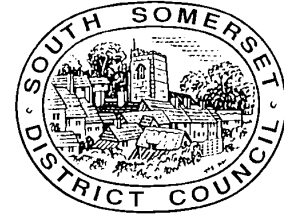


South Somerset District Council

Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 26th November 2014

2.00 pm

**Village Hall
New Road
Norton Sub Hamdon
TA14 6SF**

(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.

Please note: Consideration of planning applications will commence no earlier than 3.45pm.

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Becky Sanders, Democratic Services Officer 01935 462596**, website: www.southsomerset.gov.uk

This Agenda was issued on Tuesday 18 November 2014.

Ian Clarke, Assistant Director (Legal & Corporate Services)

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



INVESTORS IN PEOPLE

Area North Committee Membership

Shane Pledger
Paul Thompson
Pauline Clarke
Graham Middleton
Roy Mills

Terry Mounter
David Norris
Patrick Palmer
Jo Roundell Greene
Sylvia Seal

Sue Steele
Barry Walker
Derek Yeomans

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

Consideration of planning applications for this month's meeting will commence no earlier than 3.45pm, following a break for refreshments, in the order shown on the planning applications schedule. 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 normally attend Area North Committee quarterly in February, May, August and November – they will be usually be available from 15 minutes before the meeting to answer questions and take comments from members of the Committee. Alternatively, they can be contacted through Somerset Highways control centre on 0845 345 9155. **Please note they will not be available this month.**

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 three minutes on agenda items; and
- see agenda reports

Meetings of the Area North Committee are held monthly, usually at 2.00pm (unless specified otherwise), on the fourth Wednesday of the month (except December) in village halls throughout Area North (unless specified otherwise).

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 about planning applications will be dealt with at the time those applications are considered, rather than during the public question time session.

Comments should be confined to additional information or issues, which have not been fully covered in the officer's report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to three 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 and/or 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 North Committee

Wednesday 26 November 2014

Agenda

Preliminary Items

1. Minutes

To approve as a correct record the minutes of the previous meeting held on 22 October 2014.

2. Apologies for absence

3. Declarations of Interest

In accordance with the Council's current Code of Conduct (adopted July 2012), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting. A DPI is defined in The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (SI 2012 No. 1464) and Appendix 3 of the Council's Code of Conduct. A personal interest is defined in paragraph 2.8 of the Code and a prejudicial interest is defined in paragraph 2.9.

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 Regulation Committee

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

Councillors Terry Mounter, Shane Pledger, Sylvia Seal and Paul Thompson.

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. Date of next meeting

Councillors are requested to note that the next Area North Committee meeting is scheduled to be held on **Wednesday 17 December 2014** at the **The Ladysmith Memorial Institute (commonly known as the Parish Rooms), Somerton**. The start is anticipated to be the earlier time of 1.00pm.

5. Public question time

6. Chairman's announcements

7. Reports from members

Items for Discussion

8. Performance of the Streetscene Service (Pages 1 - 4)

9. South Somerset Market Towns App - Demonstration (Page 5)

10. Somerset Levels and Moors Flood Action Plan - Local Business Recovery Support (Pages 6 - 7)

11. Area North Committee Forward Plan (Pages 8 - 10)

12. Planning Appeals (Pages 11 - 12)

13. Schedule of Planning Applications to be Determined By Committee (Pages 13 - 14)

14. Planning Application 14/03154/FUL - Land North of Stanchester Way, Curry Rivel (Pages 15 - 29)

15. Planning Application 14/03950/FUL - Primrose Cottage, Hayes Road, Compton Dundon (Pages 30 - 33)

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 8

Performance of the Streetscene Service

Strategic Director: Vega Sturgess, Operations and Customer Focus
Assistant Director: Laurence Willis, Environment
Service Manager: Chris Cooper Streetscene Manager
Lead Officer: Chris Cooper Streetscene Manager
Contact Details: chris.cooper@southsomerset.gov.uk or (01935) 462840

Purpose of the Report

To update and inform the Area South Committee on the performance of the Streetscene Service in the Area for the period May 2014 – November 2014

Recommendation

Members are invited to comment on the report

Report

The major focuses of the service so far for this period that affect Area North, are listed below.

- Routine cleansing and grounds maintenance
- Highway weed control
- Rights of Way maintenance

Operational Works

As usual the main focus of the service has been the delivery of routine street cleansing and grounds maintenance across the Area. Our teams have settled following some changes to personnel and the staff have performed consistently well through the year.

One area of work that has received on-going focus has been the highway weed killing operation. The service now has two bespoke weed spraying quad bikes operating, and these provide the capacity for two full applications of herbicide a year across the district. This will make a notable difference to the towns and villages as this operation becomes more and more embedded in the service. We aim to continue spraying throughout the winter period as often as conditions allow.

At this time of year we are focussing on clearing tons of leaves from across the district, using a mixture of road sweepers, leaf suckers and manual effort! This year the leaf fall has been later than normal due to the warm weather, however this is 'normal business' for the service and we are targeting key areas. This year we have made arrangements for the community payback groups to assist in this operation as we work to develop links with them. We have also continued to work in partnership with Martock Parish and Somerton Town Councils, sharing equipment and labour when possible to increase the level of service to the public.

In addition to this, we have also discussed different approaches to managing graffiti in specific locations and carried out some joint training on graffiti removal with Martock, and we believe these will continue to show ongoing improvements to the service in the parish.

As winter develops, and the grass and other vegetation on highway verges dies back, the team will switch its focus towards litter picking our main & rural roads. We expect this work to take a little longer than in previous years due to last winter's focus on flood relief. Should members have locations that they would like the service to focus on, they should contact us with the details and we can direct our teams accordingly.

As well as delivering routine maintenance operations, this time of the year sees the team working in preparation for possible winter weather issues. We currently have 500 sandbags prepared and ready for use, with flood sacks in stock should they be required.

As well as preparing for flood related issues, we are planning to enable us to access market towns with grit, if we are faced with snowfall. The use of 4x4 vehicles and grit spreaders will make this a viable option for us. If faced with snowfall, we will focus on gritting town centres and high streets.

The team continues to focus on managing the number of flytips found in the district, this year has seen a considerable increase in numbers compared to the same period last year when we had cleared 121 incidents between April 13 and October 13. The tipping appears to be evenly distributed, and work is being carried out to uncover the reasons for the increase.

AREA NORTH:	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14	Oct 14	TOTALS
Aller	1	2	1	1				5
Ash								0
Barrington				1		1		2
Beercrocombe								0
Chilthorne Domer	1	1	3					5
Compton Dundon								0
Curry Mallet		1			1	1	2	5
Curry Rivel	1			1	1		2	5
Drayton								0
Fivehead				1		1	1	3
Hambridge & Westport			2				2	4
High Ham	1		1	1		2	1	6
Huish Episcopi	1			1	3	2	1	8
Ilton		1	1		2	3		7
Isle Abbotts								0
Isle Brewers	2							2
Kingsbury Episcopi		3	1		4			8
Langport			1	1		1		3
Long Load				1		3		4
Long Sutton					1	1		2
Lopen			1			2	4	7
Martock	1	4		5	5	4		19
Montacute	1			1	1		1	4
Muchelney				1			1	2
Norton Sub Hamdon	1							1
Pitney					2			2
Puckington								0

AREA NORTH:	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14	Oct 14	TOTALS
Seavington	1		1	2			1	5
Shepton Beauchamp	1				1			2
Somerton	5		1	3	2	3	2	16
South Petherton	3	5	2	2	13	4	1	30
Stocklinch								0
Stoke Sub Hamdon	1		1	1				3
Tintinhull	2			2	1		2	7
TOTAL AREA NORTH	23	17	16	25	37	28	21	167

The Parish Ranger Scheme has continued to develop and the service now employs three Rangers across the district. In Area North we have schemes working in the Seavingtons, Shepton Beauchamp, Compton Dundon, Lopen and Martock. We aim to continue to develop the program with more parishes over the coming year.

