mind of the community.
- Exhibitions in public areas such as libraries or through public events such as country fairs and cultural events.
- A major opportunity for the local community to get involved and donate time through an organised volunteer system.

3.1 An Overview of 2013

There is a new core of six volunteers at CHAC who help undertake key tasks for the service. This follows a major review and restructure of the Volunteer Service undertaken in partnership with South Somerset Association of Voluntary and Community Action. The Volunteer Service at CHAC was re-launched April 2014 and is proving very successful.

In 2013 CHAC received around 200 visitors to the building. These tended to be organised group visits or visits made by arrangement with the staff. The service also deals with large numbers of enquiries relating to the collection by letter, email and telephone. The nature of these queries vary and range from basic enquiries relating to collection items right to through to enquiries from students or specific and specialised research for academic studies and television productions.

The new heritage website is now well used by the public and its redesign was made possible by SSDCs GIS team working in conjunction with CHAC.

2013/14 also saw a second intern – Robyn Raxworthy working with the CHAC team. Robyn took up her post in September 2013 and has proved invaluable in helping set up and run the new volunteering arrangements.

Continuing noteworthy success for 2013/14 was the production and sale of the second Yeovil In Living Memory calendar. This followed the format of using old photographs of Yeovil and publishing them in calendar form. Once again this resulted in a complete sell out of the 500 printed calendars. The project will run again in the winter of 2014 and we will once again increase the calendar print run to accommodate the unmet demand of 2013. In early 2014, an application was made for £2,000 to the Arts Council's Small Grant, Big Improvement Fund to pay for the 2015 calendar and this was successful. The award was one of only two applications in the South West that received the full grant.

The Arts Council had also awarded a grant of £1,000 in October 2013 for the purchase of boxes to store the handling collection properly; this project was completed in March 2014. An application was made to the Jonathan Ruffer Curatorial Fund via the Art Fund for £200 which enabled the purchase of a book on local artist E R Sturgeon and several other publications on art.

2014 also marks the centenary of the outbreak of World War One. The centenary is being marked across the country, with CHAC making its own contribution with a strong local flavour. CHAC has successfully applied for a number of grants to help promote activities, with focus being on the production of a commemorative booklet for schools. The booklet focusses on the impact of the war on the local area using photographs of people and home life in wartime. A programme of talks, activities, exhibitions and lectures has also been prepared and is proving successful.

Important local historical donations continue to be received from the public; an important donation was a series of unique medals and tokens that had been given to a Mayor of Yeovil to commemorate national events in the twentieth century for example the coronation of King George V.

3.2 The Community Museums Officer

Through a project partnership with Somerset County Council, we have secured the continued services of a Community Museums Officer one day per week. This officer works closely with Community Museums across the District offering advice on collections management, displays, visitor management and business planning. This programme will continue until at least March 2015. Our Community Museums Officer can be contacted on 01935 462886 (ideally on Fridays).

Financial Implications

There are no financial implications as a direct result of this report.

Corporate Priority Implications

The work of the Economic Development, Heritage and Tourism Service supports the Districts Council's corporate priorities (2012-15):

- Focus 1: Jobs
- Focus 2: Environment
- Focus 4: Health and Communities

Carbon Emissions and Climate Change Implications

None.

Equality and Diversity Implications

None

Background Papers: *SSDC Economic Development Strategy 2012-15*
SSDC Heritage Service- the Way Forward, District Executive Report August 2012
Future Operation of Yeovil Innovation Centre 2013-16, District Executive Report June 2013

Agenda Item 14

Area South Committee Forward Plan

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

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

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
October 2014	Youth Project	Update Report	Natalie Ross, Neighbourhood Development Officer
	Local Housing Needs in Area South		Kirsty Larkins, Housing and Welfare Manager
	Heart of Wessex Rail Partnership	Update report	Helen Rutter, Assistant Director Communities/Area East Development Manager
	Community Health & Leisure – Strategic Leisure Provisions	Report from Community Health and Leisure detailing monies collected for Strategic Leisure purposes, giving totals and amounts for each element.	Lynda Pincombe, Community Health & Leisure 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
	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

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
November 2014	Addressing Health, Social & Economic Inequalities in Yeovil Project	Update Report	Natalie Ross, Neighbourhood Development Officer
	LEADER Programme for Rural Economic Development – heart of Wessex LAG	Report regarding the outcome of applications for funding	Helen Rutter, Assistant Director Communities
December 2014	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	
January 2015		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	

Agenda Item 15

Planning Appeals (For information)

Assistant Director: Martin Woods, Assistant Director (Economy)
Lead Officer: Martin Woods, Assistant Director (Economy)
Contact Details: martin.woods@southsomerset.gov.uk or (01935) 462071

Purpose of the Report

To inform members of the appeals that have been lodged, decided upon or withdrawn.

Recommendation

That the report be noted.

Background

The Area Chairmen have asked that a monthly report relating to the number of appeals received, decided upon or withdrawn be submitted to the committee.

Appeals Received

Ward: Yeovil (West)

Proposal: The formation of a vehicular access and hard standing (GR 354616/117338)

Appellant: Mr Matthew Fricker

Site: 183 Ilchester Road, Yeovil, Somerset BA21 3BQ

Ward: Coker

Proposal: Application for a Lawful Development Certificate for the existing continued use of building as a single dwellinghouse with associated domestic garden (GR 352097/112098)

Appellant: Mrs Margaret Partridge

Site: Walnut Tree Farm, Lyatts, Hardington Moor, Yeovil BA22 9NR

Ward: Yeovil (South)

Proposal: The change of use of premises as a mixed use comprising residential dwellinghouse and childminding business (GR354682/115845).

