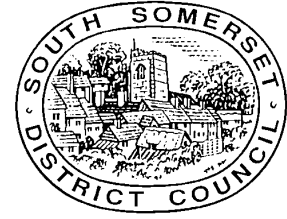


South Somerset District Council

Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 24th June 2015

2.00 pm

**Long Sutton Village Hall
Martock Road
Long Sutton
TA10 9NT**

(Disabled access is available at this meeting venue)



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

The public and press are welcome to attend.

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

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

This Agenda was issued on Tuesday 16 June 2015.

Ian Clarke, Assistant Director (Legal & Corporate Services)

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



INVESTORS IN PEOPLE

Area North Committee Membership

Clare Aparicio Paul
Neil Bloomfield
Adam Dance
Graham Middleton
Tiffany Osborne

Stephen Page
Shane Pledger
Crispin Raikes
Jo Roundell Greene
Dean Ruddle

Sylvia Seal
Sue Steele
Derek Yeomans

South Somerset District Council – Council Plan

Our focuses are: (all equal)

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

Scrutiny procedure rules

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

Consideration of planning applications

Consideration of planning applications for this month's meeting will commence no earlier than 3.45pm, following a break for refreshments, in the order shown on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered. Anyone wishing to raise matters in relation to other items on the agenda may do so at the time the item is considered.

Highways

A representative from the Area Highways Office will often attend Area North Committee quarterly in February, May, August and November – they will be usually be available from 15 minutes before the meeting to answer questions and take comments from members of the Committee. Alternatively, they can be contacted through Somerset County Council on 0300 123 2224. **An officer will be present at the June meeting from approximately 1.40pm.**

Members questions on reports prior to the meeting

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

Information for the Public

The council has a well-established area committee system and through four area committees seeks to strengthen links between the Council and its local communities, allowing planning and other local issues to be decided at a local level (planning recommendations outside council policy are referred to the district wide Regulation Committee).

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

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

- attend and make verbal or written representations, except where, for example, personal or confidential matters are being discussed;
- at the area committee chairman’s discretion, members of the public are permitted to speak for up to up to three minutes on agenda items; and
- see agenda reports

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

Agendas and minutes of area committees are published on the council’s website www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions

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

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

Public participation at committees

This is a summary of the protocol adopted by the council and set out in Part 5 of the council’s Constitution.

Public question time

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

Planning applications

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

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

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

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant and/or Agent
- District Council Ward Member

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

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

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

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

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

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

Area North Committee

Wednesday 24 June 2015

Agenda

Preliminary Items

1. Minutes

To approve as a correct record the minutes of the previous meetings held on 22 April 2015 and 21 May 2015.

2. Apologies for absence

3. Declarations of Interest

In accordance with the Council's current Code of Conduct (adopted July 2012), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting. A DPI is defined in The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2112 (SI 2012 No. 1464) and Appendix 3 of the Council's Code of Conduct. A personal interest is defined in paragraph 2.8 of the Code and a prejudicial interest is defined in paragraph 2.9.

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

In the interests of complete transparency, Members of the County Council, who are not also members of this committee, are encouraged to declare any interests they may have in any matters being discussed even though they may not be under any obligation to do so under any relevant code of conduct.

Planning Applications Referred to the Regulation Committee

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

Councillors Clare Aparicio Paul, Shane Pledger, Dean Ruddle and Sylvia Seal.

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

finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

4. Date of next meeting

Councillors are requested to note that the next Area North Committee meeting is scheduled to be held at 2.00pm on **Wednesday 22 July 2015** at the **Edgar Hall, Somerton (to be confirmed)**.

5. Public question time

6. Chairman's announcements

7. Reports from members

Items for Discussion

8. County Highway Authority Report - Area North (Pages 1 - 3)

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

10. Area North Development Plan - Review of 2014-15 (Pages 9 - 29)

11. Area North Committee - Appointment of Members to Outside Organisations and Groups for 2015/16 (Executive Decision) (Pages 30 - 33)

12. Scheme of Delegation - Development Control (Management) - Nomination of Substitutes for Chairman and Vice Chairman for 2015/16 (Executive Decision) (Pages 34 - 35)

13. Area North Committee Forward Plan (Pages 36 - 38)

14. Planning Appeals (Pages 39 - 44)

15. Schedule of Planning Applications to be Determined By Committee (Pages 45 - 46)

16. Planning Application 15/00879/FUL - Land Adjoining Highfield Farm, Windmill Lane, Pibsbury. (Pages 47 - 52)

17. Planning Application 15/00471/FUL - Land East of Knightlands Lane, Long Sutton (Pages 53 - 60)

18. Planning Application 15/01502/FUL - Little Orchard, Heale Lane, Curry Rivel (Pages 61 - 65)

19. Planning Application 15/01379/FUL - Shearstone, Silver Street, East Lambrook (Pages 66 - 69)

20. Planning Application 15/02210/FUL - The Nook, Buttle Lane, Shepton Beauchamp (Pages 70 - 73)

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.

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Agenda Item 8

County Highway Authority Report – Area North

Lead Officer: Chris Weeks, Assistant Highway Service Manager, SCC
Contact Details: countyroads-southsom@somerset.gov.uk or 0300 123 2224

Purpose of the Report

The report is to inform members of the work carried out by the County Highway Authority in the last financial year in Area North and to provide information about the proposed works programme for the year 2015/2016.

Recommendation

That members note the report.

Capital funded Surface Dressing schemes 2015

Surface Dressing is the practice of applying a bitumen tack coat to the existing road surface and then rolling in stone chippings. Whilst this practice is not the most PR friendly, it is highly effective in preserving the integrity of the road surface. This year we are Surface Dressing 53 sites across South Somerset, 13 of which are substantial lengths of A and B roads. The Surface Dressing within South Somerset has already commenced and is due completion by the end of June.

Curry Mallet	Top Road	A378 to district boundary
Norton sub Hamdon	Skinners Lane	Ham Hill Road to Little Street
Curry Rivel	Wick moor/Wick Oath/Portfield	Duck Cottage to A378
Ash	Screech Witch Hill/Paynes Lane	B3165 Long Load Road to Thornhill Drove
Pitney	Leazemoor Lane	Culver Hill to Pitney Park
Long Sutton	Hermitage Rd	B3153 to A372
Long Sutton	Vedal Drove	A372 Langport Road to Ham Moor Lane
Pitney	Catscrow/Church Hill/Middlegate Rd	B3153 to Middlegate Farm
Long Sutton	Bineham Lane	Grove Lane to end
Seavington St Mary	Green Lane	Barrington Main to Hollow Road
Isle Brewers	Rue Lane/Copse Lane	North Bradon Lane to Bush Furlong Road
Long Sutton	Bineham Lane	Grove Lane to end
High Ham	Turnhill Road	Standhill Road to Beer Drove
South Petherton/Merriott	Yea Bridge Lane/South Harp/Bullbridge Lane	A303 to Church Street
High Ham	Stout Rd//Mortons Lane	Burrow Lane to Pool Alley
Tintinhull/Montacute	Montacute Road/Station Road/Lower Town	Head Street to Montacute Road

Capital funded Structural maintenance Schemes completed in 2014/15

Barrington	Whitefield Lane	Resurfacing
Somerton	Horsemill Lane	Resurfacing
Somerton	Kirkham Street	Resurfacing
Somerton	Catsgore A372	Resurfacing
Shepton Beauchamp	Church Street/North Street	Footway
Curry Mallet	Top Road	Earthworks
Ash	Milton Lane/Middleleaze Drove	Drainage
Barrington	Bonnings Lane/Denmans Lane	Drainage
Ilton	Cad Green	Drainage
Pitney	Church Hill	Drainage
Puckington	B3165	Drainage
Shepton Beauchamp	Shells Lane	Drainage
Seavingtons	School Lane	Drainage

Capital funded Structural maintenance Schemes proposed for 2015/2016

This year's structural maintenance budget remains similar to last year. The below table identifies significant schemes to be implemented in Area North.

Huish Episcopi	Picts Hill	Resurfacing
Lopen	Lopen Head - Snap Ant	Resurfacing
Somerton	Somertonfield Road	Resurfacing
Somerton	Walnut Drive	Footways
Tintinhull	St Margarets Road & Head Street	Footways
Curry Rivel	Parsonage Place	Drainage
Curry Rivel	St Andrews Close	Drainage
Fivehead	Ganges Hill	Drainage
Huish Episcopi	Meadow Close	Drainage
Kingsbury Episcopi	East Lambrook Road (upgrade outfall)	Drainage
Muchelney	Thorney Road	Drainage
Pitney	Stowey Road	Drainage
Shepton Beauchamp	Lambrook Road	Drainage
Long Sutton	Shute Lane	Earthworks

Capital funded major flood defence works

Aller	A372 Beer Door	Phase one 2014
Aller	A372 Beer Door	Phase two 2015
Muchlney	Law Lane	2014

Revenue funded Grass Cutting

Grass cutting is a difficult task to carry out to the satisfaction of all. The highway network exceeds 3500km in length; therefore the size of the task is significant. Verge cutting of main A and B roads commenced 5th May which will be followed by the C and D roads as below table and then a further cut of the visibility splays on A and B roads. The second cut to the A

and B roads previously carried out by Somerset County Council has been removed on approval by The Council members.

Road Classification	Dates
A and B roads (including visibility splays)	5 May - 2 June
C and unclassified roads	3 June - 31 July
A and B visibility splays only	Mid to late August dependant on rate of growth
Environmentally protected sites	Usually at the end of the growing season

Chris Weeks
Assistant Highway Service Manager
Somerset County Council
South Somerset Area Highway Office

Please note amended call centre contact number
Tel: 0300 123 2224

Problems on the roads can also be reported via the website:
<http://www.somerset.gov.uk/roads-parking-and-transport/problems-on-the-road/>

Agenda Item 9

Performance of the Streetscene Service

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

Purpose of the Report

To update and inform the Area North Committee on the performance of the Streetscene Service in the Area for the period November 2014 – April 2015

Recommendation

Members are invited to comment on the report

Report

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

- Routine cleansing and grounds maintenance
- Highway weed control
- Main Road litter picking
- Working on specific projects

Operational Works

As usual the main focus of the service has been the delivery of routine street cleansing and grounds maintenance across the Area. Our teams have settled following some changes to personnel and the staff have performed consistently well over the last few months. Unfortunately we have recently experienced some staff sickness which has brought with it some operational challenges, however we are working with these members of staff to get them back into action as soon as possible.

One area of work that has received on-going focus has been the highway weed killing operation. The services' quad bikes are now operating and making good progress, to date Ilminster, Somerton, Huish, Langport and Curry Rivel has been sprayed, Yeovil has been started and the team are now in other large towns across the district. This puts us well on course to deliver two full applications of herbicide across the district as previously planned.

This year we also worked with the community payback groups (essentially the replacement for Community Service) and we have worked to develop good working arrangements with them. Although this relationship has been some time in developing, we are very close to having established processes that will enable us to deploy working parties around the district carrying out work in all wards and parishes. Whilst carrying out these duties, the Payback Team will be easily recognisable as their hi-viz vests have the Payback logo printed on them. As part of this working arrangement, the payback team will store their vehicles and equipment at our depot; this provides the team with secure storage whilst developing better communication and working practice between both parties.

One area of work that we have recently focussed on has been the litter picking on the A303; as usual, our teams have recently completed the winter clearance of the verges. However, in order to improve the cleanliness of this important route we have reorganised one of our teams so they will spend two days a week throughout the year, cleaning this and other major roads through the district. One aspect of cleaning the A303 that has always presented a problem, is the central reservation area. This part of the dual carriageway in particular accumulates litter which is very noticeable.

In order to safely access and clean this part of the road, we have met with Skanska, who are the contractors appointed by the Highways Agency to carry out maintenance of Motorways and major trunk roads throughout this area. We discussed the issue that we are trying to deal with and how best to safely carry out the work. It was agreed that by working together we will be able to deal with the problem and arrangements were made to coordinate our operations with Skanska's maintenance works. This way, our staff can work safely within the traffic controlled areas set up by the Skanska operatives and we can clean sections of the central reservation. This cooperative approach to the work has already started, with a section around South Petherton being the first area to be cleaned. We are very grateful to the help we are receiving from the team at Skanska and look forwards to continuing to work with them.

Our partnership approach to working with Martock & Somerton using the services pavement sweepers has continued and is showing notable improvements in the cleanliness of these towns. My thanks to all those involved in making this a success. The service was successful in acquiring capital monies to replace these aging machines and we will be replacing these with newer models later in the season.

We also continue to focus on managing the number of flytips found in the district, the chart on the next page shows the numbers of fly tips collected from Area North over the year.

Currently we have some cases being pursued through the courts and we expect to hear the outcomes of these in June. Our review of the records, show that the vast majority of these tips are the size of a small van load or less, indicating that most cases are domestic rather than commercial in their source.

AREA NORTH:	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	TOTALS
Aller	1	2	1	1					1			1	7
Ash													0
Barrington				1		1					1	3	6
Beercrocombe													0
Bower Hinton													0
Chilthorne Domer	1	1	3							1			6
Compton Dundon													0
Curry Mallet		1			1	1	2	2		1			8
Curry Rivel	1			1	1		2	1			1		7
Drayton									1				1
Fivehead				1		1	1						3
Hambridge & Westport			2				2		2	2		1	9
High Ham	1		1	1		2	1		1	1		1	9
Huish Episcopi	1			1	3	2	1					1	9
Ilton		1	1		2	3							7
Isle Abbotts													0
Isle Brewers	2									1			3
Kingsbury Episcopi		3	1		4				1	1	6	2	18
Langport			1	1		1						1	4
Long Load				1		3				1			5
Long Sutton					1	1		1				2	5
Lopen			1			2	4	1			1	1	10
Martock	1	4		5	5	4	1	1	1	6		1	29
Montacute	1			1	1		1			1	1	2	8
Muchelney				1									1
Norton Sub Hamdon	1							1					2
Pitney					2								2
Puckington													0
Seavington	1		1	2			1	1			3		9
Shepton Beauchamp	1				1							1	3
Somerton	5		1	3	2	3	2	5	4	2		3	30
South Petherton	3	5	2	2	13	4	1	5	1	2	7	3	48
Stocklinch													0
Stoke Sub Hamdon	1		1	1							2		5
Tintinhull	2			2	1		2	2		1			10
TOTAL AREA NORTH	23	17	16	25	37	28	21	20	12	20	22	23	264

In Area North we find that the levels of tipping are higher than during the previous 12 months, with 223 flytippers were cleared for the same period the previous year. We have reviewed the records of what has been deposited and where it has been left. Our enforcement officers are now focussing their efforts on the locations where most dumping has occurred and signage has been erected and cameras have been deployed in an effort to deter the depositing of the rubbish.

The Parish Ranger Scheme has continued to develop and the service now employs three Rangers across the district. In Area North we have schemes working in Montacute, Compton Dundon, Lopen and Seavington St Mary. All of the schemes are receiving positive comments and we aim to continue to develop the program with more parishes over the coming year.

Our horticultural teams completed last years work schedule and are now well underway with this seasons work. In our annual work program we aim to deliver:

- 16 grass cuts on most grassland and 11 cuts of highway verges.
- 5 applications of herbicide on planted areas
- 2 applications of herbicide on designated hard surfaced areas
- 1 or 2 hedge cuts (depending upon plant species)
- 3 pruning operations throughout the year (depending upon plant species)
- Annual maintenance of small trees
- Weekly clearance of flood screens
- Annual ditch maintenance operations on SSDC controlled flood alleviation schemes
- Plus
- Other non-routine works and arboricultural works that are carried out as required.

One example of this kind of non-routine operation would be the bulb planting initiative that we reintroduced last year. In Area North we worked with towns and parishes to introduce plantings of a mixture of bulbs including Muscari, Leucojum, Galanthus, Fritillaria, Hyacinthus and Ornithogalum. These were provided to Chilthorne Domer; Curry Rivel; Fivehead; Hambridge & Westport; High Ham; Huish Episcopy; Langport; Long Load; Martock; Montacute; Norton sub Hamdon; South Petherton; Stoke sub Hamdon; Tintinhul; Curry Mallet and Kingsbury Episcopy , all of these bulbs were planted by local groups of volunteers and we are starting to see the results of these plantings.

The team has also started work on the pond at St Cleers in Somerton, so far the pond has been dredged of silt and the reed mace has been removed. Over the coming months we aim to replant the area with a mixture of suitable plant species; install interpretation boards detailing the wildlife around the pond, plant species growing and install benches for visitors to use while they enjoy the area.

In 2014 the service was successful in tendering for the maintenance of Public Rights of Way in South Somerset, and we delivered the service as specified by the County Councils Officers, in line with the designated work program. This year, the service has submitted tender documents for this and which has been successful and we have been awarded two of the contracted areas, one of which contains parts of Area North.

As well as delivering our operational works, a major focus for the horticultural service will be to improve signage and accessibility on and around our open spaces. These developments will enable greater use to be made of our green spaces for everyone, while making the visiting experience more enjoyable.

