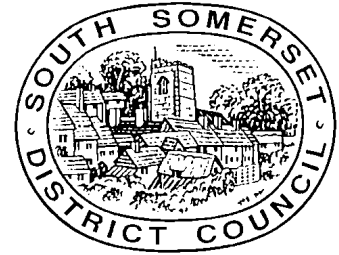


South Somerset District Council

Notice of Meeting



Area South Committee

Making a difference where it counts

Wednesday 1st April 2015

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 Tuesday 24 March 2015.

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
Cathy Bakewell
Tim Carroll
John Vincent Chainey
Tony Fife
Marcus Fysh
Nigel Gage

Jon Gleeson
Dave Greene
Andy Kendall
Pauline Lock
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 SSDC council office, to see what executive/key decisions are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

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

- attend and make verbal or written representations, except where, for example, personal or confidential matters are being discussed;
- at the area committee chairman's discretion, members of the public are permitted to speak for up to 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 1 April 2015

Agenda

Preliminary Items

- 1. Minutes of previous meeting**
- 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 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 15/00283/ADV - Yeovil Recreation Centre Chilton Grove Yeovil (Pages 3 - 8)**
- 9. Planning Application 15/00763/FUL - Land Off Stone Lane Yeovil (Pages 9 - 26)**
- 10. Planning Application 14/05063/FUL - Moor End Nursery Moor Lane Hardington Moor (Pages 27 - 51)**
- 11. Grants Report (Pages 52 - 54)**
- 12. Area South Development Update Report (Pages 55 - 88)**
- 13. Forward Plan (Pages 89 - 91)**
- 14. Appeals - For Information Only (Pages 92 - 104)**

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
	YEOVIL WEST	15/00283/ADV	The display of up to 31 No. non illuminated signs	Yeovil Recreation Centre Chilton Grove Yeovil	South Somerset District Council
	YEOVIL WITHOUT	15/00763/FUL	Residential retirement community of 29 No. independent living bungalows, residents building incorporating wardens office, communal open space, vehicular access, surface water attenuation pond, landscaping and associated works	Land Off Stone Lane Yeovil	Longcroft Retirement Village
	COKER	14/05063/FUL	Demolition of existing bungalow, erection of 14 dwellings, together with associated landscaping, access and infrastructure	Moor End Nursery Moor Lane Hardington Moor	Halsall homes

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 8

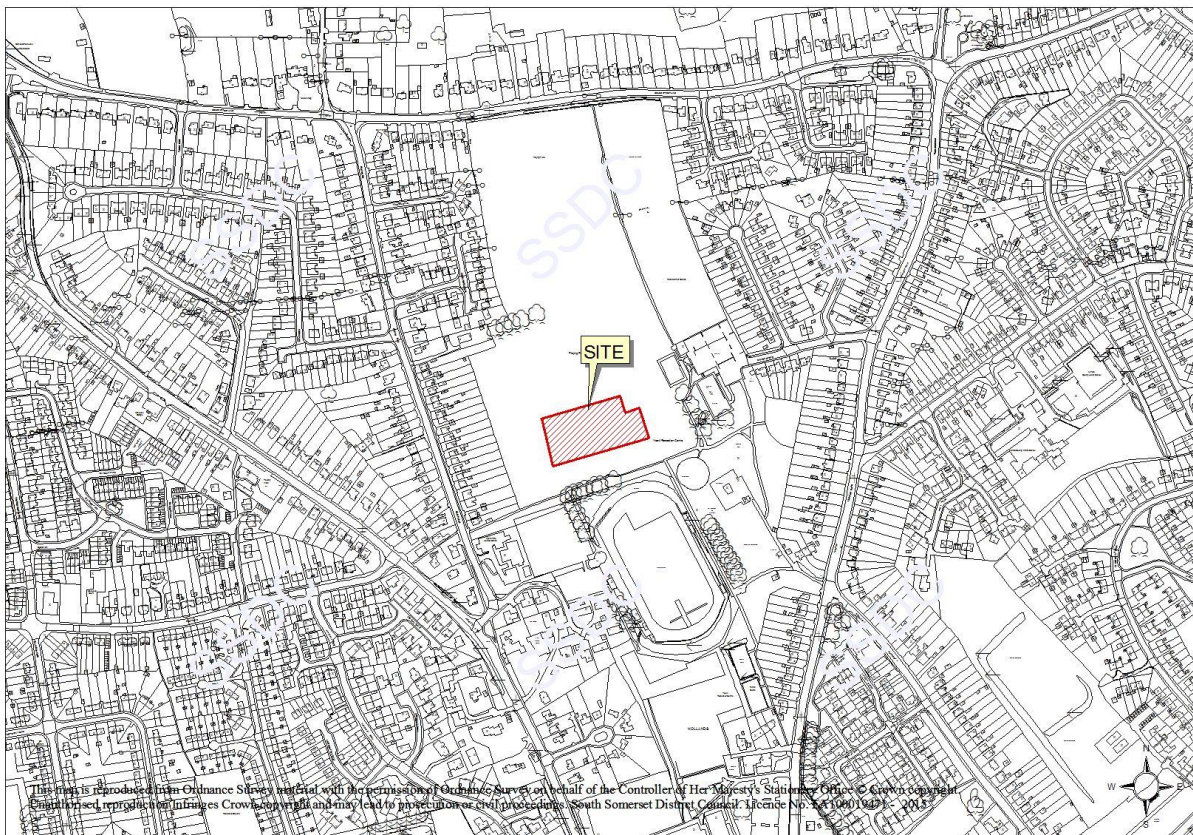
Officer Report On Planning Application: 15/00283/ADV

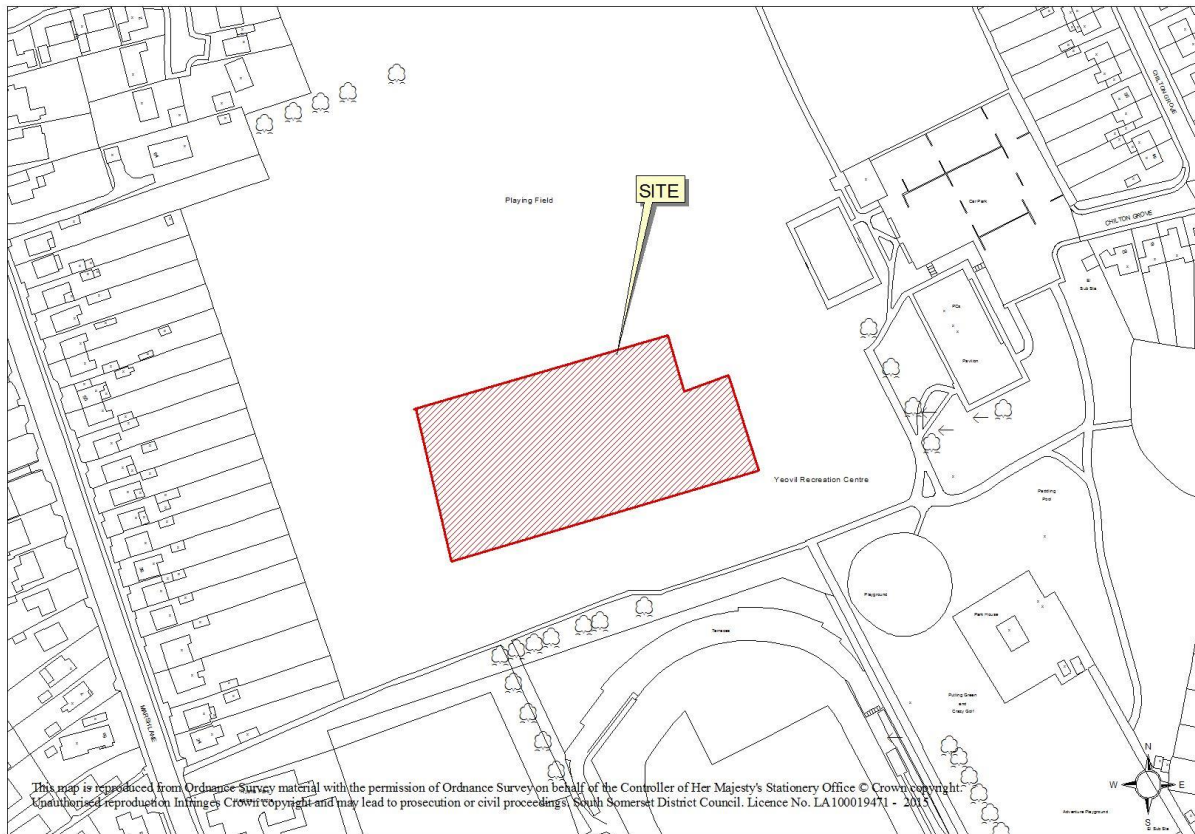
Proposal :	The display of up to 31 No. non illuminated signs (GR 355205/117166)
Site Address:	Yeovil Recreation Centre Chilton Grove Yeovil
Parish:	Yeovil (West)
Yeovil (West) Ward (SSDC Member)	Cllr T Carroll Cllr W Read Cllr I S Martin
Recommending Officer:	Jane Green Tel: 01935 462079 Email: jane.green@southsomerset.gov.uk
Target date :	26th March 2015
Applicant :	South Somerset District Council
Agent: (no agent if blank)	
Application Type :	Other Advertisement

Reason for Referral to Committee

This application is referred to Area South Committee under the Council's scheme of delegation as the applicant is South Somerset District Council and there have been neighbour objections received.

Site Description and Proposal





The application site is an artificial grass pitch (AGP) with adjoining warm-up area, tennis court facility, spectator terracing and fencing located at Yeovil Recreation Centre. The facility is newly constructed following the grant of planning permission in November 2011.

The proposal seeks permission to display up to 31 No. non illuminated advertisements. The 'Welcome to Yeovil AGP' advertisement would measure 900mm high by 2100mm wide located at a height of 2.24 metres from the ground on the outside wire mesh fence close to the entrance of the AGP. The other 30 No. advertisements would measure 750mm high by 2100mm wide located almost the same height as the inner mesh fence that surrounds the pitch. These would vary in content due to sponsorship changes.

Somerset District Council are the applicants and owners of the site and the application states the purpose of the advertisements are to welcome the public and for sponsorship reasons. The reason for the advertisements is not a consideration for the Local Planning Authority.

HISTORY

Of relevance:

11/03605/R3D - The creation of artificial grass pitch with adjoining warm up area, spectator terracing, fencing, floodlighting and associated landscaping and engineering works - Approved with conditions November 2011

POLICY

The Secretary of State's powers to make regulations for the control of outdoor advertisements are in sections 200, 221, 223 and 224 of the Town and Country Planning Act 1990. The current regulations are the Town and Country Planning (Control of

Advertisements) (England) Regulations 2007. Under regulation 3, advertisements are subject to control only in the interests of "amenity" and "public safety".

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan (2006 - 2028).

On this basis the following policies are considered relevant:

Policies of the Emerging South Somerset Local Plan (2006-2028)

Policy EQ2 (General Development)

National Planning Policy Framework (March 2012)

Chapter 7 (Requiring Good Design) - paragraph 67

South Somerset District Council's Supplementary Planning Guidance - The Design of Shopfronts Signs and Security Measures

CONSULTATIONS

Yeovil Town Council - Noted application

SCC Highways Authority - No observations

REPRESENTATIONS

A site notice (general interest) was displayed, 3 representations have been received summarised as follows:

- o Unsightly advertising signs are an unnatural feature to the site which is open space recreation land
- o Signage will restrict views through the open mesh fencing
- o Noise of hockey balls hitting the advertisements. Potential for noise nuisance
- o Lack of details of the proposed advertisements

The concern for visual amenity will be dealt with later in the report but in terms of the concerns for noise nuisance this is not a matter that is considered as part of an advertisement application. Visual amenity and public safety are the only matters to be considered. However, to ensure the objectors concerns were aired to the correct department both the Council's Environmental Protection Unit and the applicant were advised of the concerns.

The Environmental Protection Officer originally stated that on the information submitted it is not possible to quantify, or begin to estimate, what change in noise levels the introduction of the advertisements may have. He stated "given that the facility is used during the evening when surrounding residential properties become more sensitive to noise and given the uncertainties surrounding the likely change in noise levels, I would recommend this matter be considered further. For example consideration could be given to both the placement and

composition of the proposed advertisement panels in order to minimise or eliminate any noise impact."

In response to this issue the applicant has advised on the noise issues and other matters raised as follows:

"That after discussing the issue with other AGP facilities and Yeovil and Sherborne Hockey Club it has been decided that the Dibond type signs will not be suitable for the spectator fencing and the proposed thirty advertising banners. It is likely that because the signage would be made of a metal material then the noise generated from hockey balls hitting these is likely to be higher than the current noise of the balls hitting the rebound fencing.

Therefore the thirty advertising banners will be produced from a vinyl material and fixed to the spectator fencing in multiple places with eyelets on the banner and cable ties. It is our view that because this material is softer it will cushion the impact of the hockey balls. We feel that this will minimise any potential change in noise that could have been generated from the Dibond advertising signs and satisfy the concerns raised by Environmental Health.

The 'Welcome to Yeovil AGP' which will be situated outside of the AGP will still be made of the Dibond material because its proposed location is outside of the playing area.

The location of the AGP was chosen in order to minimise amenity issues, including noise on nearby residential properties. The closest property to the site is at a distance of 110m.

In fact, the only noise complaints that we have received from local residents since the AGP's installation in 2013 have been from one resident in relation to the noise that was generated from hockey balls striking the back boards of the goals. We have retrospectively fitted padding to the inside of the goals to reduce this noise and have tested the noise levels. However there have been no complaints with regard to the noise from the kickboards or fencing around the pitch itself.

Visual

The proposed advertising banners will be designed internally within SSDC in conjunction with the companies that might want to advertise at the Artificial Grass Pitch. Without knowing who these companies are at this stage, then it is difficult to provide detail, however SSDC will have control of size and lettering.

The planning application is for advertising consent for up to thirty advertising banners, these banners are only likely to be replaced annually or every 2-3 years depending on individual agreements which are not known at this stage.

Advertising banners are not unusual in sporting environments, banners have been within the Athletics Arena for 2-3 years and it is extremely common for sponsorship boards to be in place at community sport facilities. The Recreation Ground has a number of community sporting facilities including the Artificial Grass Pitch, Athletics Arena, Tennis Courts, Football Pitches and Golf courses and therefore it is our view that this is not out of keeping with the Recreation Ground.

We would also ensure that banners are fixed to the spectator fencing sufficiently so that they do not flap around in the wind and our onsite staff will monitor this to ensure the facility does not look untidy.

General Comments

No companies have been approached for advertising on these banners at the current time and any companies would have to meet the new SSDC advertising policy, which should be adopted by the Council by the time we do start to approach companies to ensure that we do not have any inappropriate advertising. The pitch is self-financing and its costs are covered by pitch hire and development activities, this application is not connected to this finance in any way. The reason we have proceeded with a formal planning application is that this advertising project on the AGP is part of the Corporate Income Generation projects (£440,000) for 2015/16.

The bid by Yeovil and Sherborne Hockey Club to host the Under 14 Championship has nothing to do with this application, there is no requirement to provide advertising space and we

have not discussed this with the club.

I hope this information clarifies the majority of the points raised by the objections and the comments from Environmental Health."

Following this response the Council's Environmental Protection comments that the proposal now satisfies the concerns raised regarding the potential for increased noise.

CONSIDERATIONS

This application is seeking advertisement consent for 31 No. non illuminated advertisements. The site operates as an artificial grass pitch.

Policy background

The National Planning Policy Framework states:

"Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment.

Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."

Effect upon visual amenity

The proposed signs are in keeping with the type of land use and are typical of sports pitches such as this. The signs, although mainly located within the confines of the pitch, will be visible from the wider area due to the open nature of the fencing. However, it is considered that they will not be overly intrusive due to their low level position and are very similar to the signs which surround the athletic track close by. Whilst the concerns of the objectors are noted the display of the advertisements proposed are considered acceptable in their context.

In considering the design, siting, materials, lack of illumination, scale and number of signs are in keeping with the character of the surrounding area and in accordance with paragraph 67 of Chapter 7 of the National Planning Policy Framework.

Public safety

The advertisements are mounted on the fencing and as such it is felt that the proposal would not adversely affect public safety.

RECOMMENDATION:

Grant consent for the following reason:

01. The proposal, by virtue of the siting, design, number, materials, scale and non-illumination is in keeping with the character and appearance of the surrounding area, causes no harm to visual or residential amenity and does not prejudice public safety and is in accordance with the aims and objectives of policy EQ2 (General Development) of the South Somerset Local Plan (2006-2028) and the principles of the National Planning Policy Framework (2012) and the NPPF Chapter 7: Requiring Good Design.

SUBJECT TO THE FOLLOWING:

01. (a) All advertisements displayed and any land used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
- (b) Any hoarding or similar structure or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.
- (c) Where any advertisement is required under these Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.
- (d) Before any advertisement is displayed on land in accordance with the consent now granted, the permission of the owner of that land, or of a person entitled to grant such permission, shall be obtained.
- (e) The consent now granted is limited to a period of five years from the date hereof.

Reason: To accord with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan for proposed signage and block plan date stamped as received 29 January 2015, two photograph montages date stamped as received 15 January 2015 and with the confirmation of material of the 30 advertisements (number 2) for the spectator fencing as vinyl as confirmed by the applicant via e-mail dated 11 March 2015

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

Agenda Item 9

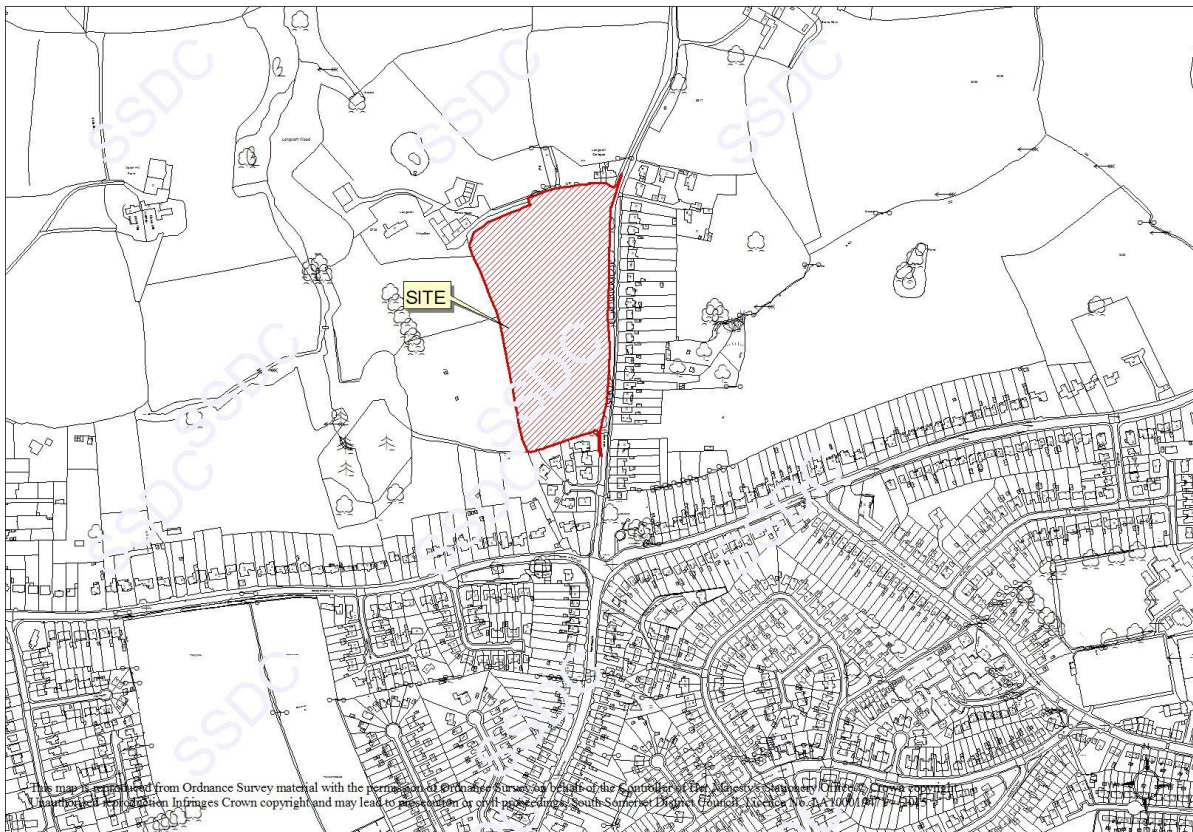
Officer Report On Planning Application: 15/00763/FUL

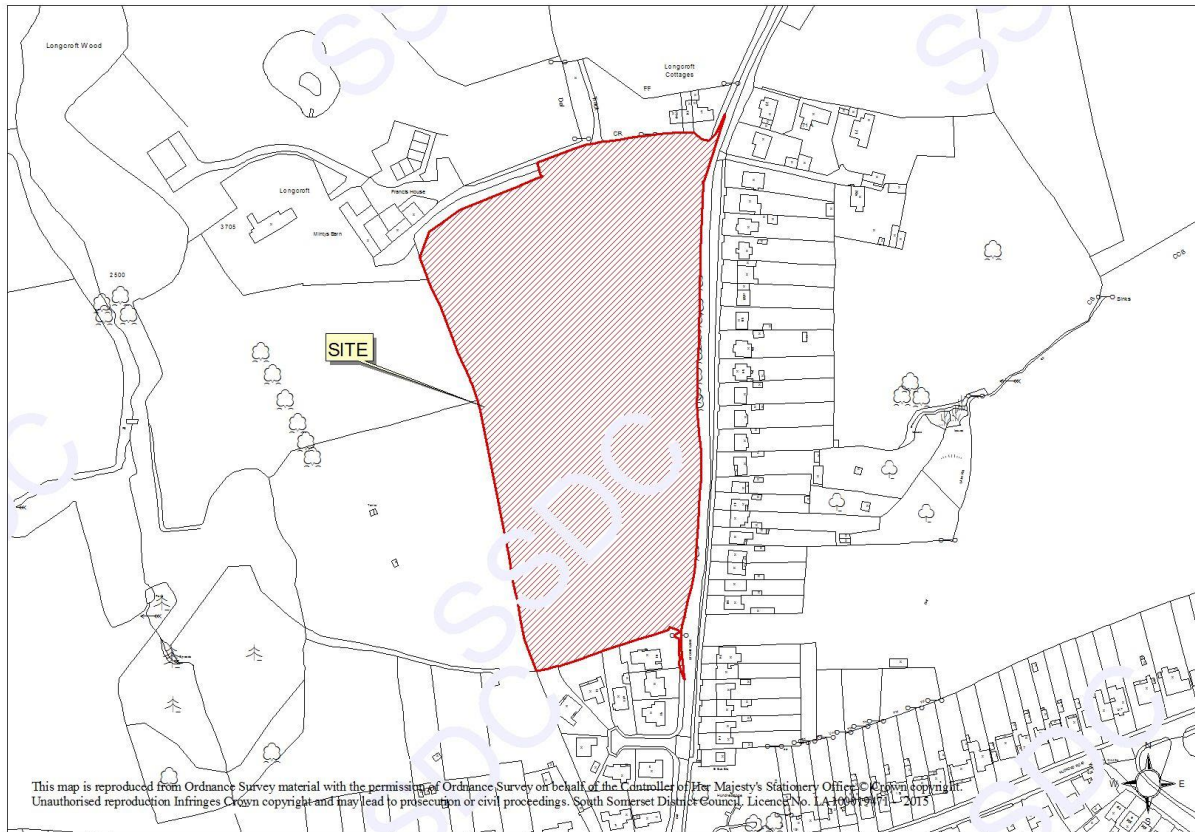
Proposal :	Residential retirement community of 29 No. independent living bungalows, residents building incorporating wardens office, communal open space, vehicular access, surface water attenuation pond, landscaping and associated works (GR 355454/117958)
Site Address:	Land Off Stone Lane Yeovil
Parish:	Yeovil Without
WARDS OF YEOVIL WITHOUT Ward (SSDC Member)	Cllr J Gleeson Cllr P A Lock Cllr G J Oakes
Recommending Case Officer:	Andrew Collins Tel: 01935 462276 Email: andrew.collins@southsomerset.gov.uk
Target date :	13th May 2015
Applicant :	Longcroft Retirement Village
Agent: (no agent if blank)	Boon Brown Architects Motivo Alvington Yeovil Somerset BA20 2FG
Application Type :	Major Dwlg's 10 or more or site 0.5ha+

Reason for Referral to Committee

This application is referred to the committee at the request of the Ward Members with the agreement of the Area Chairman due to public interest and to enable the comments of Yeovil Without and Mudford Parish Councils and neighbours to be fully debated.

Site Description and Proposal





The site is located on the Western side of Stone Lane on the Northern edge of Yeovil beyond Combe Street Lane. The site extends to 3.10 hectares and is currently a greenfield site used for agriculture. The site is located outside of the 'urban framework of Yeovil' as defined in the adopted South Somerset Local Plan (2006 -2028).

To the Northwest of the application site, Longcroft Farmhouse is Grade II listed.

The site slopes gently from South to the North with a 16m rise across the site. Along the Northern and Eastern boundaries are a number of important trees mainly oak and individual specimens on the Western boundary.