Our horticultural teams have completed their 14th grass cut of the year and they have started the winter work program. Already they are delivering the maintenance of the flood alleviation schemes that we are responsible for managing, and they have also carried out weed removal and arboricultural works around the St Cleers pond in Somerton.

Winter mowing is programmed to start in the second week of January, assuming the weather isn't too wet! This mowing operation is hugely beneficial to the look of the district, preventing long lush growth on highway verges and other grassland. If this operation isn't delivered, when the main mowing season starts in March, there is a huge amount of debris left by the mowers which spoils the look of the district for a number of weeks.

This year we have delivered the grounds maintenance for Somerton Town Council at a number of their sites and also carried out cutting of three areas of Rights of Way maintenance from the County Council, unfortunately we did not maintain the pathways around the Langport area, as these formed part of an area extending through Sedgemoor.

This year the service has renewed the bulb planting scheme to towns and parishes, with the focus this year being a mixture of bulbs including Muscari, Leucojum, Galanthus, Fritillaria, Hyacinthus and Ornithogalum. In Area North we will be providing bulbs for planting at Norton sub-Hamdon, Muchelney, Lopen, High ham, Ash, Long Load, Shepton Beauchamp, South Petherton, Ilton, Seavington, all of which will be planted by local groups.

Looking forwards, the horticultural service will be working as part of a nationwide initiative led by the Friends of the earth to help bees which are in decline across the nation. To achieve this, we will be planting areas of wild flowers, incorporation pollinator species in our planting schemes and erecting bee hotels in various locations. Should members have areas within their wards that would be suitable for these kinds of initiatives, we will be very pleased to hear from you and work with you to develop these habitats.

As well as environmental developments, the major focus for the service will be focussing on improving signage and accessibility on and around our open spaces. A strategy is currently being developed to deliver improvements to our open spaces over the coming years.

What's coming next?

- Winter work programs – completion of ditch maintenance schedules, shrub bed maintenance, winter mowing and bulb & tree planting schemes
- Completion of leaf clearance work
- Litter picking rural roads
- Continued highway weed control

Financial Implications

All of the matters highlighted in the report have been achieved within service budgets.

Implications for Corporate Priorities

- Continue to deliver schemes with local communities that enhance the appearance of their local areas.
- Continue to support communities to minimise floodwater risks.
- Maintain street cleaning high performance across the district.

Background Papers

Progress report to Area Committees on the Performance of the Streetscene service.

Agenda Item 9

South Somerset Market Towns App - Demonstration

Strategic Director: Rina Singh, Place and Performance
Assistant Director: Helen Rutter / Kim Close, Communities
Service Manager: Andrew Gillespie, Area Development Manager (West)
Lead Officer: Kerri Bruce, MTIG Marketing Intern
Contact Details: kerri.bruce@southsomerset.gov.uk or 01935 462237

Kerri Bruce, Market Towns Investment Group (MTIG) Marketing Intern, will attend the meeting to provide a demonstration of the South Somerset Market Towns App.

To find out more information about the app and to download (Apple and Android) please visit: <http://www.townguideapps.com/yourtown.aspx>

Background Information

The South Somerset Market Towns App was an idea developed by the Market Towns Investment Group and commissioned by SSDC. The app acts as a guide for both locals and visitors that can be updated easily in real time, and accessed 'on the move' via smartphone or tablet.

Nine market towns are featured on the App – based on local decisions by town councils / representatives to take part. The nine towns working together to promote themselves via an App, reflects the ethos of the Market Towns Investment Group: working together to make more happen than would be possible by working alone.

The app was first released in July 2013 and relies on volunteers in each town working to keep all of the information up to date – alongside each town's range of other marketing initiatives.

Since April 2014 further developments and promotions have taken place, with help and guidance from Kerri Bruce Market Town Investment Group Intern.

Agenda Item 10

Somerset Levels and Moors Flood Action Plan – Local Business Recovery Support

Nicola Bailey – Business Village Agent will attend the committee meeting to explain her role and present her findings from recent work with local businesses affected by the 2013/14 flooding.

A briefing note provided by Nicola is set out below.

Short background to the post of Village Business Agent

The post of Business Village Agent was created and funded by Somerset County Council, South Somerset District Council, The Federation of Small Businesses and the Community Council for Somerset in response to the issues that were raised by businesses in the aftermath of the flooding. The purpose of the role is to work directly with businesses in the flood affected areas of Somerset, to help them overcome the negative impact on trading created by the flooding.

Remit for post / scope of area covered.

I was appointed to the role in June. As Business Village Agent, my remit is to provide help and support to businesses affected either directly or indirectly by flooding. One to one help is provided through visits to the business and scheduled drop in sessions held within business communities.

A key priority for the role is to help the business owner to identify ways in which they could make their business more resilient to further flooding in the future and utilise the financial help available to implement these changes.

My work is split between working individually with businesses and working with partners and key stakeholders to take action on the issues identified. Identifying and raising awareness of the issues that flooding presents to businesses, and lobbying for action to help businesses now and in the long term is an important part of the role.

Linking to sources of support and maximising access to services already available to help businesses is also important and helps to 'join things up' for businesses and create a more cohesive experience. For example the Connecting Somerset 'Getting up to Speed' project is helping businesses to make the most of the opportunities presented by the internet and is a valuable resource in helping them to become more resilient.

A main source of help has been through small business grants – allocated to SSDC by the Government for distribution to businesses affected by flooding to support greater longer term resilience.

Grants have been widely promoted through the media (including social media) and business / agency networks.

To date, the Business Support Grants have been used to finance:

- Replacement of lost stock & equipment
- Investment in marketing and advertising including web and e-commerce development

- Specialist advice and technical infrastructure to improve business continuity

Summary of the problems encountered by businesses affected by flooding

Impact – directly flooded	Help provided has included:
<p>Lost stock/equipment</p> <p>Premises that have been flooded over consecutive years</p> <p>Fears of their customers leaving them for more reliable businesses not in flood affected areas</p>	<p>Help to apply for a Business Support Grant to replace lost equipment/stock.</p> <p>Advice & Repair & Renewal grants to look at resilience measures to help the premises to withstand further flooding with minimum impact on the business.</p> <p>Business Support Grant to enable marketing activities.</p>
Impact – indirectly affected	Help provided includes:
<p>Interruption to trading from lack of access to premises during the period of flooding for staff and customers</p> <p>Road closures and access problems in subsequent months due to flood related repairs</p> <p>Low visitor numbers due to the damage caused by the powerful media images of the flooding an perception from outside the County that Somerset is 'closed for business</p>	<p>Help to apply for business support grants to help finance measures that would help the business to continue trading in similar circumstances. For example website/e-commerce development to provide an added income stream. A domiciliary care company used a support grant to invest in training and CRB checking a bank of staff based across their patch.</p> <p>Helping the businesses to plan marketing campaigns to re-engage lost customers and target new market segments</p>

Many businesses receiving support have been very positive about the benefits of the support offered – including the business grants programmes.

The results of recent follow up with a sample of businesses to assess impact of the support provided will be reported at the meeting.

Nicola Bailey Business Village Agent
 Email: businessva@somersettrcc.org.uk

Tel: 01823 331222 Mob 07711 251334

Agenda Item 11

Area North Committee – Forward Plan

Strategic Director: Rina Singh, Place and Performance
Assistant Directors: Helen Rutter & Kim Close, Communities
Service Manager: Charlotte Jones, Area Development (North)
Lead Officer: Becky Sanders, Committee Administrator
Contact Details: becky.sanders@southsomerset.gov.uk or (01935) 462596

Purpose of the Report

This report informs Members of the Area North Committee Forward Plan.