What's coming next?

- Spring and summer work programs shrub bed maintenance, hedge cutting, spraying and mowing
- Ongoing developments to the cleaning systems along the main roads and A303 in particular
- Delivery of the Rights of Way contracted works
- Delivering the years highway weed control program

- Development of signage and accessibility in open spaces

Financial Implications

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

Implications for Council Priorities

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

Background Papers

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

Agenda Item 10

Area North Development Plan – Review of 2014-15

Strategic Director: Rina Singh, Place and Performance
Assistant Directors: Helen Rutter / Kim Close, Communities
Service Manager: Charlotte Jones, Area Development Manager (North)
Lead Officer: As above
Contact Details: charlotte.jones@southsomerset.gov.uk or (01935) 462251

Purpose of the Report

To report on work undertaken by the Area Development (North) Service during 2014-15 and to look ahead to 2015-16.

Councillors are asked to contact the Area Development Manager (North) or other named contacts in advance of the meeting with requests for further information.

Public Interest

Area Development teams support the council's four Area Committees (North, South, East and West) to secure investment in local social, economic and environmental priorities for Yeovil, the market towns and rural areas of South Somerset.

This is our end of year report for 2014-15 which also looks ahead to 2015-16

Recommendations

- (1) Note and comment on the report and presentation.
- (2) Endorse (or amend) suggestions for the review and agreement of priorities for the Area Committee for 2015-16 and beyond in section 2.

1. About Area North Development – and what was achieved in 2014-15

The work of the Area Development Service broadly falls into three areas designed to support the community leadership role of the Area Committees and local ward members:-

- Community development - locally led innovation and investment;
- Local access to services (face to face and help to use services on-line)
- Community engagement and local partnerships – including our work with town and parish councils.

Neighbourhood Development Officers work within local communities (neighbourhoods) to make a difference to local social, economic or environmental well-being. We use the principles of 'Asset Based Community Development' to achieve this. This means building on what you've got and making the most of opportunities rather than a focus on 'gaps' and problems.

The team can assist with (or find other sources of help for) community led project planning, consultation, securing resources, delivery and monitoring. This work can include frequent contact lasting some years or be a very 'light touch' and this will depend on the needs of the

group and significance of the project. We also work with other SSDC services to help deliver the Council Plan and other relevant strategies.

- During 2014-15 Area North supported **74 local projects** or other defined areas of work based on the Committees priorities. This includes projects led by a community group or partnership, or directly by SSDC. Further details in Appendix A.
 - Area North awarded grants of **£36,196** to **19** of these projects, worth a total overall investment of **£178,026**. This is an average grant of 20% of project costs and means that for every £1 of grant from SSDC a further £4 was raised by the community from local fundraising and other external grants.
 - *In addition* the Area Committee awarded **£40,000** in March 2015 towards the new Community Hall / Shop / Changing Rooms at **Kingsbury Episcopi** with a project value of over £1,000,000. At the time of writing the project is still waiting for final confirmation of a Stage Three grant from the Big Lottery.
 - 22 projects are completed (including some which received a grant during the year) with respect to support from Area North.
- As well as the above, during the year the team handled over 200 different enquiries with requests for information, project support, guidance, printing or hire of equipment from ward members, town and parish councils, residents, local businesses, other public organisations and community groups.
- We considered the impact of around 20 planning applications in Area North, and made consultation responses or conducted research to assist with the council's land use and spatial planning role as appropriate.
- There is one SSDC community office in Area North based in the Langport Information Centre. During 2014-15 1427 customers accessed services face to face, including 813 for help with housing, benefits, waste and council tax.
- Area North supported **four Local Information Centres** in Somerton, Langport, Martock and South Petherton with grants of £500 (£2000 in total) through a service level agreements (see appendix A for details under each parish).

The presentation of this report will highlight work which supported the achievement of the Committee's and local ward members' priorities.

2. Review of priorities for the Area Committee and updating the Area Development Plan for 2015-16

Appendix A shows the projects supported by the Area team during 2014-15. The report indicates which projects are likely to continue.

- Ward members are invited to discuss current local priorities with the Area Development Manager and / or Neighbourhood Development Officers.
- A member's workshop will be arranged for mid/late July to provide time for further informal discussion.
- A revised set of priorities will be recommended for agreement at the August meeting.

3. Resources under the control of the Area Committee / Area team.

Community Grants. The council's successful community grants programme is managed by the Area Development service. The award of grants up to £1000 is delegated to the Area Development Manager in consultation with the ward member. Grants over £1000 are awarded by the Area Committee. There is £10,680 to support community led projects through community grants in Area North during 2015-16.

Special projects. District Executive approved a 'carry forward' (ie a budget underspend from 2014-15 to be used in 2015-16) of £20,000 to support ongoing local economy development, including greater resilience for the flood affected areas. Further details on this is included in the February 2015 agenda.

Capital Programme. The Area Committee capital budget is used improve or create physical assets for local benefit with a value of at least £10,000 for a scheme led by SSDC or as a community grant of at least £250. There is currently **£210,983 for future allocation** to local priority schemes in the Area North Capital Programme for the next 2-3 years.

Reserves. There is a one-off fund held as a reserve by the Area Committee. The amount unallocated in June 2015 is £16,600. The fund also includes £10,000 allocated to support the progress (in exceptional circumstances) of schemes for affordable housing as part of the Area Committee's priorities. These are likely to be small scale and locally led. A recent example was to help pay the legal costs to establish a community land trust which took ownership of land for local affordable housing.

Attachments: -

- Appendix A – Area North Development Plan 2014-15 - projects supported ward by ward
- Appendix B – Area North Development Plan 2014-15 – map of projects supported
- Appendix C – Area North Committee priorities 2014-15

Council Plan Implications

The recommended priorities are in line with the Council Plan (2012-2015). The service team considers the implications for the Council Plan when negotiating support for local projects, handling enquiries and assessing grants.

Carbon Emissions and Climate Change Implications

None directly from this report. There are a number of local initiatives designed to promote carbon reduction for example promoting sustainable tourism. In particular where we are asked to support buildings projects, applicants are expected to assess the business case for energy efficiency and carbon reduction. Opportunities for sustainable transport and promoting local self-containment are encouraged.

Equality and Diversity Implications

None directly from this report. Projects and initiatives will be designed or assessed for support using the principles of equality analysis, and many will make a direct contribution to

the Council's Single Equality Scheme. For example projects for community facilities will be expected to demonstrate accessibility and other considerations to promote equalities and diversity objectives.

Background Papers: *None*

Appendix A – Projects Supported Ward by Ward

Area North Development Plan Update Report – 2014-15.

Area North lead - CJ = Charlotte Jones; TO = Teresa Oulds; SK = Sara Kelly; PB = Pauline Burr; MO = Mary Ostler

Project Number	Area North lead	Ward	Parish	Action / Service / Project Description	UPDATE MARCH 2015/CURRENT POSITION	Completed or proposed for continued support during 2015-16
1	CJ	Area North	Area North	Continue to build SSDC engagement with Town & Parish Councils, including arrangements for the Annual Meeting, and guidance on community plans and local investment	Current enquiries from town and parish councils include (for example) requests for guidance on Parish Plans and Neighbourhood Plans; the Community Right to Bid; the Somerset 20 year Flood Action Plan; sources of funding and other support for local issues / projects; guidance on charitable trusts and other forms of local governance.	Continue
2	CJ	Area North	Area North	Monitor progress of Devon & Somerset Broadband Programme and promote local involvement in community and business engagement programmes	Information on progress for each local exchange is shown in the Connecting Devon and Somerset website at http://www.connectingdevonandsomerset.co.uk/ Local progress to deliver against targets appears slow – a further stage begins in June 2015, however the programme states its target of 90% of coverage by 2016 is still achievable. SSDC is currently considering financial support.	Continue
3	CJ	Area North	Area North	Support local community engagement with SSDC and partnerships between agencies to meet local needs (including community safety) and encourage innovation	The teams help raise awareness of SSDC services and encourage local involvement to influence and re-design services. There are no formal partnerships or standing committees for Area North with meetings arranged as required with partners. Examples include the Police, County Council, Environment Agency & Housing Providers.	Continue

4	PB	Area North	Area North	Support the Levels and Moors Leader Executive Board to deliver the 2014-2020 Local Development Strategy. http://levelsandmoors.somersetleader.org.uk/	LEADER is an investment programme funded by the European Union and DEFRA to assist with local economic development. It particularly applies to rural areas and the whole of Area North is contained within the Levels and Moors programme. Area North Committee have appointed a councillor to the Executive Board. There is an agreed programme, drawn from evidence of local economic priorities. The funding allocation for Levels and Moors is currently around £1.3m for investment – the programme is likely to be open for applications from September.	Continue
5	CJ	Area North	Area North	Support the delivery of the Somerset 20 Year Flood Action Plan http://somersetnewsroom.com/flood-action-plan/	SSDC is directly supporting the programme – helping households, communities and businesses to recover and increase future flood resilience. SSDC is working closely with other partners to the Flood Plan and administering various forms of Government grants. A series of additional local marketing initiatives led by the SSDC tourism service is planned for 2015. SSDC is also an active partner in the forming and development of the new Somerset Rivers Authority. http://www.somsetriversauthority.org.uk/about-us/	Continue
6	PB	Area North	Area North	Implement Area North marketing and signage programme.	An allocation of £20,000 from the Area North Capital programme. Schemes prioritised which are community led and include additional partnership. Councillors agreed criteria to administrate scheme. New signage installed at Martock and Langport business parks. Current enquiries are in hand following further promotion to parishes and this scheme will be fully allocated in the next few months.	Continue
7	PB	Area North	Area North	Support creation and launch of South Somerset market towns "app"	SSDC project supported local representatives on promoting use and development of the App in Somerton, Langport and Martock. There is increasing use of different types of social media alongside printed publications for promoting visits and spend across Area North.	complete (ongoing support through MTIG)

8	SK	Area North	Area North	Support community-led play days, and delivery of SSDC play development programme.	2 community led play sessions supported with printing and programming etc from the Area Development team. The Community Health and Leisure team also delivered 6 play days during summer 2014 in Area North.	continue
9	CJ	Area North	Area North	Promote take up of NNDR relief for retail / hospitality premises	Area North team contacted of 97 potentially eligible businesses to promote a new form of business rate relief for retail / hospitality premises worth up to £1000 per premises – 35 further claims handled by Business rates team from small businesses.	complete
10	TO	Burrow Hill	Barrington	Support Barrington Football Club to purchase freehold of football field.	A community grant of £10,000 awarded (Feb 14) from the Area North Capital Programme towards the purchase of the existing field, which secures long term ownership by the community. Formal completion of the conveyance is imminent.	complete
11	CJ	Burrow Hill	Kingsbury Episcopi	Support Westmoor Residents Against Flooding at Thorney (RAFT) to construct flood defence bund at Duck Corner, Thorney	Support to this successful partnership scheme under the 20 Year Flood Action Plan promoted by the local community. The project was managed by the Internal Drainage Board and was completed in Autumn 2014. The bund has protected ten homes and highway. SSDC also assisted with the provision of a surface water pump.	complete
12	SK	Burrow Hill	Kingsbury Episcopi	Support the Kingsbury Episcopi Amenities Trust and Community Shop with the development of new community facilities at the recreation ground. http://www.kingsburycommunityshop.co.uk/	Project includes changing rooms sport, village hall and community shop/café. SSDC helped with the startup of the community shop in 2012 - Kingsbury shop which is currently run by two part time managers and over 50 volunteers - as well as other improvements at the recreation ground (Multi Use Games Area and outdoor gym). Area North provided help with the preparation of the (so far) successful application to the Big Lottery Awarded £40000.00 at ANC March 15. The final decision will be known in September 2015.	continue

13	TO	Burrow Hill	Kingsbury Episcopi	Support Kingsbury Episcopi Parish Council to establish emergency access to a defibrillator	A Community Grant of £1000 awarded to purchase a local defibrillator and provide training. It is installed at the recreation ground. Complete.	Complete
14	TO	Burrow Hill	Kingsbury Episcopi	Support Kingsbury Episcopi church rooms to refurbish the church rooms.	£4000 grant aid towards the refurbishment of the church rooms. Conservation will provide advice to the group. This has taken longer than expected but is continuing.	Continue
15	SK	Burrow Hill	Kingsbury Episcopi	Support Play Day at Kingsbury Episcopi Recreation Ground	Another play day took place August 2014 led by Stuart Talbot and funded by CHL. Successful event with good turnout.	complete
16	SK	Curry Rivel	Curry Rivel	Support delivery of Curry Rivel community facilities investment programme at Westfield and SSDC play areas.	Funding available from past s106 agreements for new housing in the parish. New play equipment identified. Awaiting landscape plan before installation. Planned for completion in the next 1-3 months.	continue
17	SK	Curry Rivel	Curry Rivel	Support Robert Sewers Village Hall to carry out programme of improvements, including hearing loop	Grant awarded in 2013 towards an extension to the entrance area. The extension is now complete and officially opened on 11th March 2015. The kitchen has also been fully refitted. Next phase of improvements currently being scoped and costed. New Youth club started in September 2014. First few months have been very successful with a good turnout. Links made with SCC Youth and Community service to provide support and advice.	continue
18	SK	Curry Rivel	Curry Rivel	Support Curry Rivel Parish Plan group to complete local consultation and research for a new parish plan	Draft Parish Plan has been produced and circulated to households for final comments. Printing undertaken by Area North and display boards loaned for consultation events.	continue
19	SK	Curry Rivel	Curry Rivel	Support Curry Rivel Play Day	Grant awarded by the Community Health and Leisure team and support with printing of flyers and identification of other funding streams given by Area North.	continue

20	SK	Curry Rivel	Drayton	Support Drayton Community Pub to acquire and operate the Drayton Arms	Drayton Community Pub was established for the benefit of the community. Area North provided help to secure registration and obtain advice from the Plunkett Foundation together with support to develop the business plan. The Drayton Arms has been listed on SSDC's register of Assets of Community Value. A community grant of £1000 helped with feasibility and a condition survey. A loan of up to £130,000 approved by Full Council in December 2014. Although a share issue raised sufficient funds to make a formal offer to Admiral Taverns, they accepted a counter bid from a 3rd party and the sale is complete.	complete
21	CJ	Hamdon	Norton Sub Hamdon	Support Norton Community Land Trust to deliver local housing scheme. Http://www.nortonclt.btck.co.uk/	A scheme of ten homes for residents with a local connection to Norton and the surrounding villages. Land acquired by the CLT and leased to Yarlinton Homes with funding from the Homes and Communities Agency. SSDC helped establish the CLT within funding for legal fees together with support to the parish council and CLT to ensure the progress of this complex scheme over many years. Homes built and occupied!	complete
22	TO	Hamdon	Norton Sub Hamdon	Work in partnership with Norton Parish Council to improve local pathway at Minchington Close.	An allocation of £13,000.00 from the Area North Capital programme approved March 2014 for this scheme to improve local safety and access – as a local priority promoted by the parish council and ward member - <i>“Thank you all very much for your support in getting the financial support for this project approved. Much appreciated.”</i> – PC Chairman	complete
23	TO	Hamdon	Norton Sub Hamdon	Support Norton Community Land Trust to develop a business plan for the management of the post office and shop http://www.norton-shop.com/	A community grant of £9346 (split between the capital and revenue budgets) assisted with the start-up costs to lease and operate the shop as a local social enterprise. Help with other external funding also provided – an application to Awards for All successful. The CLT group took over in October 2014 and the new enterprise is running successfully.	complete

24	TO	Hamdon	Stoke Sub Hamdon	Support Stoke Sub Hamdon Recreation Trust to implement five year plan.	Contact maintained with the trust as it steadily delivers its 5 year plan (updated in 2013) Further projects identified for further feasibility and design include: more adventurous equipment for older children; improved pitch training facilities; additional areas for games and sports - croquet, boules, tennis. New junior football goals to be installed by the trust. Plan to install outdoor gym equipment. Support from Area North to explore external funding options. £10k SSDC DX capital funding earmarked towards adventure / older play project.. CHL team will work with group from April with support from AD.	continue
25	TO	Hamdon	Stoke Sub Hamdon	Support the start-up of new group Stoke sub Hamdon "Bumps and Babes"	New group based at the All Saints Hall meeting weekly in term-time. Help provided to constitute group and make arrangements for hire of hall. A community grant of £300 will help with initial hall hire and equipment. March 2015: Will continue to provide support to the group into 2015.	Continue
26	CJ	Isle Moor	Ilton	Support Ilton youth club with new equipment for social activities.	Ilton Youth Club was helped to establish more than ten years ago by SSDC Area North! The club is run by volunteers and operates from the village hall. A community grant of £250 has helped the club acquire a new karaoke machine.	complete
27	TO	Isle Moor	Ilton	Support delivery of Ilton community facilities investment programme, including refurbishment of play facilities at Copse Lane recreation ground.	This is a complex project with the long term goal of creating more facilities for sport & recreation in Ilton. A temporary football pitch now in place on nearby land which has allowed the existing recreation ground at Copse Lane to be refurbished by the parish council. Five new pieces of equipment installed with funding from SSDC and s106 contributions (Dec 2014). Outline planning permission for 47 new homes in Ilton granted in March 2015 includes the transfer to the community of additional land and further planning obligations which will in turn release funds held in the SSDC capital programme. AD will continue to work with PC, CH&L and residents as project progresses.	continue