There is an existing vehicular access approximately 410m from the junction with Combe Street Lane. Access to the field is currently via an existing field gate on the Northern boundary. As part of this application it is proposed to remove an historic oak tree to widen the access.

This is a full application for the erection of 29 flat roof bungalows to cater for the over 55 market. A new access located 50m to the West of Stone Lane is proposed to serve the development. A private lane is proposed to snake along the Eastern boundary. In detail it is proposed to erect 4 dwellings in the North-eastern corner of the site, a further 4 towards the South-eastern corner and 3 lines of development across the site following the contours. The North-western corner of the site, being the steepest and most visually prominent is to be kept clear and an attenuation pond is proposed at the lowest point of the site in the far North-western corner.

At the South-eastern corner of the site a new pedestrian access and crossing point onto Stone Lane is proposed. Adjacent to the new pedestrian access an ornamental garden / resident's lawn and a residents building is proposed. The residents building comprises a rectangular flat roof building of 85m² and contains a wc, kitchen and visiting warden's office together with a flexible open space. This building would be constructed of ham stone and stained timber cladding.

In total there are proposed to be 15no 1 bed dwellings, 10no 2 bed dwellings and 4no 3 bed. The dwellings will be constructed of ham stone, render and a mix of untreated and treated timber cladding. Each dwelling includes an integral garage and will be fully wheelchair adaptable, and comply with Life Time Homes design standards.

The supporting 'Outline Management Statement' says that the proposals are for over 55's *who are able to live independently but enjoy support within a like-minded environment and benefit from the assistance of a visiting warden. The Village is not designed to provide full nursing care.*"

It is also detailed that subject to market demand the properties will be sold on a long leasehold basis. An annual service charge will fund the running of the development via a management company that maintains the grounds and infrastructure, cover communal rates and insurances, energy bills for communal areas, window cleaning, service contracts and the provision of a visiting warden service.

The application is supported by a Planning Statement, Design & Access Statement, Statement of Community Involvement, Landscape and Visual Impact Assessment, Landscape Concept Design, Elderly Care Housing Needs Assessment, Outline Management Statement, Transport Statement, Travel Plan, Flood Risk Assessment / Drainage Strategy, Ecological Appraisal and Arboricultural Report.

During the course of the application a provisional Tree Preservation Order was served on the trees on the site.

RELEVANT HISTORY

Historic applications in the 60's and 70's for the erection of 4 dwellings all refused.

On the adjacent site;

13/01186/CPO - Importation of waste soils etc, ground modelling and landscaping, including the construction of a fishing lake (retrospective) - County Council Granted permission with conditions - 15/10/13

13/01185/CPO - Re-registered application (previously 12/04745/FUL) importation of waste soils etc, ground modelling and landscaping including the construction of two fishing lakes and erection of holiday lodge - County Council Granted permission with conditions - 15/10/13

09/01425/FUL - The erection of a farm shop and tea room with ancillary car parking - Application permitted with conditions - 13/11/09

08/05359/FUL - The erection of a building comprising farm shop and ancillary tea room with car parking and building to form animal interpretation area - Application withdrawn - 9/3/09

07/01310/FUL - Erection of a single storey block of 5 no holiday / business stay apartments - Application permitted with conditions - 24/4/07 (Revised application to 06/04397/FUL)

06/04397/FUL - Erection of a single storey block of five holiday / business stay apartments - Application permitted with conditions - 3/1/07

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in

accordance with the development plan unless material considerations indicate otherwise.

On 5th March 2015 the South Somerset Local Plan (2006 - 2028) was adopted. Therefore it is considered that the development plan comprises this plan

On this basis the following policies are considered relevant:-

Policies of the adopted South Somerset Local Plan (2006-2028)

Policy SD1 - Sustainable Development
Policy SS1 - Settlement Strategy
Policy SS4 - District Wide Housing Provision
Policy SS5 - Delivering New Housing Growth

"Housing requirement will make provision for at least 15,950 dwellings in the plan period 2006 - 2028. At least 7,441 will be located within the Urban Framework of Yeovil and via two Sustainable Urban Extensions.

This provision will include development and redevelopment within development areas, greenfield development identified within this Plan or to come forward through conversions of existing buildings, residential mobile homes and buildings elsewhere in accordance with the policy on development in rural settlements."

Policy SS6 - Infrastructure Delivery
Policy YV1 - Urban Framework and Greenfield Housing for Yeovil

"Within the overall provision of at least 7,441 dwellings at Yeovil, 5,876 dwellings are anticipated in the Urban Framework of the town, and 1,565 dwellings at the Sustainable Urban Extensions."

Policy HG3 - Provision of Affordable Housing
Policy HG5 - Achieving a Mix of Market Housing
Policy HG6 - Care Homes and Specialist Accommodation

"Proposals for care homes or similar specialist accommodation that meets an identified local need will be supported where it is consistent with the Settlement Strategy. In exceptional circumstances, where development is proposed in a countryside location, the Council will require clear justification for its location. This will take into account the nature of specialist care required and demonstration that alternative sites are unsuitable and/or unavailable and the economic benefit of the proposal to the locality.

Where the District Council seek to negotiate affordable housing in respect of development that already meets a specified housing need, such as sheltered housing or Care Homes, the Council will take into account that such sites may be inappropriate for a mix of affordable housing and general market housing or that such sites have met, by their nature, affordable housing requirements."

Policy TA1 - Low Carbon Travel
Policy TA3 - Sustainable Travel at Chard and Yeovil
Policy TA4 - Travel Plans
Policy TA5 - Transport Impact of New Development
Policy TA6 - Parking Standards
Policy HW1 - Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development
Policy EQ1 - Addressing Climate Change in South Somerset
Policy EQ2 - General Development
Policy EQ3 - Historic Environment

Policy EQ4 - Biodiversity
Policy EQ5 - Green Infrastructure

National Planning Policy Framework

Paragraph 7 - Achieving Sustainable Development
Chapter 4 - Promoting Sustainable Transport
Chapter 6 - Delivering a Wide Choice of High Quality Homes
Chapter 7 - Requiring Good Design
Chapter 11 - Conserving and Enhancing the Natural Environment

112. "Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality."

Chapter 12 - Conserving and Enhancing the Historic Environment

Other Relevant Documents
Somerset Parking Strategy

CONSULTATIONS

Yeovil Without Parish Council - *"Recommend Approval - We appreciate the quality and design of the development and the fact that it caters for the type of housing for which there is a genuine need within the parish and the town."*

Mudford Parish Council (neighbouring PC) - *"Councillors wished to endorse the comments made by Yeovil Without Parish Council; the quality and design of the development was appreciated together with the fact that it would provide the type of housing for which there is a genuine need within the parish and the town. It was unanimously agreed to recommend approval."*

Highway Authority - No comments received. Members will be updated when comments have been received.

Area Engineer - Does not disagree with the theory for the surface water disposal but notes that the applicants are not submitting a detailed design until the application has been determined. The detailed design should be submitted for approval as part of the overall initial application rather than condition for approval at a later date.

Planning Policy Officer - *"The development plan for South Somerset comprises the recently adopted Local Plan 2006 - 28, along with the saved policies and proposals from the Local Plan 1991 - 2011. The National Planning Policy Framework (NPPF) is an important material consideration."*

The proposal is located outside but adjacent to the development area of Yeovil, which is the strategically significant town in South Somerset with by far the greatest range of jobs, services and facilities. Yeovil is the prime focus for new development in the district (Local Plan Policy SS1), accommodating at least 7,441 dwellings, 5,876 of which are anticipated in the urban framework and 1,565 dwellings via two sustainable urban extensions (Policy SS5, YV1). The proposal is located outside the urban framework, and is not within the two sustainable urban extensions, and therefore is not in accordance with strategy in the Local

Plan as outlined in policies SS5, YV1 and YV2. The Council considers that it currently has a five year housing land supply (plus the appropriate buffer), as recently confirmed by the Inspector in the appeal at Gold Well Farm, Crewkerne; and the Local Plan Inspector.

The proposal is described as a retirement community, and it is stated that a condition of acquiring a lease to live there is that resident occupants are over 55 years of age. However, 'older people' are defined in the NPPF as people over retirement age, at odds with the description that the proposal is a retirement community. It is recognised that there is an ageing population, and there are benefits in the intention to build to Lifetime Homes standards.

The applicant has sought to justify the proposal in relation to Local Plan Policy HG6. However, this policy applies to care homes or similar specialist accommodation (care homes, extra care housing and Continuing Care Retirement Communities are given as examples in the supporting text para 10.41), whereas the proposal comprises independent living bungalows, so I do not consider that this policy would apply. In applying this policy, the applicant has sought to justify nil affordable housing provision, however it is noted that the applicants' Planning Statement implies some flexibility on this issue.

Overall, the benefits of providing residential units to meet the ageing population are recognised, but the location of the proposal is not fully in accordance with the strategy of the Local Plan, which directs new housing to the urban framework of Yeovil and via two sustainable urban extensions. In my opinion the provisions of Policy HG6 do not apply as the proposal is not for a care home or similar specialist accommodation. In determining the application, it should be considered whether there are material considerations that would outweigh this conflict with the Local Plan."

Landscape Architect - Objects. The Peripheral Landscape Study (PLS) indicates that the field that is subject of this application is evaluated as having a moderate-low capacity to accommodate built development. The field currently lays outside the development footprint of the town, and is contained by hedging, to all sides, reinforced by specimen tree lines along the north and east boundaries. The site also has some prominence in the locality.

Notes that whilst the PLS was a strategic study, it is a helpful indicative of the sensitivity of the Yeovil's north edge, and I has previously advised at pre-application stage that there would be a landscape objection, due to the visual impact of development on this outward facing slope; and the erosion of the small field pattern that currently characterises the town's edge, and enables a transition to the wider countryside.

Further notes that the application and is accompanied by a landscape and visual assessment (LVA) which indicates the site to be low-profile in its design; well-screened from most quarters, and the visual envelope of the site to be restrained. Whilst agrees in part with this assessment, it also remains clear that;

(i) Stone Lane is currently characterised by a singular line of individual dwellings, otherwise Yeovil's edge is primarily drawn back to the south, to correspond with the head of the scarp, following the east-west alignment of Combe Street Lane and Mudford Road;

(ii) The application field is currently separated from Stone Lane's properties by a continuous tree belt, which helps to play down development presence as viewed from the west and north-west, and thus present a rural prospect;

(iii) Development within the application field would be contrary to the singular arrangement of Stone Lane's housing; would erode the open-field separation of Yeovil's edge from Longcroft Farm; and would create an incongruous estate layout beyond the urban edge that obtrudes into the rural setting to the north of its current edge, and;

(iv) Along with the vantage points illustrated by the LVA, there are clear views toward the site from the well-used public footpath that runs parallel with the site to the west, as well as longer views from Hook Drove and other rights of way in the vicinity of Broadmead Farm and Green Moor, that will have view of development expression, which will be seen as standing to the fore of Stone Lane's tree belt, and obtruding into agricultural land, projecting out from Yeovil's edge in incongruous form.

Given the general sensitivity of this prominent north edge of Yeovil, and the negative effects of development impact noted above, considers that the proposal to be at variance with local landscape character and the distinctiveness of the town's rural edge, to thus provide landscape grounds for refusal, policy EQ2.

On the basis of additional information from the agent states;

"I wouldn't disagree that the scheme is sensitively evolved, but that doesn't overcome the in-principle landscape concerns."

District Arborist - Objects - *"The most valuable trees within and adjoining the site are now the subject of a provisional Tree Preservation Order [Ref: SSDC (Yeovil Without No1) TPO 2015]. The Order protects a total of 34 trees (the majority of which are Oaks) as individuals and groups. The effect of the Order lasts for 6 months, during which the Council must decide to:*

- o Confirm the Order without modifications*
- o Confirm the Order with modifications*
- o Choose not confirm the Order*

I have carefully studied both the Tree Report and the Tree Plan. In my opinion, the Tree Report provides a fair & objective assessment of the trees within and adjoining the proposal, but it does exclude categorising 7 trees of the 34. The only tree proposed to be removed is a protected Oak - a centrally located component within a group of 5 Oaks (known as 'G1' of the Order) upon the Northern boundary.

Whilst the Oak within G1 does have some fungal fruiting brackets upon the basal flare, this may or may not prove significant in regards to the overall health and structure. The same applies to an Oak with similar fruiting bodies within 'G2' of the Order. It is proposed that the felling of the Oak within G1 would facilitate the construction of a main site-access. I believe that the Oak is a valuable component of an aero-dynamic group and that it is deserving of further consideration.

I have concerns that Unit Nos. 1, 2, 3, 4, 10 & 23 are located rather too close to the adjoining Oaks. Computer-software programs attempting to represent shade patterns can be rather unreliable. The future occupants of the dwellings would be elderly - a demographic not always tolerant or capable of living with the everyday nuisances of mature trees. Issues relating to fears of structural failure, falling leaves, blocked gutters, shading, obstruction of views, insects, twigs etc may well cause resentment, leaving the Council with repeated demands for pruning and felling.

I also have concerns about the attenuation pond. The Tree Report states that the Root Protection Area requirement of an adjoining Oak will be compromised. The construction of the pond is likely to involve the construction of earth bunds, heavy machinery and possible alteration of the soil hydrology, which can be rather harmful to the long term health of the nearby trees. This appears to be an avoidable scenario, given the availability of space in that area of the site.

The mid-section of the site access road also appears to run rather too close to the Eastern boundary trees adjoining Stone Lane.

I believe that the Tree Plan shows the Root Protection Area requirements plotted on an 'indicative' basis.

In my opinion, the layout of the site could be significantly improved in relation to maintaining the health of the trees. A more sustainable relationship between the trees and future residents ought to be secured. I believe the current proposal to be contrary to the stated objectives within The South Somerset Local Plan, in particular; Policies EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure."

District Ecologist - The submitted Ecological Appraisal has been assessed and generally agrees with its conclusions and recommendations. Also notes the objection from the Somerset Wildlife Trust.

Mature trees on site are noted and could be features for wildlife. Supports any measures for their retention and protection.

Informs that dormice haven't been recorded at other development sites on this side of Yeovil, so considers the likelihood of them being present to be low. Dormice could theoretically be present in Longcroft Wood, a short distance to the west. However, there isn't any direct continuous woody vegetation link suitable for dormice between this woodland and the application site. The hedge/tree boundaries are proposed to be retained (except for access to the site) which means there wouldn't be any significant loss of habitat if dormice are present. The site is adjacent to the urban environment of Yeovil which isn't suitable habitat for dormice. Therefore the hedge/tree boundaries are very unlikely to be important as corridors that could be used by dormice to link to areas of suitable habitat further afield. Therefore concludes that the development is unlikely to give rise to significant impacts upon dormice.

There are recent records (SERC) of slow worm and grass snake close to the application site. Although the majority of the pasture field doesn't currently offer suitable habitat for reptiles, they could be present on adjoining land and in or close to the field boundaries. There is a risk of small numbers of reptiles being harmed during construction, unless precautionary measures are undertaken.

A fishing lake is near the site but unlikely be great crested newts present as a fishing lake.

There is potential for improvements to biodiversity and this can be conditioned. A Construction Ecological Management Plan in order to deal with habitat protection and precautionary measures is suggested and this should be subject of a condition.

In conclusion has no objection subject to the imposition of a condition regarding a plan and mitigation / compensation measures.

Climate Change Officer - Notes that only a brief mention of renewable energy in the Planning Statement and no explanation on how this will be achieved. Questions the accuracy of the plans in relation to solar panels and raises a concern over the proposed orientation of the dwellings. Concludes that the site layout and positioning of some main rooms results in an objection.

Environment Agency - Has no objection subject to the imposition of conditions or legal agreement regarding surface water drainage, the maintenance of the surface water drainage

scheme and the imposition of informatives regarding any drainage scheme, water efficiency, pollution prevention during construction and waste management.

County Archaeologist - Initially raised concerns over the application and stated. *"The site lies within an area known to contain archaeological potential. A very significant find was recently made to the south of the application area; the context of the find suggests that the extensive Prehistoric and Romano-British landscapes identified during the recent housing development at Lyde Road continue westwards. It is clear therefore that this area north of Yeovil was intensively exploited and settled from the early prehistoric period onwards.*

The development proposal therefore has the potential to impact upon a heritage asset(s). However, there is currently insufficient information contained within the application on the nature of any archaeological remains to properly assess their interest.

For this reason I recommend that the applicant be asked to provide further information on any archaeological remains on the site prior to the determination of this application. This is likely to require a desk-based assessment and a field evaluation as indicated in the National Planning Policy Framework (Paragraph 128)."

However due to the further discussions with the agent the archaeologist commented;

"I understand that it is intended to put this proposal to the April committee and if this is the case there is no realistic chance of the applicants being able to carry out an archaeological evaluation. So because of this reality if this application is determined in April (and members are minded to permit) then a condition should be attached which ensures archaeological issues are dealt with prior to any development taking place."

Wessex Water - Notes that a public foul sewer crosses the site. A 3m easement is required from the centre of this pipe and there must be no planting within 6m. There is adequate current spare capacity within the existing foul sewer network to accommodate predicted foul flows. It is proposed to use SUDS but there must be no surface water connections to the public foul sewer.

There is limited available capacity within the existing water supply to serve the proposed development. The applicant is advised to contact Wessex Water to discuss network modelling to determine if any off site reinforcement is required. Further works may need to be carried out under Section 141 of the Water Industry Act 1991.

MoD Safeguarding - Do not have any objections on the bungalows but have concerns over the attenuation basin being attractive to birds that could cause a risk to air traffic. Confirms that the MoD has no safeguarding objection subject to a condition requiring the design of the attenuation pond being modified to reduce the attractiveness of the basin to birds.

Strategic Housing Manager - *"Regarding the affordable housing element on the scheme current policy requires 35% affordable split 67:33 in favour of social rent, I would expect 10 affordable units (based on 29 in total) 7 social rent and 3 shared ownership or other intermediate solutions.*

Whilst I acknowledge the intent of the applicant for a residential retirement community for the over 55's Strategic Housing would propose that the affordable housing be available for any age, with an appropriate disability to be housed in a bungalow.

I would like to propose the following property mix based on the current housing need data;

3 x 1 bed bungalow
4 x 2 bed bungalow
3 x 3 bed bungalow

These numbers may vary proportionally based on the housing need for disabled bungalows. I would expect the affordable units to be pepper potted throughout the site and that the units are developed to blend in with the proposed bungalow styles. I expect the units to meet our minimum space and design criteria and we would ordinarily expect them to be provided through one of our main approved Housing Associations."

Sports, Arts and Leisure - It is noted that the comments are based on the fact that it is not a traditional sheltered housing scheme. This means that they have sought contributions for off-site playing pitches, changing rooms, sports hall, swimming pools, indoor tennis facilities and the Octagon. We have viewed the provision of the community space within the development as meeting the requirement for community hall contributions so have not sought this off site. I have also factored in the 15 x 1 bed dwellings.

It is also noted that depending on when this application is determined there may need to be a review of some of the strategic contributions under the CIL regulations on the pooling of contributions.

The following contributions have been sought;

Capital Contributions - Local Facilities

Playing Pitches for off site contribution towards the enhancement of existing pitches or new pitches in Yeovil - £9,530

Changing Rooms for off site contribution towards the enhancement of existing changing rooms or the provision of new changing rooms in Yeovil - £19,350

This gives a total of £28,880 for capital local facilities.

Capital Contributions - Strategic Facilities

Theatres and Art Centres for the contribution towards expanding and enhancing the Octagon Theatre in Yeovil - £7,519

Swimming Pools for the contribution towards the development of a centrally based 8 lane district wide competition pool in Yeovil - £8,882

Indoor Tennis centres for contribution towards the provision of a new indoor tennis centre in Yeovil, likely to within Yeovil Sports Zone - £5,693

Sports Halls (District Wide) for contribution towards the development of a centrally based 8 court district wide competition sports hall in Yeovil or the enhancement of existing sports halls in Yeovil - £14,560

This gives a total of £36,653 for capital strategic facilities.

The total for strategic facilities is £65,653

Commutated Sums

Playing Pitches for off-site contribution towards the enhancement of existing pitches or new pitches in Yeovil - £6,800

Changing Rooms for off-site contribution towards the enhancement of existing changing rooms or the provision of new changing rooms in Yeovil - £1,557

The total commuted sum sought is £8,357.

The overall contribution sought is £73,890 plus an administration fee of £739 results in £74,629 or £2,573 per dwelling.

REPRESENTATIONS

3 letters have been received from neighbours raising the following areas of concern:-

- o Drainage of Stone Lane and the proposed development site. There are already problems during heavy rain in Stone Lane and further hardstanding and surface roads will result in further run off.
- o Highways concerns at the junction of Stone Lane and Combe Street Lane. One writer suggests the provision of a box junction on Combe Street Lane.
- o Questions the justification for building on greenfield land and this could set an undesirable precedent.
- o Vehicle movements during construction should be limited to 8 - 5 Monday - Friday.
- o Street lighting within the development should not affect neighbours.
- o Management of trees within the site.
- o Damage to the highway of Stone Lane during construction.
- o Questions if a sewer survey has been undertaken and that capacity is adequate to accommodate the development.
- o Questions if utilities are adequate to serve the development.
- o Loss of outlook from existing dwelling.
- o Highway concerns of using Stone Lane.
- o Impact upon wildlife / flora on the site.

In addition a letter of objection has been received from the Somerset Wildlife Trust who considers that the submitted appraisal is significantly deficient. Reference is made to dormice and bats no surveys have been carried out as to clarify the extent that they may or may not use the site. Considers that surveys be carried out before consideration of the application. Any lighting scheme should minimise light pollution. Considers that there needs to be an increased site enhancement as part of any scheme with bird and bat boxes and native species planting. Also considers that all grassed areas, particularly around the attenuation pond to be planted with a wild flower mix and that all these matters should be resolved before any further consideration of the application.

Also 5 letters of support from residents in Stone Lane have been received. The following areas have been raised;

- o Have been kept well informed of the proposals and considers that the actual layout and density is appropriate. The above shows that time and thought has gone into the proposal.
- o With the access at the bottom of the lane, shared with the proposed farm shop this will result in having little or no impact upon the current residents.
- o The proposals make a change to the dense developments being constructed over Yeovil that make no provision for retirement dwellings.
- o The proposals blend into the topography of the site and the low number of buildings reflects the rural nature of the existing street scene.
- o The scheme proposed is imaginative and meets a growing need for the older generation.
- o The proposed pedestrian link into Stone Lane will enable easy access to local buses in Mudford Road, Combe Street Lane or the Nippy Bus that runs along Stone Lane.
- o Trees on site are to be retained.
- o The proposal makes a small step to meet this important need.
- o Site management and amenities would appeal to the target market.
- o Believes that this proposal meets a need and offers the opportunity of older residents to downsize, live independently and remain in the local area.
- o Single storey properties will minimise the impact upon existing properties.

- o The properties meet the Lifetime Homes standards which will enable them to be adapted in the future.
- o The provision of an undeveloped open area in the Northwest corner will provide a natural habitat.
- o Previous development on site has been undertaken with due care and minimal disruption and to an excellent standard.
- o The proposed buildings will be constructed to a high eco-friendly standard and blend into the site with little effect on the countryside and neighbouring homes.

APPLICANTS CASE

The planning agent has provided the following comments;

Landscape Impact:

The views of the Council's Landscape Architect are noted and have been responded to directly by the additional representations from SEED Landscape Design dated 13.03.15. In response we note that the Council's Landscape Architect agrees that the scheme has been 'sensitively evolved' but that an objection in principle is maintained.

The LVIA submitted with the application concludes that ... "The overall visual impact of the completed development would have an overall Slight visual impact on the public accessible visual receptors identified in this report." The Council's Peripheral Landscape Study identifies the site as having a 'moderate - low capacity' to accommodate built development. This assessment has informed the design of the proposal in terms of its layout, density, scale and massing, which in our opinion results in an overall slight landscape impact.

A similar approach has been taken by the Council in justifying the North East Yeovil Sustainable Urban Extension, and mitigating its landscape impact in a setting of similar landscape sensitivity when assessed against the Peripheral Landscape Study.

On an associated matter, my client has no objection to the provisional TPO. The retention of the boundary trees is key to the success of the scheme. We have proposed the felling of 1No. tree to facilitate the access and are discussing this issue directly with the Council's Tree Officer.

Planning Policy:

We disagree most strongly that the proposed development does not comprise 'specialist accommodation' simply because the proposal consists of independent living bungalows and that Policy HG6 of the recently adopted local plan is not applicable on this basis.

The supporting text to Policy HG6 refers to 'Extra Care housing' and 'Continuing Care Retirement Communities'. These are clearly given as examples of specialist housing, rather than being an exhaustive or prescriptive list.

You will be aware that there are many different models of specialist elderly housing designed to meet a range of needs. These include inter alia 'sheltered housing', 'very sheltered housing', 'retirement housing', 'housing with care', 'extra care housing' and 'assisted living'. Many of these models are very similar, however, they all include individual dwellings with their own front door (regardless of tenure), communal facilities, scheme manager (or other types of support service) and varying levels of care and support.