Public Interest

The forward plan sets out items and issues to be discussed over the coming few months. It is reviewed and updated each month, and included within the Area North Committee agenda, where members of the committee may endorse or request amendments.

Recommendation

Members are asked to note and comment upon the Area North Committee Forward Plan as attached at Appendix A, and identify priorities for further reports to be added to the Area North Committee Forward Plan.

Area North Committee Forward Plan

Members of the public, councillors, service managers, and partners may also request an item be placed within the forward plan for a future meeting, by contacting the Agenda Co-ordinator.

Items marked *in italics* are not yet confirmed, due to the attendance of additional representatives.

To make the best use of the committee, the focus for topics should be on issues where local involvement and influence may be beneficial, and where local priorities and issues raised by the community are linked to SSDC and SCC corporate aims and objectives.

Further details on these items, or to suggest / request an agenda item for the Area North Committee, please contact the Agenda Co-ordinator; Becky Sanders.

Background Papers: None

Appendix A – Area North Committee Forward Plan

Further details on these items, or to suggest / request an agenda item for the Area North Committee, please contact the Agenda Co-ordinator; Becky Sanders, becky.sanders@southsomerset.gov.uk

Items marked in italics are not yet confirmed, due to the attendance of additional representatives. Key: SCC = Somerset County Council

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
As required	Somerset Levels and Moors 20 Year Flood Action Plan	A progress report on the Somerset 20 Year Flood Action Plan, and Flood Recovery Plan	Charlotte Jones, Area Development Manager (North)
17 Dec '14	Area Development Plan	A progress report on support for local projects including a financial statement on the Area North Capital Programme and community grants	Charlotte Jones, Area Development Manager (North)
<i>Dec / Jan</i>	<i>LEADER Programme (Item for Information)</i>	<i>Update report regarding funding of programme.- confirmation of the recent application for funding to be confirmed by DEFRA</i>	<i>Helen Rutter, Assistant Director (Communities)</i>
28 Jan '15	Langport and Huish Episcopi Conservation Area	To approve proposed changes to the Conservation Area boundary (following consultation).	Adron Duckworth, Conservation Manager
28 Jan '15	Welfare Benefit Advice Services in Area North	A service update report.	Catherine Hansford – Welfare Benefits Team Leader
<i>25 Feb '15</i>	<i>Conservation – service update</i>	<i>A service report from the SSDC Conservation team.</i>	<i>Adron Duckworth, Conservation Manager</i>
<i>25 Feb '15</i>	<i>Flood And Water Management</i>	<i>A presentation to explain the role of Somerset County Council as Lead Local Flood Authority.</i>	<i>Steve Webster Manger for Flood and Water Management, SCC.</i>

<i>TBC</i>	<i>Highways Update</i>	<i>Half yearly report - update on SCC Highways Services.</i>	<i>Neil McWilliams, Assistant Highway Service Manager (SCC)</i>
<i>TBC</i>	<i>Levels and Moors Local Action Group</i>	<i>A presentation about the Local Action Group to raise awareness of pipeline projects, priorities and marketing of the programme.</i>	<i>Dominie Dunbrook, LEADER Scheme Manager</i>
<i>TBC</i>	<i>Area North Affordable Housing Development Plan - Outturn 2013-14</i>	<i>A report which looks back on the delivery of additional affordable housing units in Area North during 2013-14 and updates the current position.</i>	<i>Colin McDonald, Corporate Strategic Housing Manager</i>
<i>May 2015</i>	<i>No meeting</i>		
<i>June 2015</i>	<i>Community Health and Leisure</i>	<i>Annual service update report from the SSDC Community Health and Leisure service including the Healthy Lifestyles programme.</i>	<i>Lynda Pincombe, Community Health and Leisure Manager</i>

Agenda Item 12

Planning Appeals

Strategic Director: Rina Singh, Place & Performance
Assistant Director: Martin Woods, Economy
Service Manager: David Norris, Development Manager
Lead Officer: As above
Contact Details: david.norris@southsomerset.gov.uk or (01935) 462382

Purpose of the Report

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

Public Interest

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.

Recommendation

That members comment upon and note the report.

Appeals Lodged

None

Appeals Dismissed

None

Appeals Allowed

None

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Agenda Item 13

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 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 North Committee at this meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 3.45pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 3.35pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
14	CURRY RIVEL	14/03154/FUL	Residential development of 30 dwellings.	Land north of Stancheater Way, Curry Rivell.	Mr R Mead
15	WESSEX	14/03950/FUL	Erection of side extension, detached double garage / workshop and relocation of existing storage building	Primrose Cottage, Hayes Road, Compton Dundon.	Mr D Shears

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

The Committee will consider the applications set out in the schedule. The Planning Officer will give further information at the meeting and, where appropriate, advise members of letters received as a result of consultations since the agenda had been prepared.

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 14

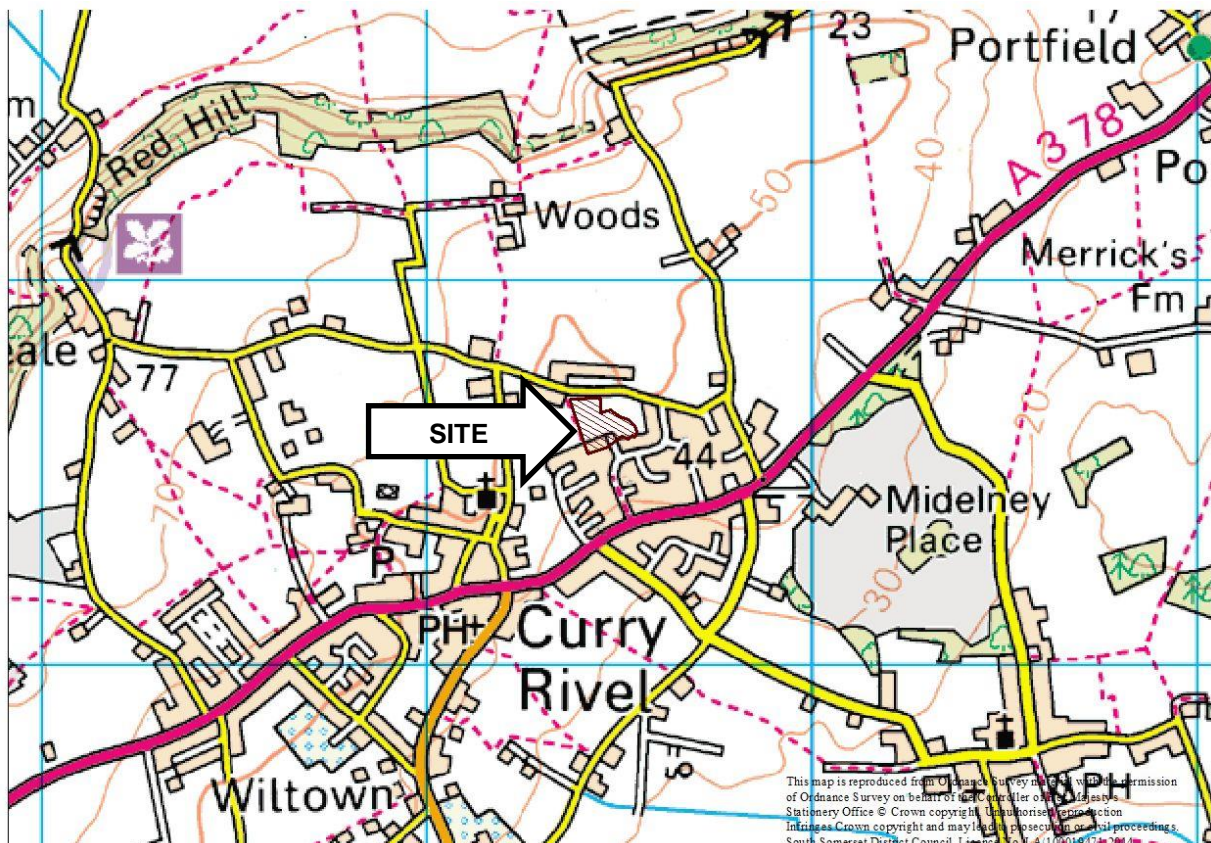
Officer Report On Planning Application: 14/03154/FUL