Appellant: Mrs Jennifer Jones

Site: 109 Seaton Road, Yeovil BA20 2AP

Ward: Yeovil (East)

Proposal: The erection of 2 No. dwellinghouses with associated access and parking (GR356369/116250)

Appellant: Chamba Developments

Site: 94-98 Sherborne Road, Yeovil BA21 4HN

Appeals Withdrawn

Ward: Coker

Proposal: The change of use of land from paddock to extension of residential curtilage and the erection of a children's playhouse (Revised Retrospective Application)(GR 350625/113595)

Appellant: Mr Mark Gardiner

Site: Rock Bottom Cottage, West Coker Hill, West Coker, Yeovil BA22 9DE

Appeals Dismissed

Ward: Yeovil (West)

Proposal: The creation of an all-weather sports pitch with fencing and floodlighting, the levelling and re-orientation of existing football pitch using spoil from all-weather pitch excavations and associated works (GR 353945/116410)

Appellant: Mr Gary French

Site: Preston Academy, Monks Dale, Yeovil, Somerset BA21 3JD

Appeals Allowed

Ward: Coker

Proposal: The erection of a dwelling with associated access, garage, PV area and landscaping (GR 352898/113152)

Appellant: Mr & Mrs Dudley and Aileen Miller

Site: Land at Witches Way, Holywell, East Coker, Yeovil, Somerset BA22 9NQ

Ward: Yeovil (West)

Proposal: The formation of a new vehicular access and hard standing (Revised Application) (GR354106/116715).

Site: 74 Larkhill Road, Yeovil BA21 3HQ

Ward: Yeovil (Central)

Proposal: The erection of a single dwelling (re-submission) (GR 355855/115784)

Appellant: Mr I White

Site: 2 Woodland Terrace, Mill Lane, Yeovil, Somerset, BA20 1NY

Financial Implications

None

Implications for Corporate Priorities

None

Other Implications

None

Background Papers: Planning application file

Appeal Decision

Site visit made on 30 June 2014

by **Phil Grainger BA(Hons) MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 14 July 2014

Appeal Ref: APP/R3325/A/13/2206617

Preston Academy, Monks Dale, Yeovil, Somerset BA21 3JD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Gary French (on behalf of Preston Academy) against the decision of South Somerset District Council.
 - The application ref: 13/01477/FUL, dated 11 April 2013, was refused by notice dated 9 September 2013.
 - The development proposed is the construction of a new full size all weather pitch with perimeter fencing and floodlights. (See below.)
-

Decision

1. The appeal is dismissed.

Main Issues

2. These are:
 - the effect on the living conditions of neighbouring residents having particular regard to noise, activity and light in the evening and at weekends;
 - the effect on the character and appearance of the area; and
 - the adequacy of the parking provision and any effect that this may have on the safety and convenience of highway users.

Inspector's Reasoning

Preliminary Matters

3. On the application form the description of development contained the following additional wording: *Gabion retaining structure to be formed into side of existing hill with fencing on top. Excavated spoil to be retained on site and used to re-landscape existing football pitch to enable it to be rotated 90° from current orientation.* In considering the appeal I have taken the full wording into account.
4. An application for costs was made by Mr French against South Somerset District Council. That application is the subject of a separate decision.

Effect on the living conditions of local residents

5. The appeal site comprises a grassed area to the west of the school buildings which is used in part as a rugby pitch. Further west still, outside the site but still within the school grounds, are two football pitches. These are separated from the appeal site by a hedge with some trees.
6. As for the site itself, the rugby pitch is located near its northern edge and is at present oriented east-west. The site is said also to be used for cricket but, although my visit took place well into the cricket season, I saw little or no evidence of such use. In addition, the areas to the south and east of the rugby pitch are more steeply sloping and, in their present form, seem poorly suited to

formal recreation use. Accordingly, the existing use of the site seems limited and for residents living to the south, in Abbots Meade, and to the east, in an offshoot of Monks Dale, the area where most of the activity currently takes place is relatively distant. The amount of noise and disturbance they experience at the present time will reflect this.