Indeed the definition of 'extra care housing' given within the recently adopted Local Plan is: housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors (my emphasis) and a legal right to occupy the property. Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'.

As such the planning policy response demonstrates a misunderstanding of specialist elderly housing, and suggests that this policy relates only to care homes (C2 use), which is clearly not intended to be the case. Interpretation of this policy in this manner will do nothing to address the housing issues facing an increasingly elderly population, and is contrary to all research and central government recommendations that independent living for the elderly should be maximised, and care home entry seen as a last resort.

Paragraphs 7.15 - 7.21 of our Planning Statement demonstrates compliance with Policy HG6 in terms of site location outside of the Development Area, the availability of other sites and the economic benefits of the proposal.

In terms of control over future occupancy we concur that the NPPF defines 'older people' as those being over retirement age (i.e. over 60). As such there would be objection to suitably worded controls on this basis, either via planning condition or legal agreement (as paragraph 5.2 of our Planning Statement suggests).

CONSIDERATIONS

Principle

The site is located outside of the 'urban framework of Yeovil' as defined in the recently adopted South Somerset Local Plan (2006 - 2028). Reference in this respect is made in both Policies SS5 and YV1 and there is a presumption against development outside of the urban framework.

Therefore unless any other Policies or material considerations indicate otherwise and justify a different opinion the Policy position is clear in that this proposal raises a principle objection.

In the submitted Planning Statement reference is heavily made to Policy HG6. This refers to care homes and or similar specialist accommodation. As detailed in the Planning Policy response this proposal is for the development of dwellinghouses (Use Class C3 of the Use Classes Order 1987) with a proposed restriction on their occupation. Care Homes are classified as being a C2 use of the Use Classes Order. They are therefore in a different class and this proposal is therefore not considered to be for 'specialist accommodation' as detailed by the Policy and interpreted by the Planning Policy Officer. In addition save for the over 55 age restriction, being fully disabled compliant, a communal building and the provision of a visiting warden there is little difference from open market housing.

Notwithstanding the interpretation of the policy and the definition of 'specialist accommodation' there are further requirements that give support to a development contrary to the settlement strategy. The policy requires that a clear justification for the location is provided. In this case a report entitled 'Elderly Housing Needs Assessment' has been provided. This concludes that there would appear to be a shortfall in age related housing in terms of both residential care and sheltered housing and this is likely to increase. However, as detailed above it is not considered that this proposal meets the definition of either residential care or sheltered housing.

The policy also requires that the justification demonstrates that alternative sites are unsuitable and/or unavailable and an assessment is made of any economic benefits the proposal brings to the locality. The submitted report does not demonstrate that any other site has been considered let alone deemed unsuitable or unavailable. Save for the construction of the dwellings it is not considered that this proposal would bring about any economic benefits. In considering all the above the proposal is contrary to adopted Policy HG6 of the South Somerset Local Plan (2006 - 2028).

Policy SD1 reiterates the definition of sustainable development in Paragraph 7 of the NPPF. This refers to the presumption in favour of sustainable development. Sustainable development is defined at paragraph 7 and this states the 3 dimensions - economic role, social role and environmental role.

The economic aspect is to some extent addressed by the construction of the dwellings and a national recognition that the building of new houses is very beneficial to the local economy. However there would not be any other economic benefits of this proposal.

The second role is a social role. This refers to providing a supply of housing that meets present and future generations with accessible local services. It is clear that the site is on a steep hill to the North and Northwest. Whilst it is noted a farm shop has planning permission and has been commenced this has not been implemented. There are therefore currently limited facilities at the bottom of the hill. Whilst the new footpath link is proposed due to the potential age of the occupiers suggested, people are likely to use their car to gain access to local facilities.

The social role could be enhanced with the provision of affordable housing and community sports, arts and leisure contributions. However the agent has not confirmed whether these aspects would be agreed to.

The third role is an environmental role. This refers to protecting and enhancing our natural and built environment. It is considered that developing a greenfield hillside does not achieve this aim.

It is clear from this summary that the proposal does not constitute sustainable development as detailed in the NPPF. These key aspects however will be picked up again in the other main issues.

The provision of residential units for an ageing population is recognised by this does not override other concerns considered. In assessing all the above aspects it is considered that the proposals are contrary to Policies SS5, YV1 and HG6 of the adopted South Somerset Local Plan (2006 - 2028) and that there are no material considerations that justify otherwise.

Loss of Agricultural Land

Limited information has been supplied regarding the agricultural land classification. However in the submitted 'Landscape Concept Design' it states that the land classification is 3A. Therefore under the NPPF an assessment is required regarding the significant use of the best and most versatile agricultural land. The site extends to 3.10 hectares but in considering limited benefits this is not considered to be significant in interpreting the guidance.

Landscape Impact

A Landscape and Visual Impact Assessment has been submitted with the proposal. This has been carefully assessed by the Landscape Architect and the receptors identified plus additional sites have been visited. It is noted that the landscape impact has been minimised with development not proposed in the steepest area in the Northwest of the site. In addition, it is proposed to retain the majority of the trees on the site.

However, it is considered that the cumulative impact of 4 issues results in an adverse landscape impact. In detail save from Stone Lane's single line of individual dwellings, Yeovil's Northern edge is primarily drawn back to the south, to correspond with the head of the scarp, following the east-west alignment of Combe Street Lane and Mudford Road. The application field is currently separated from Stone Lane's properties by a continuous tree belt, which helps to play down development presence as viewed from the west and north-west, and thus present a rural prospect. Development within the application field would be

contrary to the singular arrangement of Stone Lane's housing; would erode the open-field separation of Yeovil's edge from Longcroft Farm; and would create an incongruous estate layout beyond the urban edge that obtrudes into the rural setting to the north of its current edge, and in addition to the point receptors in the Landscape and Visual Impact Assessment, there are clear views toward the site from the well-used public footpath that runs parallel with the site to the west, as well as longer views from Hook Drove and other rights of way in the vicinity of Broadmead Farm and Green Moor, that will have view of development expression, which will be seen as standing to the fore of Stone Lane's tree belt, and obtruding into agricultural land, projecting out from Yeovil's edge in incongruous form.

It is also noted that as a background to the consideration of the South Somerset Local Plan a report was published in October 2013 regarding Strategic Growth Options for Yeovil. This concluded that due to low or moderate - low capacity to accommodate development, as detailed in the Peripheral Landscape Study development to the North over the scarp was discounted. In addition the direction of the sustainable urban extensions was heavily debated at the inquiry to the Local Plan and the direction to the North was discounted by the Planning Inspector.

In considering the above it is considered that the proposed development would lead to adverse landscape harm when considering all the above concerns. On this basis the proposal would be contrary to Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

Trees

The Council's Arborist, on the basis of the submitted Tree Report and Plan and the importance of the trees on site has confirmed that the most valuable within and adjoining the site are protected by a provisional Tree Preservation Order (TPO). It is proposed to remove an existing oak tree on the Northern boundary to form a wider access. This tree is included within the provisional Tree Preservation Order and the fungal fruiting brackets are noted. It has not however been demonstrated whether this fungal growth would have any effect upon the overall health and structure of the tree.

Also concern is raised over the siting of plots 1- 4, 10 and 23 and the Eastern most part of the access road. These plots and access road are all close to the established trees that are to be retained and covered by the provisional TPO. Due to the proximity of important trees to the proposed dwellings are likely to result in concerns in the future from future occupants. Due to these pressures there may be resentment leaving to repeated demands for pruning or felling.

A further concern results in the formation of the attenuation pond. The submitted tree report states that the root protection area of an adjoining oak would be compromised. Given the availability of space in this location this could be repositioned to avoid any conflict with the trees.

Also the submitted root protection areas are indicative only. The trees have not been measured and the actual root area worked out in relation to the girth and height of the trees.

In considering all the above concerns, the proposals would result in an unacceptable impact upon important trees to the detriment of visual and residential amenity and policies regarding biodiversity and green infrastructure. (EQ2, EQ4 and EQ5 of the adopted South Somerset Local Plan 2006 - 2028)

Amenity

The dwellings proposed have been carefully designed to keep the roof height low and minimise impact upon the dwelling's further down the slope. A cross section has been

provided showing the centre of the site and this indicates that there would not be any undue overlooking resulting in harm to residential amenity.

The design and materials of the proposals have been discussed with the Conservation Manager. Whilst not of a traditional design, the form and materials proposed are considered to be high quality and are not considered to be a reason for refusal.

Archaeology

The site is a greenfield site and the County Archaeologist, due to a very significant find nearby considers that the extensive Prehistoric or Romano-British landscapes could extend to this site. No archaeological assessment has been submitted. However due to the inability of a survey being undertaken due to the committee deadline, a condition is considered reasonable in this specific unique case.

Ecology

Whilst noting the concerns expressed by the Somerset Wildlife Trust, the District Ecologist considers the submitted Ecological Appraisal is sufficient to make a determination of the application on ecological grounds. It is considered that there would be unlikely to give rise to significant impacts upon dormice. Presence of reptiles may be possible but can reduce any risks if precautionary measures are taken. Enhancements for biodiversity can be provided. In assessing all the above comments it is not considered that protected or priority species would be adversely affected by the protected or priority species in accordance with adopted Policy EQ4 of the South Somerset Local Plan 2006 - 2028.

Highways

The access into the site can obtain a visibility splay of 2.4m by 33m in either direction. This is a private access track and is located opposite the approved farm shop. This arrangement is considered to be appropriate.

A splay of 2.4m by 43m can be achieved onto Stone Lane. In considering that the site is within the 30mph area this splay is appropriate.

Notwithstanding any comments made by the highways authority the proposed occupants of the dwellings are proposed to be restricted to 55 years of age. This is proposed via a condition and / or legal agreement. Due to changes in working practices people are working for longer with retirement ages being later and later. Therefore whilst being able to comply with any restrictions on the occupation of the property, residents could still be working for at least a further 10 years. As such there could still be additional movements in the morning and evening and result in a traditional 'rush hour' movements.

Within the submitted Transport Statement a Local Services and Facilities Plan has been provided. This shows neighbouring facilities to the site within 400m, 800m and 1.2km. In addition in Section 3 of the report distances to local services are detailed. However this plan and these distances are measured from the middle of the site, do not consider the topography across the site and to the facilities detailed and the measurements to the facilities are in straight lines - 'as the crow flies'.

The slopes towards the North with a 16m increase from the North-eastern corner to the South-eastern corner. In addition there is a further 7m rise from the South-eastern corner of the site to Combe Street Lane. Therefore in considering these changes in levels on the site, the prospect of people walking to facilities may not be as attractive as portrayed in the submitted information.

It is noted in the letters of representation that access off-site is a concern. There are

concerns over the Mudford Road / Combe Street Lane junction especially being so close to the Stone Lane junction. Under application 09/01425/FUL for the farm shop and tea room a legal agreement was secured for a traffic monitoring contribution of a total of £21,000 over 6 years.

Reference is made in the submitted Transport Statement that the Mudford Road / Combe Street Lane junction is to be upgraded to a roundabout as a S106 planning obligation on the Wyndham Park development. This is programmed to occur on the occupation of the 700th dwelling. At current build and occupation rates this could be at least 3 years in the future and this development could be implemented in the meantime, if permission is granted. A contribution from this developer may result in this road improvement being delivered earlier.

Section 106 Contributions

Comments have been received from the Sports, Arts and Leisure Department on this application. In addition as the proposed development is over 10 dwellings and the proposal is for the development of C3 dwellings, affordable housing provision is requested. In the submitted Planning Statement it is acknowledged that the proposals are in excess of the affordable housing thresholds and discussions are invited for off-site provision. But no mention is made of leisure contributions.

No agreement has been come to in relation to the provision of any Section 106 contributions. Therefore as things stand it is not considered that the proposal complies with Policies HW1 and SS6 of the adopted South Somerset Local Plan 2006 - 2028.

Other Issues

Listed Building

Longcroft Farmhouse is a Grade II listed property. Therefore any development should safeguard the setting of the building. The application is supported with a Landscape and Visual Impact Assessment whereby the setting of Longcroft House was considered. Due to the topography of the site and existing trees (that are now the subject of a provisional TPO), the site is screened from the proposed development. In addition the dwellings hereby proposed are single storey and there are limited locations whereby the listed building and the new proposed dwellings can be seen. In assessing all this it is not considered that the proposals would result in an adverse impact upon the setting of the listed building in accordance with adopted Policy EQ3 and the NPPF.

Flooding / Drainage

A detailed Flood Risk Assessment has been provided and this details that the lower part of the site to the North will be directed to the attenuation pond. The higher part of the site to the South will form a separate catchment with surface water being attenuated to storage trenches in the watercourse to the West of the site. It is concluded that flow controls from both catchments would be limited to greenfield run-off rates and that a detailed drainage design will be prepared following determination of the application.

The District Engineer has no objection to the theory put forward but has requested that a full drainage strategy be submitted prior to any determination of the application. Due to the other concerns from the District Council and the principle agreement to the proposal, it is not considered reasonable for the applicant be put to unnecessary expense. This aspect can be conditioned if a resolution to grant is made.

Conclusion

The site is located outside of the 'urban framework of Yeovil' as defined in the newly adopted

Local Plan. Policy HG6 allows for the erection of care home and other similar specialist accommodation outside the urban framework in exceptional circumstances where there is clear justification. However it is not considered that this proposal meets the specialist accommodation requirement of the policy. In addition an objection is raised regarding landscape impact and the adverse effect upon trees on the site. Therefore it is not considered that there are material considerations that outweigh the conflict with the adopted Local Plan.

RECOMMENDATION:

Refuse permission for the following reasons:-

SUBJECT TO THE FOLLOWING:

01. The proposal would represent new dwellings outside the urban framework of Yeovil for which a special need has not been justified and fails to meet the definition of sustainable development. The proposal does not comply with the definition of specialist accommodation. The application site is remote from services, facilities, education, employment opportunities and sufficient public transport links, and will therefore increase the need for journeys to be made by private vehicles. The proposal would , in addition, represent an unjustified and undesirable intrusion into an attractive area of open countryside to the detriment of the visual appearance and character of the landscape. As such the proposal is contrary to Policies SD1, SS5, YV1, HG6 and EQ2 of the adopted South Somerset Local Plan 2006 - 2028 and the aims and objectives of The National Planning Policy Framework especially Paragraphs 7.
02. The proposals by reason of the new access, location of attenuation pond and location of Plots 1, 2, 3, 4, 10 and 23 the proposals would have an adverse impact upon protected trees detrimental to their longevity contrary to Policies EQ2, EQ4 and EQ5 of the adopted South Somerset Local Plan 2006- 2028.
03. No detail of a mechanism for the provision of the necessary planning obligations to address the impact of the development on the provision of affordable housing and sports, arts and leisure facilities has been provided. Without a commitment to address these impacts the proposal is contrary to Policies SS6 and HW1 of the adopted South Somerset Local Plan 2006 - 2028.

Agenda Item 10

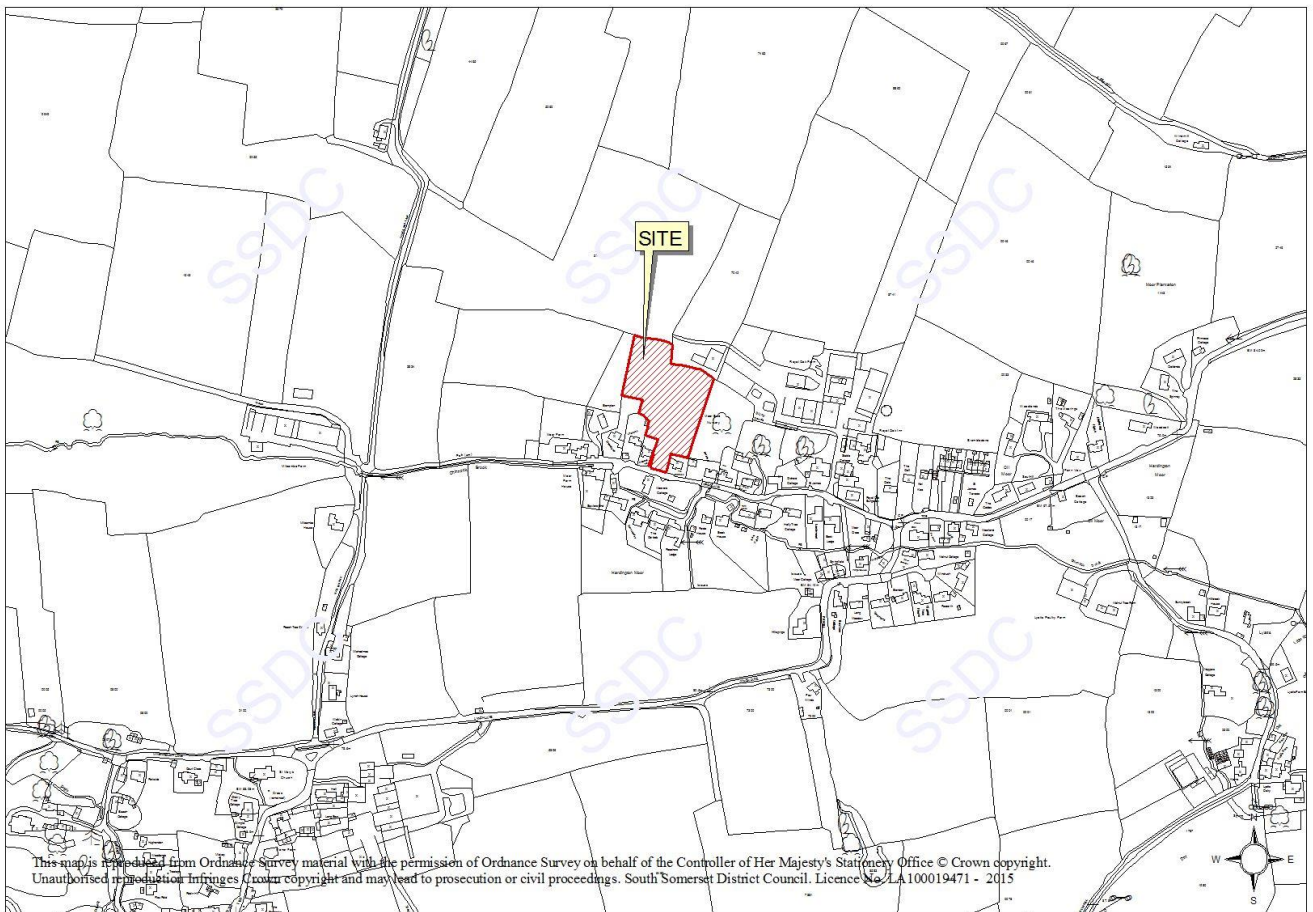
Officer Report On Planning Application: 14/05063/FUL

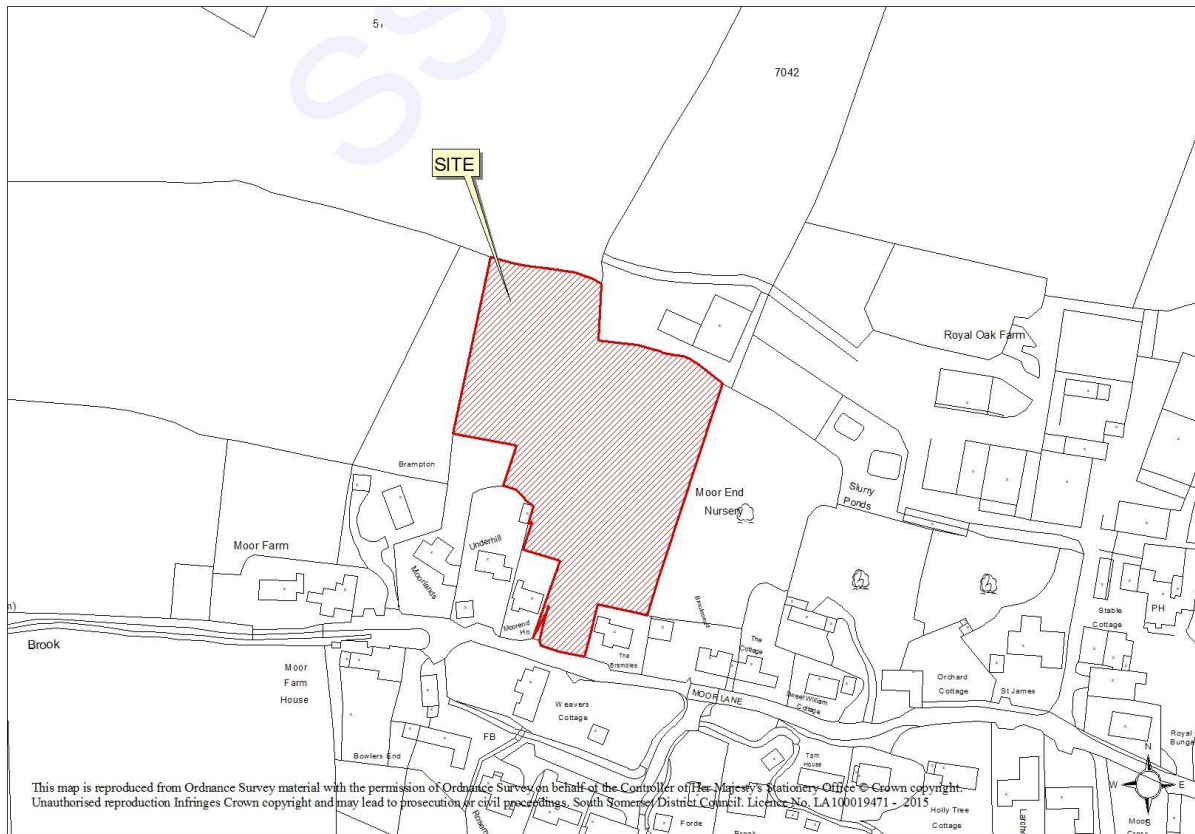
Site Address:	Moor End Nursery Moor Lane Hardington Moor
Ward :	COKER
Proposal :	Demolition of existing bungalow, erection of 14 dwellings, together with associated landscaping, access and infrastructure (GR 351633/112251)
Recommending Case Officer:	Simon Fox Tel: 01935 462509 Email: simon.fox@southsomerset.gov.uk
Target date :	13th February 2015
Applicant :	Halsall Homes
Type : 01	Major Dwlg's 10 or more or site 0.5ha+

Reason for Referral to Committee

This application has been referred for Committee consideration at the request of the Development Manager in accordance with the scheme of delegation and with the agreement of the Chairman due to the fact the application constitutes a major development.

Site Description and Proposal





The application site lies within Hardington Mandeville parish and comprises a vacant horticultural nursery which ceased trading in 2013. The site is located within Hardington Moor a small hamlet where development adjoins the highway in a linear fashion. Within Hardington Moor there is a shop and a pub. There are three main sections of highway in the settlement one of which is Moor Lane. Approximately 30 dwellings are accessed off Moor Lane, which is a dead-end. Moor Lane accesses onto Pig Hill/Primrose Lane for onward journeys to Hardington Mandeville to the south and Holywell to the north.

The nursery site comprises disused glasshouses and polytunnels; plus the operator's chalet bungalow to the south which sits between other dwellings within the linear form of development on Moor Lane. The site is irregular in shape extending to 0.72 hectares in area and protrudes northwards beyond the residential built envelope. It slopes from north to south (6m over 120m site dimension). To the north of the site is an outlying agricultural building to a farm complex located further east along Moor Lane, to the west are agricultural fields and to the east is a well treed paddock. To the south beyond Moor Lane are other residential properties including Weavers Cottage (Grade 2) which is located gable-end on directly opposite the nursery bungalow. Next door but one to the nursery bungalow to the east are two further listed buildings, both Grade 2. There is no Conservation Area designation. A right of way runs westwards along the remainder of Moor Lane and alongside the Chinnock Brook from a point in the highway in front of the site which additionally provides access to a recreation ground beyond. Another right of way runs from the same point southwards towards Hardington Mandeville. The site and the prevailing area is registered as Grade 3 agricultural land.

The site is currently located within a rural settlement as defined by the newly adopted Local Plan.

This full application seeks to develop the nursery site for 14 dwellings (2x 2beds, 6x 3beds,

5x 4beds and 1x 5bed). All the glasshouses and polytunnels would be removed and the nursery bungalow demolished.

In detail the scheme seeks:

- to provide 35.7% affordable housing (5 units = 2x 2 beds and 3x 3 beds),
- to form a vehicular access into the site from Moor Lane with a change in priority so the route into the development become the through route and the end of Moor Lane becomes an offshoot (subject to HA clarification).
- The creation of open space along the eastern boundary (this area is subject to a private restrictive covenant preventing the development of housing).
- Surface water attenuation within drainage scheme.

The applicant has also submitted the following documentation in support of the application:

- Design and Access Statement
- Planning Statement
- Affordable Housing Statement
- Transport Statement
- Measures-only Travel Plan
- Statement of Community Involvement
- Arboricultural Constraints Report
- Ecological Appraisal Report
- Landscape and Visual Appraisal
- Flood Risk Assessment
- Phase 1 Desk Study and Phase 2 Preliminary Ground Investigation Report

HISTORY

10237: Retention of existing bungalow: Approved: 30.05.1950

12540: Alterations and additions and erection of private garage: Approved: 24.05.1951

12540/A: Alterations and extensions including provision of first floor accommodation: Approved: 24.06.1968

14/01902/EIASS: Request for screening opinion for proposed residential development: EIA not required: 23.05.2014

Moor End House, located adjacent to the operator's bungalow was originally built to serve the nursery following approval in 1972. The agricultural/horticultural tying clause was released in 1980.