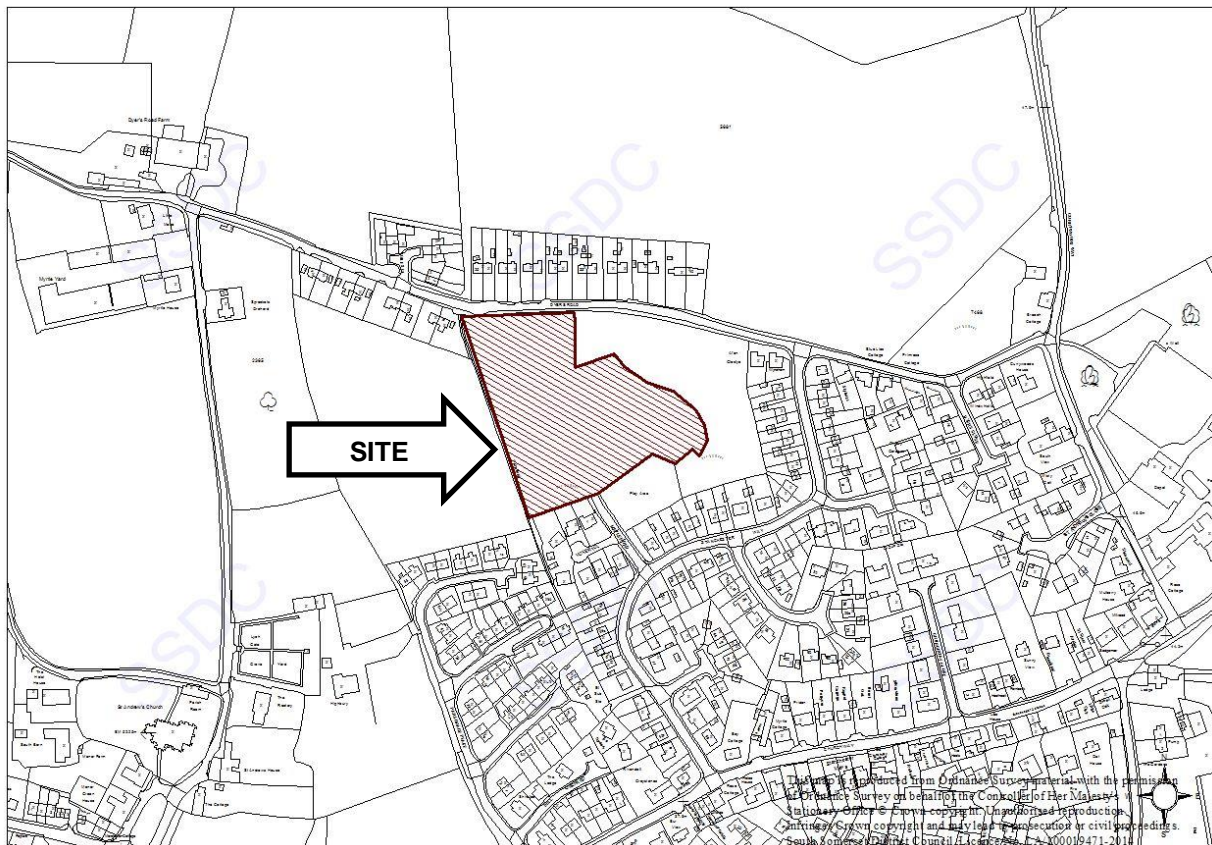
Proposal :	Residential development of 30 dwellings (GR:339480/125610)
Site Address:	Land North Of Stanchester Way, Curry Rivet.
Parish:	Curry Rivet
CURRY RIVEL Ward (SSDC Member)	Cllr Terry Mounter
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	16th October 2014
Applicant :	Mr Richard Mead
Agent: (no agent if blank)	Mrs Lydia Grainger, WYG, Hawkridge House, Chelston Business Park, Wellington TA21 8YA
Application Type :	Major Dwlgs 10 or more or site 0.5ha+

REASON FOR REFERRAL

This application for 30 houses outside the settlement limits of Curry Rivet, as defined by the South Somerset Local Plan (2006) constitutes a significant departure from the policies of the adopted local plan. The application is therefore referred to committee to enable the issues raised to be debated and considered in light of both the saved policies of the 2006 Local Plan and the policies of the emerging 2028 Local Plan.

SITE DESCRIPTION AND PROPOSAL





The site is located towards the north of the village, on open land between Dyers Road in the north and the dwellings along Stanchester Way to the south (which fall within the development area). Open agricultural land borders the site to west and east, and the southern boundary is defined by the public play space and dwellings off Maple Road. The western boundary is defined by a public footpath. The land rises from south to north. The northern boundary is formed by Dyers Road, on the north side and partially on the south side of which are houses.

It is proposed to erect 30 dwellings of various sizes, with access to the highway network via Maple Road to the south (leading into Stanchester Way). The layout has been amended to provide additional open space around the expanded LEAP.

The application is supported by a Design and Access Statement, Statement of Community Involvement, Planning Statement, Landscape Assessment, Flood Risk Assessment, Ecological Impact Assessment, Transport Assessment and a Travel Plan Statement.

HISTORY

14/02263/EIASS - Screening opinion for erection of 30 dwellings and public open space - EIA not required

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 decisions must be

made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

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

The policies of most relevance to the proposal are:

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

ST2 - Villages
ST3 - Development Areas
ST5 - General Principles of Development
ST6 - The Quality of Development
ST7 - Public Space
ST9 - Crime Prevention
ST10 - Planning Obligations
EC3 - Landscape Character
EC8 - Protected Species
EH12 - Areas of High Archaeological Potential and Other Areas of Archaeological interest.
EP1 - Pollution and Noise
EP3 - Light Pollution
EP6 - Demolition and Construction Sites
EU4 - Water Services
TP1 - New Development and Pedestrian Provision
TP2 - Travel Plans
TP3 - Cycle Parking
TP4 - Safer Environments for New Developments and Existing Residential Areas
TP5 - Public Transport
HG7 - Affordable Housing - Site Targets and Thresholds
HG8 - Affordable Housing - Commutation of Requirement
CR2 - Provision of Outdoor Playing Space and Amenity Space in New Development
CR3 - Off Site Provision
CR4 - Provision of Amenity Open Space
CR9 - Public Rights of Way and Recreation Routes
CR10 - Public Rights of Way and Recreation Routes

Emerging South Somerset Local Plan:

Policy SS2 - Development in Rural Settlements

National Planning Policy Framework (March 2012):

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment

Planning Practice Guidance - Department of Communities and Local Government, 2014.

Policy-related Material Considerations:

South Somerset Sustainable Community Strategy

Goal 1 - Safe and Inclusive

Goal 2 - Healthy and Active

Goal 3 - Healthy Environments

Goal 4 - Quality Public Services

Goal 5 - High Performance Local Economy

Goal 7 - Distinctiveness

Goal 8 - Quality Development

Goal 9 - Homes

Goal 10 - Energy

Goal 11 - Environment

Somerset County Council Parking Strategy, March 2012 and September 2013.