7. Following some substantial earthworks, the appeal proposal involves turning the rugby pitch through 90° and forming a new all weather pitch (AWP) to the east of it. The AWP, which would be used for football and hockey, would thus be closer to both the residential areas mentioned above.
8. In addition, there would be an increase in the intensity of use and I would expect this to be noticed in the residential area to the north (White Mead) as well as those already mentioned. The existing rugby pitch has no floodlights and so can be used only in daylight hours (primarily it seems during or immediately after the school day, which ends at 14.55, though there may be some Saturday use). In addition, I am told that it is often unusable because it is easily damaged in wet weather and that its poor, sloping nature discourages use. In contrast the AWP is designed for use in all weather conditions and would be floodlit. The intention is that it would be available for use by the community outside school hours on every weekday evening until 2100 and on Saturdays, Sundays and Bank Holidays from 1000 to 1700.
9. In my view this has the potential to result in a very noticeable change in the conditions experienced by local residents living next to the site. The appellant suggests that there would simply be an intensification of an existing use and that this, together its recreational nature, should make it more acceptable than if some other source of noise and activity were being introduced. However, the appellant's own acoustic consultants considered the AWP would represent a new noise source wholly different in character to the existing conditions, which they say are controlled primarily by distant road traffic. That accords with my own observations, at least when the playing fields are not in use.
10. As I have already noted, that currently appears to be the case for much of the time, particularly at the more sensitive times in the evenings and at weekends when residents are most likely to be at home and seeking to enjoy their properties in a degree of peace and quiet. For the avoidance of doubt, I do not consider that those who choose to live next to a school playing field can reasonably expect not to hear children when the playing fields are in use. Nor should it come as a complete surprise, though it may be disappointing, that children are not always well behaved. However, I consider it much more questionable for residents' living conditions to be affected potentially every evening until 2100 and throughout the day every weekend.
11. There seems little doubt from the predictions in the appellant's Acoustic Assessment that the change in the noise climate at these times would be clearly noticeable, especially in the properties to the north and south. Indeed the Assessment itself notes that 'noise from the pitch will attract attention, as activity on the pitch will not be inaudible'.
12. Despite this the Assessment concludes that noise levels will remain within acceptable limits, having regard to the levels specified in BS4142 and BS8233 and those recommended by the World Health Organization. However, the predictions are based on averages and assume noise to be generated at the mid point of the AWP. That may be a reasonable starting point, but in reality noise will rise and fall reflecting what is happening on the pitch and will

sometimes be at one end or the other. Indeed it seems not unreasonable to envisage highest noise levels will be associated with activity in the goal areas.

13. The goalmouths are considerably closer to the properties to the north and south of them than the midpoint (not much more than half the distance). Moreover, the gardens of the properties are closer still. Accordingly I would expect there to be times when noise levels at the properties in White Mead and Abbots Meade are significantly higher than the predicted levels. It is not clear that they will always remain within the recommended levels even if the acoustic fencing and other measures that were not allowed for in the Acoustic Assessment are implemented.
14. I acknowledge that there will be other times when activity is at the end of the pitch furthest away and noise levels will be less than those predicted. However, such variation can itself make noise more intrusive and harder to become accustomed to. Indeed BS4142, though intended for industrial rather than recreational noise sources, applies a 'character correction' if the noise is expected to be irregular so as to attract attention. Applying such a correction to this particular noise source may not be entirely appropriate. However, if it is, it suggests that increases relative to the existing ambient noise levels would in some cases be significant with respect to the likelihood of complaints.
15. In any event, as the 'character correction' suggests, noise and disturbance cannot be assessed entirely objectively, simply on the basis of predicted noise levels. There is a subjective element as well which is affected by the character of the noise and other matters. In my experience, disturbance can occur even when the overall noise levels remain within recommended limits.
16. In this case, use of the AWP in the evenings and at weekends would generate noise and activity at a time that is more sensitive (as well as quieter) than during the normal working, or school, day. It would also introduce an activity that does not currently occur much, if at all, at those times. All this would increase the impact that the AWP is likely to have on those living nearby. That is especially so as for much of the year use of the floodlights would draw attention to the AWP even when its use is relatively low key.
17. I have noted that lighting levels have been reduced from those first proposed and are now said to be roughly equivalent to street lighting. However, it is not normal to have street lights at the rear of dwellings. Even if the lights are designed and angled so that there is little or no overspill beyond the site they would still be plainly noticeable when illuminated. They would significantly alter the perception of what would otherwise be a dark site and I share the view of local residents that such lighting would be intrusive and reduce, at least modestly, the quality of the residential environment and their ability to enjoy their homes.
18. I am aware that the Council have recently approved an AWP with floodlighting at another nearby school that is within a residential area and is, arguably, even more closely surrounded by dwellings. However, there was already an artificial pitch of some sort on that site and, on the balance of probabilities, I would expect that facility to have been used more intensively than the playing fields on the appeal site. In short, the circumstances are not comparable in all respects and I see nothing inherently inconsistent in the two decisions.
19. In the specific circumstances of the appeal site I conclude that the AWP as proposed would cause significant harm to the living conditions of the occupiers of the adjoining dwellings, particularly those on White Mead and Abbey Meade,

through a combination of noise, disturbance and lighting, particularly in the evenings and at other at unsocial times, when the area is currently relatively peaceful and, for much of the year, dark. Accordingly it would be contrary to the thrust of saved Policy ST6 of the South Somerset Local Plan. Moreover, whilst this policy is now somewhat elderly, providing or retaining good quality residential environments is in line with the National Planning Policy Framework (the NPPF). These matters themselves are a serious objection to the proposal.