28	PB	Langport & Huish	Langport & Huish	Support the development of ideas to promote rowing / boating on the Parrett at Langport	The Inland Waterways Association have offered guidance to a working group of local businesses and interested residents to review the feasibility of establishing a 'trip boat' on the Parrett between Langport and Muchelney. The group will continue to meet to complete their research this Spring.	continue
29	PB	Langport & Huish	Langport & Huish	Support Langport Town Council and local businesses to make improvements to Westover business estate signage and install gateway signage (MTIG)	New signage promoting the Westover Trading Estate has been designed and is ready to be manufactured once siting agreed.	continue [linked to work to improve local flood protection]
30	TO	Langport & Huish	Langport & Huish	Support operation of Langport Information Centre through service level agreement.	The LIC continues to run successfully welcoming visitors and residents to the town and proving useful information to help access local services. Nine regular volunteers answered 3000 enquiries over 1200 hours in the year (equivalent to 162 volunteer days).	continue
31	PB	Langport & Huish	Langport & Huish	Support Langport Town Council and Langport Area Business Group to start up a market for Langport. (MTIG)	Modifications to the 'island' - with support from MTIG / High Street Innovation programme - has promoted use of this important public space for markets and general community events.	complete ?Pauline
32	CJ	Langport & Huish	Langport & Huish	Support completion of Langport and Huish Conservation Area Appraisal	Review led by SSDC Conservation. Final report for adoption included in January 2015 agenda for Area North Committee. Adopted.	complete
33	CJ	Langport & Huish	Langport & Huish	Support development of community facilities at Huish Leisure Centre including Artificial Grass Pitch (AGP)	The project to install the AGP is nearing completion. Two members of the Area Committee are members of the Huish Leisure Board. Further development of facilities for community use is planned. [SSDC officer lead is Steve Joel, Assistant Director – Health & Well-Being]	continue

34	PB	Langport & Huish	Langport & Huish	Support The Warehouse Trust to establish work hub / hotdesking and improved business model for the Great Bow Wharf. www.greatbow.org.uk	A review of the Warehouse Trust's operating plan for the Great Bow Wharf led to the Somerset Business Agency providing a range of management services to the Warehouse Trust. A new tenant has taken over the café area. The GBW was awarded 'Coffee Stop of the Year 2014' by Cycle Somerset! As at June 15, all offices are tenanted.	continue [monitoring & advisory role as per SSDC grant agreement]
35	CJ	Martock	Ash	Support Ash Parish Council to complete refurbishment of Ash Churchyard walls	A Community Grant of £500 and advice from the Conservation team has helped the parish council refurbish the listed walls of the churchyard following an automatic transfer by the Diocese.	complete
36	TO	Martock	Ash	Support progress of local affordable housing scheme for Ash.	Hastoe Housing Association are working with SSDC and Ash Parish Council to develop a small scheme of affordable housing for people with local connections to Ash. The preferred site is no longer available and so alternatives are under discussion. Funding from CLG has been awarded for this scheme. Planning consent will be required. March 2015: The landowner withdrew the offer and therefore the funding was allocated elsewhere (outside Somerset). The PC is continuing to look for a local site and consulting with parishioners, supported by AD and Strategic Housing.	review with parish council
37	TO	Martock	Ash	Support Ash community group to enhance village centre	A community grant of £1000.00 towards bench and planters. Installed.	complete
38	CJ	Martock	Long Load	Support Long Load Parish Council and local residents to progress a local flood defence scheme at Long Load bridge with partners to the Somerset Flood Plan.	The closure of the Long Load bridge on the River Parrett during recent and past flood events causes major disruption to residents and businesses in the local area. This project is at the feasibility stage. Options are being considered, with support from the Environment Agency and Internal Drainage Board.	continue

39	CJ	Martock	Martock	Support further development of Martock Job Club and local employment, training and skills programme. Http://www.martockonline.co.uk/Pages/126/Job-Club.html	The Job Club celebrated its second birthday in October and since opening has assisted over 280 new job seekers (over 1450 visits to the Job Club) of which 145 have secured paid employment or volunteering opportunities with many more accessing training from specialist providers. The paid manager and volunteers also help with other issues such as housing or access to ICT. This project is integral to the Martock "Our Place" programme particularly because it can help reduce the cost of other public services whilst helping residents to access the help and support they need.	Continue
40	JD	Martock	Martock	Support Martock Youth Centre and Martock Parish Council to develop community facilities programme and business plan for new youth centre and pavilion at Martock Recreation Ground	This is a major project and subject to extensive public consultation and business planning. The next stage of public consultation is in January 15. A steering group of different user groups and other interested parties is overseeing the project, led by the parish council.	continue
41	JD	Martock	Martock	Support the Martock 'Our Place' programme http://www.martockonline.co.uk/Pages/165/Our-Place-Martock/html	The Our Place programme is sponsored by the Department of Communities and Local Government (CLG) as a pilot for local involvement in the re-design of local public services. A 'local operational plan' has been developed over many months using the results of local consultation and research.	continue
42	PB	Martock	Martock	Support M3 to develop Martock Growing Business programme	Area North supported the Martock Business Engagement Group to install new promotional signage at the Martock Business Park.	review with M3
43	PB	Martock	Martock	Support to Martock Parish Council to complete lighting scheme and precinct enhancement project and support to Producers Market (MTIG)	This enhancement scheme has been under design for many years and is now complete led by the parish council. The area is the location for the regular Producers Market. Positive feedback on results received.	complete

44	PB	Martock	Martock	Monitor and support progress of action plan for historic buildings at risk at Parrett Works	SSDC is supporting the community partnership M3 to develop an outline business plan for the conservation and long term sustainability of the Rope Walk and associated buildings. A community grant of £1000 to provide expert advice on a business plan and strategy. Slow progress but sound and steady.	continue
45	TO	Martock	Martock	Support operation of Martock Information Centre through service level agreement	The Martock Information Centre is based at the Market House and is run by volunteers. A community grant of £500 and continued support as in previous years. A strong volunteer base. Open for 15 hours a week, the 16 regular volunteers received over 2000 enquiries during the course of the year.	continue
46	MO	South Petherton	Seavington St Michael	Support Seavington shop and café to improve kitchen facilities for further income generation	A community grant awarded of £1000 for a new cooker, helping to increase income generation for the café.	continue (monitor & support operation during repayment of loan by SSDC)
47	MO	South Petherton	Seavington St Micheal	Support The Seavingtons Playing Field Trust to make access improvements at Seavington Playing Field.	A community grant of £8000 awarded from the Area North Capital programme (July 2014) to improve links between the village hall, play area, community shop, and overflow parking area. Help provided to achieve additional match funding and plan the project. Work has now started on site.	continue
48	TO	South Petherton	Seavington St Micheal	Support The Seavingtons Parish Councils to secure affordable housing for local people.	A potential scheme identified.	continue
49	SK	South Petherton	Shepton Beauchamp	Support Shepton Beauchamp events team to develop film nights	A community grant of £209 helped purchase a new projector for community film nights.	complete

50	CJ	South Petherton	South Petherton	Secure reuse by small business at former SSDC Public Toilets at Prigg Lane car park.	A successful conclusion to this project – a small business has taken the lease and has occupied. This has brought a redundant building back into use with income for SSDC, and a new business into the village.	complete
51	CJ	South Petherton	South Petherton	Support South Petherton Parish Council to refresh the Parish Plan / create Neighbourhood Plan	A committee has been established by the parish council which includes business and community representatives. This is at an early stage with the first phase of public consultation underway. The parish council has also resolved to make a Neighbourhood Plan under the Localism Act and their application to make a designated area has been approved by SSDC.	continue
52	PB	South Petherton	South Petherton	Support parish council / market group to start up a South Petherton market (MTIG)	Grant (MTIG programme) offered of £2000 to support start up costs. Guidance provided. Additional work required by parish council to ensure grant conditions can be met - including evidence of broad community support.	continue
53	TO	South Petherton	South Petherton	Support operation of South Petherton Community Information Centre through service level agreement.	The South Petherton Local Information Centre is based in the Library and is run by volunteers. A community grant of £500 and continued support as in previous years. The LIC purchased a bespoke gazebo to help the volunteers attend local events. Open for eight hours a week, during which the nine regular volunteers fielded over 500 enquiries.	continue
54	SK	St Michaels	Chilthorne Domer	Support Chilthorne Domer Village Hall to construct a new store room for equipment	A community grant of £2500 awarded from the Area North Capital Programme. Work complete and grant paid.	complete
55	SK	St Michaels	Chilthorne Domer	Support Chilthorne Domer Recreation Trust to make improvements to the Pavillion for community use	A community grant of £6000 awarded July 2014 to support improvements to the pavillion. Work underway in two phases.	continue

56	TO	St Michaels	Montacute	Support completion of feasibility and business plan for new village hall	Following a lengthy period of feasibility and public consultation, the Village Hall Committee has decided to further refurbish the existing hall.	continue
57	TO	St Michaels	Montacute	Support completion of feasibility and business plan for new sports changing rooms in Montacute	The Parish Council is planning to replace the existing changing facilities at the Recreation Ground – and is in discussion with the National Trust and SSDC planning. The work is continuing and starting to look at funding sources.	continue
58	TO	St Michaels	Montacute	Support with National Trust and Montacute Parish Council to secure viable future management arrangements for The Borough Car Park	The Borough car park is owned by the National Trust with a lease to SSDC, which has expired and is being held over. The parish council has agreed to take on the day to day running of the car park with maintenance reverting to the National Trust. The final agreement is imminent. This will ensure the continuity of the service to visitors and residents together with a saving to SSDC.	continue
59	TO	St Michaels	Tintinhull	Support Tintinhull Pre-School to re-locate to school site	Help provided to achieve external funding to move the pre-school to a new building from the village hall.. A successful grant application to the Armed Forces Community Covenant funding achieved. Building complete and open. Official opening to be held in June 2015.	complete
60	TO	St Michaels	Tintinhull	Support Tintinhull Parish Council to progress funding and design for new village hall.	Help provided to prepare the successful Stage 2 lottery bid for a new village hall on the existing site. A community grant of £250 helped with printing for public consultation. The next step will include an application to SSDC for a grant, expected in late summer 2015.	continue

61	TO	St Michaels	Tintinhull	Support Tintinhull Parish Council to secure further investment at recreation ground to improve community facilities	The pavilion is well used by Tintinhull Youth Club and requires updating. Limited recent contact from parish council – to be followed up. The nearby MUGA has also been considered for refurbishment in the past. The PC, with support from SSDC, will concentrate on this area once the new hall project is well established.	continue
62	CJ	Turn Hill	High Ham	Support High Ham Parish Council to acquire the Millennium Wood	A community grant of £250 supported the legal fees to acquire the Millennium Wood from SCC.	complete
63	SK	Turn Hill	High Ham	Support High Ham Parish Council to install equipment for over 8's on the playing fields (The High Ham youth park)	A community grant of £6000 agreed in May 14 from the Area North Capital Programme. The project includes provision for play items shortlisted and selected by a focus group of older children from the local High Ham primary school. Contractor started on site mid-November, and the work is completed.	continue
64	TO	Turn Hill	High Ham	Support High Ham Parish Council to install a community defibrillator	A community grant of £1000 has helped to install a defibrillator at the primary school in High Ham and train volunteers. Grant of £900.00 paid 21/04/15.	complete
65	M O	Turn Hill	Long Sutton	Support Somerton Beekeepers to develop business plan for education/club room	Help provided to develop a business plan and seek external funding. A grant application to SSDC is anticipated to support the costs of establishing a store / education room.	continue
66	SK	Turn Hill	Long Sutton	Support Long Sutton Parish Council to make improvements to outdoor & pavillion facilities at playing field	Assisting the Village Hall committee to produce a 3 - 5 year business plan. Advice offered from CHL team and assistance being given to see whether the pavilion would benefit from some renovations or remodelling. Consultation with user groups to take place as project progresses.	continue
67	M O	Turn Hill	Long Sutton	Support Long Sutton Parish Council to improve access at village hall (installation of hearing loop)	Support and guidance offered during year to make further improvements. The hearing loop will allow SSDC to use the hall for meetings.	complete

68	SK	Wessex	Compton Dundon	Support Compton Dundon Cricket Club to purchase new mobile pitch coaching aid	Community grant awarded March 2015 towards a new mobile pitch coaching aid. This will allow them to give better provision of coaching in a wider variety of locations. Junior coaching sessions are underway (May 15) and this also promotes links for children following the closure of the school.	complete
69	CJ	Wessex	Compton Dundon	Monitor and support progress to secure completion of affordable housing scheme	This scheme is partly built and has made little progress over a number of years. It is a mixed scheme which includes six affordable homes for people with a local connection to Compton Dundon and surrounding villages.	continue
70	PB	Wessex	Somerton	Support Somerton Historic Buildings Preservation Trust to acquire and operate Old Town Hall for business/community use.	The Old Town Hall is a largely unused listed building in a prominent location in the market place. The latest application to the Heritage Lottery Fund to develop its use for business / community use was not successful. It is understood that this project will not proceed led by the SHBPT. The local interest in securing the re-use of this notable town centre empty building – and the nearby empty shops remains for this key location.	Complete / review
71	PB	Wessex	Somerton	Support Somerton town council to complete car parking and gateway signage scheme for Somerton (MTIG)	A grant of £1714 from the MTIG / High Streets programme assisted the town council to improve local signage in the town centre.	complete
72	SK	Wessex	Somerton	Complete review of local car parking in conjunction with Somerton Town Council <i>[NB new project agreed during 2014-15 to create new parking provision]</i>	A shortfall of around 30 spaces identified in the SSDC car parking strategy to 2028. A number of options reviewed with Somerton Town Council (STC) for additional space and management of existing provision. SSDC District Executive approved (Nov 14) the principles of an agreement with Somerton Town Council to develop land formally operated as the GP surgery. This is subject to further negotiations and a planning application for change of use. Studies currently being undertaken that will be required for the planning application. Project to led by STC.	continue

73	SK	Wessex	Somerton	Support Somerton Recreation Trust to continue master planning for changing and sports facilities at recreation ground	Community grant of £1000.00 towards feasibility study - technical advice from Community Health & Leisure service to brief and manage consultancy.	continue
74	TO	Wessex	Somerton	Support operation of Somerton Information Centre through service level agreement	The Somerton Information Centre is based in the Library and is run by volunteers under the general management of the Somerset Tourism and Heritage Partnership. A community grant of £500 and continued support as in previous years. Open for 28 hours a week, eight months of the year, during which time 16 regular volunteers responded to in excess of 800 enquiries.	continue

Achievements – 2014-15

[£ = grant awarded in year or previous years]

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Langport & Huish

Langport – Langport Information Centre (£ SLA); New gateway / town centre and business park signage; Enhancement of town square for new markets; Additional marketing with Langport Business Group; Feasibility for rowing/boating on the Parrett; Great Bow Yard – Development of ‘work hub’; Development of community facilities at Huish Leisure including AGP; Support to Play Days; Feasibility of Flood defence at Westover Trading Estate;

Curry Rivel

Curry Rivel – Support to programme of improvements at Robert Sewers Hall; Support to improve community facilities at Westfield (s106); Curry Rivel Parish Plan; new youth club start up

Drayton -

Support to community led purchase of Drayton Arms (£)

Islemoor

Ilton – Support to create new community facilities – playing field and play areas; Play Days; new equipment for Youth Club (£)
Curry Mallet – Support for Magna Carta Heritage project (£); support to review provision of play facilities (s106)

Burrow Hill

Kingsbury Episcopi – Community defibrillator (£); Play Day; support for new community centre and shop project (£); Thorney flood defence ring bank and pump. (£); Refurbishment of church rooms (£)
Barrington - Assistance with purchase of playing field by Football Club (£)

Area Wide Programmes

Engagement with Town and Parish Councils
 Somerset 20 Year Flood Action Plan
 South Somerset Market Towns Investment Group
 Level & Moor Local Action Group (LEADER)
 Devon & Somerset Broadband Programme
 PACT (Neighbourhood Policing partnerships)
 Area North marketing and signage programme
 South Somerset play schemes programme



Turn Hill

Long Sutton – Improvements to outdoor facilities & pavilion at playing field (£); hearing loop for village hall (£); feasibility – Somerton Beekeepers education room;
High Ham – new youth equipment (£); community defibrillator (£); acquisition of Millennium Wood;

Wessex

Somerton – Review of local car parking – agreement for redevelopment of former surgery; Somerton Information Centre (£ SLA); Master planning for recreation ground & changing facilities (£); Feasibility - Old Town Hall business plan;
Compton Dundon – Review of affordable housing scheme; Feasibility - Multi-Use games area; youth cricket coaching aid (£)

Martock

Martock – Support to Job Club; Moorlands Shopping Centre enhancement scheme (£); Martock Information Centre (£ SLA); Play Day; Feasibility of new community facilities - youth centre and pavilion; Support ‘Our Place’ programme Development of conservation plan for Historic buildings at risk at Parrett Works
Ash – affordable housing scheme feasibility; Refurbishment of Churchyard walls (£);
Long Load – flood defence at Long Load bridge

St Michaels

Tintinhull – New village hall; Pavillion & recreation ground; Youth club – Community Youth Project; Play Days
Chilthorne Domer – Refurbishment at Pavillion (£); Village Hall storeroom extension (£)
Montacute – Feasibility for changing rooms / village hall; National Trust parking area – transfer of lease to MPC

Hamdons

The Hamdons – Community Youth Project
Stoke sub Hamdon – Support Recreation Trust five year plan
Norton sub Hamdon – New pathway at Minchington Close (£); Support to acquire community shop and Post Office (£); Completion of affordable housing scheme (Norton Community Land Trust) (£)

South Petherton

South Petherton - Community Information Centre (£ SLA); reuse of former public toilets for business use; Neighbourhood Plan & Parish Plan; feasibility of South Petherton market (£)
Seavington St Michael – Support to improve footpaths access at playing field (£); Community café – kitchen equipment (£)
Shepton Beachamp – new projector for history society (£)



Appendix C

Area North Priorities 2014-15 (approved June 2014)

The four Area North priorities provide the framework for work supported or directly managed by the Area North Development team, underpinned by the Area Committee's influence and use of delegated budgets.