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.

The development plan comprises the policies of the South Somerset Local Plan (2006-2028).

The policies of most relevance to the proposal are:

South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

SS1 - Settlement Strategy

SS2 - Development in Rural Settlements

SS4 - District Wide Housing Provision

SS5 - Delivering New Housing Growth

SS6 - Infrastructure Delivery

HG3 - Provision of Affordable Housing
HG5 - Achieving a Mix of Market Housing
TA1 - Low Carbon Travel
TA4 - Travel Plans
TA5 - Transport Impact of New Development
TA6 - Parking Standards
HW1 - Provision of Open Space, outdoor Playing Space, Sports, Cultural and Community Facilities in New Development
EQ2 - General Development
EQ3 - Historic Environment
EQ4 - Biodiversity
EQ7 - Pollution Control

Other

The National Planning Framework (2012) forms a material planning consideration:

Core Planning Principles

Chapter 4 - Promoting Sustainable Transport

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

Chapter 10 - Meeting the Challenge of Climate Change, Flooding and Coastal Change

Chapter 11 - Conserving and Enhancing the Natural Environment

Chapter 12 - Conserving and Enhancing the Historic Environment

Annex 1 - Implementation

Also relevant:

Somerset County Council Parking Strategy (March 2012)

Hardington Mandeville - Parish Plan (2008-2012)

Village Design Statement (1999)

CONSULTATIONS

Hardington Mandeville PC:

Hardington PC met on 17th March 2015 to discuss the amended plans but as of 23rd March 2015 comments had not been received. An oral update will therefore be given.

Highways Authority (Somerset CC):

The formal comments of the Highway Authority received 20th January are attached as Appendix 1.

SSDC Planning Policy:

Comments on initial proposal;

Generally in accordance with policy SS2 but not policy HG5 in achieving a mix of market housing or HG3 in providing 35% affordable housing.

SSDC Conservation Officer:

"We do certainly need to consider the impact on the setting of the listed building as the new entrance is directly opposite. However the bungalow that currently occupies the site does not contribute positively to the setting of the designated building. The bungalow is surrounded by expansive areas of tarmac, as are other properties in the vicinity. The setting of the listed building has been vastly altered during the second half of the last century by surrounding modern development. I consider the removal of this bungalow and its replacement with a site entrance to have a neutral effect on the setting of the listed building opposite, and therefore do not object to the proposal.

SSDC Landscape Architect:

"whilst I consider the site to have a landscape capacity for development, the form and extent of development indicated by earlier layouts did not sympathetically correspond to context, particularly in the spread of development into the northwest corner of the site, and proximity to the west and north boundaries.

I have now reviewed the revised plans. These indicate a reduction in unit numbers, and a layout change in that part of the site identified as sensitive. I can confirm that this is an improved arrangement, such that the layout better corresponds to its setting, and to the findings of the LVIA accompanying the application, to thus satisfy LP policy EQ2".

Strategic Housing:

"Regarding the affordable housing element of the scheme current policy requires 35% affordable housing split 67:33 in favour of social rent. I would expect 5 affordable units (based on 14 in total) 3 social rent and 2 shared ownership or other intermediate solutions.

Strategic Housing welcome the proposed property mix of the affordable housing set out by Origin3 in their Affordable Housing Statement;

2 x 2 bed (4 persons) for social rent

1 x 3 bed (6 persons) for social rent and

2 x 3 bed (6 persons) for shared ownership

We recognise that the developer has taken into account the results of the survey undertaken by the Parish Council.

With regard to the proposed Section 106 agreement restricting the allocation of the affordable housing we would propose the following;

1. The target parish of Hardington Mandeville
2. Doughnut ring of adjacent parishes; South Perrott (Dorset), Halstock (Dorset), Haselbury Plucknett, Closworth, West Coker, East Coker and East Chinnock
3. Resident of South Somerset

I would expect the affordable units to be pepper potted throughout the site. I would suggest that the units are developed to blend in with the proposed house styles. I expect the units to meet our minimum space and design criteria and we would ordinarily expect them to be provided through one of our main approved Housing Associations".

SSDC Ecologist:

"I've noted the Ecological Appraisal Report (Acorn Ecology Ltd, November 2014) and broadly agree with its conclusions.

It's unlikely that the proposed development would give rise to any major detrimental impacts to protected species and biodiversity. However, there is potential for impact to low numbers of protected and 'priority species' of conservation importance. I don't consider these to be a significant constraint to the proposed development, but I strongly *recommend any consent includes a condition requiring submission of a biodiversity mitigation and enhancement strategy*".

Somerset Wildlife Trust

Mitigation and enhancement suggestions in Section 5.4 of the appraisal should be carried through if the application is approved.

Environmental Protection Officer:

"I do have some concerns regarding the proximity of some of the proposed dwelling to the slurry pits and agricultural buildings associated with Royal Oak Farm.

Having visited the site, these concerns have been alleviated somewhat. The slurry pits are normally not odorous, however periodic odours are to be expected. The closest agricultural barn is currently used for storage of feed and equipment and it is unlikely, although not impossible, to be used for the housing of animals.

Nevertheless occasions detrimental impacts due to noise, odour and insects are possible. I

do not consider the scale and intensity of these impacts to be sufficient enough to compel me to object to the application. In reaching this conclusion I have taken into account the presence of existing residential properties as close or closer to the farm than the proposed development and the fact that Environmental Health has no history of complaints associated with the farm.

However I recommend that the developer consider erecting a barrier, for example a 2 meter high acoustic fence, between the development and Royal Oak Farm. Such a barrier would help mitigate against any possible noise and odour impacts. I believe this recommendation could be the subject of a suitable condition.

In the event that complaints regarding noise, odour or insect from the farm do arise, this department will be obliged to investigate under the provisions of the Environmental Protection Act 1990 in order to determine whether a Statutory Nuisance exists or not. Should a nuisance be proven to exist then the farm may have to demonstrate that they are implementing Best Practicable Means to minimise the impact of the nuisance in order to avoid formal enforcement action".

SSDC Community, Health and Leisure Service:

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:

- youth facilities contribution of £2,206 towards enhancement at Hardington Mandeville Recreation Ground with a commuted sum of £815; Trigger Point for contribution = Occupation of 3 dwellings,

In the case of other categories of provision financial sums to cater for off-site provision (new provisions or enhancements of existing facilities) are sought.

Categories of provision and levels of contribution include:

- playing pitches contribution of £5,181 with a commuted sum of £3,697 (dedicated to the enhancement of existing pitches at West Coker Recreation Ground); Trigger Point for contribution = Occupation of 50% of total dwellings,
- changing room contribution of £10,520 with a commuted sum of £846 (dedicated to the provision of new changing rooms as part of a project to develop a new community hall/changing room facility at West Coker Recreation Ground); Trigger Point for contribution = Occupation of 50% of total dwellings,

No monies have been sought towards strategic facilities due to the new pooling regulations and no monies have been sought towards equipped play space or community halls.

Committed 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 would total £23,498 (or £1,808 per dwelling). This will be index linked. This total also includes a 1% Community, Health and Leisure Service Administration fee (£233). An additional Legal Services fee and separate S106 Monitoring fee may also be applicable.

SCC Education:

Limited capacity at West and East Coker primary schools by 2017/2018, but due to the low number of places created by this development there will be no contribution sought (verbal consultation).

Environment Agency:

"We consider that planning permission could be granted to the proposed development as submitted if the following planning conditions are included as set out below. Without these

conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application".

Conditions proposed concerning contaminated land and remediation in the interest of protecting controlled waters.

Wessex Water:

New water supply and waste water connections will be required from Wessex Water to serve this development.

Separate systems of drainage will be required to serve the proposed development.

No surface water connections will be permitted to the foul sewer system.

A public water main and a foul sewer runs along Moor Lane.

SDDC Technical Services:

No objections raised.

REPRESENTATIONS

Neighbouring properties to the site have been notified in writing. A press advert has been placed and a site notice has also been displayed (major development and departure from local plan).

Prior to the submission of amended plans 1 letter of support were received, it states:

- "I am very concerned to hear that a few residents are trying hard to stop the whole scheme as they are against any more housing - especially affordable housing. This would be a tragedy. Hardington must have affordable housing or the village will die of old age. It is a lovely village to live in, with a good spirit and most facilities like church, shop and pubs, but unfortunately very few children".

Prior to the submission of amended plans 35 letters of objection were received. Many include multiple letters from the same individuals.

A summary of comments:

- The development is too large and too high a density for the area. It is not sympathetic with the existing properties and the paved roads will have an urbanised appearance.
- Increase in traffic, greater than that as a nursery.
- Visibility from existing residential properties is poor and with extra traffic the risk of a collision is increased.
- Walking in the lane will be more dangerous with increased traffic.
- Drainage concerns have not been addressed. Residents expressed concerns at a meeting with Hydrock but the plans do not reflect those discussions.
- The lanes around Hardington are narrow and dangerous for walkers and cyclists.
- Access to the A30 is difficult.
- There is no free school transport.
- External lighting should be avoided.
- There is no need for affordable housing.
- The need is for bungalows for older people to downsize.
- The main residents of Moor Lane and its surrounds are retired, semi-retired or home workers and retirement homes or bungalows had been suggested to the Halsall Homes representatives as being more suitable. There are only a few children of school age.
- Construction traffic would be a problem on Moor Lane.
- No rumble strip and no markings at new junction.
- No additional passing places on Moor Lane are required.
- Impact on wildlife.
- Moor Lane is used to access the playing fields.
- There is a livery stable on Moor Lane.

- Headlamp glare to Moor End House from passing vehicles.
- The Nippy bus service has to be registered with and booked 24hrs in advance.
- Many more accidents and incidents have occurred in the vicinity than the Travel Statement refers.
- The Transport Statement and Travel Plan is not fit for purpose and should be rejected.
- Only lip service has been paid to the public consultation events by the applicant.

Since consultation has taken place on amended plans one further letter has been received, in summary:

- 15 units are out of scale and will create additional traffic movements.
- The transport statement fails to make credible conclusions.
- Concerns over mud and debris on roads during construction.

CONSIDERATIONS

The application raises numerous issues, each will be considered here in turn. This is a full application for 14 dwellings, 13 net as the existing bungalow will be demolished.

Principle of Development

The starting point for decision-making is that the LPA must carry out its decision-making functions in compliance with Section 38(6) of the Planning and Compulsory Purchase Act (2008) and Section 70(2) of the Town and Country Planning Act (1990), which require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 12 of the National Planning Policy Framework (NPPF) confirms that the NPPF does not change the statutory status of the development plan as the starting point for decision-making. It also confirms that proposed development which accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

The development plan constitutes the newly adopted South Somerset Local Plan (2006-2028). Paragraph 14 of the NPPF establishes the "*presumption in favour of sustainable development*" running through both plan-making and decision-taking. For the purposes of decision-taking this means:

- *"Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - o *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or*
 - o *Specific policies in this Framework indicate development should be restricted".*

In considering sustainable development, Paragraph 49 of the NPPF sets out how applications for housing should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. The LPA can demonstrate a five-year supply of deliverable housing land incorporating a 20% buffer, as shown by the Gold Well Farm, Crewkerne appeal decision dated 4th November 2014 (APP/R3325/A/13/2210545). Given the LPA can demonstrate a five-year housing land supply the relevant policies for the supply of housing should be considered up-to-date and the implication of Paragraph 49 of the NPPF is not engaged.

Policy SS1 of the adopted plan sets out the settlement strategy for development in South Somerset. It states that Rural Settlements will be considered as part of the countryside to which national countryside protection policies apply. This is notwithstanding the exceptions in Policy SS2.

Policy SS2 builds on the recognition in the NPPF (paras 54-55) that some housing in rural areas should be provided to meet identified need to enhance or maintain their sustainability. The Local Plan Policy SS5 target is 911 dwellings in rural settlements up to 2028. Policy SS2 then sets out that in order to enable people to live as sustainably as possible new housing should only be located in those Rural Settlements that offer a range (two or more) of the following services, or that provide these within a cluster of settlements:

- Local convenience shop
- Post office
- Pub
- Children's play area/sports pitch
- Village hall/community centre
- Health centre
- Faith facility
- Primary school.

In the case of Hardington Moor itself it is evident that it has a shop with post office, pub and play area/sport field. If you cluster with Hardington Mandeville then you add a village hall, a further pub and a faith facility to that mix. A health centre is available in West Coker with primary schools in West and East Coker. Policy SS2 does not encourage small infill development of the odd house or two but schemes that provide affordable housing are deemed more sustainable.

As such Policy SS2 states,

"Development in Rural Settlements (not Market Towns or Rural Centres) will be strictly controlled and limited to that which:

- *Provides employment opportunities appropriate to the scale of the settlement; and/or*
- *Creates or enhances community facilities and services to serve the settlement; and/or*
- *Meets identified housing need, particularly for affordable housing.*

Development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general.

Proposals should be consistent with relevant community led plans, and should generally have the support of the local community following robust engagement and consultation.

Proposals for housing development should only be permitted in Rural Settlements that have access to two or more key services listed at Paragraph 5.41".

In response the following assessment is made.

Affordable Housing

Fundamentally the proposal meets identified housing need because of the provision of affordable housing which is a long held objective of the Parish Council. This entire project has been somewhat instigated and encouraged by the proactive role the Parish Council has taken in seeking to deliver affordable housing. In its Parish Plan 2008-2012 housing, particularly for young people, was highlighted. Although not explicit the reference to young people suggests that the PC were/are conscious about rising houses prices (due to limited supply) driving local young people to have to move to the nearest large village or town to seek more affordable housing and that was meaning the resultant age of the population in the village was rising (certainly census statistic seems to bear this out - 62% of residents in

Hardington were 45 or older, 38% were 60 or older in 2011).

The desire to provide affordable housing manifested in the PC working with Area Development colleagues to produce an affordable housing survey. This was conducted in October 2013, around the time the nursery closed. It is considered this survey is not particularly robust and does not contain the critical analysis that would have historically been found in surveys undertaken by the Community Council for Somerset in the context of Rural Exception Sites, but it has been useful to the PC in seemingly validating their observed need for affordable housing in their parish. The issue of the survey has been complicated by a non-existent need expressed via the housing register. This may be seen to act to undermine the view of the PC but it is often the case that people in housing need will not express an interest in a parish or village where the opportunities to gain access to social rented or shared ownership properties have been severely limited in the past. Hardington Mandeville currently contains just 3 properties managed by a Housing Association and local people will have been aware of past thwarted efforts by the PC to instigate an affordable housing scheme. However, history has shown that when a project to deliver affordable housing is approved and work commences, people do register as the realisation of actually achieving a home is enhanced. Whilst people may not have registered for Hardington Mandeville they might have shown interest in East and West Coker where access to affordable housing may be perceived as easier as larger settlements. Current housing register figures show 18 in West Coker and 7 in East Coker. Until the Broadacres, East Coker appeal result is known the only new affordable housing in either parish currently being provided is at Font Villas, West Coker.

The applicant is proposing the provision of 5 affordable units within the nursery site in a composition of 2 x 2 bed for social rent, 1 x 3 bed for social rent and 2 x 3 bed for shared ownership. This represents the 35% required by Local Plan Policy HG7. The three other properties in Hardington Mandeville parish are also 2 and 3 bed units. In terms of occupation it would be suggested that should consent be granted, a Section 106 agreement restricts the allocation of the affordable housing in perpetuity via a ripple effect. First, the target parish of Hardington Mandeville, then in the event nobody comes forward, the neighbouring parishes of West Coker, East Coker, East Chinnock, Haselbury Plucknett, South Perrott (Dorset) and Halstock (Dorset). Failing that any resident of South Somerset. Those with a local connection would be prioritised; this includes those working in the parish and having close relatives in the parish.

The provision of affordable housing meets the Parish Council's aims of providing affordable housing in the parish, integrating it within a new development within an established residential area and sets to restrict allocation in the favour of the parish to enhance the sustainability and social fabric of the parish.

Scale and Character

The second main plank of SS2 is to ensure the development is consistent with the scale and character of the settlement. This therefore is a matter of assessing whether 14 units unbalances the rural feel and appearance of Hardington Moor. This can be looked at in several ways. Although Hardington Moor is a separate entity from Hardington Mandeville and comprises three main arms, the road in from Holywell, the road out to Hardington Mandeville and Moor Lane. A net increase of 13 dwellings represents approx. a 20% increase in households. In terms of land-take the application site at 0.72ha is only as large as the farm located in the middle of Hardington Moor, and is adjacent to the site. In addition although technically the site comprises a greenfield site (horticultural) it does house a number of now redundant and decaying greenhouses and polytunnels and so the site presents, visually, as part of the built envelope of Hardington Moor, when viewed from the ridge to the south for example.

The other way of assessing character is by the design of the intended properties. The parish Plan states that new housing should reflect the character of the village and be of high quality. This broadly is the same objective as Local Plan Policy EQ2. Moor Lane has grown organically to what we see today over many decades. When you assess the property types there have been fits and starts with infill development primarily between the 1960s and 1990s. At least 15 properties were built during the 60s and 70s with a further 3 in the 1980s and 1990s. Whilst Moor Lane is a very attractive lane in itself it would be wrong to assess this application against a misconception that Moor Lane contains only characterful stone cottages with thatched roofs. It contains a few of those, including the listed Weavers Cottage, Brookmead and Poachers Pocket, but the predominance of large detached reconstructed stone houses/bungalows is evident.

The pattern of development is predominately linear with limited off-shoots; the form of development that surrounded the southern side of Weavers Cottage being the exception. The layout of the scheme is somewhat predetermined by the existence of the covenanted no built land along the western boundary. Whilst proposed as valuable open space it does have the effect of extending development further north than would be ideal. However, through amendment the applicant has overcome an initial landscape objection and the design reflects a softer approach to the road design echoing that of Moor Lane. The provision of walled enclosures, water tabling, lintels, chimneys and porches reflect local character and a silver grey blockwork meandering road without footways seeks a less engineered approach to the scheme so it is not felt that the layout of the development is a sufficiently in keeping to support.

The individually designed dwellings reflect the simple but varied character of the area with detached and semi-detached properties under slate and pantile roofs. In detail, against this context, whilst there were initial concerns about the use of render only on the fronts of the affordable properties whilst the rest were brick and stone, thereby highlighting the fact they were different, that has now been remedied by a change to the material palette.

Although the affordable property frontages remain rendered some of the open market units are now also rendered. Ashlar stone and course rubble stone are the other frontage choices, with render used on less visible elevations such as the rear. Whilst crisp white render is evident in the parish, here the approach will be more likely to employ a darker render colour palette.

So, in terms of design, land take and percentage increase in properties, it is considered the proposal is commensurate with the scale and character of Hardington Moor.

Public Consultation

It is considered the applicant has undertaken significant public consultation and engagement with the Parish Council. This has led to an evolved design and affordable housing composition/market housing balance. This has perhaps not lead exactly to the scheme the Parish Council would want but like the LPA the PC have to take into account a wide spectrum of opinion plus the objectives of the developer and of course planning policy. One has to applaud the PC for the role they have taken in this proposal. The result may be that the PC feel there are a few too many houses in the scheme. That may be the case but importantly there is no strong planning reason, it is considered, to say that 8 houses (net) are fine but 14 houses (net) are not. As such, and with the absence of a strong and overriding reason, the provision of a few more open market units than may be desired locally has to be balanced against the benefits of the scheme overall; namely the provision of more housing in the district, the provision of affordable housing in the parish for those with a local connection, the use of a derelict and untidy site, and contributions (circa £24k) towards local play and

sporting facilities. In addition Hardington Mandeville parish has a variety of facilities and whilst additional housing will not guarantee the on-going viability of these facilities, it will certainly assist.

Overall Housing Mix

Local Plan Policy HG5 expects a range of market housing types to be provided on large sites (10 or more dwellings).

The scheme proposes 3 x 3 bed, 5 x 4 bed and 1 x 5 bed open market dwellings. The Council's Strategic Housing Market Assessment, 2009 (SHMA) identifies a requirement for 43% of homes to have 3 bedrooms, 32% to have 2 bedrooms and 20% to have 4 plus bedrooms. Whilst 5 x 4 bed units may appear too many this comes down to whether a room labelled bedroom is used as a bedroom or alternatively as a study to facilitate home working.

Paragraph 4.48 of the emerging Local Plan (2006 - 2028) expects proposals to consider the current variety of housing in the settlement. By way of example, it refers to where a Rural Settlement has a concentration of larger housing units it may benefit from a proposal for social rented, smaller family houses and low cost market housing, which would help to provide a better overall variety of housing which would then result in a more balanced community. No evidence has been provided by the applicant regarding the current housing mix. Whilst this may be the aim in this case when viewed overall there is a broad range from 8 x 2 and 3 beds and 6 x 4 and 5 beds, so a fairly even split. It is not felt the market housing breakdown is sufficiently top heavy to warrant refusal, again taking into account that under Local Plan Policy SS2 the principle planning gain from this scheme is the affordable housing.

It remains therefore an assessment as to whether the proposal before us represents sustainable development and whether any harm is outweighed by the benefits of the scheme. What follows is an assessment of potential other impacts within this application.

Highway Implications

Significant concerns locally have been expressed regarding highway, both in terms of Moor Lane and the surrounding network, including that from Yeovil.

The application is supported by a Transport Assessment and Measures-Only Travel Plan as required by Local Plan Policy TA4.

The Highway Authority responded fully on the application on 20th January 2015. The response examines Moor Lane, the former nursery use, the access arrangements, traffic generation, parking provision, the internal layout and the travel plan. As a result the Highway Authority does not raise an objection. From observations when visiting site traffic flows in Moor Lane are low and slow.

The other main concern for residents of Moor Lane is construction traffic. Whilst discussions have taken place between the applicant and the owner of the neighbouring farm to take construction of the majority of Moor Lane and route it through the farm no formal agreement has been reached at the time of writing this report. The situation is therefore, as far as this recommendation is concerned, that construction traffic will use Moor Lane and the main entrance during construction. If an agreement can be reached that avoids this, then clearly that is a benefit.

Local Plan Policy TA5 requires the traffic impacts of developments to be assessed. Whilst the Travel Plan may be described as aspirational, the fact is that Policy SS2 gives weight to the fact there are a range of existing facilities in the parish, split between Hardington Moor and Hardington Mandeville, and those facilities can be accessed by foot or cycle. There is a

bus service but this is limited, but again SS2 seeks to promote development in rural areas where bus services are generally underprovided and so this should not, in itself be a reason to withhold consent given the benefits. The 2011 census showed 10% of residents worked from home, 46% travelled by car, 36% were not in employment at all.

The NPPF (para 32) requires decisions to take into account whether improvements can be undertaken within the transport network that cost effectively limit the significant impact of the development, also that a "safe and suitable access to the site can be achieved for all people". "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe". Passing places were offered within Moor Lane, but the local feeling was that they were not needed, and so have been removed from the scheme. It would be difficult to argue that the residual impacts of development (query what development?) would be severe.

Members will be aware that the lack of an objection from the Highway Authority does make it difficult to substantiate a recommendation for refusal however Members can take into account the views of local people and their own knowledge of this area to reach a different conclusion. It is asked though that transport concerns are balanced against the tangible benefits of the scheme.

It is considered sufficient on-site car parking will be afforded to each dwelling compliant with Local Plan Policy TA6 and the Parking Strategy.

Discussions have also taken place with Somerset Waste Partnership regarding refuse and recycling collections.

Trees

There are no individually significant trees but the boundaries are an important feature of the site. Due to a lack of management they require an overhaul including removals and replanting. The submitted plans show commitment to planting but without access to all the boundaries to assess properly due to the presence of existing structures it is felt a planning condition to approve all planting and the natural hedgerows post demolition is considered the best way forward. Local concerns have been raised concerning specific proposed trees and this approach will allow those issues to be more roundly assessed. The Council's Tree Officer has suggested amendments to the currently proposed planting.

Wildlife

An Ecological Appraisal Report, including specific bat and reptile surveys has been submitted, this follows a Phase 1 Habitat Survey. Whilst there was some evidence of bat droppings in the bungalow and in outbuildings this can be mitigated by the inclusion of a night roost and other roosting opportunities on site. Lighting may be an issue for bats and dormouse foraging. Foraging areas and commuting routes for bats aren't specifically protected by legislation (unlike their roosts), but there is a general view locally that street lighting should not be installed. Slow worms have been sighted and so translocation will be required.

The Council's Ecologist has stated that it is unlikely that the proposed development would give rise to any major detrimental impacts to protected species and biodiversity but there is potential for impact to low numbers of protected and 'priority species' of conservation importance. He does not consider these to be a significant constraint to the proposed development, and recommends a condition requiring submission of a biodiversity mitigation and enhancement strategy.

It is considered the proposal complies with the NPPF and Local Plan Policy EQ4.

Setting of Listed Buildings

As previously stated Weavers Cottage, Brookmead and Poachers Pocket are all listed (Grade 2). They are therefore Heritage Assets.