Character and appearance matters

20. To facilitate the formation of an AWP on this sloping site some substantial regrading is proposed. This would be a mix of cut and fill with the surplus excavated material being used to flatten the adjoining land to the west to allow the repositioning and reorientation of the existing rugby pitch.
21. A gabion retaining wall would be constructed along the full length of the northern end and western side of the AWP. This would reach a maximum height at the northwest corner where the drawings suggest that it would be in the order of 4.5m (though the original Design and Access Statement suggested 6m). The appellants consider that the use of gabions would maintain a natural appearance. However, whilst cliffs may be a natural feature in parts of Somerset I saw none in the Yeovil area. In any event for safety reasons a fence of some sort would be required on top of the retaining wall and the drawings show a 1.8m high palisade fence. That said, in order to address the Council's concerns regarding noise, the current intention appears to be to replace the palisade fencing along the northern end and the northern part of the western side of the AWP with a 2.1m high solid acoustic one.
22. In contrast, at its southeast corner the AWP would be raised above the existing ground level. The drawings suggest that it would be in the order of 4-5m above the natural level. No retaining wall is proposed along the south and east boundaries of the AWP and the change in levels would be achieved by a slope. However, this would be steep (the drawings suggest 1:2) and even if it is grassed it is likely to have an unnatural appearance. Moreover, even at that gradient, it appears that the toe of this slope would be quite close to the nearest garden and, especially, the line of trees¹. In addition, at the south end of the AWP it is again proposed to erect a 2.1m high acoustic fence.
23. Taken together, these fences, walls and changes in levels would considerably alter the character and appearance of the site, even if the surface of the AWP itself is indistinguishable from natural grass. The 8 floodlighting columns, which, although relatively slender structures, would each be 15m high would add to the effect², even when not illuminated. Instead of being a grassed and relatively natural area interrupted by little more than the rugby posts at each end of the rugby pitch³ the site would come to have a heavily engineered and artificial appearance. It would no longer soften the surrounding development, which is quite dense in places, in the way that the existing grassed playing field does. Nor would it harmonise so well with the football pitches to the west. Any security fencing that the school choose to erect around the playing fields would add to the overall impact; it is not in itself a justification for allowing the changes proposed in the scheme before me.

¹ At the visit, when it would have been of most assistance, the appellant was unable to indicate exactly what the relationship would be.

² They are both more numerous and considerably taller than the existing rugby goalposts which the parties agreed on site to have a height of about 6m or a little more.

³ These posts, though repositioned, would of course remain.

24. These are important considerations that would, in many circumstances, be a further serious objection to a development of the sort proposed. However, in this case the effects are reduced by the limited extent of public or other views. Some public viewpoints do exist, including Stratford Road and one of the dead ends off Monks Dale. However, these views are generally at a moderate distance and the impact of the development would be softened by trees. The trees will of course provide less screening in winter when they lose their leaves and it is at this time that the floodlights are likely to be most used. In any event, even when the trees are in leaf I would expect the floodlighting at least to be readily noticeable in some public views.
25. I have also had regard to views from nearby dwellings, several of which I visited during my visit. Although these are private views, the occupiers of adjoining dwellings are often regarded as a particularly sensitive 'receptor' for visual impacts. Furthermore, views that are shared by a large number of local people may contribute to the overall character and visual amenity of an area even if they are largely hidden from those merely passing through.
26. That said, from several of the properties I visited the views are considerably filtered by the extensive vegetation around some parts of the school boundary. However, there is less screening in other places and in any event views will be clearer in winter. Moreover, there are relatively few trees along the northern boundary of the site. Although I did not have the opportunity to view the site from that direction I would expect there to be clear views down and across it from several of the dwellings on White Mead, especially from the upper floor of those that are houses. It would take many years for additional landscaping here to have a significant effect.
27. I have also noted that despite the appellant's contention that the site is outside all landscape designations it is in fact one of the areas covered by saved Local Plan Policy EH10. These are defined as 'no development' areas that are considered important to the character of settlements. The policy indicates that development that would have an adverse impact on the amenity or recreational value of such areas will not be permitted unless a special community, educational or recreational need is identified.
28. For the reasons set out above, I consider that the appeal proposal would have some adverse impact on the amenity value of the site, at least in visual terms. However, it would enhance its value for formal recreation. Moreover, this is now an ageing policy and, whilst the general thrust may be broadly in line with the NPPF, I have seen nothing to suggest that it is intended to include anything as specific and restrictive as Policy EH10 in the emerging Local Plan.
29. Taking all the above matters into account, I conclude that if the proposal were acceptable in all other respects the impact on the character and appearance of the area, or any conflict with Policy EH10, might not, on balance, have been sufficient to make it unacceptable. However, in the circumstances, my conclusions on character and appearance matters add, if only modestly, to my overall concerns regarding the appeal scheme.

Parking and related matters

30. The third reason given by the Council for refusing the application relates to a perceived inadequacy in parking provision, especially if use of the AWP coincided with school events. This is a concern shared by a good number of local residents, though not the Highway Authority.

31. During my visit I saw that on street parking occurs on Monks Dale (from which the school and AWP would be accessed) even during the day and it would be normal for this to be greater in the evening when residents have returned from work. I also saw that in places forward visibility along Monks Dale is limited and that, taking into account the width of the road, there could be some inconvenience, at least, to road users as the level of on street parking rises.
32. I also saw some evidence that as the end of the school day approached, on street parking, apparently by parents and guardians, began to increase. This is a common phenomenon but it does not coincide with peak demand for on street parking by local residents. Moreover, community use of the AWP would not, I understand, occur at this time but would start later. By that time many school staff would have left and users of the AWP could make use of the main school car park as well that provided for the existing sports centre.
33. I have taken all this into account together with the appellant's estimates of the traffic and parking that would be generated by the AWP. I have some reservations regarding how localised the catchment of the AWP would be and also regarding its accessibility by public transport, given that the local buses stop running quite early in the evening. It is also not clear that the appellant has fully taken into account the potential overlap of parking demand that may occur between sessions.
34. Nevertheless, even if all this is taken into account it seems to me that any shortfall in parking provision is likely to be modest and to occur infrequently. It would not in my view cause serious safety or convenience problems. The only exception would be if the AWP were available for use at times when out of school events were taking place in the school buildings. I share the view of the Council and local residents that a significant shortfall of parking could occur at such times with potentially serious implications for the safety of road users and the convenience of local residents.
35. That said, the appellant has indicated that this could be avoided by retiming the event or making the AWP unavailable when such events occur. I have been given no reason to believe that that could not be achieved through an appropriate condition or s106 undertaking and if that were done I am satisfied that the appeal scheme need not result in any material deterioration of highway conditions. Accordingly I find no in principle objection to the proposal on these grounds and no serious conflict with saved Local Plan Policy ST5.