Jobs – we will aim to add value to the economy in Area North, through promoting local economic development and the availability of local employment, promoting the availability of Superfast Broadband; and enhancing the offer to visitors to extend stay and spend.

- In the coming year this will specifically include actions to support the 20 Year Flood Action Plan (business resilience); the success of the future Leader programme for the Levels and Moors; completing the signage and marketing project; and further work to assess the current supply / demand for employment land in Area North.
- **Affordable Housing** – we will promote the delivery of affordable homes in Area North, including support to test and develop new models.
 - In the coming year this will specifically include work to secure as much progress as can be achieved in Norton sub Hamdon, Compton Dundon and Ash. In addition assistance with local housing needs surveys can be provided, together with help understand how delivering affordable housing works, and to connect parishes with housing providers.
- **Self-Help** – we will promote greater levels of self-help to promote the sustainability of local services and facilities for all ages.
 - In the coming year this will specifically include support to locally led projects as set out in the Area Development Plan - supporting progress in a variety of ways. We will continue to promote our general enquiries service to help residents; councillors; businesses and groups find the help and information they need to make a difference in their local communities.
- **Flood and Water Management** – we will promote locally led solutions which prevent unacceptable flood events in our communities; we will support the work of the Somerset Water Management Partnership including the task force for the Levels and Moors; we will seek to include past learning from the Parrett Catchment Project into future solutions and we will support the partnership of the 20 Year Flood Action Plan to deliver its objectives including a long term solution to flood relief and the return of our rivers to their 1960's profile.
 - In the coming year this will specifically include support to raise awareness of and promote achievement of the objectives of the 20 Year Flood Action Plan - particularly for the 'Building Local Resilience' workstream. This includes the completion of the Repairs and Renewal and Business Support Grants programmes; and construction of the Thorney Ring Bank.

Agenda Item 11

Area North Committee – Appointment of Members to Outside Organisations and Groups for 2015/16 (Executive Decision)

Strategic Director: Mark Williams, Chief Executive
Assistant Director: Ian Clarke, Legal and Corporate Services
Service Manager: Angela Cox, Democratic Services Manager
Lead Officer: Becky Sanders, Democratic Services Officer
Contact Details: becky.sanders@southsomerset.gov.uk or 01935 462596

Purpose of the Report

As the Council has entered a new municipal year, the Committee is asked to review its appointments to outside organisations and working groups within Area North, having regard to the policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies (adopted by District Executive on 1st May 2014).

Recommendation

The Committee is asked to:

- (1) Note that a separate report will be made later in the year to provide an update about the Area North Marketing Working group.
- (2) Appoint a member to represent Area North Committee regarding Community Safety / Neighbourhood Policing Liaison.
- (3) Review and appoint members to the outside organisations and groups for 2015/16 as set out in Appendix A.

Area North – Neighbourhood Policing liaison

SSDC is a partner to the Safer Somerset Partnership, although there is no formal governance at a local level with each area supporting arrangements which best meet the needs and priorities of local communities.

Area North Committee appoints a councillor to be the committee's link with the Area Neighbourhood Policing team. Ward members are encouraged to link with the local beat managers and PCSOs and town/parish councillors to understand and address local issues.

The Area Sergeant will be invited to attend a future meeting of the Area Committee, together with further information on how SSDC works locally to promote community safety.

Outside Organisations and Groups

The organisations and groups to which representatives are requested to be appointed by the Area North Committee for 2015/16 are indicated in Appendix A. The list of organisations was reviewed by Area North Committee in November 2013 and recommendations were made

towards the final policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies, which was adopted by District Executive on 1st May 2014.

Members are now asked to review and appoint members to the outside organisations for 2015/16, having regard to the adopted policy.

Financial Implications

None for Area North Committee. Mileage claimed by councillors (across the district) attending meetings of outside bodies to which they are appointed is approximately £1,000 per annum and is within the existing budget for councillors travelling expenses held by Democratic Services. There may be a small saving resulting from any decision to reduce the number of SSDC appointed outside bodies, however, a number of councillors do not claim any mileage for their attendance at these meetings.

Council Plan Implications

There are several of the Council's Corporate Focuses which encourage partnership working with local groups, including:-

- Work in partnership to deliver investment and development that local people value with particular emphasis on Yeovil and Chard;
- Work with partners to contribute to tackling youth unemployment;
- Work with partners to combat fuel poverty;
- 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.

Carbon Emissions and Climate Change Implications

None

Equality and Diversity Implications

Full consideration to equalities was given in producing the Policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies.

Background Papers

- Minute 29, Area North Committee, 25 June 2014
- Minute 184, District Executive, 1 May 2014

Appendix A

Area North Outside Organisations and Groups – Appointments to be considered for 2015/16

Organisation / Group (Lead officer contact)	Number of Council Reps.	Aims & Objectives	Frequency of Meetings	Existing status of representative
Somerset Levels and Moors Local Action Group Executive Board (Neighbourhood Development Officer - Pauline Burr)	1 (+ 1 officer)	To support the delivery of a local economic development programme for the Somerset Levels and Moors. Currently in a transition year between the previous and next round of DEFRA funding. (See separate report June 2014). More info at: http://levelsandmoors.somersetleader.org.uk/	About 6 – 8 per year	Full Member
Langport Abattoir Liaison Group (Neighbourhood Development Officer – Teresa Oulds)	2	To provide a forum for liaison between the operating companies, the communities of Huish Episcopi and Langport and the local Authorities and other agencies responsible for the regulation of the site.	About 2 - 3 per year	Observer / consultative only
Martock Community Planning Partnership (Area Development Manager - Charlotte Jones)	1	To own the Martock Vision and monitor delivery of the Martock Local Community Plan.	Quarterly	Full Member
Somerset Waterways Advisory Committee (Area Development Manager - Charlotte Jones)	1	A joint advisory committee of the County Council, its membership includes co-opted members of the four Somerset District Councils in whose Districts there are existing or disused waterways.	Quarterly	Full member (advisory committee only)

Organisation / Group (Lead officer contact)	Number of Council Reps.	Aims & Objectives	Frequency of Meetings	Existing status of representative
Strode College Community Education Advisory Committee (Area Development Manager - Charlotte Jones)	1	Advisory Committee to Board of Governors. Committee reviews and promotes the development of the College's work with adult students and its role in supporting community work.	3 per year	Full member (advisory committee only)
Huish Episcopi Leisure Centre Board (Assistant Director Health and Well- Being Steve Joel)	2	Management Company for Huish Episcopi Leisure Centre.	Approx. 3	Full member
Levels and Moors Task Force (Area Development Manager - Charlotte Jones)	1	To assist with the development of a shared vision for the Somerset Levels and Moors, under the auspices of the Somerset Water Management Partnership.	As required, but currently not active.	Full member (advisory only)

Agenda Item 12

Scheme of Delegation – Development Control – Nomination of Substitutes for Chairman and Vice Chairman for 2015/16 (Executive Decision)

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

Purpose of the Report

As the Council has entered a new municipal year, the Committee is asked to review the appointment of two members to act as substitutes for the Chairman and Vice Chairman in the exercising of the Scheme of Delegation for planning and related applications. The previous member substitutes were Councillors Derek Yeomans (first substitute) and Roy Mills (second substitute – and no longer a serving member).

Recommendation

That, in line with the Development Control Revised Scheme of Delegation, two members be nominated to act as substitutes for the Chairman and Vice Chairman to make decisions in the Chairman's and Vice Chairman's absence on whether an application should be considered by the Area Committee as requested by the Ward Member(s).

Background

The Council's scheme of delegation for Development Control delegates the determination of all applications for planning permission, the approval of reserved matters, the display of advertisements, works to trees with Tree Preservation Orders, listed building and conservation area consents, to the Development Manager except in certain cases, one of which being the following:-

"A ward member makes a specific request for the application to be considered by the Area Committee and the request is agreed by the Area Chairman or, in their absence, the Vice Chairman in consultation with the Development Manager. (This request must be in writing and deal with the planning issues to ensure that the audit trail for making that decision is clear and unambiguous). In the absence of the Chairman and Vice Chairman there should be nominated substitutes to ensure that two other members would be available to make decisions. All assessments and decisions to be in writing."

Financial Implications

None from this report

Council Plan Implications

None from this report.

Carbon Emissions and Climate Change Implications

None from this report.

Equality and Diversity Implications

None from this report.

Background Papers: *Minute 36, Council meeting of 21 July 2005*
Minute 15, Area North Committee, 28 May 2014

Agenda Item 13

Area North Committee – Forward Plan

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

Purpose of the Report

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

Public Interest

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

Recommendation

Members are asked to:

Note and comment upon the Area North Committee Forward Plan as attached, and identify priorities for further reports to be added to the Area North Committee Forward Plan.

Area North Committee Forward Plan

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

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

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

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

Background Papers: None

Area North Committee Forward Plan

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

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

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
22 July '15	Section 106 Monitoring Report	Update report on the completion of the terms of various s106 agreements, including the collection and re-investment of financial obligations from developers.	Neil Waddleton, Section 106 Monitoring Officer
22 July '15	Community Health and Leisure	Annual service update report from the SSDC Community Health and Leisure service including the Healthy Lifestyles programme.	Lynda Pincombe, Community Health and Leisure Manager
26 Aug '15	Area North Development Plan – review of priorities	A report of the achievements of the Area Development Plan for 2014-15 and discussion of priorities for the new committee.	Charlotte Jones, Area Development Manager (North)
26 Aug '15	<i>Grant to Tintinhull – New Village Hall project</i>	<i>To determine a grant application for Tintinhull New Village Hall.</i>	<i>Teresa Oulds, Neighbourhood Development Officer (North)</i>
23 Sept '15	Area North – Historic Buildings at Risk	An update report on the Council's Historic Buildings at Risk Register	Adron Duckworth, Conservation Manager
<i>TBC</i>	<i>Conservation – service update</i>	<i>A service report from the SSDC Conservation team.</i>	<i>Adron Duckworth, Conservation Manager</i>

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
<i>TBC</i>	<i>Neighbourhood Policing – Area North</i>	<i>An overview of local crime and community safety priorities</i>	<i>Sgt Dean Hamilton – Area North Neighbourhood Policing team</i>
<i>TBC</i>	<i>Endorsement of Community led Plans</i>	<i>Curry Rivel Parish Plan South Petherton Parish Plan and Neighbourhood Plan</i>	Charlotte Jones, Area Development Manager (North)
<i>TBC (may be planned as an informal workshop)</i>	<i>Affordable Housing</i>	<i>As requested by Councillors – a discussion / presentation covering definition, criteria and guidelines for affordable housing, and the construction of modular / eco housing</i>	<i>TBC</i>
<i>TBC</i>	<i>SSDC land and property – Area North</i>	<i>As requested by Councillors - a report on asset management / land and property holdings in Area North</i>	<i>TBC</i>

Agenda Item 14

Planning Appeals

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

Purpose of the Report

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

Public Interest

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

Recommendation

That members comment upon and note the report.

Appeals Lodged

14/03419/FUL – Land adjoining 8 Yeovil Road, Tintinhull.
Alterations and improvements to existing access (retrospective).

14/03299/OUT – Former Milk Depot, Horse Mill Lane, Somerton.
Outline application for the erection of 4 detached dwellings following demolition of former dairy distribution depot and dwelling.

14/04561/FUL – 3 Westfield, Curry Rivel.
Erection of an attached dwelling with associated access, parking for new and existing dwelling and amenity space.

Appeals Dismissed

14/05001/FUL – Land adjoining Keepers Cottage, Ham Lane, Compton Dundon.
Erection of a dwelling house (revised application).

14/00458/OUT – Land between Old Vicarage and 15 Yeovil Road, Tintinhull.
Outline residential development.

Appeals Allowed

None

The Inspector's decision letters are shown on the following pages.

Appeal Decision

Site visit made on 27 April 2015

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

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

Decision date: 1 June 2015

Appeal Ref: APP/R3325/W/15/3003540

Land adjoining Keepers Cottage, Ham Lane, Compton Dundon, Somerset TA11 6PQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Gary Linham against the decision of South Somerset District Council.
 - The application, Ref. 14/05001/FUL, dated 27 October 2014, was refused by notice dated 16 December 2014.
 - The development proposed is the erection of a new 2 bedroom house.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. Since the appeal was lodged the Council has adopted the South Somerset Local Plan (2006-2028). However this has not significantly altered the planning policy considerations in this appeal.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

4. Compton Dundon is primarily a linear settlement with its dwellings strung out in ribbon development along local roads, in particular Compton Street and Ham Lane. In refusing the application the Council considers that the proposed dwelling would effectively compromise the integrity an important visual gap in the frontage of Ham Lane, with a significant loss in its visual and environmental value.
 5. In this context I saw on my visit that although the appeal site has been severed from the garden of Keeper's Cottage, the length of that garden stretching eastward along the southern side of Ham Lane is such that the site is effectively isolated from this building, as well as from the dwellings to its west which extend to the junction with Hurst Drove. There is also a gap between the site and the
-

first of the dwellings to the east, which marks the edge of the more concentrated area of development of the village centre.

6. At present the landscape quality, the rural character of the gap and its pleasing openness is spoiled only by the bulky village hall and post office with its large car park. However the infilling of the gap in the ribbon development on the south side of Ham Lane by a dwelling with no obvious relationship to any existing built form would be to the further detriment of those qualities and attributes that the Council is anxious to safeguard and are protected in Policy EQ2 of the South Somerset Local Plan (2006-2028) which has similar objectives to the saved policies of the previous Local Plan as cited in the Notice of Refusal.
7. The Council is critical of the Dutch Barn design style and the unusual external 'Green' materials, not least because it would make the property more distinctive and increase the perception of an unwelcome intrusion in the landscape. However I am not entirely convinced by this argument and consider that some credit is due for the innovative approach, which in principle is encouraged by the National Planning Policy Framework ('the Framework').
8. However with that said, the proposed dwelling would appear somewhat contrived on an almost impossibly narrow site that is uncharacteristic of most of the development to the east and west on either sides of the gap. The drastic pruning of the hedge has already caused harm and even if this is allowed to grow back to a point where it offers a screen without interfering with the dwelling's light and external circulation space, the building would appear inappropriately squeezed in to its site in front of a deep ditch and hard up against the lane.
9. Furthermore, quite apart from the harm to the landscape and the gap that this would cause, a house on the site would make it difficult for the Council to reasonably resist one or more dwellings on much of the remaining area of garden of Keeper's Cottage, thereby increasing the adverse effect.
10. For the above reasons I conclude the appeal scheme would have an unacceptably harmful effect on the character and appearance of the area. This would be in conflict with the above-mentioned Local Plan Policy EQ2 and the requirement in the Framework to maintain local distinctiveness and landscape quality.
11. I have taken account of all matters raised, including the proposed energy efficiency of the dwelling and local support for more low cost housing in the village. However these matters do not alter my conclusion that I should dismiss the appeal, especially as the low cost housing would not technically be 'affordable housing' and therefore in a form that would meet the requirements of Local Plan Policy SS2 and the Framework.

Martin Andrews

INSPECTOR

Appeal Decision

Site visit made on 1 June 2015

by Paul Griffiths BSc(Hons) BArch IHBC

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

Decision date: 8 June 2015

Appeal Ref: APP/R3325/W/14/3002063

Land between the Old Vicarage and 15 Yeovil Road, Tintinhull BA22 8QL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Bunny Construction Ltd against the decision of South Somerset District Council.
 - The application Ref.14/00458/OUT, dated 3 February 2014, was refused by notice dated 1 August 2014.
 - The development proposed is a residential development.
-

Preliminary Matter

1. The originating application was made in outline with all matters reserved but it is clear from the illustrative material submitted with the application¹ that the intention is to provide 11 dwellings, using the depth of the appeal site.