Chapter 12 of the National Planning Policy Framework (NPPF) reinforces the obligation established under the Planning (Listed Buildings and Conservation Areas) Act 1990. Paragraph 132 of the NPPF requires the LPA to give great weight to the asset's conservation when considering the impact of a proposed development on the 'significance' of a designated heritage asset, the more important the asset, the greater the weight should be.

Local Plan Policy EQ3 requires development proposals to conserve Heritage Assets and where appropriate enhance their historic significance and important contribution to local distinctiveness, character and sense of place. It is considered the Conservation Officer, with particular reference to Weaver's Cottage, has assessed the proposal and concluded that the demolition of the existing bungalow and the creation of a gap where vehicular access to the scheme would be gained would have a neutral impact on its setting. It is not considered the setting of the other listed buildings is unduly impacted on due to proximity.

The proposal is therefore considered to comply with the NPPF and Local Plan Policy EQ3.

Drainage

Even though the site and surrounding area is shown in Flood Zone 1 and so not at risk from fluvial flooding, the application has been supported by a Flood Risk Assessment and drainage strategy.

No objections have been raised by the Council's Technical Engineer or the EA, but concerns persist locally regarding overland flow and the impact of this development. A meeting between the local population and the applicant's consultant took place prior to the application being submitted but it is felt locally that the concerns raised have not been ameliorated.

The FRA states that infiltration techniques are not suitable for use and it is recommended for the proposed surface water drainage system to include attenuation (SUDs) that provides storage for the 1 in 100 year storm plus 30% allowance for climate change. Flows would be restricted to mimic pre-development conditions.

In addition to the proposed surface water drainage strategy the applicant has also put forward proposals for improvements to the local land drainage system.

Due to the concerns of the local residents but mindful of the lack of technical objection from the Council's Engineer and the EA it is proposed to impose a planning condition to agree the drainage scheme at a later point. This would allow the LPA to facilitate a meeting between the PC and the developer to come to a suitable conclusion.

Play, Sport and Open Space Provision

No on-site provision is proposed. As such financial sums for off-site provision have been sought, in line with Local Plan Policies HW1 and SS6, as detailed in the consultation response from SSDC Community, Health and Leisure.

Residential Amenity

In terms of overlooking and the physical relationship of proposed properties to new properties it is considered that the amenity of existing residents is protected in accordance with Local Plan Policy EQ2.

A construction management plan will ensure the construction phase is as ordered as possible with the possibility of working hours being imposed.

The Environmental Protection Officer has highlighted a potential issue with regards to the proximity to the farm. A condition is sought to secure a barrier fence that will ensure amenity is maintained.

Planning Obligations and Viability

If the application is approved planning obligations would be sought for the affordable housing, and play, community and sporting facilities. These will be secured by a planning obligation under Local Plan Policy SS6 and Section 106 of the Planning Act.

At the time of writing this report no indication had been made regarding the viability of the development given the levels of contribution sought.

Environmental Impact Assessment

The proposal falls within the scope of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Accordingly, the Local Planning Authority was asked to make a formal screening decision as to the requirement for Environmental Impact Assessment because of the nature of the proposed development and the fact that the site area exceeds 0.5 hectares.

The basic test of the need for Environmental Impact Assessment in a particular case is the likelihood of significant environmental effects on the environment.

In response to the request from the agent the Local Planning Authority has not required the applicant to submit an Environmental Impact Assessment in support of this application. The application is however supported by a host of professional assessments, reports and surveys covering key environmental matters.

Public Consultation and Engagement

As well as Local Plan Policy SS2 necessitating it the NPPF encourages early engagement to improve the efficiency and effectiveness of the planning application system. It states 'good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'. This application was submitted following pre-application engagement.

Other

There has been a claim of assumed private rights of way over the land from an adjacent householder. These claims have been passed to the agent but are not matters that would affect the determination of an outline application, as it would be possible to accommodate such rights in any application for reserved matters. This legal issue remains a civil matter.

CONCLUSION

There are no outstanding issues that cannot be adequately controlled by planning condition or planning obligation.

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) the provision of Affordable Housing comprising 2 x 2bed (social rent) 1 x 3bed (social rent) and 2 x 2bed (shared ownership):
 - (ii) Community, Heath Service and Leisure contributions towards outdoor playing space, sport and recreation facilities (as detailed in the consultations section of this report);
 - (iii) satisfactory completion of a Travel Plan
 - (iv) management arrangements for the SUDs; and
 - (v) index linking of all financial payments.
- (b) the imposition of the planning conditions set out below on the grant of planning permission.

The proposal seeks to provide housing in a rural settlement inclusive of affordable housing, in a manner that is commensurate to the scale and character of the area and increases the sustainability of the settlement generally.

The proposal maintains landscape character, safeguards the setting of adjacent listed buildings, includes ecological mitigation and achieves a safe means of highway access, in accordance with the aims of objectives of the National Planning Policy Framework, policies SD1, SS1, SS2, SS4, SS5, SS6, HG3, HG5, TA4, TA5, TA6, HW1, EQ2, EQ3, EQ4 and EQ7 of the South Somerset Local Plan (adopted April 2006) and with reference to the Somerset County Council Parking Strategy (March 2012), the Hardington Mandeville - Parish Plan (2008-2012) and the Hardington Mandeville Village Design Statement (1999).

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:
- a) Location Plan, Drawing No. 1563-A-P-X-01
 - b) Proposed Site Layout, Drawing No. 1563-A-P-X-02 RevA
 - c) Landscape Masterplan, Drawing No. NT-656-C-3-100 RevB
 - d) Plot 1 - Drawing No. 1563-A-PE-X-08 RevB
 - e) Plots 2, 3 and 8 - Drawing No. 1563-A-PE-X-06 RevB
 - f) Plot 4 - Drawing No.1563-A-PE-X-09 RevC
 - g) Plots 5 and 6 - Drawing No. 1563-A-PE-X-01 RevC
 - h) Plot 7 - Drawing No. 1563-A-PE-X-07 RevB
 - i) Plot 9 - Drawing No. 1563-A-PE-X-04 RevC
 - j) Plot 10 - Drawing No. 1563-A-PE-X-10 RevB
 - k) Plot 11 - Drawing No. 1563-A-PE-X-05 RevC
 - l) Plots 12 and 13 - Drawing No. 1563-A-PE-X-02 RevD
 - m) Plot 14 - Drawing No. 1563-A-PE-X-03 RevD
 - n) Typical Garages - Drawing No. 1563-A-PE-X-11 RevC
 - o) Materials Plan, Drawing No. C-3-101 RevB
 - p) Boundaries Plan, Drawing No. C-3-102 RevB
 - q) Details Location, C-3-103 RevB
 - r) Typical Stone Wall Detail, Drawing No. C_3_400 RevA
 - s) Permeable Block Paving Detail, drawing No. C_3_402 RevB
 - t) Gravel Surface Detail, Drawing No. C_3_403 RevA
 - u) Entrance Path Detail, Drawing No. C_3_404 RevA
 - v) Close-Board Fence Detail, Drawing No. C_3_405
 - w) Rendered Wall Detail, Drawing No. C-3_406
- Reason: For the avoidance of doubt and in the interests of proper planning.

03. Save for demolition, no works shall be carried out unless the following details have been submitted to and approved in writing by the Local Planning Authority:
- a) specific materials to be used for the external walls and roofs;
 - b) materials to be used for rainwater goods and window dressings (lintels, cills);
 - 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 internal and external boundary treatments; and
 - g) the surfacing materials (and drainage details thereof) of all areas of hardstanding incl. driveways.
- Once agreed the scheme shall be carried out in accordance with those details unless further agreement is reached with the Local Planning Authority.
- Reason: To maintain the character and appearance of the area to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).
04. Save for demolition, no work shall be carried out on site unless full details the new natural stonework walls, 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 can be supported with detailed photographs. Prior to the commencement of any walling within the works hereby approved sample panels (based on the written description) shall 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 panels shall remain available for inspection throughout the duration of the work.
- Reason: To maintain the character and appearance of the area to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).
05. Save for demolition, no works shall be carried out until details of the internal ground floor levels of the buildings to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority.
- Reason: To maintain the character and appearance of the area to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).
06. Save for demolition, no works shall be carried out until a scheme for the foul and land/surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.
- Reason: To afford the site proper drainage.
07. Save for demolition, no development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
- a) A preliminary risk assessment which has identified:
 - i. all previous uses
 - ii. potential contaminants associated with those uses
 - iii. a conceptual model of the site indicating sources, pathways and receptors

potentially unacceptable risks arising from contamination at the site.
 - b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving

full details of the remediation measures required and how they are to be undertaken.

- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: The National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

08. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: The National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

09. The development (particularly including any site clearance) shall not commence until a 'Biodiversity Mitigation and Enhancement Plan' has been submitted to, and approved in writing by the local planning authority. The plan shall include details of provisions for further wildlife surveys, and avoidance, mitigation and compensation measures for badgers, reptiles, bats, dormice and nesting birds, measures for ecological supervision of sensitive stages of development, and measures for the enhancement of biodiversity. The Biodiversity Mitigation and Enhancement Plan shall be implemented in full, unless otherwise agreed in writing by the local planning authority.

Reason: For the protection and conservation of protected and 'priority species' in accordance policy EQ4 of the South Somerset Local Plan (2006-2028), NPPF, and to ensure compliance with the Wildlife and Countryside Act 1981 and the Habitats Regulations 2010, and for the enhancement of biodiversity in accordance with NPPF.

10. Prior to the first occupation of any unit an acoustic barrier shall be installed along the northern boundary. The exact location, specification, and finished height of the barrier shall have been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To maintain residential amenity from potential odour and noise from the adjoining farm complex to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).

11. Save for demolition, no works shall be carried out until a scheme has been submitted detailing the following tree protection and planting details:

- a) a comprehensive tree and hedge planting scheme
- b) a layout plan of the below-ground drainage & services to be installed;
- c) a Tree Survey, Tree Protection Plan and Arboricultural Method Statement relating to all retained trees and hedges on or adjoining the site, so as to conform to British Standard 5837: 2005 - Trees in relation to construction; which shall include:
 - i. a layout and specification of tree and hedge protection fencing

- ii. special protection and engineering measures for required access, installation of built structures, below-ground services, drainage and hard-surfacing within the Root Protection Areas of retained trees
- iii. a schedule of compliance-monitoring for the duration of the construction phases of the development (inclusive of landscaping & dismantling of tree protection fencing)

All planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the facility or the completion of the development, whichever is the sooner; and any trees or plants which within a period of twenty 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.

Upon approval by the Local Planning Authority, the tree protection scheme shall be implemented in its entirety for both the duration of the construction of the development.

Reason: To integrate the development into its environs, build on local character and preserve the health, structure and amenity value of retained trees to comply with the National Planning Policy Framework.

12. There shall be no public streetlighting installed, unless the Local Planning Authority agrees to any variation.

Reason: to protect bat foraging routes and to maintain the rural distinctiveness of Hardington Moor in accordance with policies SS2, EQ2 and EQ4 of the South Somerset Local Plan (2006-2028).

13. Construction works (including the operation of any machinery) and the delivery or dispatching of any construction materials, shall not take place outside 0830 hours to 1800 hours Mondays to Fridays, and 0830 hours to 1300 hours on Saturdays but not at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).

14. No part of the development hereby permitted shall be occupied until the access arrangements/carriageway realignment have been carried out in accordance with a design and specification to be approved in writing by the Local Planning Authority and to be fully implemented in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety to accord with policy TA5 of the South Somerset Local Plan (2006-2028).

15. The areas allocated for parking and turning on the submitted plan, Drawing No. 1563-A-P-X-02 RevA, shall be kept clear of obstruction 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 and to maintain on-site parking and turning provision to accord with policy TA5 of the South Somerset Local Plan (2006-2028).

16. Prior to the commencement of development, including demolition, a Construction Traffic Management Plan providing details on the delivery of the materials and equipment to the site; compound parking area; shall be submitted to and approved in writing by the Local Planning Authority (and Local Highway Authority) and fully implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and residential amenity to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).

Informatives:

01. In respect of Condition 09, the Biodiversity Mitigation and Enhancement Plan should include detailed proposals that are likely to be based upon the outline

recommendations given in the 'Conservation Action Statement' in Appendix 7 of the 'Ecological Appraisal Report' (Acorn Ecology Ltd, November 2014).

02. The applicant is advised to contact the Highway Authority well in advance of commencement of development to progress a suitable legal agreement to secure the construction of the highways works necessary as part of this development.
03. The applicant is advised that Section 59 of the Highways Act 1980 allows the Highway Authority to recover certain expenses incurred in maintaining highways, where the average cost of maintenance has increased by excessive use. This is stated with specific reference to Moor Lane during the construction period.

For Environment and Community Protection services 0845 345 9188
For Roads and Transport services 0845 345 9155
Fax 01823 356113/356114

South Somerset District Council
Development Control
Brympton Way
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Somerset
BA20 2HT

please ask for:
Mr Lewis Keenan

extension:
01823 359540

email:
highwaysdevelopmentcontrol@somerset.gov.uk

my reference:
TD/PA/5/47/S

your reference:
14/05063/FUL

FAO: Simon Fox

#DM: 679949

20 Jan 2015

Dear Mr Fox,

**TOWN AND COUNTRY PLANNING ACT 1990
DEMOLITION OF EXISTING BUNGALOW, ERECTION OF 15 DWELLINGS,
TOGETHER WITH ASSOCIATED LANDSCAPING, ACCESS AND INFRASTRUCTURE
AT MOOR END NURSERY, MOOR LANE, HARDINGTON MOOR, YEOVIL, BA22 9NW
PLANNING APPLICATION: 14/05063/FUL**

Firstly I would like to apologise for the delay in responding to the above-mentioned planning application, which was received in my department on the 25th November 2014 and having carried out a site visit; I have the following observations on the highway and transportation aspects of this proposal:-

Proposal/History – Moor End Nursery, Moor Lane, Hardington Moor, Yeovil

The proposal seeks the demolition of an existing dwelling house and horticultural nursery business and the erection of fifteen dwelling houses. Having carried out a site visit and assessed the information accompanying the planning application the Highway Authority has the following comments on the proposal.

It is noted that pre-application correspondence took place with the Highway Authority for a residential development in this location to which comments were sent to the applicant on the 17th October 2012.

Site Location – Moor End Nursery, Moor Lane, Hardington Moor, Yeovil

The proposed development is located on land which obtains access onto Moor Lane. Moor Lane is a designated unclassified highway to which the National Speed Limit applies.

Moor Lane is a rural country lane, which is considered substandard in terms of width and cannot accommodate two-way vehicular flow. Moor Lane does not provide pedestrian footway or street lighting, to which pedestrian share Moor Lane with vehicles along its duration; it is the view of the Highway Authority that historically this has/will not change.

Onsite observations indicate that vehicle speeds in this location are significantly lower than the maximum permitted limit of 60mph (National Speed Limit) due to the limited width and alignment of Moor Lane. The Highway Authority consider that vehicle speeds along Moor Lane are estimated to be approximately 10mph (maximum) for the above mentioned reasons.

Access to the wider highway network is obtained via junction of Moor Lane and Pig Hill (classified unnumbered).

Having consulted the Somerset County Council corporate mapping application RMX4; the Highway Authority can confirm that there have been no known recorded Personal Injury Accidents within the last five year review period.

With regards to the principle of development and its sustainability, this is something that Planning Case Officer would need to consider. The Highway Authority no longer provide comments upon the sustainability of a development unless it meets the required thresholds of Local (SCC) or Government Guidance (DfT) for the implementation of Travel Plan.

Access Arrangements – Moor End Nursery, Moor Lane, Hardington Moor, Yeovil

Appendix F: Drawing No. 14274/T04 prepared by Hydrock Consultants on behalf of Halsall Homes of the submitted Measures Only Travel Statement details the proposed access arrangements.

Moor Lane has a maximum permitted limit of 60mph; however, vehicle speeds are significantly less and thus would correlate with speeds quoted in Table 7.1 Derived SSDs (Sight Stopping Distances) for streets within Manual for Streets (MfS) (March 2007). Whilst Moor Lane is not provided with pedestrian footway, street lighting or furniture; it is not a trunk road and whilst roads are essentially highways with the main function of accommodating the movement of motor traffic, it could be considered that as this location is lined with residential properties and buildings/businesses, whilst movement on this road (Moor Lane) is still a key function there is a definite sense of place/function. As a result, utilising guidance from Manual for Streets (MfS) (March 2007) in this location is considered acceptable.

In principle there is no objection to the proposed alterations; subject to detail. However, the red-line drawing does not fully encompass the proposed highway works (white lining and realignment of Moor Lane) for the altered access arrangement to serve the development; this will need to be addressed; the highway works will be subject to a S278 Agreement.

Additionally, access to the wider highway network is obtained via the junction with Moor Lane and Pig Hill a designated classified unnumbered highway. The junction is located on the outside of a bend; vehicular speeds in this location are significantly lower than the maximum permitted limit (60mph) due to the width and alignment of Pig Hill; having carried out onsite observations it is considered that vehicular speeds are approximately 20mph at this point and thus vehicular visibility acceptable (MfS).

Traffic Generation – Moor End Nursery, Moor Lane, Hardington Moor, Yeovil

With regards to traffic generation; having consulted TRICS 7.1.3@ (Trip Rate Information Computer Systems) for a '03 - RESIDENTIAL A - HOUSES PRIVATELY OWNED' end

use; it is forecasted that the proposal would generate 75 two-way vehicular movements per day which would equate to a maximum of 9 (8.67) movements within the peak hour (08:00-09:00AM).

It should be noted that the current use on the site is a horticultural nursery and has the potential to generate a significantly greater number of trip than the proposed intended use. From onsite observations it was considered the levels of trips are likely to be lower than what was associated with the site historically; due to the disrepair of the application site.

Nevertheless, the Highway Authority consider that the proposal of 15 residential units would be comparable if not less intensive than the existing use of the site. As a result there is no objection on capacity reasons nor is there no reasons to recommend refusal of the planning application of traffic impact ground.

Parking Provision – Moor End Nursery, Moor Lane, Hardington Moor, Yeovil

The Somerset County Council adopted Parking Strategy, states the following provision for new residential dwellings, to which Hardington Mandeville has been identified as a ‘Zone B’ region for vehicle parking, as stated below:

5.3 The standards for residential development (ZONE B)

Zone	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
B – Amber	1.5 car space	2 car space	2.5 car spaces	3 car spaces

Section 10. Vehicle Parking of the submitted South Somerset Planning Application Form details that 39 parking spaces are to be provided and Drawing No. 1563-A-P-X-02 (Proposed Site Layout) indicates the proposed internal layout and parking allocation per plot.

The Somerset County Council – Parking Strategy requires that 41 vehicle parking spaces should be provided for a site of this scale (15 residential units), resulting in the scheme having a shortfall in vehicular parking provision; however, it is considered that the development provides an ample internal street layout to accommodate any additional vehicles, to which it is not considered that the shortfall would result in a detrimental impact on the surrounding highway network.

Internal Layout – Moor End Nursery, Moor Lane, Hardington Moor, Yeovil

The applicant should be aware that it is likely that the internal layout of the site will result in the laying out of a private street, and as such under Sections 219 to 225 of the Highways Act 1980, will be subject to the Advance Payments Code (APC).

Given the constraints of the existing access, it will not be possible to construct an estate road to a standard suitable for adoption. Therefore in order to qualify for an exemption under the APC, the road should be built and maintained to a level that the Highway Authority considers will be of sufficient integrity to ensure that it does not deteriorate to such a condition as to warrant the use of the powers under the Private Streetworks Code.

Travel Plan – Moor End Nursery, Moor Lane, Hardington Moor, Yeovil

The Somerset County Council – Travel Planning Guidance (November 2011) specifies that a Measures Only Travel Statement should accompany residential development where the number of units (dwelling houses) are greater than ten.

This document has been submitted ref: R/C14724/002 (October 2014) prepared by Hydrock Consultants on behalf of Halsall Homes; a suitable condition has been provided should the Local Planning Authority grant approval of the proposal; comments from the Somerset County Council Travel Planning Team Audit Feedback have been attached.

CTMP/Condition Survey – Moor End Nursery, Moor Lane, Hardington Moor, Yeovil

In the absence of specific Government guidance recommending standards for the implementation of Construction Traffic Management Plans or Construction Environmental Management Plans it is considered that guidance for Somerset should be put in place to safeguard the existing highway network.

The scope includes the safe movement of vehicular and pedestrian traffic, the protection of workers and public from passing traffic, the provision for access to properties located within the limits of the assessed area, the design, construction (routes; vehicle type), maintenance and removal of any necessary temporary roadways and detours, the provision of traffic management (signage), the installation of temporary signs, road markings, lighting and safety barriers etc.

It also covers maintenance of the existing road corridor, including the existing road and shoulder that may be used for the temporary diversion of traffic, over the duration of the construction phase.

In this instance it is considered necessary for the submission of a Construction Traffic Management Plan detailing the above-mentioned information due to the existing nature of Moor Lane and the residents of whom utilise this carriageway for their daily needs.

Additionally, the applicant should be aware that a Condition Survey will need to be carried out prior to the commencement of works and after completion; this will require the involvement and agreement of the South Somerset Area Highways Office who are contactable on tel: 08453 459155. It is considered that a minor section of carriageway should be surveyed (video/photographs); the distance between the junction of the Pigg Hill to the site access (this should be detailed within the Construction Traffic Management Plan).

As a result the Highway Authority raises no objection to the proposed development subject to the following conditions being attached to any permission being granted:-

No part of the development hereby permitted shall be occupied until the access arrangements/carriageway realignment have been carried out in accordance with a design and specification to be approved in writing by the Local Planning Authority and to be fully implemented in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

The proposed estate roads, footways, footpaths, 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, street furniture and tactile paving shall be constructed, laid out and maintained 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, method of construction and proposals for future maintenance shall be submitted to the Local Planning Authority.

The area allocated for parking and turning on the submitted plan, Drawing No. 1563-A-P-X-02, shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Prior to the commencement of the development, a Travel Plan is to be submitted to and approved in writing by the Local Planning Authority. Such Travel Plan should include soft and hard measures to promote sustainable travel as well as targets and safeguards by which to measure the success of the plan. There should be a timetable for implementation of the measures and for the monitoring of travel habits. The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should continue to be implemented as long as any part of the development is occupied.

Prior to the commencement of development a Construction Traffic Management Plan providing details on the delivery of the materials and equipment to the site; compound parking area; shall be submitted to and approved in writing by the Local Planning Authority (and Local Highway Authority) and fully implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

A Condition Survey of the existing public highway will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site

NOTES:

The applicant will be required to enter into a suitable legal agreement with the Highway Authority to secure the construction of the highway works necessary as part of this development. Please ensure that an advisory note is attached requesting that the developer contact the Highway Authority to progress this agreement well in advance of commencement of development.

Under Section 59 of the Highways Act 1980 allows the Highway Authority to recover certain expenses incurred in maintaining highways, where the average cost of maintenance has increased by excessive use. The condition survey will be used as evidence should damage to the highway network occur during the construction phase of the development.

Yours Sincerely,



Mr Lewis Keenan
Highways Development Control
Traffic and Transport Development Group
Somerset County Council

Agenda Item 11

Grants Report

Strategic Director: Rina Singh, Strategic Director – Place and Performance
Assistant Director: Helen Rutter, Assistant Director – Communities
Kim Close, Assistant Director – Communities
Service Manager: Kim Close, Area Development Manager - South
Lead Officer: Natalie Ross, Neighbourhood Development Officer
Contact Details: natalie.ross@southsomerset.gov.uk or (01935) 462956

Purpose of the Report

To update members on the allocation of the community grants budget for the financial years 2009 to 2014.

Public Interest

Community grants are available in each area to voluntary and charitable organisations, not-for-profit groups, Parish or Town councils and other organisations that benefit the wider community. Applications are encouraged that meet a clearly identified local need.

Recommendation

That members note the report.

Background

The Community Grants Budget funds:

Community, voluntary and charitable organisations, Not-for-profit groups with a signed set of group rules, Parish and Town Councils.

Other organisations (e.g. churches and schools) can apply if wider community benefits can be shown.

Up to 50% of the application costs.

Applications are encouraged that meet a clearly identified need at a local or district level in the following areas:

Arts, Play and play areas, Community transport, Sports and recreation and physical activity, Community enterprises, Youth initiatives and facilities, Crime and disorder reduction, Group development and 'start-up', Community activities and initiatives, Social and community advice and support, Community buildings, facilities and equipment and Wildlife and countryside initiatives.

This scheme does not fund:

Projects where the work has already started, Individuals, School or education fees.

Trading or profit making organisations.

Applications more suitable for other award schemes.

Organisations which have more than 1 years running costs in uncommitted reserves.