Other matters and overall conclusions

36. Not all the other matters raised by local residents are material planning considerations, but those that are I have taken into account. In particular, I have noted the comments regarding wildlife. However, I am satisfied from the surveys and analyses carried out on behalf of the appellant that there would be no overriding objection on these grounds. That said, it appears that there could be some impact on bat foraging and that, ideally, an AWP would not be located so close to foraging areas. This matter is not decisive in itself and is not necessary to my conclusion. However, it is a further negative point that needs to be taken into account and counts, albeit modestly, against the appeal scheme. In contrast, and despite the reservations recorded by the Council's technical officer, I see no reason why drainage should be a problem provided the development is carried out in an appropriate manner.
37. As for other material considerations, the need for a facility (or the lack of it) would be of little or no significance if it caused no harm. However, in fact a

good part of the appellant's representations deals with need and implies that this overrides any harm caused. Given this, and my conclusions on some of the main issues, it is therefore appropriate for me to consider whether there is a need for the AWP that is sufficient to justify the harm I have identified.

38. The perceived need falls under two headings; school needs and those of the local community generally. Looking first at school needs, I have no doubt that the AWP would be an improvement in terms of sporting provision and would enable more pupils to take part in organised sporting activities more frequently. I have taken into account the support for it from pupils and parents and I do not doubt that the existing facilities are not of the highest quality.
39. That said, the existing pitch clearly can be and is used. Moreover, whilst the intensity of use of a grass pitch cannot be as great as an all weather one, I have been provided with little hard evidence of how often the existing pitch actually becomes unusable. In addition, it is not self-evident that it is essential for every school to provide a complete range of sporting facilities, including an AWP, on site in order to ensure a high quality educational experience and facilitate satisfactory participation in sporting activities. Indeed I understand that despite the current lack of an AWP Preston Academy remains popular and indeed oversubscribed.
40. Nor is it clear that genuine school needs necessitate the full extent of the current proposal. In particular, the provision of floodlighting to facilitate evening use, which contributes very significantly to the harm that the scheme would cause, appears to be aimed at community, rather than school, use. (Such use may of course make the provision of the AWP more viable but I have seen no clear and compelling evidence that this is essential.)
41. Turning to community needs, I have taken into account increasing concerns regarding obesity and the encouragement given in government advice to increased participation in sport. I am also aware that a local study has identified a need for two additional AWPs in Yeovil Area South. However, I do not know the full details of that study or its status.
42. In any event I understand that one of the two additional AWPs that are needed is about to be provided elsewhere, leaving a requirement for only one more AWP to meet identified needs up to 2028. It is not therefore clear that there is a clear and pressing community need for a further AWP to be provided at the present time. That is especially so as I am aware that an enhanced facility has been approved at another nearby school and I understand that another nearby facility at Yeovil Town Football Club is currently run down and underused. The implications of these matters for the conclusions reached in the needs assessment have not been made clear to me.
43. In conclusion I do not doubt that the AWP would be of some benefit to both the school and the wider local community. However, on the evidence that I have been provided with, those benefits appear relatively modest and are insufficient to justify the harm that the appeal scheme in its present form would cause, especially to the living conditions of those residents living immediately around the site. For the reasons set out above and having taken all other material considerations raised into account I conclude that the appeal should not succeed.

P Grainger
INSPECTOR

Appeal Decision

Site visit made on 24 July 2014

by Iwan Lloyd BA BTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 7 August 2014

Appeal Ref: APP/R3325/D/14/2219587
74 Larkhill Road, Yeovil, Somerset BA21 3HQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Helen Handscomb against the decision of South Somerset District Council.
 - The application Ref 14/01526/FUL, dated 26 March 2014, was refused by notice dated 15 May 2014.
 - The development proposed is new vehicular access off Larkhill Road, to provide new hardstanding over grass verge and parking area to property.
-

Decision

1. The appeal is allowed and planning permission is granted for new vehicular access off Larkhill Road, to provide new hardstanding over grass verge and parking area to property at 74 Larkhill Road, Yeovil, Somerset BA21 3HQ in accordance with the terms of the application, Ref 14/01526/FUL, dated 26 March 2014, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: (6473/1, 6473/2 and schedule of works).
 - 3) The development hereby permitted shall be constructed entirely of the materials details of which are shown on the application form.
 - 4) In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details that have been submitted to, and approved in writing by the local planning authority, and before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition.
 - 5) The vehicular access shall not be brought into use until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the local planning authority.