Decision

2. The appeal is dismissed.

Main Issues

3. These are the effect of the proposal on (1) the setting and thereby the significance of the listed buildings affected; and (2) the character and appearance of the area. There are other matters to consider too, notably the accessibility of the site, drainage, and any benefits that might come forward as a result of the proposal.

Reasons

Listed Buildings

4. There are two listed buildings whose settings would be affected by the proposal. The Old Vicarage, to the west of the site, is a Grade II listed building and its boundary walls and gates are separately listed at Grade II.
5. The starting point for consideration of this issue is the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990². Section 66(1) of the Act requires the decision-maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

¹ Drawing 4270/13 Revision A: Concept Plan

² Referred to hereafter as the Act

6. Paragraph 132 of the Framework³ says that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It goes on to note that significance can be harmed or lost by development within the setting of a designated heritage asset.
7. The Old Vicarage is architecturally sophisticated, built in Ham stone ashlar with a tiled roof, and clearly stands out as one of the principal buildings in the village. The nature of its boundary wall, and the co-ordinated use of Ham stone for its construction, adds to that sense. The open, green-field nature of the appeal site, and the gap it provides between the Old Vicarage and No.15 Yeovil Road, gives a sense of space that allows them to be readily appreciated as an important property, on the edge of the settlement. In that way, the appeal site is a positive contributor to the setting of both listed buildings.
8. Notwithstanding that the illustrative layout shows something of a gap between the proposed dwellings, and the listed buildings, the construction of dwellings on the appeal site would take away much of the existing sense of space. The Old Vicarage and its boundary wall would be subsumed into the settlement and it would become more difficult to discern their status as a principal building.
9. I also have a concern about the footpath proposed that would link the appeal site, across the frontage of the Old Vicarage, with the village. The existing boundary wall has a grass verge that separates it from the road. The natural quality of the grass verge offers a pleasing contrast to the Ham stone and thereby contributes positively to the setting of the wall. There are no elevations or sections provided to show how the footpath, proposed to replace the grass verge, would relate to the boundary wall. At the very least, the replacement of the natural grass verge with a hard surface would lead to the loss of the pleasing contrast referred to above. This would harm the setting of the boundary wall.
10. This harm to the settings of the listed buildings would diminish their significance as designated heritage assets. In the parlance of the Framework, that harm would be less than substantial given that the buildings themselves, where much of their significance lies, would remain intact. Nevertheless, harm that is judged to be less than substantial must still carry considerable weight on the negative side of the balance by dint of the operation of Section 66(1) of the Act. Moreover, the proposal would be contrary to LP⁴ Policy EQ3 that seeks to conserve and, where appropriate, enhance heritage assets.
11. Paragraph 134 of the Framework says that less than substantial harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposal. I return to this matter below.

Character and Appearance

12. Obviously, the failure of the proposal to preserve the settings of the listed buildings affected would also impact negatively on the character and appearance of the area. However, more than that, the dispersed nature of the pattern of development to the east of the Old Vicarage is reflective of the transition of the settlement into its rural surroundings. The development proposed would lead to the loss of much of that quality. Moreover, Tintinhull is,

³ The National Planning Policy Framework

⁴ The South Somerset Local Plan (2006-2028) adopted March 2015

to a large extent, a linear settlement. That form is most apparent on Yeovil Road. A cul-de-sac, which seems to me the inevitable result of development in depth on the site, would appear damagingly incongruous in that context. All that renders the proposal contrary to LP Policy EQ2 which requires development to attain a high quality that promotes local distinctiveness.

Other Matters

13. I have already referred to the footpath proposed, linking the site to the village, in the context of its effect on the setting of the boundary wall to the Old Vicarage. In accessibility terms, it would be necessary to allow pedestrians to walk from the appeal site into the village. The width of the footpath would not be fully compliant with advice in Manual for Streets and I acknowledge that Yeovil Road carries a relatively significant amount of traffic. However, given the controlled nature of that traffic, because of the traffic islands, and the limited amount of pedestrian traffic the footpath would be likely to carry, I do not see that restricted width as any great impediment, in pedestrian safety terms.
14. A Unilateral Undertaking has been entered into which makes provision for an off-site highways improvements contribution to the Highway Authority intended to cover the footpath works. A condition could be applied to ensure that none of the dwellings were occupied before it had been completed.
15. Drainage has been an issue too, centring in the main around a dispute over the ownership of the ditch to the east of the Old Vicarage. It is not my place to reach a conclusion on that. Suffice to say, I see no good reason why a condition, in Grampian form, requiring a surface water drainage scheme to be submitted to and approved by the local planning authority, and implemented in accordance with that approval, could not secure a satisfactory outcome, in drainage terms, if the scheme were to proceed.
16. An Agreement under Section 106 deals with affordable housing in a policy compliant manner. It also includes a series of financial contributions. Those that could be deemed to comply with the tests of paragraph 205 of the Framework, and CIL Regulation 122, would offer mitigation for the impacts of the proposal. They are not benefits, therefore.

Final Conclusion

17. Paragraph 47 of the Framework talks of the need to boost significantly the supply of housing. There is no suggestion that the Council cannot currently demonstrate a five-year supply of deliverable housing sites. Nevertheless, given what paragraph 47 says, the provision of housing, and affordable housing, must be seen as benefits. Nevertheless, the proposal would cause harm to the setting of listed buildings, and the character and appearance of the area, contrary to LP Policies EQ3 and EQ2, and the presumption in Section 66(1) of the Act. The benefits that would flow from the proposal are nowhere near sufficient to outweigh the harm that would be caused.
18. For the reasons given above I conclude that the appeal should be dismissed.

Paul Griffiths

INSPECTOR

Agenda Item 15

Schedule of Planning Applications to be Determined by Committee

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

Purpose of the Report

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

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier 3.45pm.

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

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
16	LANGPORT & HUIISH	15/00879/FUL	Erection of a 2 bedroom dwelling.	Land adjoining Highfield Farm, Windmill Lane, Pibsbury.	Mr D Russell
17	TURN HILL	15/00471/FUL	Erection of an agriculturally tied dwelling.	Land east of Knightlands Lane, Long Sutton.	Mr & Mrs R Cox
18	CURRY RIVEL	15/01502/FUL	Erection of an annexe.	Little Orchard, Heale Lane, Curry Rivel.	Mr B Bristow
19	BURROW HILL	15/01379/FUL	Install a dual pitch roof to replace flat roof and erect rear extension	Shearstone, Silver Street, East Lambrook.	Mr & Mrs T Nash
20	SOUTH PETHERTON	15/02210/FUL	Demolition of existing extension and outbuilding, alterations and erection of a two storey extension.	The Nook, Buttle Lane, Shepton Beauchamp.	Mr & Mrs Bambury

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 has 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 16

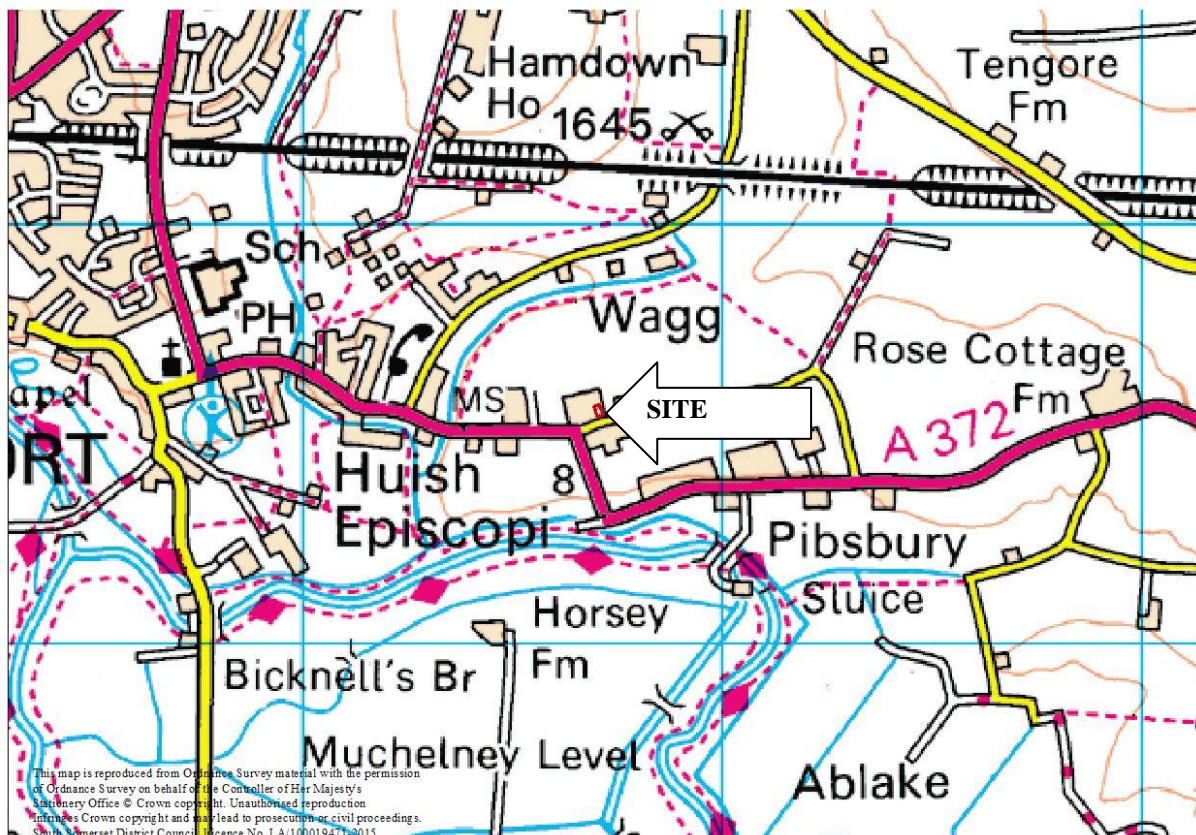
Officer Report On Planning Application: 15/00879/FUL

Proposal :	Proposed erection of a 2 bedroom dwelling (GR: 343722/126519)
Site Address:	Land Adjoining Highfield Farm, Windmill Lane, Pibsbury.
Parish:	Huish Episcopi
LANGPORT AND HUISH Ward (SSDC Member)	Cllr Clare Aparicio Paul
Recommending Case Officer:	John Millar Tel: (01935) 462465 Email: john.millar@southsomerset.gov.uk
Target date :	20th April 2015
Applicant :	Mr D Russell
Agent: (no agent if blank)	Mr Clive Miller, Sanderley Studio, Kennel Lane, Langport, Somerset TA10 9SB
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

This application is referred to committee at request of the Ward Member with the agreement of the Area Chairman to enable the issues raised to be fully debated by Members.

SITE DESCRIPTION AND PROPOSAL





The application site is a farm situated on the north side of Windmill Lane in Pibsbury, a loose linear collection of properties located along the A372 to the east of Huish Episcopi and outside the development area as defined by the South Somerset Local Plan. The site is a small plot of land in between a former farmyard, which is now subject to planning permission for a barn conversion and outline consent for the provision of two dwellings, and an existing bungalow. Neighbouring properties are located to the east, west and south with open land to the north of the site. The site is also located approximately 585m from Wet Moor SSSI and 325m from Muchelney Level County Wildlife Site.

The application is made for planning permission for the erection of a one and a half storey, 2 bedroom dwelling house. The development is proposed to be constructed from natural stone to the southern, road-facing elevation, with render to the other three elevations. The roof is proposed to be constructed from double roman tiles. The site will make use of an existing field gate, with a formal access, drive and parking area for two cars to be provided.

HISTORY

None

POLICY

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in accordance with this development plan, unless

material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that 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.

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

SD1 - Sustainable Development
SS1 - Settlement Strategy
SS2 - Development in Rural Settlements
EQ2 - General Development
EQ4 - Biodiversity
TA5 - Transport Impact of New Development

National Planning Policy Framework

Core Planning Principles - Paragraph 17
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

National Planning Practice Guidance

Design
Natural Environment
Rural Housing

Policy-related Material Considerations

Somerset County Council Parking Strategy (September 2013)
Somerset County Council Highways Development Control - Standing Advice (June 2013)

CONSULTATIONS

Parish Council: No objection, however do note that it is incorrectly stated within the supporting planning statement that there is a bus route in this location. As far as Councillors are aware, there is only a student bus to Bridgwater College on this road. The main buses run Taunton-Langport-Somerton-Yeovil.

SCC Highway Authority: No objection. It is noted that the visibility splays (2.4m x 43m) are insufficient for the speed limit passing the site, however it is acknowledged that actual speeds are unlikely to be high due to the proximity to the A372 junction. As such, visibility is considered to be acceptable at this point. It is also noted that there is sufficient parking and turning space on site to park vehicles and also allow them to enter and exit in a forward gear. The Highway Authority have requested the imposition of appropriate conditions in respect to forming a properly consolidated access and appropriate parking and turning provision on-site.

SSDC Highway Consultant: The Council's Highway consultant has commented on the sustainability of the site, noting that it is over 1km to Langport, although there is a continuous footway from Windmill Lane to Langport. In considering the key highway safety issues, there is limited forward visibility for vehicles turning right into Windmill Lane from A372, although the number of these movements would be minimal. Visibility at site access (2.4m x 43m) should be achievable. On-site parking and turning, and details of access, surfacing, drainage should be conditioned.

Natural England: No objections.

SSDC Ecologist: Having considered the information submitted, the Council's Ecologist has no comments or recommendations to make.

SSDC Landscape Architect: The Landscape Architect advises that the site is a grassed narrow infill laying between a former farm building group (now being converted) and a short row of bungalows. The narrow gap is considered to have negligible landscape value, as such no issues are raised relative to the principle or form of development. It is requested that details of a planting scheme are conditioned, which should aim to provide hedgerow enclosure of both north and south boundaries.

REPRESENTATIONS

None

CONSIDERATIONS

Principle of Development

The application site is located to the north of the settlement of Pibsbury, which is a small group of dwellinghouses, with no local services. The nearest key services available are those within Huish Episcopi and Langport, to the west. In this case, the site is approximately 380m from the edge of the Huish Episcopi defined development area, 700m from the public house, 1km from the entrance to Huish Episcopi Academy and 1.8km from Langport town centre (junction of The Hill and North Street/Cheapside). It is separated from the developed edge of Huish Episcopi by open countryside.

In policy context, national guidance contained within the National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development, advising that "local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances." Paragraph 49 of the NPPF also states housing applications should be considered in the context of the presumption in favour of sustainable development, as does policy SD1 of the South Somerset Local Plan (2006-2028).

Policy SS1 (Settlement Strategy) highlights the areas where new development is expected to be focused, grouping certain towns and villages into a hierarchy, of settlements including the Strategically Significant Town (Yeovil), Primary Market Towns, Local Market Towns and Rural Centres. All other settlements are 'Rural Settlements', which policy SS1 states "will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in policy SS2. 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 (i.e. local convenience shop, post office, pub, children's play area/sports pitch, village hall/community centre, health centre, faith facility, primary school)."

The applicant seeks to justify the proposal by stating that the site is well related to the existing settlement of Huish Episcopi and Langport in that there is a continuous footpath from the junction of Windmill Lane and the A372 and that there are local services within easy walking distance (i.e. the Rose and Crown Public House and Huish Episcopi Academy and Sports Centre, as well as the other key services available within the Huish/Langport area). It is argued that the site is sustainably located within easy reach the Huish and Langport services and other recent approvals for infill dwellings are quoted, which are at similar (and greater) distance from the edge of Huish/Langport. The applicant also quotes a recent appeal decision (Goldwell Farm in Crewkerne), where the Inspector agreed with statements made by the appellant that "with reference to documents such as Manual for Streets, the appellants considered that 800m is a 'comfortable' distance to walk and that 2km is a 'reasonable' walking distance, though not a maximum."

While the proposed development does not strictly comprise an isolated new dwelling as this is an infill plot, close to the existing group of dwellinghouses at Pibsbury, it is still subject to the same degree of protection as the open countryside. It is therefore considered to be unsustainable by virtue of its distance from local services and the level of separation from the adjoining settlements of Langport and Huish Episcopi. There is a continuous footpath linking the site to Huish Episcopi, however this isn't considered sufficient to indicate that this is a sustainably located development. The applicant's reference to the distance from key services and the quotes of the Inspector on the Goldwell Farm appeal are noted, however this is taken slightly out of context in that the Crewkerne application was for a large-scale development of over 100 homes immediately adjoining the developed edge of a Primary Market Town. This application site is well separated from Huish Episcopi by open countryside and is located within a small rural settlement with none of its own services. Overall, the application provides no justification for the proposed residential development and therefore does not meet the requirements of policy SS2, as stated earlier, as this does not meet the needs of any formally identified housing need or represent the type of "essential need" required to comply with paragraph 55 of the NPPF.