CONSULTATIONS

Curry Rivel Parish Council: initially recommended refusal for the following reasons:-

The width of the roads on the site with parked cars is considered to be insufficient to allow access for emergency vehicles and waste collection vehicles.

Approval of the proposed application would result in over-development of the site.

There has been flooding twice in the last three years in Stanchester Way and Parsonage Place, through Honeylands and down to Back Lane from the channel the attenuation tank will be feeding into. Flooding will be exacerbated .by the flow of water coming out of the attenuation tank into the channel which has not coped in recent years. There will be additional water because there will be the loss of the natural absorbency of the open ground of the field when developed. Calculations for the size of the tank were based on a flooding every 100 years and not on the local conditions.

There would also be a major increase in the density of traffic at the 'T' junction and on the local roads.

It is considered that this development would result in an unsustainable pressure on the provision of school places and medical services in the local Surgery.

In relation to the amended scheme the following comments are offered:-

Having examined the amended plans submitted in respect of this planning application, it would appear the only change is that the proposed parking area has been moved nearer to the Play Area which could prove to be a hazard. None of the concerns previously expressed by the Parish Council have been taken into consideration and the Parish Council strongly recommends refusal. For clarification these concerns are repeated, as follows. The width of the roads on the site with parked cars is considered to be insufficient to allow access for emergency vehicles and waste collection vehicles. Approval of the proposed application would result in over-development of the site. There has been flooding twice in the last three years in

Stanchester Way and Parsonage Place, through Honeylands and down to Back Lane from the channel the attenuation tank will be feeding into. Flooding will be exacerbated by the flow of water coming out of the attenuation tank into the channel which has not coped in recent years. There will be additional water because there will be the loss of the natural absorbency of the open ground of the field when developed. Calculations for the size of the tank were based on flooding every 100 years and not on the local conditions. There would also be a major increase in the density of traffic at the 'T' junction and on the local roads. It is considered that this development would result in an unsustainable pressure on the provision of school places and medical services in the local Surgery.

Highways Authority: In a detailed consultation response, the following issues are examined:

- accident record;
- access arrangements: direct access from Maple Road, and also the two access points to the wider highway network: junctions of Stanchester Way/Church Way ;and Stanchester Way and Dyers Road;
- submitted modelling of traffic - indicating that minimal impact is expected at the junction of the A378 and Stanchester Way;
- anticipated traffic impact;
- parking provision;
- internal layout; and
- submitted travel plan

No objection is raised. Conditions are suggested in relation to parking, internal works to roads etc., driveway gradients, surface water drainage and a travel plan.

SDDC Landscape Officer: No objection subject to the implementation of the submitted landscape details:-

it is noted that the proposal lays between two estate developments, and offers some integration of the two. Whilst the land is currently agricultural, the predominant character is that of the residential surround, such that this proposal lays within a developed context. The site is well contained, as is noted by the submitted landscape appraisal, which states;

(a) The site is in an area which is both physically and visually well-contained within the landscape by existing housing to the north, south and east, and enclosed by mature hedge and orchards to the west;

(b) Local public views of the site from adjacent roads will be in keeping with the local landscape character of the adjoining residential developments.

(c) The limited middle-distance views of the site from the west, north and north-east will experience little significant change and any views of the new housing will integrate with the surrounding urban area.

I broadly concur with this evaluation, and raise no landscape objection to the proposal.

SDDC Policy Officer: No objection:

The proposal is adjacent to the development area at Curry Rivel, identified as a village in 'saved' Policy ST2 of the adopted Local Plan 1991 - 2011. Being located outside the development area, the proposal is contrary to 'saved' Policy ST3. However, the policy

framework provided by the extant Local Plan (1991 - 2011) is time-expired and becoming increasingly out-of-date, with certain policies not in accordance with the NPPF. Contrary to the applicants' Planning Statement, the Council does consider it has a five-year supply of housing land, plus the appropriate buffer (of 20%). Nevertheless, with or without a five-year housing land supply, it is important to judge an application on its merits, taking account of the impacts and benefits that the scheme provides. In this context the application must be considered in light of the 'saved policies' in the adopted Local Plan, the National Planning Policy Framework, and the emerging Local Plan (eLP).

Although saved Policy ST3 in the extant Local Plan has sustainability aspects which are in line with the general thrust of the NPPF, it is considered to be overly restrictive particularly in light of paragraphs 54 and 55 of the NPPF which aim to facilitate appropriate housing in rural areas to meet local needs. The presumption in favour of sustainable development as set out in the NPPF paragraph 14 is also an important material consideration.

Curry Rivel has a relatively good range of services and facilities, including a primary school, local shops, petrol station, and a relatively good bus service. Policy SS2 in the eLP (afforded "substantial weight" in the recent appeal decision APP/R3325/A/14/2217950) strictly controls and limits development that should be permitted at Rural Settlements, such as Curry Rivel, to that which provides employment opportunities, and/or creates or enhances community facilities, and/or meets identified housing need. The applicant includes evidence highlighting housing need in the settlement, and the proposal for 10 affordable dwellings will help address this need.

Overall, the proposal is contrary to saved Policy ST3 in the adopted Local Plan but this policy is in a time-expired plan, and is not fully consistent with the NPPF. The proposal is broadly consistent with emerging Policy SS2. Therefore, I do not raise a planning policy objection, subject to there being no significant adverse impacts raised by other consultees that would significantly and demonstrably outweigh the benefits of additional housing (including affordable housing) at Curry Rivel.

SSDC Environmental Protection Unit: No observations.

SSDC Community, Health and Leisure: No objection. Contributions required for on-site and off-site play space, youth facilities, changing rooms, community halls and district-wide facilities: £5,081 per dwelling.

SSDC Ecologist: No objection. Two conditions proposed in relation to protection of reptiles on site, and enhancement of biodiversity.

SSDC Strategic Housing Officer: No objection, subject to the appropriate provision of affordable housing at 35% of total (to be secure by agreement).

SSDC Climate Change Officer: General comments are offered on the development for the information of the applicant. Because of the orientation of buildings, the application is not supported.

County Archaeologist: No objection, subject to a condition requiring pre-commencement evaluation of the site.

County Rights of Way: Attention is drawn to the public footpath along the western

boundary. No objection is raised.

Wessex Water: No objection:-

There is sufficient current available capacity within the existing local foul sewerage network to accommodate predicted foul flows only from proposed development. There is an existing 150mm public foul sewer which crosses the site on the western boundary. There must be no building within 3 metres of this sewer and no tree planting within 6 metres. Subject to application and engineering agreement it may be possible to divert this sewer.

Surface water is proposed to discharge via SuDs and local watercourse which will require the approval of your Authority.

The water supply network will require modelling to assess the impact of the additional demand upon the existing network. Off site reinforcement may be required and the applicant should contact this office for further information.

Environment Agency: No objection, subject to conditions.

County Education Officer: The increase in residential numbers would equate to 6 additional school places, which are anticipated to be available within the existing school accommodation. No contribution for additional capacity is required.

NHS: No comment received.

Police Liaison: No comment received.

Somerset Waste Partnership: No comment received.

REPRESENTATIONS

At the time of writing, 110 letters had been received in response to the application, including one letter of support.