Grants Awarded

Name of Group	Project Description	Project Cost £	Awarded £
Community Grants 2013/2014			
Shopmobility	Extend office space	5,232.52	2,616.26
Hardington & West Coker Cricket Club	Wicket surface for junior cricket	3,265.00	750.00
Oddments Theatre	Replacement Trailer	4,900.00	1,300.00
Yeovil Tennis Club	New tennis court	54,408.00	5,980.00
Abbey Community Association	Hearing loop	3,500.00	584.00
Community Grants 2012/2013			
Westland Youth Cricket	New pitch cover	4,400.00	1,500.00
West Coker Commemoration Hall	New boiler and insulation	8,116.00	4,000.00
Westfield Community Association	Newsletters/Website	1,395.60	510.00
Addressing Health Inequalities	Health Inequalities Project	40,000.00	5,000.00
Community Grants 2011/2012			
Vitalise	Respite Breaks	1,703.00	425.75
The Hub Yeovil	Building Improvements	12,799.00	5,000.00
Golden Oldies Charitable Trust	Singing and dancing activities	2,000.00	750.00
South Somerset Mind	Low cost counselling	14,000.00	4,574.00
Yeovil Town Council	Community Jubilee Event	31,500.00	5,000.00
Friends of Hardington Community Space	Development of Hardington play park	10,585.00	5,000.00
Community Grants 2010/2011			
Hardington Mandeville Playday	Community Play Day	600.00	300.00
South Somerset Mind	New Kitchen	6,200.00	1,260.00
SSDC	Streetfest	15,000.00	3,500.00
Breathability	Running costs & equipment	3,570.00	1,785.00
Vitalise	Respite Care	1,703.00	425.75
South Somerset Disability Forum	New Website	5,850.00	2,925.00
Oddments Theatre Company	Equipment	2,741.86	750.00

Milford Community Association	Purchase of laptops & equipment	4,406.93	2,186.00
The Hub Yeovil	Building Improvements	12,799.00	5,000.00
West Coker Scout Group	New mess tent	1,658.00	749.00
Community Grants 2009/2010			
Oddments Theatre Company	Equipment and workshop training	3,082.05	1,282.00
Salvation Army	Youth Instruments	9,000.00	1,000.00
West Coker Village Weekend	Childrens Fun Day	1,485.00	743.00
St. Andrews Scout Group	New heating system	6,000.00	3,000.00
Birchfield Church	Bursary	199.00	149.00
SS Disability Forum	Access reviews	1,200.00	600.00
Sutton Bingham Canoe Club	Equipment and coaching	7,000.00	3,900.00
Yeovil Amateur Boxing Club	Refurbishment & equipment	5,700.00	2,850.00
Birchfield Community Association	Play Equipment for Play area	7,000.00	3,500.00
Milford Community Association	Newsletter & Community garden	10,500.00	5,250.00
Street Pastors	Training & costs	1,000.00	500.00
	Total	304,498.96	84,644.76

The £84,644 awarded through the Area South grant system has enabled the investment of over £304,000 in our local communities.

Financial Implications

None.

Corporate Priority Implications

Grants contribute to the Council Plan Focus Four: Health and Communities.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

None

Equality and Diversity Implications

None

Background Papers: None

Agenda Item 12

Area South Development Update Report

Strategic Director: Rina Singh, Director Place and Performance
Assistant Director: Kim Close, Assistant Director Communities
Service Manager: Kim Close, Area Development Manager – South
Lead Officer: Kim Close, Area Development Manager - South,
Contact Details: Kim.close@southsomerset.gov.uk or 01935 462708

Purpose of the Report

- To present an update on the Area Development Plan for Area South and to summarise the work undertaken by the Area Development Team during 2014/15 to address priorities identified by the Area South Committee.
- To present an interim 6 month work programme from April – September 2015.

Public Interest

This report provides an outline of the role and objectives of the Area Development Team – South which include the provision of an advice and support service for members of the public from Petters House, Petters Way, Yeovil, the delivery of Yeovil Vision, Regeneration and Community Development projects.

Recommendations

1. That the report be noted.
2. That the Area Development South Interim work programme April – September 2015 be approved.

Background

The Area South Development Plan

The Area South Development Plan identifies key issues and needs within the town of Yeovil and parishes of Area South and sets out the priorities for the Area South Development Team for the forthcoming year. This report proposes an interim work programme from April – September 2015.

The plan (see appendix 1) is divided into three sections which relate to the three key areas of work:

1.	Support for the vitality of the local economy, with a focus on Yeovil town centre and improving the physical environment.
2.	Community development with a focus on addressing health, social and economic inequalities and the provision and development of community facilities.
3.	To continue to provide a high quality accessible front line enquiry service.

The actions contained within the Plan relate to those set out in the four areas of focus within the Council Plan 2012 – 2015. See Appendix 2 for an extract of actions that relate the work of Area Development and the role of the Area committee.

Allocating Resources and Monitoring

The Area South Development Plan acts as a working document with regular monitoring by the Area Development Team. It was prepared in May 2014 and was informed by the Area South Members. Monitoring reports are presented to Area South Committee and individual reports on specific projects and service areas are reported to the committee regularly.

A summary of the progress of Key Projects and Services managed by Area Development South in 2014/15

Yeovil Vision/Regeneration

- We have completed the refurbishment of two new shop fronts in South Western Terrace which completes the enhancement scheme for this street.
- We have continued support to the Town Centre Enhancement Group and have almost completed a schedule of improvements in Yeovil town centre.
- We worked in partnership to assist with the introduction of the Yeovil Town Centre Ranger Scheme due to commence in April 2015.
- We have worked with SCC to finalise the Reckleford scheme.
- Continued to work with the developers of the Glove Factory to market vacant units.
- We provided Yeovil Vision funding of £50k towards the Yeovil Country Park visitor centre, this opened in the Spring of 2014.
- Post office facility officially opened within the local Co-op store in Spring of 2014.
- We worked with Westfield Community Association to tackle unsightly waste land adjacent to the local Co-op store.
- Undertook a range of improvements to Yeovil Bus Station including a deep clean of the bus station and associated buildings.
- Completed a detailed survey of all bus shelters in Area South
- Refurbished and deep cleaned all SSSDC bus shelters
- Worked on a project to provide touring coach bays within Yeovil Town centre
- Continued to work on plans for the enhancement of Middle Street and Sherborne Road

Community Development

- Worked with local town and parish councils to bridge the gap in youth provision created by SCC withdrawing funding and resources. Resulting in a commitment to fund a three year contract to deliver at least four youth clubs a week. The winning contractor will also work with schools and other youth providers to help prepare young people for work/education.
- Working with SCC to design the new dual use community hall and school building on the Lufton Housing Estate.
- Produced a quarterly bulletin for parishes and community groups providing information on funding, grants and local events.
- Provided help and advice to over 10 communities wishing to develop community facilities including West Coker, East Coker and Westfield.
- Secured funding of £400,000 for Community facilities at Wyndham Park.
- Updated all our Parish Profiles.
- Arranged 3 multi-agency community forum events
- Worked with the community, local organisations and the Wyndham Park Partnership to develop options for future community facilities at Wyndham Park.
- Provided support, training and legal advice to over 30 local groups.

- Installation of the Trim Trail at Birchfield Park.

Economy

- We provided support for the Yeovil Town Team that now runs a range of events including the Fashion Festival, the Food Festival and the annual Christmas Lights switch on and attracts significant funding from local businesses for the benefit of the town centre.
- We allocated Portas and High Street Innovation funding to the Yeovil Town Team's Loyalty Card scheme.
- Increased the number of bookings for the Public Entertainment Area (band stand) in Yeovil town centre.
- Hosted a Marketing Intern for the Yeovil Town Team to promote Yeovil Town Centre and to develop and maintain the Yeovil Town App, social media and the loyalty card.

Markets

- We worked with the Yeovil Market Improvement Group to regenerate Yeovil markets, re-launching Yeovil's Markets in December 2014 with new branding and an entertainments programme.
- We developed a strategy to encourage new traders to join the market.
- We introduced a new Vintage Market throughout 2014 and successfully increased footfall in the town centre.

Addressing Health, Social and Economic Inequalities in Yeovil Pilot

- Completed Community Consultation in Westfield
- Produced a comprehensive report for partners
- Completed a range of locally identified projects
- Successful application to become a pilot 'Our Place' area.

Grants and Funding

- Allocated full grant budget £18,319 helping to secure £75,192 of external funding to be invested in our local communities.
- Provided an increased funding advice service in response to the current financial climate

Petters House Front Office

- Over 12,000 enquiries dealt with at the front desk including detailed advice provided to deal with over 6,000 benefits enquiries
- We have worked to enhance the range of services offered from Petters House, which now includes; Citizens Advice Bureau, Camelot Credit Union and Royal British Legion

Community Safety

- We worked with the Police on initial plans for the creation of The Yeovil One Team.
- Facilitated the development of the Yeovil One Team Tactical Group
- Host and facilitate the Yeovil One Team and Tactical Group
- Continue development and enhancement of CCTV in Yeovil town centre.
- Develop a range of ASB tools following new legislation.

- Respond to community issues related to ASB and Crime

“Our Place” – Westfield Yeovil

- The Westfield Our Place Project has attracted around £20k of additional funding to the Westfield area.
- The project is now complete and the final operation Plan & Cost Benefit Analysis was submitted on the 20th February 2015
- We have worked with Westfield Community Association and the wider community to ensure that the plan meets the needs and aspirations of local residents.

Appendices

The appendices to consist of: -

Appendix 1 – The Area South Development Plan - Interim work programme April – September 2015

Appendix 2 – Table showing actions within Council’s Plan 2012-2015 that relate to the work of Area Development and the role of the Area committee

Appendix 3 - Map showing geographical spread of projects across Area South.

Appendix 4 - Area South staff structure

Financial Implications

Within existing revenue budgets

Council Plan Implications

See attached Appendix 2

Carbon Emissions & Climate Change Implications

Carbon Emissions & Adapting to Climate Change Implications (NI188)

The town centre location of Petters House minimises travel and the carbon emissions associated with it. The quality of regeneration within Yeovil will have a significant impact on future carbon emissions.

Equality and Diversity Implications

Equality and Diversity will be fully explored in the implementation of the various projects within the Area Development Plan

Background Papers

- The Council Plan 2012
- The Economic Development Strategy

Place and Performance
Area South Development Service Plan Update 2014/15
Interim Plan April – September 2015

Portfolio Holder – Cllr Peter Gubbins
Manager – Kim Close

This is what we do: Working with local communities and elected members to promote economic vitality, better health choices and stronger communities.



What do we do?	Why?	Key Achievements in 2014/15
Tackle Health and Social and economic Inequality	<ul style="list-style-type: none"> • High level of need in specific Area South wards. 	<ul style="list-style-type: none"> • Attracted Our Place funding for the Westfield Area • Appointed Our Place Project Manager • Developed a community action plan
Community Development	<ul style="list-style-type: none"> • Local member priority • Responding to community needs • Responding to government legislation and policy e.g. Localisim • Support for the provision of high quality Community Halls and Hubs to promote healthy living, community cohesion, and cultural and leisure activities. • Working with local communities to enhance the appearance of their local areas • Support for local partnerships including the LSP • Improve employment prospects and reduce economic inequalities • Influencing how inward investment is allocated to community infrastructure projects in Area South. 	<ul style="list-style-type: none"> • Worked with local town and parish councils to bridge the gap in youth provision created by SCC withdrawing funding and resources. Resulting in a commitment to fund a three year contract to deliver at least four youth clubs a week. The winning contractor will also work with schools and other youth providers to help prepare young people for work/education. • Worked with SCC to design the new dual use community hall and school building on the Lufton Housing Estate. • Carried out visits to parishes to identify issues and opportunities to help these communities. • We have produced a quarterly bulletin for parishes and community groups providing information on funding, grants and local events. • Developing and Maintaining the Area South Community Web Pages. • Provided help and advice to over 10 communities wishing to develop community facilities. • Secured funding for Community facilities at Wyndham Park. • Worked with the community, local organisations and the Wyndham Park Partnership to develop options for future community facilities at Wyndham Park. • Arranged 3 multi-agency community forum events. • Updated the Parish Profiles. • Maintain a directory of community hall facilities. • Improvement to pathways and installation of Trim Trail at Birchfield Park.
Grants	<ul style="list-style-type: none"> • Supporting innovative communities who seek help to help themselves. • Supporting voluntary and charitable organisations, not-for-profit group, parish or town councils and other organisations that benefit the wider community. 	<ul style="list-style-type: none"> • Allocated full grant budget £18,319 helping to secure £75,192 of external funding to be invested in our local communities. • Provided an increased funding advice service in response to the current financial climate.

	<ul style="list-style-type: none"> • Support for Community facilities to promote healthy living , community cohesion, and cultural and leisure activities • Working with local communities to enhance the appearance of their local areas 	
Community Safety	<ul style="list-style-type: none"> • Ensure we respond effectively to community safety issues. • Support for the Safer Somerset Partnership 	<ul style="list-style-type: none"> • Implemented and host The Yeovil One Team and Management Group. • Continue development and enhancement of CCTV in Yeovil town centre. • Implemented a range of ASB tools following new legislation.
Regeneration	<ul style="list-style-type: none"> • To deliver investment and development that local people value in Yeovil. • Enhancing the vitality of Yeovil Town Centre • Working with local communities to enhance the appearance of their local areas in Yeovil and the surrounding villages. • To ensure high quality build design with high level of sustainability and insulation in new developments where possible. • Work on campaigns and projects which encourage local communities to reduce energy use. • Support for the Yeovil Vision 	<ul style="list-style-type: none"> • We have continued support to the Town Centre Enhancement Group and completed a schedule of improvements in Yeovil town centre. • We continue to work with SCC to finalise the Reckleford scheme. • Continued to work with the developers of the Glove Factory to market vacant units. • Agreed funding from the Yeovil Vision to implement the Lower Middle Street enhancement scheme.
Front line enquiries and support service	<ul style="list-style-type: none"> • Providing easily accessible access to council services 	<ul style="list-style-type: none"> • Over 12,000 enquiries dealt with at the front desk including detailed advice provided to deal with over 6,000 benefits enquiries • We have worked to enhance the range of services offered from Petters House, which now includes; Citizens Advice Bureau, Camelot Credit Union and Royal British Legion.
Management of Markets Across SS	<ul style="list-style-type: none"> • Markets are a key characteristic of market towns and add significantly to the vibrancy and viability • Increasing the “offer” within town Centre • To provide low cost entry level business opportunities for business start up. 	<ul style="list-style-type: none"> • Set up Yeovil Market Improvement Group. • Working with the Yeovil Market Improvement Group to regenerate Yeovil markets. • Carried a review of Yeovil Markets • Transferred management of the market in Crewkerne, Chard and Ilminster to respective Town Councils.

		<ul style="list-style-type: none"> • Setting up a new Vintage Market to increase footfall in the town centre. • Trialling the new Saturday food market.
Economy	<ul style="list-style-type: none"> • To deliver investment and development, that local people value in Area South. • Enhancing the vitality of the Town Centre • Motivate and support business associations acting as a point of contact. • Enhance the vitality of Neighbourhood centres • Support for the Yeovil Vision 	<ul style="list-style-type: none"> • Support for the Yeovil Town Team that now runs a range of events including the Fashion Festival, the Food Festival and the annual Christmas Lights switch on and attracts significant funding from local businesses for the benefit of the town centre. • Allocated Portas and High Street Innovation funding to the Yeovil Town Team's Loyalty Card scheme. • Increased the number of bookings for the Public Entertainment Area (band stand) in Yeovil town centre. • Yeovil Vision achieved £50k payment for the Glove Factory footpath diversion. • Established a touring coach stop in West Hendford. • Hosting a Marketing Intern for the Yeovil Town Team to promote Yeovil Town Centre and to develop and maintain the Yeovil Town App, social media and the loyalty card.
Support for members	<ul style="list-style-type: none"> • To assist members in their role to enable them to work more effectively for the communities they represent. 	<ul style="list-style-type: none"> • We continue to work closely with Area South Members who are included on the project board of all Area South Community Development and Regeneration Projects • Provided support for members to respond to emerging community issues

Our Key Priority Areas for 2014/15 are:

1.	Support for the vitality of the local economy, with a focus on Yeovil Town Centre and improving the Physical Environment
2.	Neighbourhood Development with a focus on addressing Health, Social and Economic inequalities and developing community facilities.
3.	To continue to provide a high quality accessible front line enquiry service

Area South Development Service Standards

Community Grants

SSDC is committed to supporting community development and projects, for which we offer a range of grants. The standards that we expect to fulfil are:

- Grant Application Pack to be sent out within 48 hours of request
- Acknowledgment letter or email to be sent out with 3 day of receipt of application from
- Award letter or email and conditions to be sent out within 5 days of scrutiny committee

Front Office

The Council have staff available in all area and community offices to offer advice and guidance on all council services. In particular:

- Benefits applications may be handed in at all offices where they will be verified by our staff.
- Electoral role for the area where the office is located is available

Neighbourhood Development

South Somerset District Council's Regeneration and Community Development Teams aim to:

- Answer all Regeneration and Community Development queries and questions received within the timescales set by corporate service standards.
- Offer advice and support to any community group within our Area wishing to produce a parish plan.
- Encourage participation and will give at least six weeks' notice of workshops, meetings or consultations, which will always be held in accessible venues.
- Ensure that communities are consulted and engaged with all of our major physical improvement projects.
- Endeavour to offer funding advice to local associations and voluntary groups and where we are unable to offer grant assistance we will provide

information on other possible sources of funding.

- Support the Area South Community Development multi agency forum, which brings together key partners to jointly tackle issues relating to the safety and well-being of residents across the district.
- Check our SSDC website pages once a month to make sure they are up to date and relevant.

Who do we work with? <i>We work in partnership with the following services, agencies and organisations to achieve our priorities:</i>		
<p>Armed Forces Community Covenant Alzheimer's Society Avon & Somerset Constabulary BBC Somerset (Media related) British Heart Foundation Bus operators Business community (various members) Camelot Credit Union Carymoor Education Trust Charities and volunteer groups (various) Children and youth work groups (various) Citizen Advice Bureau Community Associations : Abbey Manor Westfield Milford Birchfield New Town (Reckleford) Wyndham Park Community Speed Watch Co-operative Shop (Westfield) Developers and agents Devon & Somerset Fire & Rescue Service Environment Agency Federation of Small Businesses GP Surgeries – Yeovil and Area South Individual volunteers (various) Knightstone Housing Association Locality & DCLG (through the Our Place project) Local buskers/musicians Magna Housing Association</p>	<p>National Trust NHS : Health visitors Yeovil District Hospital Public health specialists Older people (preventative) Breastfeeding promotion (UNICEF award for Somerset) Pathways Play groups / pre-schools (various) Post office Parish Councils Quedam shopping centre Royal British Legion Shopmobility Social Enterprises (various) Somerset County Council Somerset Rural Youth Somerset Smokefree Alliance South Somerset Together (SST) South Somerset Mind Yarlinton Housing Group South Somerset Disability Forum Stonewater Housing Association SSVCA The Breeze The Conduit The Hub – Yeovil Ward Members Western Gazette Yeovil Job Centre Yeovil Hub</p>	<p>Yeovil in Bloom Yeovil Chamber of Trade & Commerce Yeovil Foundation Learning Partnership Yeovil Town Council Yeovil Town Team Yeovil Town Centre Local Action Group Yeovil Foyer Yeovil One Team Yeovil Churches : Yeovil Community Church St.Peter's Church St.Mark's Methodist Church Yeovil Family Church Birchfield Church Yeovil Street Pastors Yeovil Schools federation : Yeovil College Milford infant School Milford Junior School Grass Royal School Pen Mill School Reckleford School Birchfield Community School Bucklers Mead Academy Aspire group (Bucklers mead) Westfield Academy Preston Academy</p>

Priority area	Action	Who	Resource	When	Outcome	Performance Measure	Updates
1 Support for the vitality of the local economy with a focus on Yeovil Town Centre and Improving the Physical Environment	Continue to support the development of the Yeovil Town Team	Kim Close	Within existing resource	On going	A financially independent Town Team with an active program of events and activities to support business in the town centre.	Update reports to Area South. Regular YTT Newsletters.	Host the Yeovil Town Team Marketing Coordinator. Support provided for the Christmas Light switch on, Children's Lantern Parade, Super Saturday, Fashion Festival events. Continue to develop the Town Centre App, Facebook page and social media.
	In partnership with other services including Property Services and Spatial Planning develop a range of proposals for Yeovil Bus Station.	Kim Close NDO Project Lead	Potential requirement for additional resource.	On going	Cost effective arrangements in place to ensure convenient bus travel to and from Yeovil.	Update reports to Area South Committee, SASG and DX	Work continues on this project but timescales have been adapted to take account of other developments in the town centre.
	Continue to develop proposals for Retail Incubation within the Town Centre. The development of the necessary policies together with a package of support delivered in part through the Yeovil Town Team	Kim Close	Within existing resource	On going	A report setting out a range of options to provide support for new retail businesses within Yeovil Town Centre	Update report to Area South Committee. March 2015	Continue to work on this project. The Area South Development Team have been active in encouraging small businesses to apply for NNDR relief.
	Continue to support the Yeovil Vision Board	Kim Close	Within existing resource	On going	Maintaining the Yeovil Vision within a cost effective structure. Ensuring that it continues to deliver projects for the benefit of Yeovil.	Supporting Yeovil Vision meetings producing all related reports, agendas minutes and newsletters	Supported four Yeovil Vision Meetings.

Priority area	Action	Who	Resource	When	Outcome	Performance Measure	Updates
	Negotiations with SCC Highways about resolution to complete outstanding works on Reckleford Road Scheme	Kim Close Marie Ainsworth	Within existing resource	November 2014	Improved traffic flow through Reckleford Detailed traffic count and County Highways post-completion report	Post-completion report to Yeovil Vision Board and Area South Committee	Landscaping works completed from outstanding remedial work list. Awaiting remaining remedial works to be completed on Street Lighting and Illuminated signs. Residual project funding allocated to Lower Middle Street enhancement scheme.
	Continue to support the Yeovil Town Centre Enhancement Group and implement the multi-agency maintenance schedule.	Marie Ainsworth	Within existing resource	March 2015	Cleaner, better maintained environment in the town centre	Programme of improvements agreed & implemented Update reports to Area South Committee November 2014	Programme of improvements currently being implemented from agreed maintenance schedule 14/15. Agreeing final details of 'Ranger' scheme for Yeovil Town Centre, funding contributions coming from Yeovil Town Council and Yeovil Without Parish Council, other Parish Councils to be approached for funding contributions throughout March 2015.

Priority area	Action	Who	Resource	When	Outcome	Performance Measure	Updates
	Support the anti-graffiti action group for Area South	Marie Ainsworth	Within existing resource	March 2015	Cleaner, better maintained environment	Update report to Area South Committee November 2014	Funding contributions made to Streetscene to purchase some chemical cleaner for removal of graffiti in Yeovil Town Centre. The anti-graffiti group has now been disbanded as this issue will now be covered by the Yeovil One Team.
	Continue to support the audit of the condition of bus shelters in Yeovil	Marie Ainsworth	Within existing resource	March 2015	Cleaner, better maintained bus shelters	Update report to Area South Committee November 2014	Thorough survey carried out 2014 to assess detailed conditions report on all known bus shelters in Yeovil area. Bus shelters owned by SSDC to receive refurbishment before end of the financial year. Primesight contract to be reviewed 2015.
	Further investigate the implementation of suitable locations for touring coach parking in Yeovil Town Centre	Marie Ainsworth	Within existing resource	March 2015	Further investigate the implementation of suitable coach parking areas	Update report to Area South Committee November 2014	Further locations explored, County Highways to look at feasibility of providing coach parking bay on South Street Yeovil.
	Continue to comment on appropriate planning applications on weekly list	Kim Close Marie Ainsworth Natalie Ross James Divall	Within existing resource	March 2015	Better quality and appropriate development	Planning consultation comments submitted to Planning department	Planning consultation comments submitted to Planning department

Priority area	Action	Who	Resource	When	Outcome	Performance Measure	Updates
	Continue to support and advise communities and businesses in area projects	Kim Close Marie Ainsworth Natalie Ross James Divall	Within existing resource	March 2015	Continued engagement with communities and businesses	Advice and support given on specific projects	Advice and support given on specific projects as required.
	Continue to support and develop existing Yeovil Markets (operational support)	Kim Close Marie Ainsworth	Within existing resource	March 2015	Vibrant and diverse town centre economy	Report to Area South Committee February 2015	Yeovil Tuesday and Friday Markets re-launched Friday Dec 5th, marketing programme currently being drafted for 2015 to include entertainment at key times.
	Take forward initiatives outlined by the Yeovil Market Improvement group	Kim Close Marie Ainsworth	Within existing resource	March 2015	Vibrant and diverse town centre economy	Report to Area South Committee February 2015	Yeovil Tuesday and Friday Markets re-launched Friday Dec 5th, marketing programme currently being drafted for 2015 to include entertainment at key times.
	Implement and manage a monthly Vintage market in King George St, Yeovil	Marie Ainsworth	Within existing resource	October 2014	Vibrant and diverse town centre economy	Performance review and report to Area South Committee March 2015	Performance review and report to Area South Committee March 2015. Vintage Market held throughout 2014, well supported and good feedback from traders

Priority area	Action	Who	Resource	When	Outcome	Performance Measure	Updates
	Work with planning to develop a master plan for Yeovil Town Centre	Kim Close Marie Ainsworth	Within existing resource	March 2015	A strategic approach to development in Yeovil town centre	Project outline agreed. Update Report to Area south Committee March 2015	This will be covered as part of the development of the Local Plan.
	Further investigate the environmental improvement pilot for Westfield, Birchfield and Forest Hill shop front areas (not properties at this stage)	Marie Ainsworth	Within existing resource	March 2015	Physical enhancement of neighbourhood shop front areas	Project outline agreed. Seek approval of the draft Project Initiation document. Update report to Area South Committee November 2014	Project outline agreed. Seek approval of the draft Project Initiation document. Project will be initiated when resources are available.
	Continue to support the administration of promotional spaces in Yeovil town centre	Lisa Davis Veronica Woodall	Within existing resource	March 2015	Vibrant and diverse town centre environment	Update report to Area South Committee November 2014	Bandstand 15 Bookings Income = £500 Banners 3 bookings Income - £75

Priority area	Action	Who	Resource	When	Outcome	Performance Measure	Updates
	Continue to develop plans for Middle Street and Sherborne Road enhancement scheme in line with wider investment in this area.	Kim Close Marie Ainsworth	Within existing resource	March 2015	Continued engagement with key partners to determine feasibility	Update report to Area South Committee November 2014	Met with County Highways to agree resource commitment in principle. Drafting brief for the project, awaiting stats from County on previous traffic modelling, assess if further modelling required. Secured revenue funding from Yeovil Vision to support this project.
	Work with Streetscene to develop plans & projects to enhance the Open Spaces Strategy development for Yeovil to improve local community access, health & well-being.	Marie Ainsworth Natalie Ross	Within existing resource	March 2015	Physical enhancement of the green transportation routes and open spaces. Improved marketing to promote access & awareness. Birchfield Trim Trail. Birchfield Pathways Project. Feasibility of Green Gym at Milford.	Installation of improved pathways and trim trail at Birchfield.	Installation of improved pathways and trim trail at Birchfield. Trim Trail project completed July 2014.