Scale, Design and Appearance

Notwithstanding the overriding policy objection to the proposed development, the scheme is considered to be generally acceptable in respect to its design and appearance. The plot is relatively small, however it is not considered to be of such a disproportionate scale that the development would not respect the pattern of development at this part of Windmill Hill. Overall, the site is considered to be able to accommodate a new dwelling satisfactorily. The proposed dwelling is a detached two bedroom property and of similar scale to the neighbouring properties to the east. Its design also has barn-like characteristics that also respect the adjoining barn conversion to the west. The proposed materials of the main house, being natural stone to the frontage, render to the rest and a tiled roof, are considered to be acceptable and relate to the appearance of the neighbouring dwellings also.

The Council's Landscape Architect has raised no objections in principle, however has suggested that a planting scheme be conditioned, aiming to provide hedgerow enclosure to the north and the south boundaries. Overall, it is not considered that the proposal would have an adverse impact on local landscape character or the general appearance of the area.

Residential Amenity

The proposed dwelling is located between the adjoining bungalow (Ponderosa) and the barn conversion at Highfield Farm. There are no first floor side openings on any of these properties that would be interfered with so there are no overlooking concerns. There are ground floor windows on the side elevation of the proposed dwelling and also to the rear of the barn conversion, looking onto the site, however the proposed 1.8m high boundary fence is considered to effectively prevent overlooking of these openings. Siting of the dwelling is such that it will also avoid unacceptable harm to residential amenity of neighbouring properties by way of overshadowing or general overbearing impact.

Highway Safety

The application seeks to provide access via an existing field gate, with improvements made to provide appropriate levels of visibility. Splays of 43m in each direction are shown. The Highway Authority have commented, noting that these splays are insufficient for the speed limits on Windmill Hill (60mph), however advise that the proximity of the site to the A372 junction means that vehicle speeds are unlikely to be as high as 60mph. It is therefore concluded that the level of visibility proposed is acceptable on this occasion. It is further noted that there is adequate parking and turning space identified within the site and the first 6m of access will be properly consolidated. On this basis it is considered that the proposal will have no adverse impact on highway safety.

If approved, the Highway Authority have requested conditions to ensure that the access is constructed in accordance with the submitted plans and that allocated parking and turning space is kept available for parking and turning of vehicles in connection with the use of the development.

Other Issues

The site is also near to Wet Moor Site of Special Scientific Interest (SSSI) and Muchelney Level County Wildlife Site, however the proposed development is not considered to have any adverse impact on these national and locally important sites.

Conclusion

The site is poorly related to key local services, by virtue of distance to these services, and the development fails to provide for an essential need. The development proposal is therefore considered to be unacceptable and fails to meet the aims of sustainable development.

RECOMMENDATION

Refuse permission

FOR THE FOLLOWING REASON:

01. The proposal would represent new residential development in open countryside, for which an overriding essential need has not been justified. The application site is also remote from local services and therefore constitutes unsustainable development that is contrary to policies SD1, SS1 and SS2 of the South Somerset Local Plan (2006-2028) and to the aims and objectives of the National Planning Policy Framework.

Agenda Item 17

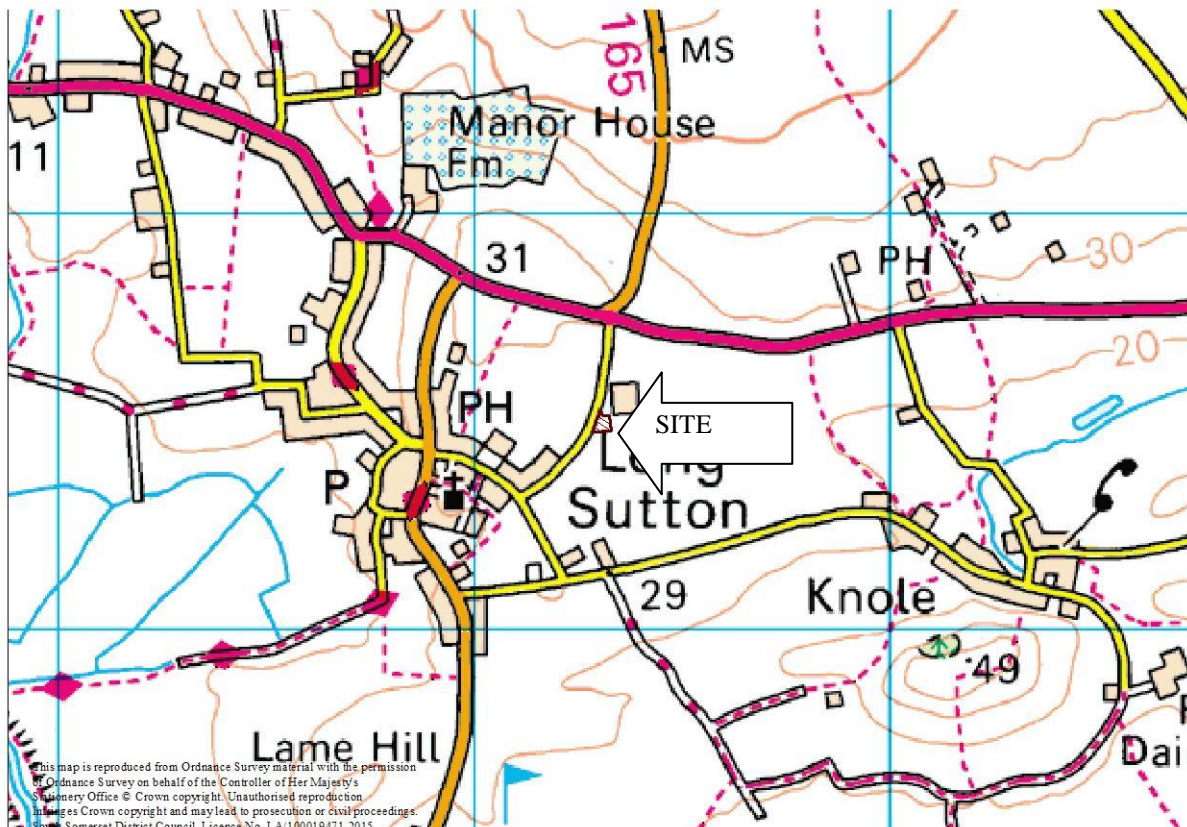
Officer Report On Planning Application: 15/00471/FUL

Proposal :	Proposed erection of an agriculturally tied dwelling (GR: 347228/125445)
Site Address:	Land East Of Knightlands Lane, Long Sutton.
Parish:	Long Sutton
TURN HILL Ward (SSDC Member)	Cllr S Pledger
Recommending Case Officer:	John Millar Tel: (01935) 462465 Email: john.millar@southsomerset.gov.uk
Target date :	1st April 2015
Applicant :	Mr & Mrs Roger Cox
Agent: (no agent if blank)	Mr Dathan Trent, Della Valle Architects, Lake View, The Maltings, Charlton Estate, Shepton Mallet, Somerset BA4 5QE
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

This application is referred to committee at the request of the Ward Member with the agreement of the Vice Chairman to enable the issues raised to be fully debated by Members.

SITE DESCRIPTION AND PROPOSAL





The application relates to a farm complex comprising three large agricultural buildings, located on the east side of Knightlands Lane, to the north east of Long Sutton. The three existing buildings and surrounding farmland, comprising approximately 200 acres, are owned by the applicant, who has farmed the area since 1973. It is advised that approximately 100 acres is used for growing arable crops, with a further 100 acres being permanent pasture.

The application is made for the erection of a four bedroom detached agricultural worker's dwelling on land adjacent to the agricultural buildings. The dwelling is proposed to be constructed from local natural stone, with double roman tiles.

HISTORY

None

POLICY

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that 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.

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

SD1 - Sustainable Development
SS1 - Settlement Strategy
SS2 - Development in Rural Settlements
HG9 - Housing for Agricultural and Related Workers
TA5 - Transport Impact of New Development
TA6 - Parking Standards
EQ2 - General Development
EQ4 - Biodiversity

National Planning Policy Framework

Core Planning Principles - Paragraph 17
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

National Planning Practice Guidance

Design
Natural Environment
Rural Housing

Policy-related Material Considerations

Somerset County Council Parking Strategy (September 2013)
Somerset County Council Highways Development Control - Standing Advice (June 2013)

CONSULTATIONS

Parish Council: Support.

County Highway Authority: Standing Advice applies.

Natural England: No objection.

SSDC Environmental Protection Officer: No objection, however a condition is requested to require the applicant to investigate the site for landfill gases to ascertain whether gas protection measures are required, prior to commencement. Alternatively, gas protection measures should be installed as a precautionary measure.

SSDC Ecologist: No comments nor recommendations to make.

SSDC Landscape Architect: NPPF para 55 is quite clear that LPA's should avoid new isolated homes in the countryside, unless there are special circumstances. This site lays outside the curtilage of village form, such that its location - whilst not 'isolated' - can be considered to be sufficiently removed from the village edge to be undesirable in landscape terms. Additionally, the introduction of a residential form into this rural location (the adjacent farm buildings notwithstanding, which are typically associated with a rural context) with its associated nightlight and vehicular movement, is seen as being at variance with the local rural character of this agricultural landscape. Hence, unless there are considered to be compelling agricultural reasons for a new dwelling, then there is no landscape support for this proposal.

SSDC Economic Development Team Leader: The Economic Development Team Leader supports the proposal from an economic point of view, although acknowledges that the current

existing arable farming enterprise does not provide sufficient functional need for the proposed permanent accommodation. Full comments are as follow:

14th April 2015 Your thoughts regarding the functional test being met for this and the possible approval of temporary accommodation are based on this being a new venture. In reality, the applicant has farmed the land for the past 40 or so years and has resided in premises which are independent of the farm holding. Now, through the aging process, the applicant finds himself unable to manage the day to day tasks of cattle handling, movements etc as well as he was once able and is seeking the permanent assistance of an employee living on site.

Like you, I agree that arable farming cannot provide sufficient functional need for accommodation. However both sheep and cattle (particularly the latter) do. The applicant has been housing other people's cattle in recent years following a serious fire on site which removed fodder and livestock handling equipment. Now, he is wanting to revert back to owning his own stock in the form of 35 suckler cows. There is a very fine line with this application, yet in my deliberations I am giving thought to the continued farming activity at this holding and creating a viable business opportunity after the applicant is no longer able to farm it himself. By allowing this application to build a new residence, providing it is tied through the necessary agreements to the 200 acres of owned land should provide a viable business well into the future.

I know that security is not considered a reason for permitting residential consent on agricultural properties, yet this holding has really suffered with arson and theft over a long period. If the viability is to continue into the future, providing consent for a residence will allow for the continuation of an agricultural business well into the future, long after the applicant is able to farm the land himself. The key to this application for me is if there is a willingness to tie the land to the proposed new residence. If this is agreed, then I am comfortable that a viable business opportunity will continue at this location for many years to come and would support the application.

20th April 2015 I was unaware that the tying of premises to land is no longer encouraged. In light of your response, then the functional test alone for this application is probably harder to prove. I am saddened the amount of owned land, range and quality of the farm buildings and the location just off the village centre is missing just one thing, a residence - if it is to remain a viable holding long after the applicant is able to farm there. I guess the applicant should consider the functional need element again if he is to prove sufficient need. Perhaps I am being too sentimental with this one John. It was not many years ago Somerset County Council owned dozens of farms and provided an opportunity for new entrants into agriculture. I see this as an opportunity for a farm unit to be created to continue that trend, yet the reality is that in a few years the opportunity will be lost. Based on your comments, I would have to agree the functional need of this application is weak.

REPRESENTATIONS

None

CONSIDERATIONS

Principle of Development

The main issue for this application is whether there is an agricultural need for a permanent dwelling sufficient to outweigh the aims of local and national planning policies that seek to restrict development in the countryside.

Firstly, in regard to need, the application will be assessed against the requirements of paragraph 55, chapter 6 of the National Planning Policy Framework (NPPF), which states "*Local Planning Authorities should avoid new isolated homes in the open countryside unless there are special circumstances such as...the essential need for a rural worker to live permanently at or near their place of work in the countryside.*" and South Somerset Local Plan policy HG9. Prior to the publication of the National Planning Policy Framework (NPPF) in March 2012, Annex A to Planning Policy Statement 7 (PPS7) was notably prescriptive in setting out the criteria that would have to be met in order to prove that need. The NPPF (paragraph 55, as above is visibly less prescriptive, however the essence of PPS7 Annex A is mirrored in Local Plan policy HG9, which states:

"A development proposal in the countryside to meet the accommodation needs of a full-time worker in agriculture, horticulture, forestry, equestrian activities or other business where a rural location is essential should demonstrate that:

- There is a clearly established existing functional need;
- The enterprise is economically viable;
- Provision on-site (or in the immediate vicinity) is necessary for the operation of the business;
- No suitable accommodation exists (or could be made available) in established buildings on the site or in the immediate vicinity;
- It does not involve replacing a dwelling disposed of recently as general market housing;
- The dwelling is no larger than that required to meet the operational needs of the business;
- The siting and landscaping of the new dwelling minimises the impact upon the local landscape character and visual amenity of the countryside and ensures no adverse impact upon the integrity of nationally and internationally designated sites, such as AONB.

Where a new dwelling is permitted, this will be the subject of a condition ensuring the occupation will be limited to a person solely or mainly working, or last working in the locality in agriculture, horticulture, forestry, equestrian activities or other rural business (or a surviving partner of such a person, and any resident dependents)."

Taking these criteria in turn:

Clearly established functional need

The application is supported by an agricultural appraisal, accounts for years 2012, 2013 and 2014, and an estimated budget for future years. At present the applicant runs an arable farming enterprise and a small flock of sheep, with the buildings at the farm complex rented out to other people for housing cattle from around November to March. Up until 2012, the applicant ran a suckler herd of 35 breeding cows and followers but decided to leave the beef production trade due to the theft of cattle handling equipment and loss of livestock trailers in a fire caused by arson. Under the current business, there is no functional need to be on site. While security is a contributory factor in justifying a functional need, this is not sufficient alone and is usually justified on the basis of animal welfare grounds. The applicant's arable enterprise does not provide a requirement to be on the site.

The main justification for the need is the applicant's stated intention to increase ewe numbers and also re-commence their suckler herd, with the existing pasture land of approximately 100 acres said to be able to support a ewe flock of 250 plus lambs and a suckler herd of 35 cows plus offspring. It is further calculated, using the Standard Man Day Calculation (SMD) that there is a labour requirement of 1.06 persons required for this projected number of animals. The applicant is now 85 years old and is unable to fulfil the labour requirements necessary,

currently using contracted labour to assist in many of the day to day agricultural operations. The applicant wishes to remain in agriculture and preserve the farm for future generations. The property is therefore sought to allow a full time worker to be employed on the farm and to be able to live on site, providing the welfare and associated security requirements, necessary for carrying out such a business. It is stated within the agricultural business appraisal that the full time worker will also be contracted out during less busy periods of the year. In considering this 'need', it is acknowledged that there does appear to be generally satisfactory justification of the functional need, however the problem being that this is not an existing need but a projected need that potentially may never come to fruition. The applicant does run a very successful and viable business, however this does not include the key elements (i.e. livestock) which provide the functional need to provide a permanent dwelling. In a situation such as this, where there is a projected need, it is usual practice to allow a temporary dwelling, ordinarily for a period of three years, to allow the proposed business to be established and profitable, at which point a permanent dwelling may then be permissible, subject of course to other relevant planning considerations. It is therefore considered that if this application had been for a temporary dwelling, it may be appropriate to recommend approval. On the basis that this is for a permanent dwelling, it is not considered acceptable, as such the recommendation is refusal.

The Council's Economic Development Team Leader has commented on the application, supporting the proposal from an economic point of view, as they note that this is a well located farm enterprise, close to the village centre, with the potential to make a good and viable business in the long-term, beyond the applicant's ownership. This is however limited by the lack of a dwelling. Despite supporting the principle, The Economic Development Team Leader acknowledges that the argument in support of a functional need is weak. For this reason they offer their support but on the proviso that a legal agreement is entered into to tie the proposed dwelling to the associated land and buildings. This is an approach that was common practice when approving an agricultural worker's dwelling in the past, however it is no longer considered appropriate. There have been several appeal decisions in the recent past, where it is not deemed appropriate to impose such limitations. It is advised that where an established need is shown and approval granted, the only appropriate control is the standard agricultural occupancy condition. This is because the approval is seen to be sound on the basis of the justification, however it may be that another agricultural worker, not related to the original business could want to occupy the dwelling in the future. By tying the dwelling to land and buildings, this then pushes up the price of the dwelling, making it less affordable and viable. In this case, no existing need can justify the dwelling and there are no acceptable controls that would realistically require the projected business growth to be carried out, potentially allowing a permanent dwelling to be constructed without the need ever being introduced. Having accepted that the suggested controls on the dwelling are not implementable, the Economic Development Team Leader accepts that the proposal is not supported by adequate functional need for a permanent dwelling. As a final note on the established need, it is again pointed out that there may be considered appropriate justification for the provision of a temporary dwelling to allow the livestock element of the business to reach an appropriate level to allow a permanent dwelling. Planning Officers have contacted the applicant's agent to suggest that a temporary dwelling is applied for instead of permanent but the applicant is insistent that they only wish to apply for a permanent dwelling. As such, the proposal is recommended for refusal.