Reasons

2. The main issue in this case is the effect of the proposal on highway safety.
3. The appeal property is a semi-detached dwelling with a small front garden adjoining a footway. Beyond the footway towards the carriageway is a larger highway verge, part of which at this juncture adjoins a parking bay parallel to Larkhill Road. Within this highway verge is a mature tree and the proposal would be to retain the tree and create a hard-standing crossing the garden and verge with access onto the southern most edge of the parallel parking bay.
4. Larkhill Hill is one of the routes into Yeovil and serves established residential estates linking Thorne Lane and Preston Road. Traffic calming measures have been installed with carriageway narrowing to the south and north of the proposed access designed to give priority to traffic travelling in a certain direction to calm vehicle speeds. Several properties have installed single and paired driveways off Larkhill Road and others onto the parallel parking bay adjacent to the appeal property.
5. The proposed driveway would provide sufficient space for one vehicle with a proposed width of 3.6m, but no turning area would be provided. The Appellant indicates that 2 spaces would be required to serve the 3 bedroom property. The Council objects to the development on this basis.
6. I noted that parking within the bays was unrestricted, and whilst 2 parking spaces are required by the Appellant any deficiency in the parking provision could be accommodated in these unrestricted areas. There is no evidence that the proposed provision of 1 space within the appeal site is seriously deficient and would lead to a highway safety concern.
7. Secondly, whilst there is no turning space within the site this is the prevailing character of other established accesses onto Larkhill Road. There is no evidence to indicate that this present arrangement has caused a highway safety concern. In this case, the Appellant could reverse and manoeuvre the vehicle into the parking bay from the driveway. This manoeuvre would not be any different to drivers reversing from adjacent access points. Visibility could be restricted due to vehicles being parked on the parking bay. However, this would not be inherently dangerous as greater care would be needed to undertake this safely, as is likely to be the situation with adjacent accesses served from the parking bay. In the absence of evidence to indicate otherwise, I conclude that the proposal would not harm highway safety.
8. I consider that the appeal should be allowed, and that the proposal would not conflict with Policy ST5 of the South Somerset Local Plan, in so far as this relates to the issue of highway safety. I have revised the wording of some of the suggested conditions. The first three deal with implementation and to ensure the development is constructed in accordance with the approved plans and details. Condition 4 is needed as revised to protect the tree during the course of construction, and condition 5 is necessary to ensure a satisfactory drainage scheme in the interests of highway safety.

Iwan Lloyd

INSPECTOR

Appeal Decision

Site visit made on 4 June 2014

by Lynne Evans BA MA MRTPI MRICS

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 28 July 2014

Appeal Ref: APP/R3325/A/14/2214651

Land to the South of Witches Way and Brooke House, Holywell, East Coker Yeovil Somerset BA22 9NQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Dudley & Mrs Aileen Miller against the decision of South Somerset District Council.
 - The application Ref: 13/03162/FUL dated 29 July 2013, was refused by notice dated 7 November 2013.
 - The development proposed is the erection of one dwelling with detached garage together with associated access and parking and provision of photo voltaic panel area; also associated landscaping.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of one dwelling with detached garage together with associated access and parking and provision of photo voltaic panel area; also associated landscaping at land to the South of Witches Way and Brooke House, Holywell, East Coker Yeovil Somerset BA22 9NQ in accordance with the terms of the application, Ref: 13/03162/FUL dated 29 July 2013 subject to the conditions set out in the attached schedule at the end of this decision letter.

Preliminary Matters

2. The post code for the appeal site on the application forms is given as BA20 9NQ, whereas all other references are to BA22 9NQ. It is the latter postcode I have used in the decision.
 3. The plans were revised at the application stage both to amend the siting of the photo voltaic panel and to show the highway visibility splays, and my decision is based on the amended plans.
 4. After the site visit, I invited both the Appellants and the Council to submit comments on the use of a personal condition, particularly to limit first occupancy to the family, to reflect the particular and special circumstances of this case. I have taken these further representations into account in my decision.
-

Main Issues

5. The main issues in this appeal are:
 - a) the suitability of the site for residential development, and
 - b) the effect of the proposed access arrangements on highway safety.

Reasons

Issue a) Suitability of Site

6. The appeal site relates to open land on the east side of the lane running through the small hamlet of Holywell, which comprises a small number of houses and a public house. The application site lies in the north-west corner of the open field with an existing field access. The land is sloping and slopes both from north to south as well as from west to east. To the north of the site and to the immediate north of a brook there are a number of individual houses set back at various distances from the lane.
7. I am advised that Holywell does not have a settlement boundary and for planning policy purposes the site falls within the open countryside. I recognise that the proposed dwelling would not be completely isolated given the surrounding group of existing dwellings and there is a bus service through the hamlet as well as facilities in the nearby village of West Coker. Nonetheless, I share the Council's view that a proposal for a new dwelling in this countryside location where many services and facilities are not easily accessible other than by the private car would not accord with either the first part of Paragraph 55 of the National Planning Policy Framework (Framework) or Policy ST5 of the South Somerset Local Plan 2006 (Local Plan) relating to the appropriate locations to direct new residential development in rural areas. The list of *special circumstances* set out under the second part of Paragraph 55 of the Framework to justify a new dwelling in the countryside would not be met by the appeal scheme, although the use of the words *such as* to precede these examples indicates that the list is not exhaustive, and I am therefore able to consider the particular circumstances of the Appellants in this context.
8. The case for the new dwelling is very specific and relates to the particular family needs of the Appellants and the medical needs of their son. They currently live in a house to the north of the appeal site at Witches Way but the new house is sought as the long term home for their son and his carers. There is detailed written information from the Appellants as well as the Specialist Medical Team that supports the family to explain the reasons for the proposal, providing an explanatory commentary on the son's medical condition; why the new house is required; the benefits of siting it close to the existing home and why the existing home could not be satisfactorily altered and the medical related issues with regard to seeking alternative accommodation. I have no reason to question this evidence.
9. Taking all of these factors into account, I am persuaded that the particular family and medical reasons that have been set out provide very specific and special circumstances to justify a dwelling in this location, and outweigh the harm that would arise regarding the generally unsustainable nature of the location of the site for residential development.