The following is a summary of the issues raised:

- there is no need for housing in this locality
- greenfield land should not be used before brownfield land elsewhere in the village
- the scale of development is inappropriate in this countryside setting
- there are few local facilities, resulting in the promotion of a commuter settlement
- the scale, density, design and appearance of the development is out of character with the existing settlement
- the slope of the site and scale of development will exacerbate surface water runoff issues and localised flooding
- flooding of rivers will result from the development
- traffic flows will increase, resulting in congestion, parking and highway safety issues
- there will be a loss of agricultural land, not only on the site of the development, but in isolating land to the east of the site
- there will be a loss of natural habitat for wildlife
- there are concerns about the adequacy of local sewers and the water supply
- there are inadequate schools and medical facilities

- the proposal represents unsustainable development
- there are safety concerns for children using the play area, and in relation to the attenuation pond
- on-going maintenance (e.g. the attenuation pond) raises concerns
- the development of the site is likely to result in further development on adjacent land
- there will be noise and disturbance during construction, and as a result of the additional dwellings and traffic
- local property values will be affected by the development

CONSIDERATIONS

Principle

It is accepted that the site is outside the settlement boundary as defined by policy ST3 of the 2006 plan, however it is considered that this policy, in setting an arbitrary boundary to beyond which development is unacceptable in principle, is not consistent with the national Planning policy Framework's strong support for sustainable development. Both the 2006 local plan and the emerging local plan identify Curry Rivel as a sustainable location, that is, in principle, appropriate for modest development.

Whilst ST3 of the 2006 Plan only supports development within the settlement boundary policy SS2 of the emerging local plan does not require proposals to be within Rural Settlements, and supports developments of up to 50 dwellings where they are commensurate with the size of, an well related to, the settlement and bring forward benefits that would sustain the community.

As noted by the policy officer the fact that the Council can demonstrate a 5 year housing land supply is not fundamental to the consideration of an application on the edge of a settlement such as Curry Rivel. In this instance it is not considered that an additional 30 dwellings would be unsustainable or out of scale with a settlement the size of Curry Rivel. The scheme would contribute additional housing towards the Councils identified need, along with much needed affordable housing and sports, arts and leisure contributions with additional on-site open and play space. On this basis the proposal is considered to fall within the ambit of policy SS2. This policy has been accorded significant weight by recent inspectors and it is consider reasonable to apply it to this application.

On this basis the key issues are considered to be:-

- Landscape and Visual Impact
- Highways Impacts
- Drainage
- Residential Amenity

Landscape and Visual Impact

Whilst local concerns are noted, this site lies between two estate developments, and the Council's landscape architect considers that the predominant character is that of the residential surround. He is therefore of the view that this proposal would be seen within a developed context and as such the landscape impact would not be so severe as to warrant refusal.

Notwithstanding local concerns, no evidence has been advanced to demonstrate that the applicant's assessment is either inaccurate or based on a misunderstanding. Nor has the

Council's landscape architect's advice been refuted by an alternative professional appraisal. Accordingly subject to the implementation of the submitted landscaping scheme it is considered that the proposal complies with policy ST5 and EC3 in terms of its landscape impact.

With regard to visual amenity the design and detailing of the houses is considered appropriate to the context and subject to the agreement of the detail, which could be achieved by condition, the proposal is considered to comply with policies ST5 and ST6.

Highways Impacts

The County highway authority have assessed then the applicant's supporting information in light of their records and requirements. They are satisfied that the layout and parking provision within the development is acceptable. The proposed access arrangements via Maple Road and Stanchester Way are considered safe and that there is adequate capacity in the local highway network to accommodate traffic generated by the development.

Whilst local concerns are noted it is not considered that there is any evidence to reasonably dispute the applicant's evidence or the recommendation of the highways authority. As such it is not considered that the highways impacts of the development could reasonably be argued to be 'severe'. Accordingly it is considered that the proposal complies with policies ST5 and TP4 of the 2006 local plan and the requirements of the NPPF and as such, a reason for refusal based on highways impacts would not be sustained.

Drainage

There are clearly local concerns about the drainage of the site. Nevertheless neither the council's engineers, the Environment Agency nor Wessex Water support such concerns. The developer proposes an attenuated sustainable drainage solution that is supported by all the Council's technical consultees. Whilst local comments are noted no evidence has been produced to demonstrate that the proposed drainage strategy would not work or that it would increase the risk of flooding elsewhere.

Accordingly it is not considered that a drainage reason for refusal could be sustained and this aspect of the proposal; complies with saved policy EU4 of the 2006 Local Plan and the requirements of the NPPF.

Residential Amenity

It is considered that the proposal provides for adequate private and public amenity space for future residents in the form of private gardens and on site public open space, including and expanded LEAP with buffering to the requirements of the Council's sports development officers.

The proposed layout shows adequate space between the proposed houses and existing properties and it is not considered that the amenity of existing residents would be in any compromised in terms of overlooking, loss of privacy, over shadowing or loss of light.

Accordingly, in amenity terms, the proposal complies with saved policy ST6 of the 2006 Local Plan.

Other Issues

The proposal has stimulated a high degree of local interest, with a large number of

representations being made. These letters have been carefully considered, and the issues raised weighed against the submitted detail, the comments of consultees and current planning policy and the following comments are offered:-

- Principle of Development and Policy Issues: These have been fully dealt with in the body of the report. Taking into consideration all relevant material considerations, the proposed development is considered to represent sustainable development for purposes of the NPPF and the current and emerging Local Plans.
- Flood Risk: The EA raises no objection to the proposal. Whilst it is acknowledged that surface water runoff is an issue, this can adequately be handled by way of appropriate surface water drainage management, proposed as a condition of approval.
- Traffic and Highway Safety: The Highways Authority is satisfied that the proposal would not impact negatively on the safe operation of the highway network. No highways objection has been raised, and although local perceptions are noted, it is not considered that highway safety, traffic or parking concerns could be sustained as a reason for refusal of the proposal.
- Loss of Agricultural Land: it is not considered that the loss of c.1.5 hectare of agricultural land in this location would be so detrimental to the supply of the best and most versatile land that planning permission could be refused.
- On-going Management: Adequate management of open spaces and the attenuation pond (including safe operation) will be dealt with by a management company, details of which can be secured by condition.
- Ecology: There are no wildlife or ecological constraints that would indicate a refusal of this application. Biodiversity is an issue flagged up by the SSDC Ecologist, and can be dealt with by condition, along with concern about possible presence of reptiles.
- Adequacy of Services: Wessex Water has raised no objection, and is satisfied that both sewer and water services can be provided. The County Education Officer is of the view that there is adequate existing capacity to accommodate the estimated 6 additional places likely to be generated by the development, and no contributions for additional space are sought. No other infrastructure provider has objected to the proposal.
- Noise/Disturbance: Disruption caused by development is normal and temporary, and does not constitute a valid planning reason for refusal. Whilst it is accepted that new development will bring raised activity levels to the area, these are subject to the normal noise pollution and other environmental health controls.
- Future Possible Development: This is not a planning consideration - the current application has to be considered on its merits, on the basis of the submitted detail.
- Property Values: Perceived impact of development on property values is not a planning consideration.

Finally whilst the comments of the Climate Change Officer are noted, there is no policy or legal requirement to seek optimal orientation of every single building in a housing scheme. Given the space constraints, as well as the topographical and other layout considerations, it

is not considered that any reason related to climate change issues has been presented that would warrant a refusal of this application.

EIA Regulations

The site was subject to a screening exercise prior to submission of the application (14/02263/EIASS) which concluded that an EIA is not required for the development.

S.106 Agreement

A S106 Agreement will be required to secure:

- 35% affordable housing to the satisfaction of the Strategic Housing Manager
- contributions for provision of leisure and recreation facilities at a rate of £5,081 per dwelling to the Satisfaction of Assistant Director (Wellbeing)
- transfer of area of open space to ownership of SSDC, together with the provision of appropriate fencing
- monitoring fee

as required by saved policies ST5, ST10, HG7, CR2 and CR3 of the South Somerset Local Plan.

Conclusion

Notwithstanding local concerns it is considered that the proposed development would be commensurate with the scale of Curry Rivel and would help sustain the village. The scheme would be at an appropriate density which could be developed in such a way as to safeguard the character and appearance of the locality without detriment to residential amenity or highways safety. As such the proposal represents an appropriate extension to the village that would increase the general sustainability of the settlement. Provision can be made for the appropriate drainage of the site and contributions have been secured towards the provision of sports, arts and leisure facilities to meet the extra demand that would be generated by the development, as well as a proportion of affordable housing. It is not considered that any material planning issues have been raised that would reasonably sustain the refusal of this application.