The enterprise is economically viable

The existing business has been shown to be well-established for a period in excess of 40 years and is currently profitable, however as explored above the existing business does not include the livestock elements necessary to approve this application. It is however reasonable to take the view that the business would continue to be economically viable in the event of the proposed livestock being introduced, as stated. It is still however necessary for a temporary dwelling to be approved to ensure that the proposed business expansion is properly

established and shown to be viable, before a permanent consent is granted.

Provision on-site (or in the immediate vicinity) is necessary for the operation of the business and no suitable accommodation exists (or could be made available) in established buildings on the site or in the immediate vicinity

Due to the nature of the proposed farming enterprise, it is accepted that there would be a need for a presence on site, or very nearby. The applicant has argued the need for occupation 'within sight and sound' of the livestock buildings and goes on to advise that there are no such dwellings within the applicant's control or buildings that could be converted. It is stated that the nearest town with dwellings readily available for occupation is Langport. It is of course acknowledged that Langport is too distant, however the site is approximately 250m from the developed edge of Long Sutton and no evidence has been put forward in respect to availability of local dwellings, or lack of it.

It does not involve replacing a dwelling disposed of recently as general market housing

The farm was previously based at the centre of the village, with the previous yard and buildings being converted into dwellings in the early 2000s, and the enterprise having since been based at the existing site. A significant length of time has passed since these events and the Local Planning Authority are unaware of any other dwellings being disposed of in more recent history.

The dwelling is no larger than that required to meet the operational needs of the business

The proposed dwelling is a 4 bedroom property of approximately 200 square metres in floor area, which is relatively large in scale, however new principle agricultural worker's dwelling are typically sized up to 200 square metres in floor area. It is therefore considered that the size of the dwelling is broadly acceptable, although it is of course noted that the principle of the development is not accepted on the basis of lack of appropriate justification of a functional need.

- The siting and landscaping of the new dwelling minimises the impact upon the local landscape character and visual amenity of the countryside and ensures no adverse impact upon the integrity of nationally and internationally designated sites, such as AONB.

The proposal has been considered by the Council's Landscape Architect, in respect to local landscape character. It is noted that this is an open countryside location, where development would normally be undesirable and there would be no landscape support, unless there is proved to be appropriate justification. Overall, the proposal is well related to the existing agricultural buildings, which would minimise its impact on local landscape character, however on the basis that the justification put forward for a permanent dwelling is not accepted, it is further considered that the proposal is at variance to local rural character and is therefore not considered to be acceptable.

In regard to designated sites, it is note that the application site is in close proximity to Somerset Levels and Moors Special Protection Area (SPA), which is a European designated site. It is also listed as a Ramsar site and notified at a national level as Wet Moor Site of Special Scientific Interest (SSSI). Despite the proximity, the proposed development is not considered to have any adverse impact on this European, national and locally important site.

Other Issues

The other key consideration is highway safety. The County Council have advised that Standing

Advice should be applied. In considering the proposal against the County Standing Advice, it is noted that the proposal will make use of an existing farm access that is properly constructed and meets the necessary visibility requirements (2.4m by 43m). Furthermore, other requirements such as the provision of a properly consolidated surface, provision of adequate levels of parking and turning space are either currently available within the site or can be accommodated satisfactorily. As such, the proposal is not considered to have any detrimental impact on highway safety.

Conclusion

Having assessed the proposal against the appropriate local and national planning policy guidance, it is not considered that the proposed permanent dwelling is adequately justified, as the functional need cited relates to a projected expansion of this existing business, which does not currently meet the appropriate essential need for a dwelling on site. On the basis of the proposed livestock elements of the business being likely to meet the functional requirements, it is necessary for the applicant to establish the projected business operation for a reasonable period of time prior to a permanent dwelling being considered appropriate. As such, it may be that a temporary dwelling could be supported at this moment in time, however this is not what has been applied for and therefore the application is recommended for refusal.

RECOMMENDATION

Refuse

FOR THE FOLLOWING REASON:

01. It has not been suitably justified that there is an essential need for a rural worker to live permanently at the site. As such the case for the construction of a permanent dwelling is not sufficient to outweigh the aims of local and national planning policies that seek to restrict development in the countryside. Furthermore it has not been demonstrated that alternative accommodation is not available in close enough proximity to the site to be able to serve any need. The proposal is therefore contrary to policies SD1, SS1, SS2, HG9 and EQ2 of the South Somerset Local Plan (2006-2028) and to the aims and objectives of the National Planning Policy Framework.

Informatives:

01. The applicant is advised that an application for a temporary dwelling on this site, may be able to be supported by the Local Planning Authority, on the basis of the proposed diversification into livestock farming.

Agenda Item 18

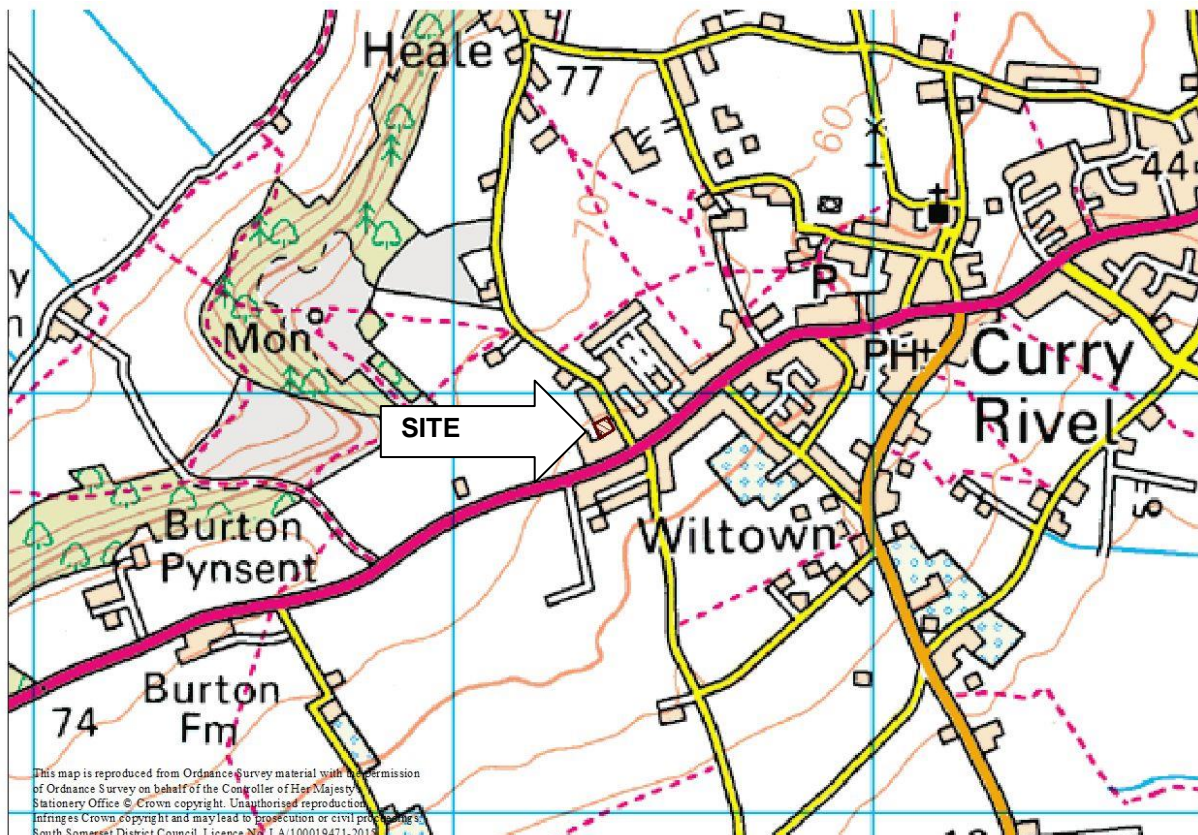
Officer Report On Planning Application: 15/01502/FUL

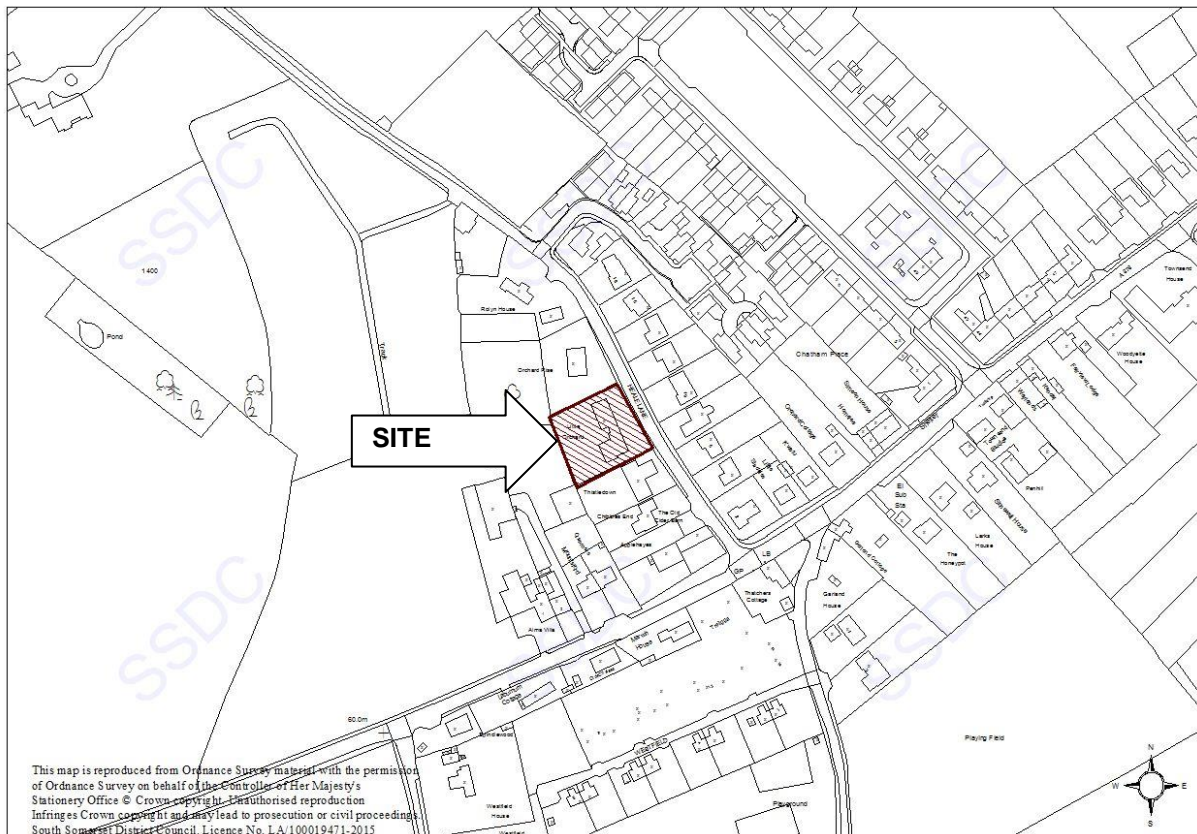
Proposal :	Erection of an attached single storey annexe (GR:338363/124923)
Site Address:	Little Orchard, Heale Lane, Curry Rivel.
Parish:	Curry Rivel
CURRY RIVEL Ward (SSDC Member)	Cllr Tiffany Osborne
Recommending Case Officer:	Stephen Baimbridge Tel: 01935 462321 Email: stephen.baimbridge@southsomerset.gov.uk
Target date :	15th May 2015
Applicant :	Mr B Bristow
Agent: (no agent if blank)	Mr G Smith, Smith Planning & Design, Wayside, Fivehead, Taunton, Somerset TA3 6PQ
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Area North Committee by the Ward Members and Area Chair, as the comments of the Parish Council are contrary to the officer's recommendation.

SITE DESCRIPTION AND PROPOSAL





The site is located on the west side of Heale Lane, Curry Rivel. The property backs onto agricultural land.

The property is a detached, single storey dwelling constructed of reconstructed stone.

This application seeks permission for the erection of an attached single storey annex.

RELEVANT HISTORY

14/00917/FUL: Erection of a detached bungalow together with alterations to the existing pedestrian and vehicular access arrangements (Revised Scheme) REFUSED

740838: Erection of double garage

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF states that applications are to be 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 (adopted March 2015).

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

Policy SD1: Sustainable Development

Policy SS1: Settlement Strategy
Policy SS2: Development in Rural Settlements
Policy EQ2: General Development
Policy TA5: Transport Impact of New Development
Policy TA6: Parking Standards

National Planning Policy Framework

Chapter 7: Requiring Good Design

CONSULTATIONS

Curry Rivel Parish Council - Following a long discussion, the Parish Council could not find a valid planning reason to recommend refusal. A vote taken resulted in four in favour, two against and one abstention.

County Highway Authority - Standing Advice applies

REPRESENTATIONS

Two letters of objection have been received raising the following points:

- Applications 13/03180/FUL and 14/00917/FUL were both rejected and the new application offers little change.
- The annex is a substantial self-contained bungalow which abuts the application property.
- The result of the application would be a continuous building along the road frontage and along the length of the rear garden on the side close to the residential property, "Pensfold".
- The property has the general appearance of being extended.
- The proposal would result in a pitched roof and a tiled roof adjoining a flat roof.
- The extension would be closer to the neighbouring boundary than the previous application refused.
- Existing survey drawings are not accurate as they do not show the three-bay timber structure in the rear garden.
- This is an overdevelopment of the site and a "back door attempt to build another dwelling in an inappropriate location".

CONSIDERATIONS

Design

The proposed extension is not considered to be of an appropriate design and detail, and would not be subservient to the main dwelling in terms of scale and design. In addition to the three-bay outbuilding not shown on the submitted plans, the rear extension proposed would result in an over-development of the site. The proposed extension would result in built-form running almost the full length of the rear garden of the adjacent property known as Pensfold, and in addition to the extension measuring 4.9 metres to the ridge and being set less than 3 metres this boundary, it would result in harm to visual and residential amenity.

The property is of a multi-sided and atypical shape, giving the appearance that it has been enlarged through numerous additions. There are three attached, increasingly recessive dual-pitched roofs which follow the run of the road, in addition to a flat roofed rear and side extension. The application proposes to extend the property beyond the flat-roofed rear extension with two perpendicular dual-pitched roofs. This would give the appearance of further

piecemeal additions considered to be of poor design. The application is therefore considered to be contrary to EQ2.

The extension provides two bedrooms with en-suites, a sitting room, dining room, and kitchen; these rooms would be connected to the games room and utility room which cannot be accessed through the main dwelling, thus forming an independent building from the main property. By virtue of this accommodation and degree of self-containment, the annex is considered tantamount to a new dwelling in an unsuitable location, without justification through policy SS2. The annex, considered tantamount to a new dwelling, is located within a "Rural Settlement", where development will be strictly controlled and limited to that which provides employment opportunities, enhances community facilities and services to serve the development, or meets an identified housing need, particularly for affordable housing. The proposal fails to satisfy any of the aforementioned criteria and as such constitutes unsustainable development, contrary to policies SD1, SS1 and SS2 of the South Somerset Local Plan (2006-2028) and to the aims and objectives of the National Planning Policy Framework.

Highways Safety

The Highways Authority state that its Standing Advice applies to this application. The access and parking arrangements are considered compliant to with the Advice and policies TA5 and TA6.

Conclusion

Notwithstanding the comments of the Parish Council, the proposal is considered to be contrary to policies SD1, SS1, SS2, and EQ2 of the South Somerset Local Plan, and provisions of the NPPF by reason of being tantamount to a new dwelling in an unsustainable location; it is also considered to be of poor design, and an over-development of the site to the detriment of residential and visual amenity.

RECOMMENDATION

Refusal

FOR THE FOLLOWING REASONS:

01. The proposed single storey extension by reason of the level of accommodation and degree of self-containment, with no shared facilities is tantamount to a new dwelling in a rural settlement for which no reasonable justification has been submitted, contrary to policies SD1, SS1, and SS2 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

02. The proposed single storey extension is an over-development of the site and is of poor design contrary to policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, pre-application advice was not sought and there are no minor solutions to overcome the significant objections.