Priority area	Action	Who	Resource	When	Outcome	Performance Measure	Updates
	Engage with and support Parishes, including carrying out Parish appraisals.	Marie Ainsworth Natalie Ross	Within existing resource	March 2015	Improved communication with groups and Parish Councils. Better understanding of Parish issues and needs.	Parish appraisal meetings initiated. Parish Workshop A project plan for each parish to address the issues identified.	Parish appraisal meetings initiated. Parish Profiles have all been updated. Have been working closely with Brympton and Yeovil Without Parishes on the new key sites. Continuing to help Hardington try to secure local affordable housing in their parish. Supporting West Coker Recreation Ground Committee and West Coker Village Hall to develop their facilities. Secured grant for feasibility study for West Coker Commemoration Hall.
2 Community Development with a focus	Continue to develop the Livequal project in the Westfield Neighbourhood.	Kim Close Natalie Ross	Within existing resource	March 2015	Establish a Health Inequalities style project within Westfield.	Update report to Area south Committee	Successful bid to the Our Place Programme.

Priority area	Action	Who	Resource	When	Outcome	Performance Measure	Updates
	Host and manage the Health Inequalities Project	Kim Close Natalie Ross	Within existing resource	March 2015	The project will have a base with necessary management, admin, IT support, equipment etc.	Successful management of the project. Reports to Area South Committee.	We continue to develop the health inequalities principles within the Westfield area and support the community with the continued implementation of the project in Milford.
	Work with Developers to plan community facilities on future key sites in Yeovil and surrounding parishes in Area South.	Kim Close Natalie Ross James Divall	Within existing resource	March 2015	Future key sites will provide facilities to ensure more sustainable communities	Community facilities delivered on future key site developments.	Work progressing well with Wyndham Park key site – first play area and MUGA should be transferred 2015. School/community hall site also progressing as now have £620K committed to the project. Leading on the Lufton Dual Use School project.

Priority area	Action	Who	Resource	When	Outcome	Performance Measure	Updates
	Provide help and advice to communities wishing to develop community facilities	Natalie Ross Marie Ainsworth	Within existing resource	March 2015	Communities will have better community facilities.	Funding advice to West Coker on their various community projects Advice and support given to Wyndham Park residents. Funding and support given to other communities wishing to improve their facilities. Advice to St Peter's Church Hall. Advice and support to Barwick Parish Council.	Funding advice to West Coker on their various community projects Helped St Marks Church secure £70k from Virador for refurbishments to their hall. Advice and support given to Wyndham Park residents. Advice given to St Peter's Church Hall. Advice and support to Barwick Parish Council. Advice and support provided to the Westfield community as part of the Our Place project.
	Provide support to Hardington Mandeville Parish Council with providing affordable homes within the parish as part of the Rural Housing Action Plan.	Natalie Ross	Within existing resource	March 2015	Parish Council will have evidence of possible sites identified.	Possible sites identified.	Possible site identified – awaiting planning application.
	Support community associations and community action.	Natalie Ross	Within existing resource	March 2015	Healthier, more self-reliant communities	Active Community Associations	Ongoing.

Priority area	Action	Who	Resource	When	Outcome	Performance Measure	Updates
	Arrange 3 multi-agency community forum events.	Natalie Ross	Within existing resource	March 2015	Community and agencies have the opportunity to discuss emerging issues and share information	Report to Area South	Completed.
	Provide support and advice to Yeovil Without Parish Council with regards to community facilities	Natalie Ross	Within existing resource	Ongoing	Facilities provided to benefit Yeovil Without residents	<p>Advice and guidance given</p> <p>Steering Group member of the Wyndham Park Partnership.</p> <p>Member of the Muga and Play Area Steering Group.</p> <p>Investigate the possibility of providing a permanent community centre.</p>	<p>Advice and guidance given</p> <p>Steering Group member of the Wyndham Park Partnership.</p> <p>Member of the Muga and Play Area Steering Group.</p> <p>Lead officer working to provide a permanent community centre.</p> <p>Secured £400k of funding for community facilities November 2014</p>
	Investigate and arrange temporary community facilities for use of Yeovil Without residents.	Natalie Ross	Within existing resource	March 2015	Facilities provided to benefit Yeovil Without residents	<p>Investigate possible sites and arrange for services to be installed.</p> <p>Secure funding.</p> <p>Arrange purchase and installation.</p>	Project ongoing.

Priority area	Action	Who	Resource	When	Outcome	Performance Measure	Updates
	Work with local town and parish councils to bridge the gap in youth provision created by SCC withdrawing funding and resources.	Natalie Ross	Within existing resources	March 2015	To assist with the provision of sustainable, fully funded youth provision within Area South. Need Analysis. Evaluation of delivery options Identification of funding Opportunities Recruitment of Volunteers	Report to Area South	Interviewed potential youth organisations on 23 rd January 2015. Contract awarded February 2015 for at least 3 years as town and parishes have committed the required funding.
	Support and develop existing Youth provision.	Natalie Ross	Within existing resources	March 2015	More co-ordinated youth provision and better supported youth clubs	Continue to organise and chair the Youth Opportunities Group Youth Network Event for volunteers, parish councils and existing youth work providers	Continued to organise and chair the Youth Opportunities Group.

Priority area	Action	Who	Resource	When	Outcome	Performance Measure	Updates
	Support new local travel initiatives	Natalie Ross	Within existing resource	March 2015	More people able to access other modes of transport rather than the car.	Attendance at Yeovil Integrated Transport Meetings. Contribute to the Yeovil Travel Plan refresh.	Continue to provide support as and when requested.
	Funding advice and guidance to charitable organisations	Natalie Ross	Within existing resource	March 2015	Organisations able to access funding.	Advice given.	Advice given.
	Manage and assess community grant fund applications	Natalie Ross	Within existing resource	March 2015	SSDC support to local organisations.	Allocation of the full fund. Reports to Area South Committee.	Allocated full revenue grant budget of £11,230 and an additional £7,089 towards capital projects.
	Updating the Parish Profiles	Lisa Davis	Within existing resource	November 2014	More people able to access information about where they live and work locally	Parish Profiles	All Parish Profiles have been updated, circulated and are on the website.
3 To continue to provide a high quality accessible front line	Continue to provide high quality accessible front desk enquiries service.	Lisa Davis	Within existing resources	March 2015	Provide a very good customer service	To achieve at least 98% customer satisfaction rate.	Customer satisfaction survey carried out September 2014, 99% satisfaction achieved relating to staff professionalism

Priority area	Action	Who	Resource	When	Outcome	Performance Measure	Updates
enquiry service	Carry out a review of the current reception arrangements	Lisa Davis	Within existing resources	March 2015	Improved customer experience	Tested via customer satisfaction survey	Customer satisfaction survey carried out September 2014, 99% satisfaction achieved relating to staff professionalism. 98% of our customers rated how welcoming our receptions are as Good or Very Good
	To ensure that staff are trained and prepared to deal with relevant changes	Lisa Davis	Within existing resources	March 2015	Staff confident and able to give the best information and support to customers	Tested via customer satisfaction survey	Customer satisfaction survey carried out September 2014, 99% satisfaction achieved relating to staff professionalism. Staff training is ongoing.

Place and Performance
Area South Development Service Plan
Interim Plan April – September 2015

Portfolio Holder – Cllr Peter Gubbins
 Manager – Kim Close

Priority area	Action	Who	When	Outcome	Performance Measure	Updates
1 Support for the vitality of the local economy with a focus on Yeovil Town Centre and Improving the Physical Environment	Continue to support the development of the Yeovil Town Team	Kim Close	Sept 2015	A financially independent Town Team with an active program of events and activities to support business in the town centre.	Update reports to Area South. Regular YTT Newsletters.	
	In partnership with other services including Property Services and Spatial Planning develop a range of proposals for Yeovil Bus Station.	Kim Close NDO Project Lead	Sept 2015	Cost effective arrangements in place to ensure convenient bus travel to and from Yeovil.	Update reports to Area South Committee, SASG and DX	
	Continue to develop proposals for Retail Incubation within the Town Centre. The development of the necessary policies together with a package of support delivered in part through the Yeovil Town Team	Kim Close	Sept 2015	A report setting out a range of options to provide support for new retail businesses within Yeovil Town Centre	Update report to Area South Committee. March 2015	
	Continue to support the Yeovil Vision Board	Kim Close	Sept 2015	Maintaining the Yeovil Vision within a cost effective structure. Ensuring that it continues to deliver projects for the benefit of Yeovil.	Supporting Yeovil Vision meetings producing all related reports, agendas minutes and newsletters	

Priority area	Action	Who	When	Outcome	Performance Measure	Updates
	Negotiations with SCC Highways about resolution to complete outstanding works on Reckleford Road Scheme	Kim Close Marie Ainsworth	June 2015	Improved traffic flow through Reckleford Detailed traffic count and County Highways post-completion report	Post-completion report to Yeovil Vision Board and Area South Committee	
	Continue to support the Yeovil Town Centre Enhancement Group and implement the multi-agency maintenance schedule.	Marie Ainsworth	Sept 2015	Cleaner, better maintained environment in the town centre	Programme of improvements agreed & implemented Update reports to Area South Committee	
	Continue to work to improve the condition and contribute to the replacement of the Primesight contract.	Marie Ainsworth	Sept 2015	Cleaner, better maintained bus shelters	Update report to Area South Committee	
	Progress the project to provide additional touring coach parking in Yeovil Town Centre	Marie Ainsworth	Sept 2015	Provide more convenient parking within Yeovil Town Centre to attract more coach parties to Yeovil.	Update report to Area South Committee	
	Continue to comment on appropriate planning applications on weekly list	Kim Close Marie Ainsworth Natalie Ross James Divall	Sept 2015	Better quality and appropriate development	Planning consultation comments submitted to Planning department	
	Continue to support and advise communities and businesses to initiate and implement projects within area south	Kim Close Marie Ainsworth Natalie Ross James Divall	Sept 2015	Continued engagement with communities and businesses	Advice and support given on specific projects	
	Continue to support and develop existing Yeovil Markets (operational support)	Kim Close Marie Ainsworth	Sept 2015	Vibrant and diverse town centre economy	Report to Area South Committee	

Priority area	Action	Who	When	Outcome	Performance Measure	Updates
	Implement and manage a monthly Vintage market in King George St, Yeovil throughout spring and summer.	Marie Ainsworth	Sept 2015	Vibrant and diverse town centre economy	Performance review and report to Area South Committee	
	Work with planning to develop a master plan for Yeovil Town Centre	Kim Close Marie Ainsworth	Sept 2015	A strategic approach to development in Yeovil town centre	Project outline agreed. Update Report to Area south Committee	
	Develop a project to carry out the environmental improvement pilot for Westfield, Birchfield and Forest Hill shop front areas (not properties at this stage)	Marie Ainsworth	Sept 2015	Physical enhancement of neighbourhood shop front areas	Project outline agreed. Seek approval of the draft Project Initiation document. Update report to Area South Committee	
	Continue to support the administration of promotional spaces in Yeovil town centre	Lisa Davis Veronica Woodall	Sept 2015	Vibrant and diverse town centre environment	Update report to Area South Committee	
	Continue to develop plans for Middle Street and Sherborne Road enhancement scheme in line with wider investment in this area.	Kim Close Marie Ainsworth	Sept 2015	Continued engagement with key partners to determine feasibility	Update report to Area South Committee	
	Work with Streetscene to develop plans & projects to enhance the Open Spaces Strategy development for Yeovil to improve local community access, health & well-being.	Natalie Ross	Sept 2015	Physical enhancement of the green transportation routes and open spaces. Improved marketing to promote access & awareness.	Installation of bike track at Birchfield Park. Improvements to Milford Play Group area.	

Priority area	Action	Who	When	Outcome	Performance Measure	Updates
	To develop and support the Yeovil One project with a view to co-locating the Yeovil One team within Petters House	Steve Brewer	June 2015	Greater partnership working on community safety issues within Yeovil Town Centre.	Report to Area South Committee.	
	Engage with and support Parishes.	Marie Ainsworth Natalie Ross	Sept 2015	Improved communication with groups and Parish Councils. Better understanding of Parish issues and needs.	Regular attendance at Parish Council meetings.	
2 Community Development with a focus on addressing Health, social and economic inequalities and developing community	Implement the Our Place community Action Plan for Westfield.	Kim Close James Divall	Sept 2015	Improved community services.	Update report to Area south Committee	
	Support & promote local community events such as Big Lunch, Table top sales, fetes and One stop shop information days.	Natalie Ross James Divall	Sept 2015	Events to build local community cohesion, recruitment of community association.	Completed successful events.	
	Work with Developers to plan community facilities on future key sites in Yeovil and surrounding parishes in Area South.	Kim Close Natalie Ross James Divall	Sept 2015	Future key sites will provide facilities to ensure more sustainable communities	Plans for Community facilities on future key site developments. Final design agreed for Lufton Dual Use School	

Priority area	Action	Who	When	Outcome	Performance Measure	Updates
facilities	Provide help and advice to communities wishing to develop community facilities	Natalie Ross Marie Ainsworth	Sept 2015	Communities will have better community facilities.	Deliver Play Area at Wyndham Park by end of 2015. Funding advice to West Coker on their various community projects Advice and support given to Wyndham Park residents. Funding and support given to other communities wishing to improve their facilities. Advice to St Peter's Church Hall.	
	Support community associations and community action.	Natalie Ross	Sept 2015	Healthier, more self-reliant communities	Active Community Associations	
	Arrange 3 multi-agency community forum events per annum.	Natalie Ross	Sept 2015	Community and agencies have the opportunity to discuss emerging issues and share information	Meetings arranged.	
	Provide support and advice to Yeovil Without Parish Council with regards to community facilities	Natalie Ross	Sept 2015	Facilities provided to benefit Yeovil Without residents	Report to Area South Deliver Play Area at Wyndham Park by end of 2015. Consultation Event for the MUGA	
	Investigate and arrange temporary community facilities for use of Yeovil Without residents.	Natalie Ross	Sept 2015	Facilities provided to benefit Yeovil Without residents	Investigate possible sites and arrange for services to be installed. Secure funding. Arrange purchase and installation.	

Priority area	Action	Who	When	Outcome	Performance Measure	Updates
Page 85	Continue to support provision for youth activity within Area South.	Natalie Ross James Divall	Sept 2015	Accessible activities for young people within Area South.	Report to Area South Continue to organise and chair the Youth Opportunities Group Continue to support the Yeovil Youth Service Review Group	
	Support new local travel initiatives	Natalie Ross	Sept 2015	More people able to access other modes of transport rather than the car.	Report to Area South.	
	Funding advice and guidance to charitable organisations	Natalie Ross James Divall	Sept 2015	Organisations able to access funding.	Advice given.	
	Manage and assess community grant fund applications	Natalie Ross James Divall	Sept 2015	SSDC support to local organisations.	Allocation of the full fund by March 2016. Reports to Area South Committee.	
	Maintain and publish up to date Ward Profiles	Lisa Davis	May 2015	More people able to access information about where they live and work locally	Updated Ward Profiles	
3 To continue to provide a high quality accessible front line enquiry service	Continue to provide high quality accessible front desk enquiries service.	Lisa Davis	Sept 2015	Provide a very good customer service	To achieve at least 98% customer satisfaction rate.	
	Continue to review and improve the reception arrangements	Lisa Davis	Sept 2015	Improved customer experience	Tested via customer satisfaction survey	
	To ensure that staff are trained and prepared to deal with relevant changes for universal credit.	Lisa Davis	Sept 2015	Staff confident and able to give the best information and support to customers	Tested via customer satisfaction survey	

In addition, the service will deliver actions to deliver key corporate strategies, comply with corporate policies, deliver savings, monitor performance, review and monitor complaints and manage risk within the service

Appendix 2 - SSDC Council Plan 2012 to 2015

<http://www.southsomerset.gov.uk/about-us/our-vision/council-plan-2012---2015/>

Extract of actions that relate the work of Area Development and the role of the Area Committee. NB: Most actions require partnerships within the various council services, between the council and other agencies and with the wider community.

Focus One – Jobs	“We want a strong economy which has low unemployment and thriving businesses”
<ul style="list-style-type: none"> • Motivate and support business associations and act as a point of contact for businesses and partners. Improve communications with businesses so that we are supporting them in meeting their needs and not acting as a barrier. • Provide targeted support for start-ups and small businesses and those with the aspiration to expand. • Secure land with planning permission for employment use in areas where it is needed. • Enhance the vitality of town centres and discourage large scale out of town retail development that has a negative impact on local centres • Facilitate a realistic development programme for new employment sites that have been identified in market towns by 2015. • Support early delivery of Super Fast Broadband to rural areas by 2015 • Work with partners, to contribute to tackling youth unemployment. 	
Focus Two – Environment	“We want an attractive environment to live in with increased recycling and lower energy use”
<ul style="list-style-type: none"> • Continue to deliver schemes with local communities that enhance the appearance of their local areas. • Deliver campaigns and projects that help householders and businesses (including the Council) to cut energy use and adapt to climate change 	
Focus Three – Homes	“We want decent housing for our residents that matches their income”
<ul style="list-style-type: none"> • With partners, enable additional new homes to meet the needs of the district, including mixed housing schemes to buy or rent that are affordable • Work with partners to combat fuel poverty 	
Focus Four – Health and Communities	“We want communities that are healthy, self-reliant, and have individuals who are willing to help each other”
<ul style="list-style-type: none"> • Maintain and enhance the South Somerset network of leisure and cultural facilities, optimising opportunities for external funding to promote healthy living. • Continue to provide Welfare Benefits support and advice to tackle poverty for our vulnerable residents. • Ensure, with partners, that we respond effectively to community safety concerns raised by local people and that the strategic priorities for policing and crime reduction in South Somerset reflect local needs. • Work with and lobby partners to help communities to develop transport schemes and local solutions to reduce rural isolation and inequalities to meet existing needs of those communities. • Evaluate the overall requirements of the Government’s ‘Localism’ legislation and work with communities to develop plans for their community. 	

Area South Achievements by Ward 2014-15

Yeovil Without

Wyndham Park residents – advice and support
 Working closely with Parishes on new key sites
 Funding secured for community facilities at Wyndham Park
 Support given for Dreamscheme (Youth provision)
 Yeovil Bus shelter survey completed

Yeovil East

Birchfield Park– installation of improved pathways and trim trail
 Vista's Volunteer Befriending programme – support to provide a new voluntary run scheme
 Support given to new Resident Association Committee
 Yeovil Bus shelter survey completed, refurbishment works started
 Reckleford Road scheme – landscaping works completed

Brympton

Working closely with Parishes on new key sites
 Working with SCC on design for new school/community hall
 3 year contract awarded for Youth provision
 Yeovil Bus shelter survey completed, refurbishment works started

Yeovil Central

Yeovil Town Centre Enhancement – programme of improvements completed, working on Town Centre Ranger project
 Anti-graffiti Action Group support
 Support development of Yeovil Town Team
 Support the Yeovil Vision Board
 Yeovil Bus shelter survey completed, refurbishment works started
 Yeovil Tuesday and Friday Street Markets re-launched
 Yeovil Vintage Market implemented
 15 Bandstand bookings and 3 banner bookings
 3 year contract awarded for Youth provision
 Support Yeovil One team
 Support Yeovil Local Action Group
 Support Business Crime Reduction team
 CCTV Steering Group
 South Western Terrace enhancement project completed
 Deep clean of Bus Station completed
 Work on Lower Middle Street and Sherborne Road enhancement scheme re-commenced

Yeovil South

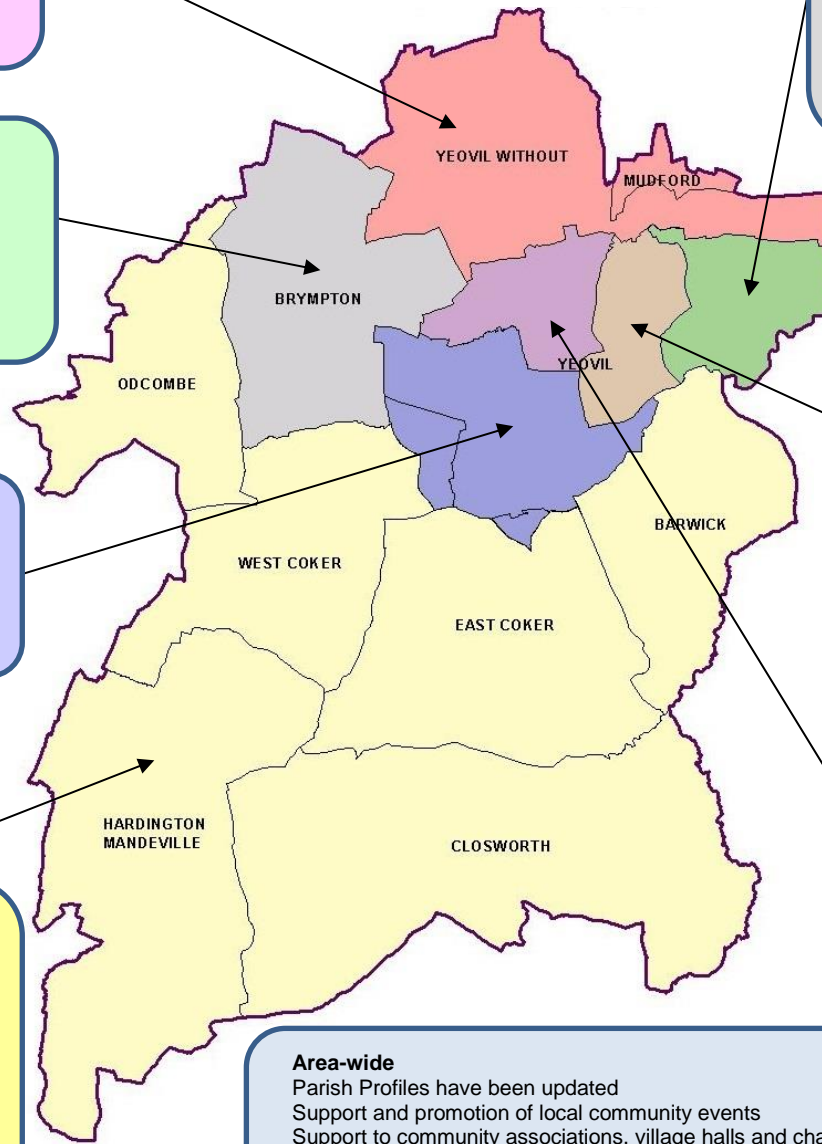
Removal of graffiti at Holy Trinity
 Anti-social behaviour in car parks resolved
 3 year contract awarded for Youth provision
 Yeovil Bus shelter survey completed, refurbishment works started