RECOMMENDATION

That application reference 14/03154/OUT be approved subject to:-

- a) The prior completion of a section 106 agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to ensure that:-
- (1) At least 35% of the dwellings are delivered as affordable housing to the satisfaction of the Council's Strategic Housing Manager.
 - (2) A contribution of £5,081 per dwelling is provided for to mitigate the impact of the development on sports, arts and leisure facilities to the satisfaction of the Assistant Director (Wellbeing).
 - (3) The area of open space is transferred to the ownership of SSDC, together with the provision of appropriate fencing
 - (4) Provision is made for a monitoring fee based on 20% of the application fee

and

b) the following conditions

Justification

The proposed development is of an appropriate density which can be developed in such a way as to safeguard the character and appearance of the locality without detriment to residential amenity or highways safety. The proposal represents an appropriate extension to the village that would increase the general sustainability of the settlement. Provision can be made for the appropriate drainage of the site and contributions have been secured towards the provision of sports, arts and leisure facilities to meet the extra demand that would be generated by the development, as well as a proportion of affordable housing. As such the proposal complies with saved policies ST5, ST5, ST6, TP1, TP2, TP4, HG& CR2, CR3, CR4, ST10 and EU4 of the South Somerset Local Plan 2006 and the provisions of the NPPF and .

CONDITIONS

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, as amended and received on 9 October 2014: the drawings ref. 0492, serial numbers 101 – 110; and numbers 200 – 213 (house plans).

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

03. The development hereby permitted shall not be commenced (including any ground works or site clearance) until a mitigation plan or method statement detailing measures to avoid harm to slow worms has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and timing of the mitigation plan/method statement, unless otherwise approved in writing by the local planning authority.

Reason: For the protection of legally protected species to accord with Policy EC8 of the South Somerset Local plan, and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended), and for the conservation of 'priority species' in accordance with the NPPF.

04. No development hereby permitted shall be commenced unless details of measures for the enhancement of biodiversity have been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: For the protection of legally protected species to accord with Policy EC8 of the South Somerset Local plan, and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended), and for the conservation of 'priority species' in accordance with the NPPF.

05. The submitted landscape plan ref. 584-04E shall be fully implemented in accordance with a phasing plan which shall have been submitted to and approved in writing by the Local Planning Authority prior to commencement of development on site.. For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition to the satisfaction of The Local Planning Authority and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area and to accord with saved Policies ST5 and ST6 of the South Somerset Local Plan, 2006, and the NPPF.

06. The area allocated for parking on the submitted plan, Drawing No. 0492-102, shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan 2006.

07. The proposed estate roads, footways, footpaths, tactile paving, cycleways, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan 2006.

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

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan 2006.

09. The gradients of the proposed drives to the dwellings hereby permitted shall not be steeper than 1 in 10 and shall be permanently retained at that gradient thereafter at all times.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan 2006.

10. No development shall commence until a surface water drainage scheme for the site, based on the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

11. No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. The approved drainage works shall be completed and maintained in accordance with the details and timetable agreed.

Reason: To ensure adequate adoption and maintenance and therefore better working and longer lifetime of surface water drainage schemes.

12. No development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority:
 - a. details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
 - b. details of the design, recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
 - c. details of all hardstanding and boundaries

Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with the aims of the saved policies ST5 and ST6 of the South Somerset Local Plan, 2006.

13. The development hereby permitted shall not commence unless a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include construction operation hours, construction vehicular routes to and from site, construction delivery hours, car parking for contractors and specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice. Once approved the development shall be carried out in accordance with the approved Construction Management Plan.

Reason: To safeguard the amenities of the locality in accordance with accord with Policy EP6 of the South Somerset Local Plan.

14. No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work that involves evaluation (through geophysical survey, if appropriate and trial trenching) followed by appropriate mitigation (involving excavation in appropriate areas). This work must be 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 interests of protecting any archaeological remains on the site in accordance with the aims of the NPPF and Saved Policy EH12 of the South Somerset Local Plan, 2006.

15. The development hereby permitted shall not be commenced unless a scheme for the provision and management of the communal areas, including the proposed retention

pond, has been submitted to and agreed in writing by the local planning authority. Such approved details shall be fully implemented and permanently maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: The above measures are required to ensure the satisfactory maintenance of this shared area in the interests of good development and visual amenity to accord with Policy ST6 of the South Somerset Local Plan 2006.

16. The new development shall not be commenced until a detailed Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. No part of the new development shall be occupied prior to implementation of those parts identified in the Approved Travel Plan Statement as capable of being implemented prior to occupation. Those parts of the Approved Travel Plan Statement that are identified therein as capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In the interests of sustainable development and to accord with the aims of the NPPF and policies ST5 and ST6 of the South Somerset Local Plan, 2006.