Agenda Item 19

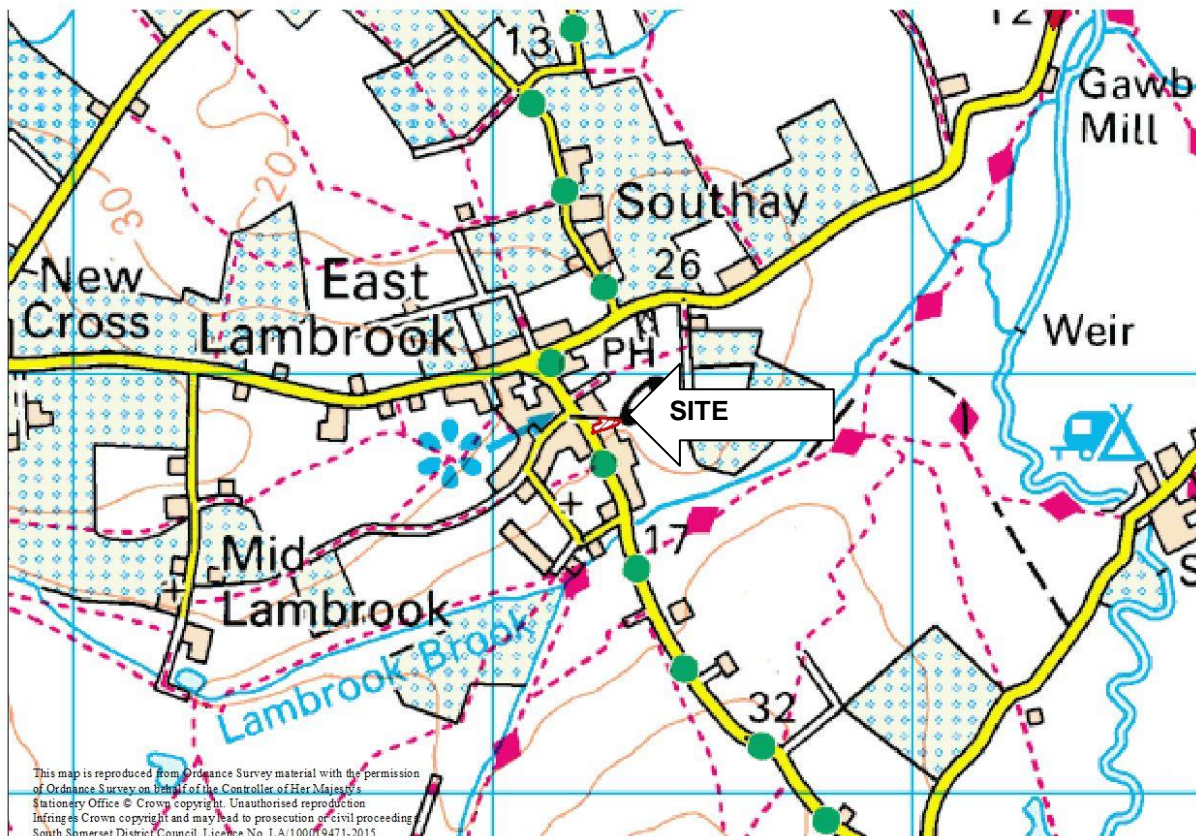
Officer Report On Planning Application: 15/01379/FUL

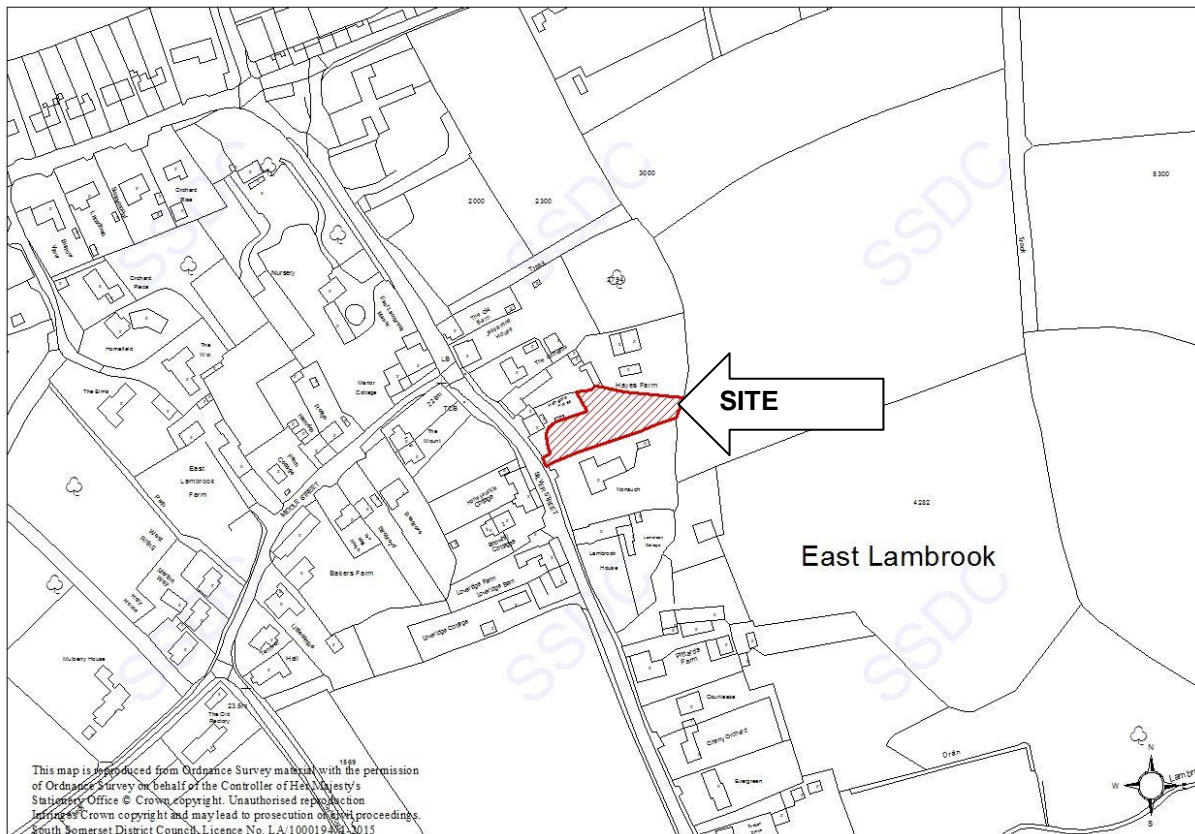
Proposal :	Install a dual pitch roof to replace an existing flat roof and erect a rear extension. (GR 343253/118867)
Site Address:	Shearstone, Silver Street, East Lambrook.
Parish:	Kingsbury Episcopi
BURROW HILL Ward (SSDC Member)	Cllr Derek Yeomans
Recommending Case Officer:	Stephen Baimbridge Tel: 01935 462321 Email: stephen.baimbridge@southsomerset.gov.uk
Target date :	8th May 2015
Applicant :	Mr And Mrs T Nash
Agent: (no agent if blank)	Smith Planning & Design Limited. Wayside, Fivehead, Taunton, Somerset TA3 6PQ
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee due to the applicant's position within the District Council.

SITE DESCRIPTION AND PROPOSAL





The property, known as "Shearstone", is a detached bungalow constructed of reconstructed stone. Shearstone is located on Silver Street, within the East Lambrook Conservation Area.

This application seeks permission to install a dual pitch roof to replace an existing flat roof and to erect a rear extension.

RELEVANT HISTORY

94/00931/FUL: demolition of shed and the erection of a summerhouse.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF states that applications are to be 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 (adopted March 2015).

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

- Policy SD1: Sustainable Development
- Policy SS1: Settlement Strategy
- Policy EQ2: General Development
- Policy EQ3: Historic Environments
- Policy TA5: Transport Impact of New Development

National Planning Policy Framework

Chapter 7: Requiring Good Design

Chapter 12: Conserving and Enhancing the Historic Environment

CONSULTATIONS

Kingsbury Episcopi Parish Council - Approve

County Highway Authority - No observations

REPRESENTATIONS

None received

CONSIDERATIONS

The proposed extension is considered to be of an appropriate design and detailing that would be subservient to the main dwelling and respectful to the character of the property and Conservation Area in terms of scale and design. The materials are stated as being to match the existing property. On this basis it is not considered that it would harm the character of the property or have a detrimental impact on the visual amenity of the area, or historic environment.

It is not considered that the window layout and general bulk of the extension is such that it would give rise to undue overlooking / loss of privacy or an overbearing relationship with neighbouring properties. Therefore the proposal would not harm local residential amenity.

The Highways Authority raised no observations to the application. It is not considered that the works would result in harm to highways safety, in accordance with policy TA5.

Accordingly the proposal is considered to comply with policies SD1, SS1, EQ2, EQ3 and TA5 of the South Somerset Local Plan, and the provisions of the NPPF.

RECOMMENDATION

Permission be granted subject to the following conditions:-

01. The proposed roof extension and rear extension are of an appropriate design, detailing, and size and would have no adverse impact on visual or residential amenity, the historic environment, or highway safety. As such the proposal complies with policies SD1, SS1, EQ2, EQ3 and TA5 of the South Somerset Local Plan, and the provisions of the NPPF.

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 and email:

Drawing Number: 15/1478/01 rev B, received 01 May 2015

Email from Agent confirming external materials to match, received 09 May 2015.

Reason: In the interests of proper planning and for the avoidance of doubt.

Agenda Item 20

Officer Report On Planning Application: 15/02210/FUL

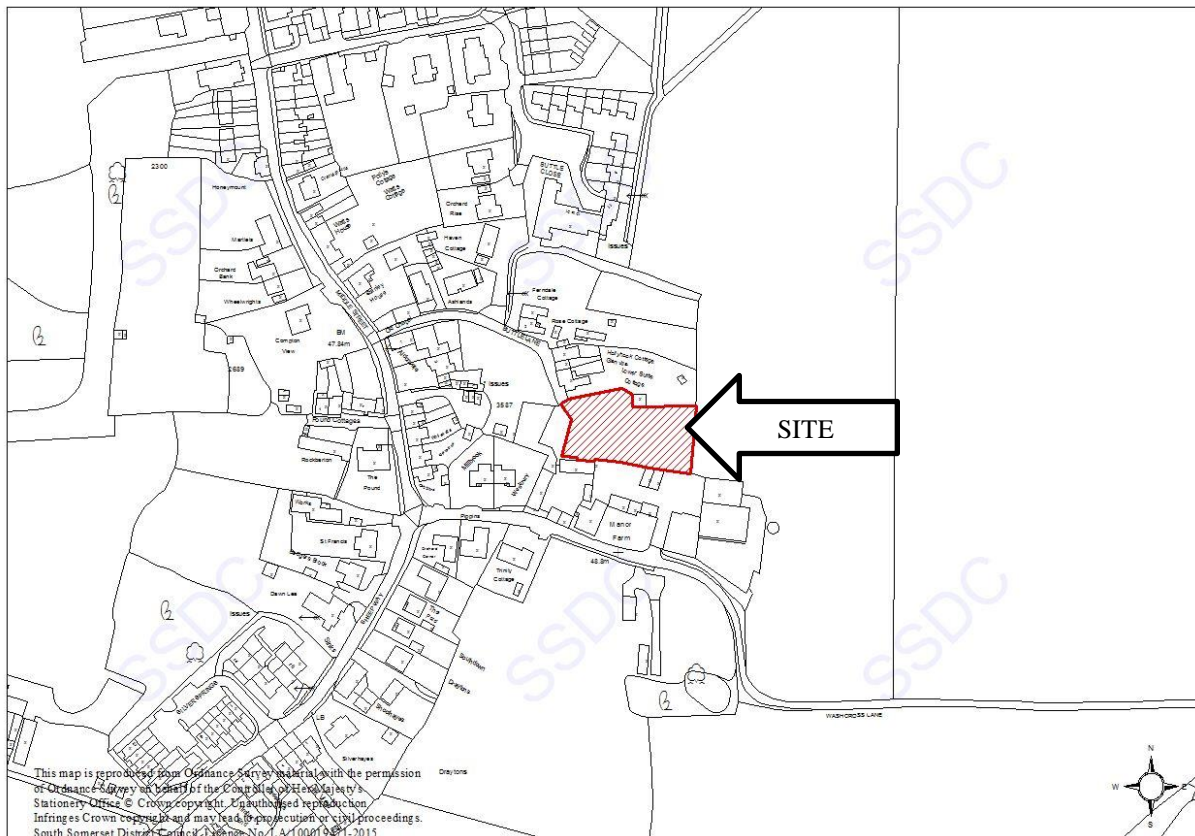
Proposal :	Demolition of existing single storey flat roofed extension and outbuilding, alterations and erection of a two storey extension (GR 340439/116875)
Site Address:	The Nook, Buttle Lane, Shepton Beauchamp.
Parish:	Shepton Beauchamp
SOUTH PETHERTON Ward (SSDC Member)	Cllr A Dance Cllr C Raikes
Recommending Case Officer:	Stephen Baimbridge Tel: 01935 462321 Email: stephen.baimbridge@southsomerset.gov.uk
Target date :	9th July 2015
Applicant :	Mr & Mrs M Bambury
Agent: (no agent if blank)	Paul Day, Honeysuckle Cottage, Church Street, Kingsbury Episcopi, Martock, Somerset TA12 6AU
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee due to the position of the applicant(s) within the Council.

SITE DESCRIPTION AND PROPOSAL





The site is located on Buttle Lane, within Shepton Beauchamp, a primarily residential area but with open countryside to the east and Manor Farm to the south. The ground level rises steeply from the north-west corner - the point of access to the site - to the south and east, but levels to provide a fairly level parking and garden area.

The property is a detached, two storey dwelling, with single storey elements, sitting within a generous plot. It is constructed of natural stone with some timber cladding. The main property sits beneath a double roman tiled roof, and the single-storey extension to the west of the property sits under a flat roof.

This application seeks permission for the demolition of existing single storey flat roofed extension and outbuilding, and alterations and erection of a two storey extension.

RELEVANT HISTORY

821498: The erection of a first floor extension to dwellinghouse

871807: The erection of an extension to house

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF states that applications are to be 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 (adopted March 2015).

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

Policy SD1: Sustainable Development

Policy SS1: Settlement Strategy

Policy EQ2: General Development

Policy TA5: Transport Impact of New Development

Policy TA6: Parking Standards

National Planning Policy Framework

Chapter 7: Requiring Good Design

CONSULTATIONS

Shepton Beauchamp Parish Council - No objection

County Highway Authority - Standing Advice applies

Highways Consultant - No significant highways issues - ensure on-site parking provision seeks to accord with SPS standards.

County Archaeology - As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.

REPRESENTATIONS

None received

CONSIDERATIONS

Principle of Development

The demolition of the flat-roofed extension does not require the benefit of planning permission; regardless, its demolitions is considered appropriate and will not be considered further.

The erection of a two storey extension to the rear of the property, on the basis that there is no unjustified harm to residential amenity, visual amenity, or highways safety, will be seen favourably.

Visual Amenity

The proposed extension is considered to be of an appropriate design and detailing that would be subservient to the main dwelling in terms of scale and design. It is proposed to use natural stone and render for the external elevations. The render will be an appropriate colour, respectful to the character of the property. It is proposed to use second-hand double roman roof tiles to match those existing. On this basis it is not considered that it would harm the character of the property or have a detrimental impact on the visual amenity of the area.

Residential Amenity

The extension does not result in a loss of amenity to adjacent neighbours. As the extension is to the rear, the only neighbour which may be affected is Manor Barn, to the south. However, due to the topography of the site - with the property being cut into the slope - the proposed first

floor extension is effectively at single storey level above the ground level. As such, there is no potential for undue overlooking of the adjacent property. Furthermore, as the property is set within a generous site, the extension would not result in an overbearing relationship with neighbouring properties. The development is considered not to harm local residential amenity, and is therefore in accordance with policy EQ2.

Highways Safety

The Highways Authority stated that its Standing Advice applies to this application. In-line with the comments of the Highways Consultant, the Standing Advice consideration applicable to this application is adherence to the Somerset Parking Standards. As a result of the extension the property contains four-bedrooms, which necessitates the provision of 3 parking spaces. The existing parking provision, of 5 parking spaces and turning space, adheres to this requirement. There is no alteration to the access onto the unclassified Buttle Lane and no material increase in vehicle movements. The development does not result in harm to highways safety and is compliant with policies TA5 and TA6.

Conclusion

The demolition of the existing single-storey extension does not require planning permission, and the proposed extension does not result in harm to visual or residential amenity, or highways safety. Accordingly the proposal is considered to comply with policies SD1, SS1, EQ2, TA5 and TA6 of the South Somerset Local Plan, and the provisions of the NPPF.

RECOMMENDATION

Permission be granted subject to conditions.

01. The proposed two-storey extension is of an appropriate design, detailing, and size and would have no adverse impact on visual or residential amenity or highway safety. As such the proposal complies with policies SD1, SS1, EQ2, TA5 and TA6 of the South Somerset Local Plan, and the provisions of the NPPF.

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans (except where directed otherwise by the conditions below):
Site Location Plan of the drawing number: 6490 - 01, received 14 May 2015
Drawing Number: 6490 - 02, received 14 May 2015

Reason: In the interests of proper planning and for the avoidance of doubt

03. Unless otherwise agreed in writing by the Local Planning Authority, the render for the two-storey extension hereby permitted shall be the colour 'Biscuit' as shown on the colour chart, received 05 June 2015.

Reason: To safeguard the character of the property and local area in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028)