10. I understand the Council's concerns and recognise that at some point in time a new house in this location would become available to be disposed of on the open market, and that there is no complete certainty that the Appellants and their son would occupy the dwelling for any considerable period of time, if circumstances were to change. I have also taken into account the relevant guidance in the Planning Practice Guidance. However, given the particular and special circumstances of the case before me, I have concluded that this case is one where, exceptionally there is justification for granting permission and furthermore that a condition to limit first occupation to the Appellants together with resident dependants would be both appropriate and justified.
11. Although the proposal would introduce built development into an existing open field, I consider that the siting of the proposed dwelling would be read as extending the existing group of houses, in immediate as well as in longer views, for example from breaks in the hedgerows and field gates along Halves Way. The dwelling would be set down within the site, utilising the levels to minimise its impact on the surrounding open countryside. In these regards I consider that the proposed location and details of the house, as well as the revised siting of the solar panels are well considered to relate to the existing pattern of dwellings in Holywell and thus assist the integration of the new dwelling into the local built and natural context. However, Policy EC3 of the Local Plan is clear that these considerations only apply where development outside of development areas are otherwise acceptable, and these considerations would not by themselves render the development acceptable and outweigh the presumption against a new residential dwelling in this location.
12. The Appellant has argued that there is a shortfall in the supply of housing land in the district and that the provision of a new house in this location would assist in that regard. Given the location of the site and the proposed provision of one dwelling, I do not consider that the benefit of securing one additional dwelling, taken on its own, would overcome the harm I have identified from the generally unsustainable location of the site.
13. I have already set out that the proposed location within a small hamlet in the countryside would not accord with Policy ST5 of the Local Plan with regard to the appropriate locations for residential development in rural areas. However, I conclude that the very individual and exceptional medical grounds set out by the Appellants in respect of this proposal outweigh the harm I have concluded under this issue.

Issue b) Highway Safety

14. The proposed dwelling would utilise the existing field access at the northern end of the site, which would also continue to serve the remainder of the agricultural field. The road through Holywell is narrow and in places single width only; there is also an advisory speed limit of 20mph along the lane. There is disagreement between the Appellants and the Council regarding the visibility splays that can be achieved in a northerly direction when leaving the site, because of the adjoining land being in different ownership. However, from my site visit, and given the nature of the road and visibility that can be achieved in both directions, I do not consider that the proposed access to serve one house (and continued field access) would result in harm to highway safety. There

would be no conflict with Policy ST5 of the Local Plan, and in particular criterion 5, in this regard.

Other Considerations and Conditions

15. I have noted the environmental proposals to ensure a highly sustainable dwelling in relation to its energy requirements. Whilst these proposals are to be welcomed, they would not by themselves support the development of a new dwelling in this location.
16. In respect of conditions I agree with the Council that details of materials and landscaping are required to ensure the integration of the new development into the local environment, although I do not consider it necessary or reasonable to require details of such elements as eaves/verge details. Drainage details are also necessary to ensure a satisfactory development. Conditions relating to the access are necessary to ensure a safe and satisfactory means of access. I have, however, amended the conditions to remove the unnecessary duplication of requirements. I have also added a condition to clarify the siting of the solar voltaic panel. I have also imposed a condition relating to first occupancy of the dwelling for the reasons set out earlier in my decision letter.
17. For the reasons given above and having regard to all other matters raised, including in representations, I conclude that this appeal should be allowed.

L J Evans

INSPECTOR

Schedule of Conditions (Conditions 1 to 10 inclusive)

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 3247/13/8A; 3247/13/9A; 3247/13/1A; 3247/13/2A; 3247/13/3A; 3247/13/4A; 3247/13/5A; 3247/13/6; 3247/13/7; 3247/13/10 and 3247/13/11A.
- 3) Notwithstanding Condition 2, the siting of the solar voltaic panel shall be in accordance with the position shown on Plan 8A.
- 4) Notwithstanding Condition 2, no development shall take place until details of the external materials to be used in the construction of the house and garage hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

- 5) The first occupation of the dwelling hereby permitted shall be limited to the Appellants, Mr Dudley & Mrs Aileen Miller together with any resident dependants.
- 6) Development shall not begin until foul and surface water drainage details to serve the property have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to first occupation of the dwelling hereby permitted and thereafter retained and maintained.
- 7) No development shall take place until full details of both hard and soft landscape works, to include planting proposals, boundary treatments, and hard surfacing details, have been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out prior to first occupation of the dwelling hereby permitted; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.
- 8) All hard landscaping, including hard surfacing for the parking and turning areas shall be carried out as approved prior to the occupation of the dwelling hereby permitted.
- 9) The gradient of the proposed access shall not be steeper than 1 in 10 and shall thereafter be maintained in that condition.
- 10) Any entrance gates shall be hung to open inwards and shall be set back a minimum of 10 m from the carriageway edge and thereafter maintained in that condition.