Agenda Item 15

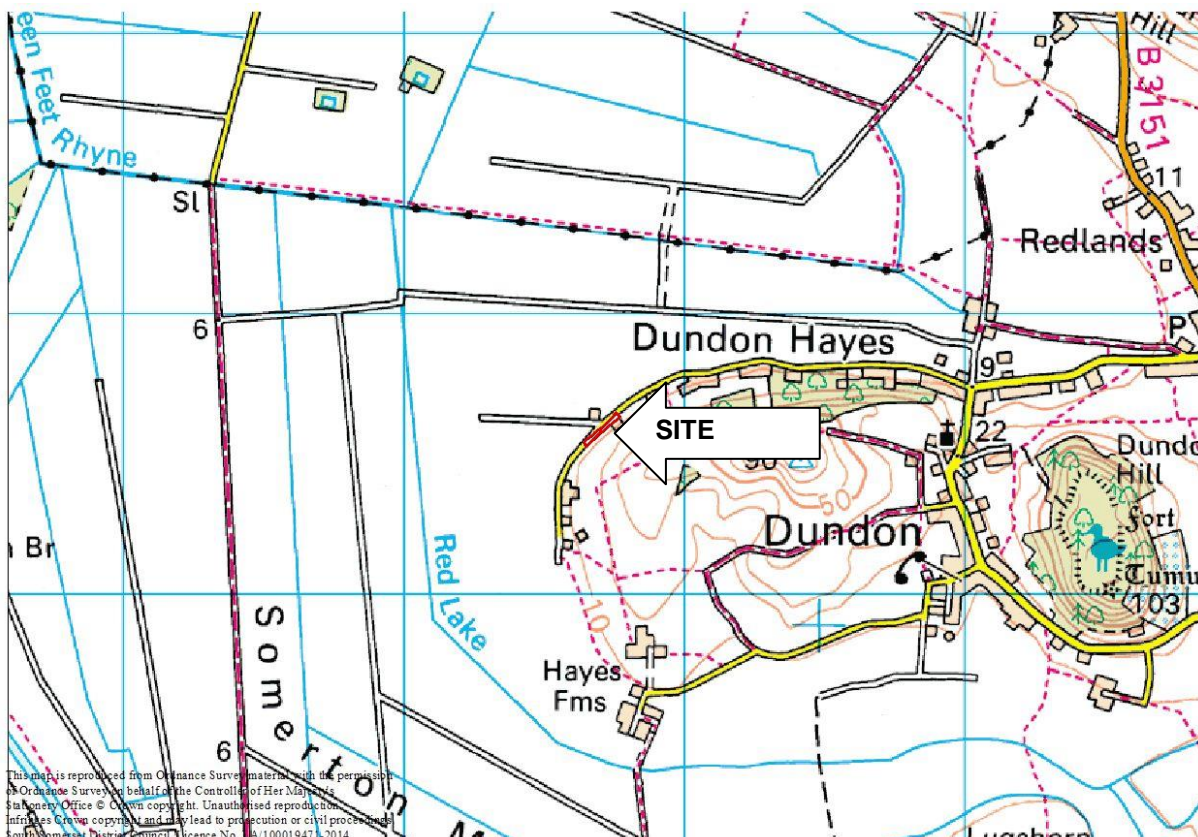
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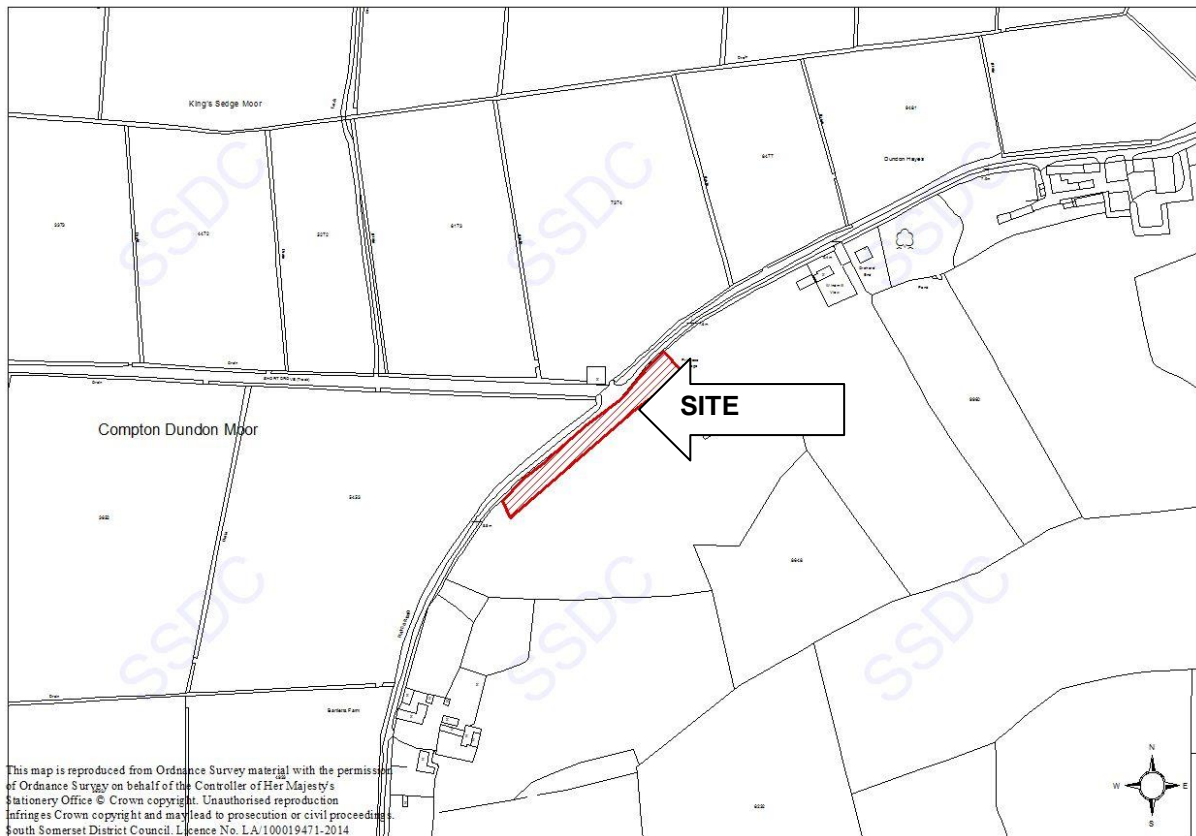
Proposal :	Erection of a single storey side extension, erection of a detached double garage/workshop and relocation of existing storage building (GR:346749/132625)
Site Address:	Primrose Cottage, Hayes Road, Compton Dundon.
Parish:	Compton Dundon
WESSEX Ward (SSDC Members)	Cllr Pauline Clarke Cllr David Norris
Recommending Case Officer:	Anuska Gilbert Tel: 01935 462159 Email: anuska.gilbert@southsomerset.gov.uk
Target date :	17th November 2014
Applicant :	Mr David Shears
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to Area North Committee as the applicant is an employee of South Somerset District Council.

SITE DESCRIPTION AND PROPOSAL





The two storey detached application property is located on the south-eastern side of unclassified Hayes Road. It includes single storey element to the front and side (western) elevations and a single storey detached outbuilding and timber sheds to the east. The dwelling is constructed of blue lias stone and timber boarding under a tiled roof with timber doors and white UPVC windows. The site itself has a linear form with garden to the rear and eastern side and a parking area with an existing garage to the west. The site is bounded by timber post-and rail fencing and hedging. The nearest residential properties are located some 100 metres to the east.

The application seeks planning permission for the erection of a single storey side extension on the property's eastern side, the erection of a detached double garage to replace the existing garage building and the relocation of the existing storage building to the far south-western end of the plot. Materials are stated as to match the main dwelling. The proposed single storey extension on the property's eastern side will replace the existing collection of outbuildings and will provide annexe accommodation.

HISTORY

98/01358/FUL - Erection of single storey extension to dwelling - permitted with conditions - July 1998

POLICY

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

considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the relevant development plan comprises the saved policies of the South Somerset Local Plan and the provisions of the National Planning Policy Framework (NPPF).

The policies of most relevance to the proposal are:

Saved policies of the South Somerset Local Plan (April 2006)
Policy ST5 - General Principles of Development
Policy ST6 - The Quality of Development

National Planning Policy Framework - March 2012
Chapter 7 - Requiring good design

South Somerset Sustainable Community Strategy
Goal 8 - Quality Development

CONSULTATIONS

Compton Dundon Parish Council - Recommend approval

SCC Highways - Standing advice applies. Internal dimensions for a parking space 3 metres x 3 metres. 2 car spaces are required for a 2 bed property; 2.5 for a 3 bed property and 3 for a property with 4+ beds.

REPRESENTATIONS

2 neighbours notified and site notice (general interest) erected - no representations received.

CONSIDERATIONS

The proposal, consisting of a new extension and garage is considered to be of an acceptable design and detailing that would be subservient to the main dwelling in terms of its single storey scale and design. The materials are stated as being to match the existing property. On this basis it is not considered that it would harm the character of the property or have a detrimental impact on the visual amenity of the area, particularly given that the proposed structures will upgrade and replace existing structures on the site.

It is not considered that the window layout and general bulk of the extension is such that it would give rise to undue overlooking / loss of privacy or an overbearing relationship with neighbouring properties given that the dwelling has no immediate neighbours; the nearest being located some 100 metres to the east. Therefore the proposal would not harm local residential amenity. With regards the accommodation to be provided, a condition can be added to the approval to require the annexe accommodation to remain ancillary to the principle dwelling, Primrose Cottage.

The highways authority has referred to standing advice as their consultation response. The internal dimensions of the proposed double garage are generally in accordance with the criteria of the Somerset Parking strategy, with ample additional parking available elsewhere in the site, and no changes are proposed to the access. As such the scheme is acceptable in

terms of highway safety.

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

RECOMMENDATION

Grant permission

For the following reason:

01. The proposal, by reason of its size, scale and materials, respects the character of the area, and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of Policies ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006) and the provisions of 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: [Drawings received 26 August 2014 and 22 September 2014].

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

03. The accommodation hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the adjacent dwelling known as Primrose Cottage. There shall be no subdivision of this single residential planning unit.

Reason: In the interests of residential amenity, highway safety and as the application has been assessed on this basis only in accordance with policy ST6 of the South Somerset Local Plan (Adopted April 2006).