Coker

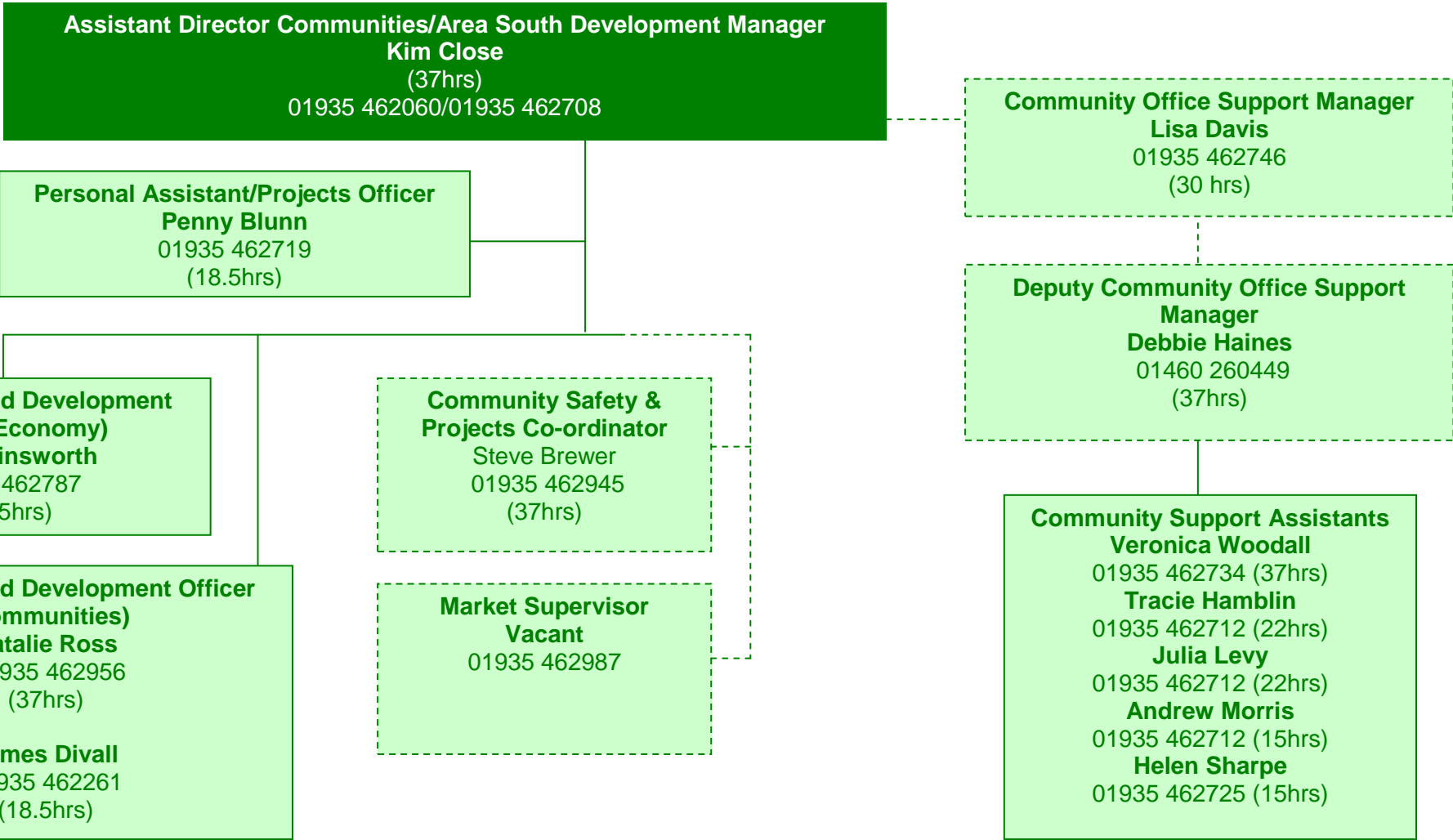
Barwick Parish Council – advice and support
 Hardington Mandeville Parish Council – support to secure affordable housing
 West Coker Recreation Ground & Village Hall – support to develop facilities
 East Coker School – funding, grant advice and guidance
 West Coker Parish Council – land asset transfer support for parking bays
 Bus shelter survey completed

Area-wide

Parish Profiles have been updated
 Support and promotion of local community events
 Support to community associations, village halls and charities
 Funding and legal advice
 Provision of high quality accessible front desk enquiries service
 Yeovil 4 Family – grant advice and guidance



AREA DEVELOPMENT STRUCTURE - SOUTH



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----- District wide
 _____ Area



Agenda Item 13

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
Please note there is no meeting in May 2015			
June 2015	Community Health & Leisure Service Update	Update Report	Lynda Pincombe, Community Health & Leisure 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
	Appointment of Working Groups & Outside Bodies	Annual Report	Jo Boucher, Committee Administrator
	Scheme of Delegation	Annual Report	Jo Boucher, Committee Administrator
July 2015	Flooding, Drainage and Civil Contingencies	Update Report	Pam Harvey, Civil Contingencies & Business Continuity Manager
	Dorcas House Statement of Accounts	To approve the Dorcas House Annual Accounts	Jayne Beevor, Principal Accountant
	Streetscene Service	Report on the Performance of the Streetscene Service	Chris Cooper, Streetscene Manager
	Countryside Service	Update Report	Katy Menday, Countryside Manager

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
	Birchfield Park Update Report		Ian Case, Principal Engineer
	Yeovil Vision Update Report	Update Report	Kim Close, Area Development Manager, South
September 2015	Affordable Housing Development Programme	The purpose of this report is to update members on the likely outturn position of the Affordable Housing Development Programme in relation to Area South	Colin McDonald, Corporate Strategic Housing Manager
	Economic Development Update Report	Annual Update Report	David Julian, Economic Development Manager

Agenda Item 14

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 Recieved

Ward: Coker

Proposal: Outline application for the erection of an agricultural workers dwelling (GR350963/113272)

Appellant: Mr Paul Richards

Site: Woodentop Farm West Coker Hill West Coker Yeovil Somerset

Ward: Coker

Proposal: Residential development with associated access, landscape and public open space (GR 353369/114123)

Appellant: Mr John T Cullen

Site: Land East of Holywell West Coker Road Yeovil Somerset

Ward: Yeovil Without

Proposal: The erection of a carport (Retrospective) (GR354320/117396)

Appellant: Mr & Mrs A Payne

Site: 19 Boundary Close Yeovil Somerset BA21 3DU

Appeals Allowed

Ward: Yeovil (Central)

Proposal: Prior approval for proposed change of use from Use Class B1(a) (office) to Use Class C3 (residential – indicative 11 units) (GR 355992/115913)

Appellant: Intercounty Properties Ltd

Site: 72-74 Middle Street Yeovil Somerset BA20 1LU

Financial Implications

None

Implications for Corporate Priorities

None

Other Implications

None

Background Papers: Planning application file



The Planning Inspectorate

Quality Assurance Unit
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000

Mr David Norris
South Somerset District Council
The Council Offices
Brympton Way
Yeovil
Somerset
BA20 2HT

Your Ref: 14/01699/P3JPA
Our Ref: APP/R3325/A/14/2229419
Date: 26 February 2015

Dear Mr Norris

Town and Country Planning Act 1990
Appeal by Mr David Warrington
Site at 72-74 Middle Street, Yeovil, Somerset, BA20 1LU

I enclose a copy of our Inspector's decision on the above appeal together with a copy of the decision on an application for an award of costs.

If you have queries or feedback about the decision or the way we handled the appeal, you should submit them using our "Feedback" webpage at <http://www.planningportal.gov.uk/planning/planninginspectorate/customerfeedback/feedback>.

If you do not have internet access please write to the Quality Assurance Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

You should also note that there is no statutory provision for a challenge to a decision on an application for an award of costs. The procedure is to make an application for judicial review. This must be done promptly. Please contact the Administrative Court for further information.

Yours sincerely

Natalie Dun

COVERDL2

You can use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -

<http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp>

You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button

The Planning Inspectorate

Award of appeal costs:

Local Government Act 1972 – section 250(5)

How to apply for a detailed and independent assessment when the amount of an award of costs is disputed

This note is for general guidance only. If you are in any doubt about how to proceed in a particular case, you should seek professional advice.

If the parties cannot agree on the amount of costs to be recovered, either party can refer the disputed costs to a Costs Officer or Costs Judge for detailed assessment¹. This is handled by:

The Senior Court Costs Office²
Clifford's Inn
Fetter Lane
London EC4A 1DQ
(Tel: 020 7947 7124).

But before this can happen you must arrange to have the costs award made what is called an order of the High Court³. This is done by writing to:

The Administrative Court Office
Royal Courts of Justice
Strand
London WC2A 2LL

You should refer to section 250(5) of the Local Government Act 1972, and enclose the original of the order of the Secretary of State, or their Inspector, awarding costs. A prepaid return envelope should be enclosed. The High Court order will be returned with guidance about the next steps to be taken in the detailed assessment process.

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¹ The detailed assessment process is governed by Part 47 of the Civil Procedure Rules that came into effect on 26 April 1999. These rules are available online at http://www.justice.gov.uk/civil/procrules_fin/menus/rules.htm

You can buy these Rules from The Stationery Office bookshops or look at copies in your local library or council offices.

² Formally named the Supreme Court Costs Office

³ Please note that no interest can be claimed on the costs claimed unless and until a High Court order has been made. Interest will only run from the date of that order.

Appeal Decision

Hearing held on 29 January 2015
Site visit made on 29 January 2015

by Chris Preston BA (Hons) BPI MRTPI

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

Decision date: 26 February 2015

Appeal Ref: APP/R3325/A/14/2229419
72-74 Middle Street, Stars Lane, Yeovil, Somerset BA20 1LU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant prior approval required under Schedule 2, Part 3, Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
 - The appeal is made by Intercountry Properties Ltd against the decision of South Somerset District Council.
 - The application Ref 14/01699/P3JPA, dated 04 April 2014, was refused by notice dated 30 May 2014.
 - The development proposed is described on the application form as: To convert the first floor of the building form [sic] offices to residential apartments.
-

Decision

1. The appeal is allowed and approval is granted under the provisions of Schedule 2, Part 3, Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) for the change of use of the first floor of the building from a use falling within Class B1(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, to a use falling within Class C3 (dwellinghouses) of that Schedule and comprising 11 flats, at 72-74 Middle Street, Stars Lane, Yeovil, Somerset BA20 1LU; subject to the following condition:
 - 1) The development hereby permitted shall be carried out in accordance with the details submitted with the application, which is for a change of use to provide 11 flats, as shown on drawing number 1208-PL.05.

Application for costs

2. At the Hearing an application for costs was made by Intercountry Properties Ltd against South Somerset District Council. This application is the subject of a separate Decision.

Procedural Matters

3. The description of development on the application form states that the proposal is for the conversion of the first floor of the building from B1(a) offices to residential apartments. The Council's decision notice describes the proposal in a similar manner but refers to an indicative quantum of 11 units. That reference was drawn from plan number 1208 – PL.05, which was submitted with the application, showing the floor area divided into 11 units. At the Hearing, the Council and the appellant agreed that the plan formed part of the

application submission, with reference to paragraph 2(b) of the Part N of the GPDO. In view of the above, I have re-worded the description of development within my decision to reflect the statutory wording within Class J and to specify that the proposal is for the creation of 11 flats. The prior approval procedure relates purely to the change of use of the building and does not authorise any operational development or changes to the external façade of the building that would otherwise require planning permission.

4. The Council's decision notice did not explicitly state that prior approval for the proposed change of use had been refused; it stated that prior approval was 'required', listing 5 reasons for the decision. The first reason for refusal alleged that the use of the building did not fall within Class B1(a). In effect, this amounted to a refusal under paragraph N(2A) of Part 3 of Schedule 2 to the GPDO. Having so refused, it was procedurally incorrect of the Council to move on to address matters in its reason for refusal that it considered needed prior approval. Consequently, the appeal is one against a refusal under paragraph N(2A). However, having discussed this matter at the Hearing, in the event that I determine that the proposal is permitted development under Class J (contrary to the first reason for refusal) I shall treat the decision as a refusal of prior approval.
5. With regard to the scope of prior approval, paragraph J.2 clearly identifies the matters for which prior approval is required, these being transport and highway impacts, contamination risks and flood risks. Paragraph N8(b) makes clear that regard should only be had to the Framework insofar as is relevant to the subject matter of the prior approval. There is no ambiguity in the wording of the GPDO in this respect. Amendments were made to paragraph N of the GPDO in 2014 to clarify this position¹. The explanatory memorandum to the amending order explicitly states that local planning authorities should only consider the National Planning Policy Framework (the Framework) 'to the extent that it is relevant to the matter on which prior approval is sought'². Consequently, matters of noise and the local economy (the second and third reasons for refusal) do not fall to be considered under the prior approval procedure; the Council has misconstrued the effect of paragraph N8(b) in this regard.
6. Therefore, whilst I note the concerns raised by the owners of adjacent premises, the only valid prior approval topic addressed in the Council's reason for refusal is the transport and highway impact of the development.

Main Issue

7. In view of the above, the main issues are:
 - i) Whether the first floor of the building was last used lawfully for Class B1(a) purposes at 30 May 2013; and
 - ii) If so, whether the development would be acceptable in terms of transport and highways impacts, with particular regard to parking provision.

¹ The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014: SI 2014 No. 564.

² Paragraph 4.7 of the Explanatory Memorandum to SI 2014 No. 564

Reasons

Last Lawful Use

8. I must first consider whether the proposal would be permitted development for the purposes of Class J. In this regard, it must be demonstrated to my satisfaction, on the balance of probabilities, that, at 30 May 2013, the first floor of the building was used, or last used, lawfully for office purposes within Class B1(a) of the Schedule to the Use Classes Order. The Council and other parties dispute this. However, I am mindful that the judgment in *Gabbitas v SSE & Newham LBC* [1985] JPL 630 makes it clear that if the Council has no evidence of its own, or from others, to contradict or otherwise make the Appellant's version of events less than probable, there is no good reason to dismiss a case to the effect that a use is lawful, provided the Appellant's evidence alone is sufficiently precise and unambiguous.
9. It is common ground that the original planning permission granted consent for the first floor of the building to be used as offices and that the space was subsequently occupied by Normalair Garrett as an accounts office. The company was a subsidiary of Westland Helicopters and the information before me indicates that the accounts office was used directly in connection with that business. As such, it was not an office within Class A2 where services were provided principally to visiting members of the public. Consequently I am satisfied that the last lawful use of the property fell within Class B1(a).
10. Following the cessation of use by Normalair Garrett, the southern half of the floor has been unoccupied since 1998. The northern section is divided roughly in two. One half was used as a radio station until they vacated the premises in March 2014. No written evidence or documentation was submitted to specify when the radio station moved in to the building. The appellant suggested verbally that the term of occupation lasted 3 years. It is common ground between the Council and the appellant that this use fell within Class B1(a). No evidence has been presented that would lead me to doubt this agreed position and, at the accompanied site visit, the layout from the radio station remained intact, with two small recording/ presenting booths set to the side of a larger open plan office area.
11. The other half of the northern section was occupied for a three year period by Yeovil College. If teaching was the primary function that use would have fallen within Class D1 (non-residential institutions). The appellant contends that the premises were primarily used as an office based function, within Class B1(a) and that teaching facilities were ancillary to that use. Insufficient evidence has been presented to draw a definitive conclusion on that point. However, if the use fell within Class D1, it would not have benefitted from planning permission given that no consent had been granted for such a use. Use for a period of three years would not have been enough for any unauthorised use to become lawful; a point accepted by the Council at the Hearing. Consequently, the lawful use of that part of the building remained within Class B1(a), as authorised by the original planning permission.
12. In view of the above, I conclude on the balance of probabilities that, at 30 May 2013, the first floor of the building was last used lawfully for purposes within Class B1(a). As such, the proposal would constitute permitted development under the terms of paragraph J.1 of the GPDO. My decision in this matter is taken on the balance of the evidence before me and does not constitute a

formal determination as to the lawful use of the property. The procedure for gaining such a determination would be to apply for a certificate of lawfulness for the existing use under the provisions of section 191 of the Town and Country Planning Act 1990.

Transport and Highway Impacts

13. The site is not at risk from flooding or contamination. With regard to highway and transportation matters it is common ground that the proposal would not result in a material increase or change in the character of traffic in the vicinity of the site³. Given the modest number of flats proposed, I see no reason to disagree with the assessment and, consequently, there would be no adverse impact on the highway network in terms of highway safety or congestion. The local highway authority raised no objection to the proposal.
14. Evidence presented by the Council suggests that short and medium stay public car parks are expected to be at or above capacity – at peak times – in future years. Their concerns stem from a desire to control development within the town centre to avoid undue pressure on parking provision. I am satisfied that these concerns are relevant highway and transportation matters and that prior approval is required on those grounds in order to fully consider potential impacts relating to parking within the town centre.
15. The site is located within the heart of the town where residents would have access to a full range of facilities without reliance upon the private car. The Council's survey of recently completed town centre developments identified that those without cars used a range of transport modes to go about their daily lives. 54% of the households that responded to the survey did not own a car. Of the 46% who did have a car only 17% used town centre car parks, whilst 52% had access to off-road parking spaces. It is not clear whether the availability of those spaces was a factor in the respective residents' decision to own a car.
16. Any residents of the proposed flats would be aware of the lack of dedicated parking and could decide for themselves if this was a satisfactory arrangement. If car ownership levels of the proposed development were similar to the properties surveyed (i.e. 54% with no car) residents of approximately 5 or 6 of the flats would be likely to have access to a vehicle. If the survey was replicated, not all of these would rely on town centre car parks. Thus, the overall impact on parking provision would be insubstantial and the statistical analysis presented by the Council does not demonstrate that the proposal would add any significant pressure in this regard.
17. Furthermore, it is common ground that parking demand from the proposal during weekday working hours would not be greater than that associated with the existing permitted use. The analysis of town centre car parks does not highlight a capacity issue during evening hours when residential parking demand is likely to be at its greatest. The Council acknowledged at the Hearing that the impact of the development itself would be small but raised concerns about the cumulative effect of future developments in the town centre. No information about planned developments or the level of expected residential growth was provided to support this argument. Consequently, the

³ Paragraph 6.10 of the Statement of Common Ground

concerns regarding cumulative impacts were not supported by any compelling evidence.

18. Paragraph 32 of the Framework notes that applications should only be refused on transport grounds where the cumulative impacts would be severe. For the reasons given, no significant impacts would arise from the proposal to warrant the refusal of prior approval on transport and highways grounds.

Conditions

19. No conditions of relevance to the matters of prior approval were put forward. Paragraph N(10) of the GPDO stipulates that development shall be carried out in accordance with the details approved by the local planning authority or, in this case the Secretary of State. Given the agreement at the Hearing that the proposed floor plan formed part of the application I have attached a condition to ensure that the development complies with that plan for the avoidance of doubt.

Conclusion

20. Having regard to the Framework, as required by Part N of the GPDO, no impacts have been identified that would suggest that prior approval should be refused. Accordingly, I conclude that the appeal should be allowed and prior approval granted. The appellant should note that paragraph J.1(c) requires that the development should be completed on or before 30 May 2016.

Chris Preston

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr Daniel Witney	Mosaic Town Planning
Ms John Patterson	CAD Architecture Ltd
Mr David Warrington	Intercounty Properties Ltd

FOR THE LOCAL PLANNING AUTHORITY:

Mr Simon Fox	Area Lead Officer, South Somerset District Council
Mr Paul Huntington	Environmental Health Officer, South Somerset District Council

INTERESTED PERSONS:

Mr Terry Clare	Landlord of Bar Karma
Mr John Aust	ERA Leisure, owners of Club Neo
Mr Jeremy Wood	Wood's Wine Bar
Ms Sarah Butterfield	Alliance Planning



Costs Decision

Hearing held on 29 January 2015

Site visit made on 29 January 2015

by **Chris Preston BA (Hons) BPI MRTPI**

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

Decision date: 26 February 2015

Costs application in relation to Appeal Ref: APP/R3325/A/14/2229419 72-74 Middle Street, Stars Lane, Yeovil, Somerset BA20 1LU

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Intercounty Properties Limited for a full award of costs against South Somerset District Council.
 - The hearing was in connection with an appeal against the refusal to grant prior approval under Schedule 2, Part 3, Class J of the Town and Country Planning (General Permitted Development) Order 1995, as amended, for the change of use of the first floor of the building from a use falling within Class B1(a) of the Town and Country Planning (use Classes) Order 1987, as amended, to a use falling within Class C3 (dwellinghouses) of that Schedule and comprising 11 flats.
-

Decision

1. The application for an award of costs is allowed in the terms set out below.

Summary of the Application and the Council's Response

2. The application, which seeks a full award of costs, was submitted in writing in advance of the Hearing and the Council read out a prepared response at the event. Consequently, I do not propose to repeat those submissions in detail. In short, the applicant considers that the Council has misinterpreted Part N, of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (the GPDO) by considering matters outside the scope of the prior approval process; namely noise and economic impact. With regard to car parking, the applicant considers that the Council has not adequately justified its reason for refusal and that its decision was inconsistent with a recent decision relating to a similar proposal nearby.
3. In response, the Council consider that the legislation is ambiguous and open to interpretation as to the scope for considering matters beyond those listed in Part J. In their view, the decision was based on well-founded planning considerations, supported by concerns raised by local businesses, representatives from which presented evidence at the Hearing. The Council considered the proposal on its merits and the circumstances of the proposal and location of the site are not directly comparable to the Western Gazette building referred to by the applicant.

Reasons

4. The Planning Practice Guidance (PPG) advises that costs may be awarded against a party who has behaved unreasonably and thereby caused the party

applying for costs to incur wasted or unnecessary expense in the appeal process.

5. In my decision I have found that consideration of the proposal should have been limited to the relevant criteria in paragraph J.2 of the GPDO, taking into account the Framework only as it relates to matters of highways and transportation impact, contamination and flood risk. The provisions are not ambiguous and amendments were made to the GPDO in 2014 to clarify the scope of the prior approval procedure. The National Planning Policy Framework (the Framework) should only be considered insofar as it relates to the matters on which prior approval is sought. Consequently, the Council have misinterpreted the GPDO in taking account of other matters including noise and the potential effect on the local economy.
6. I appreciate that the Council was faced with genuine concerns from local businesses and the Environmental Health Officer due to the close proximity of the site to late night bars and nightclubs. However, whatever the merits of those concerns, the prior notification process does not allow scope to consider matters beyond those listed at paragraph J.2. Thus, it was not reasonable to refuse the proposal on those grounds. This led to unnecessary submission of evidence relating to those matters in appeal proceedings.
7. It was common ground that the proposal would not result in a material increase or change in the character of traffic in the vicinity of the site. No objections were received from the local highway authority. The evidence presented by the Council did not demonstrate that the development would result in any undue pressure on town centre parking provision, over and above the existing permitted use.
8. The GPDO requires that consideration is given to the National Planning Policy Framework insofar as it relates to the subject matter of prior approval. The location of the site is inherently sustainable, in line with the aims of paragraph 34 of the Framework and impact on parking provision would be negligible. Paragraph 32 notes that development should only be prevented on transport grounds where the residual cumulative impacts are severe. The evidence presented did not suggest that this would be the case. Therefore, whilst it was reasonable for the Council to consider that prior approval was necessary, in order to consider the potential impact on parking provision, the decision to refuse the proposal on those grounds was unreasonable and not supported by the evidence presented. Therefore, with regard to paragraph 049 of the PPG (Reference ID: 16-049-20140306) the decision was not supported by objective analysis or substantive evidence to suggest that prior approval should be refused on highway and transportation grounds. It should clearly have been permitted having regard to national policy and other material considerations.
9. I was not provided with full details, including plans, relating to the prior approval at the former Western Gazette office. In that case, the Council determined that prior approval was not required. I undertook an unaccompanied visit to the site following the close of the Hearing. It is within a different part of the town centre to the proposal before me and, on the evidence before me, the Council examined the proposal on its particular merits. In particular, the officer report specifically assessed the parking arrangements in the vicinity of the site. Whilst both proposals are in the town centre, the circumstances relating to each is different, as is the proximity of public car

parks. On that basis, it was not unreasonable for the Council to draw different conclusions in relation to each proposal.

10. However, for the reasons set out above, I conclude that the reason for refusal on highway and transportation grounds was unreasonable and not supported by objective analysis. Furthermore, when set against the scope of the prior approval process, it is clear that prior approval should have been granted. The Council misinterpreted the GPDO in relying on matters relating to noise and the local economy. Consequently, the Council have sought to prevent a development that should clearly have been permitted, an action which puts them at risk of an award of costs, as set out at paragraph 16-049 of the Practice Guidance.
11. Therefore, I conclude that unreasonable behaviour has been demonstrated and that this led to unnecessary and wasted expense in the subsequent appeal proceedings. Consequently, a full award of costs is justified.
12. The Council suggest that consideration should be given to the fact that they have incurred expenses in the hiring of accommodation to host the Hearing at relatively short notice. However, for the reasons set out, their decision was unreasonable and, therefore, any costs incurred were as a result of their own actions. Thus, this is not a matter that overcomes the justification for the full award of costs against them.

Costs Order

13. In exercise of the powers under section 250(5) of the Local Government Act 1972 and Schedule 6 of the Town and Country Planning Act 1990 as amended, and all other enabling powers in that behalf, IT IS HEREBY ORDERED that South Somerset District Council shall pay to Intercounty Properties Limited, the costs of the appeal proceedings described in the heading of this decision.
14. The applicant is now invited to submit to South Somerset District Council, to whom a copy of this decision has been sent, details of those costs with a view to reaching agreement as to the amount. In the event that the parties cannot agree on the amount, a copy of the guidance note on how to apply for a detailed assessment by the Senior Courts Costs Office is enclosed.

Chris Preston

INSPECTOR