Appeal Decision

Site visit made on 28 July 2014

by **Colin Cresswell BSc (Hons) MA MBA MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 18 August 2014

Appeal Ref: APP/R3325/A/14/2218832

2 Woodland Terrace, Mill Lane, Yeovil, Somerset, BA20 1NY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr I White against the decision of South Somerset District Council.
 - The application Ref 14/00244/FUL, dated 20 January 2014, was refused by notice dated 17 March 2014.
 - The development proposed is new dwelling.
-

Decision

1. The appeal is allowed and planning permission is granted for a new dwelling at 2 Woodland Terrace, Mill Lane, Yeovil, Somerset, BA20 1NY in accordance with the terms of the planning application, Ref: 14/00244/FUL, dated 20 January 2014, subject to the conditions set out in the Schedule at the end of this decision.

Main Issue

2. The main issue is the effect of the proposal on parking in the area with regard to highway safety and the living conditions of local residents.

Reasons

3. Policy TP7 of the *South Somerset District Council Local Plan* (the Local Plan) states that there should be a maximum of one off-street parking space provided per dwelling in town centres. However, where the development has less demand for parking than family housing, or where individual locations are particularly accessible, the policy indicates that parking provision should be below the required maximum.
4. Although the proposed dwelling would constitute family sized housing, it is in a highly accessible location on the fringes of the town centre. The bus station is within relatively easy walking distance, together with a range of town centre shops and services. As such, it would be possible for future occupiers of the proposed dwelling to meet their day-to-day family needs without requiring access to a car. In such circumstances, Policy TP7 would permit residential development with no off-street parking, even for a family sized dwelling which may be occupied by children.
5. Although not adopted policy, the Council draw attention to the *Somerset County Council Parking Strategy* (the Parking Strategy) which was prepared more recently than the Local Plan. This advises that three bedroom properties

should provide two car parking spaces. However, the strategy also indicates that developments in more sustainable locations that are well served by public transport or have good walking and cycling links may be considered appropriate for lower levels of parking provision. In this particular case, I have found that the location is highly accessible.

6. Apart from the potential for on-street car parking associated with the proposed dwelling, the Council also express concern at the displacement of vehicles from the existing parking area associated with the appeal property. Although it may be possible for local residents to apply for parking permits, it is unclear from the evidence before me what the availability of spaces currently is. It would clearly be a matter for future and existing occupiers whether they chose to own a vehicle in light of the availability of convenient parking nearby. Whilst the 2009 survey referred to by the Council highlighted car ownership levels within the city centre, I note that 54% of households indicated that they had no car and that 49% indicated that they did not require a car. This suggests that private vehicles are not essential in this location and therefore development which provides no off-street parking provision can be justified in accordance with Local Plan Policy TP7.
7. I am mindful of the Council's wish to avoid pressure on town centre car parks in order to prioritise the needs of shoppers. Whilst the 2013 review of the Parking Strategy forecast a deficit of short and medium stay spaces on Saturdays by 2018, there is a surplus of long-stay car parks elsewhere which are likely to prove attractive to local residents unable to find on-street parking spaces within the permit controlled zones. As such, there is little to indicate that the proposal would undermine the viability of the town centre.
8. I therefore conclude that the proposed development would have an acceptable impact on parking provision in the vicinity of the appeal site. There would be no conflict with Policy TP7 of the Local Plan which establishes maximum levels of parking provision in town centre locations. There would also be no conflict with Paragraph 39 of the *National Planning Policy Framework* in this regard. For the above reasons, and having regard to all other matters raised, I therefore conclude that the appeal should be allowed.
9. I have considered the conditions put forward by the Council in light of the *Planning Practice Guidance*. Where necessary, I have altered the conditions to better reflect this guidance. For the avoidance of doubt, a condition has been imposed for the development to be carried out in accordance with the approved plans, together with the standard time limit condition.
10. To help protect the character and appearance of the area, a condition is imposed requiring further details of some aspects of the development. To help protect the privacy of occupiers, the condition also requires further details of glazing in ground floor doors and windows as suggested by the appellant in an email dated 25 February 2014. Given that the site was previously occupied by a factory, I have also imposed the suggested condition to investigate and remediate potential contamination.

Colin Cresswell

INSPECTOR

Attached – Schedule of Conditions

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 6273-10, 6273-11,6273-12.
- 3) Notwithstanding condition 2, no development shall take place until details of the following have been submitted to and approved writing by the local planning authority;
 - a) specific materials (including the provision of samples) to be used for all external walls (including lintel, stringcourse detailing) and roofs windows and doors;
 - b) the design and materials of eaves/verge plus rainwater goods; and
 - c) the design of boundary walls, railings and landscaping.

Development shall be carried out in accordance with the approved details.

- 4) No development shall take place until details of any repositioning and obscure glazing of the windows and door in the North West elevation of the existing dwelling have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the first occupation of the dwelling hereby approved
- 5) No development shall take place unless a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins. If, during the course of development, any contamination is found which has not been identified in the site investigation, development on that part of the site must be halted and additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. No further development shall take place on the affected part of the site until it has been remediated in accordance with the approved additional measures.