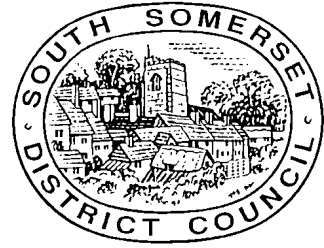


South Somerset District Council

Notice of Meeting



Area West Committee

Making a difference where it counts

Wednesday 15th July 2015

5.30 pm

**The Guildhall
Fore Street
Chard
TA20 1PP**

(disabled access is available at this meeting venue)



The public and press are welcome to attend.

Please note: There are no planning applications.

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Jo Morris 01935 462055**.

This Agenda was issued on Tuesday 7 July 2015.

A handwritten signature in cursive script that reads 'Ian Clarke'.

Ian Clarke, Assistant Director (Legal & Corporate Services)

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



INVESTORS IN PEOPLE

Area West Committee Membership

The following members are requested to attend the meeting:

Chairman: Carol Goodall
Vice-chairman: Jenny Kenton

Jason Baker
Marcus Barrett
Mike Best
Amanda Broom
Dave Bulmer

Val Keitch
Paul Maxwell
Sue Osborne
Ric Pallister
Garry Shortland

Angie Singleton
Andrew Turpin
Linda Vijeh
Martin Wale

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 and Communities – We want communities that are healthy, self-reliant and have individuals who are willing to help each other

Scrutiny Procedure Rules

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

Consideration of Planning Applications

There are no planning applications.

Highways

A formal written report from the Area Highway Officer should be included on the main agenda in May and September. Alternatively, they can be contacted through Somerset County Council on 0300 123 2224.

Members Questions on reports prior to the meeting

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

Information for the Public

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

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

At Area Committee meetings members of the public are able to:

- attend and make verbal or written representations, except where, for example, personal or confidential matters are being discussed;
- at the Area Committee Chairman’s discretion, members of the public are permitted to speak for up to up to 3 minutes on agenda items; and
- see agenda reports.

Meetings of the Area West Committee are held monthly at 5.30 p.m. on the 3rd Wednesday of the month in venues throughout Area West (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 3 minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant 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 West Committee

Wednesday 15 July 2015

Agenda

Preliminary Items

- 1. To approve as a correct record the Minutes of the Previous Meeting held on 21st May 2015 and 17th June 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 2012 (SI 2012 No. 1464) and Appendix 3 of the Council's Code of Conduct. A personal interest is defined in paragraph 2.8 of the Code and a prejudicial interest is defined in paragraph 2.9.

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

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

Planning Applications Referred to the Regulation Committee

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

Councillors. Mike Best, Sue Osborne and Angie Singleton

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

at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

4. Public Question Time

This is a chance to ask questions, make comments and raise matters of concern.

Parish/Town Councils may also wish to use this opportunity to ask for the District Council's support on any matter of particular concern to their Parish/Town.

Anyone wishing to raise matters in relation to items on the agenda may do so at the time the item is considered.

5. Chairman's Announcements

Items for Discussion

- 6. Area West Committee - Forward Plan** (Pages 1 - 3)
- 7. LEADER Programmes for Rural Economic Development - Heart of Wessex Progress Report** (Pages 4 - 6)
- 8. Community Health & Leisure Service Update** (Pages 7 - 14)
- 9. Area West Committee Working Groups - Appointment of Members 2015/16 (Executive Decision)** (Pages 15 - 16)
- 10. Request for a Community Grant - Chaffcombe Village Hall (Executive Decision)** (Pages 17 - 21)
- 11. South Somerset Carnival Park Project** (Page 22)
- 12. Planning Appeals** (Pages 23 - 27)
- 13. Date and Venue for Next Meeting** (Page 28)

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.

Ordnance Survey mapping/map data included within this publication is provided by South Somerset District Council under licence from the Ordnance Survey in order to fulfil its public function to undertake its statutory functions on behalf of the district. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. South Somerset District Council - LA100019471 - 2015.

Agenda Item 6

Area West Committee - Forward Plan

Strategic Director: Rina Singh, (Place and Performance)
Assistant Director: Helen Rutter / Kim Close, (Communities)
Service Manager: Andrew Gillespie, Area Development Manager (West)
Agenda Co-ordinator: Jo Morris, Democratic Services Officer , Legal & Democratic Services
Contact Details: jo.morris@southsomerset.gov.uk or 01935 462055

Purpose of the Report

This report informs members of the proposed Area West Committee Forward Plan.

Recommendation

Members are asked to:-

- (1) comment upon and note the proposed Area West Committee Forward Plan as attached.
- (2) identify priorities for further reports to be added to the Area West Committee Forward Plan.

Forward Plan

The Forward Plan sets out items and issues to be discussed by the Area West Committee over the coming few months.

The Forward Plan will be reviewed and updated each month in consultation with the Chairman. It is included each month on the Area West Committee agenda and members may endorse or request amendments.

To make the best use of the Area 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 corporate aims and objectives.

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

Background Papers: None.

Notes

- (1) Items marked in italics are not yet confirmed, due to the attendance of additional representatives.
- (2) Further details on these items, or to suggest / request an agenda item for the Area Committee, please contact the Agenda Co-ordinator; Jo Morris, 01935 462055 or e-mail jo.morris@southsomerset.gov.uk
- (3) Standing items include:
 - (a) Chairman's announcements
 - (b) Public Question Time

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
19 th August 2015		Please note this meeting will only be held if there are planning applications to be determined.	
16 th September 2015	Environmental Health Service Update Report	Service Update Report	Alasdair Bell, Environmental Health Manager
16 th September 2015	Countryside Service Update Report	Service Update Report	Katy Menday, Countryside Manager
21 st October 2015	<i>Affordable Housing Development Programme</i>	<i>To update members on the current position with the Affordable Housing Development Programme.</i>	<i>Colin McDonald, Corporate Strategic Housing Manager</i>
21 st October 2015	<i>Local Housing Needs in Area West</i>	<i>Service Update Report</i>	<i>Kirsty Larkins, Housing & Welfare Manager</i>
21 st October 2015	<i>Conservation Team Update Report</i>	<i>An update on the work of the Conservation Team.</i>	<i>Adron Duckworth, Conservation Manager</i>
21 st October 2015	<i>Historic Buildings at Risk</i>	<i>Confidential report to update members on current Historic Buildings at Risk cases in Area West.</i>	<i>Greg Venn, Conservation officer</i>
21 st October 2015	<i>Meeting House Arts Centre, Ilminster</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Val Keitch</i>
21 st October 2015	<i>Crewkerne Leisure Management (Aqua Centre)</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Angie Singleton</i>

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
18 th November 2015	Highways Update	To update members on the highways maintenance work carried out by the County Highway Authority.	Mike Fear, Assistant Highway Service Manager, Somerset County Council
18 th November 2015	Section 106 Obligations	Monitoring Report	Neil Waddleton, Section 106 Monitoring Officer
18 th November 2015	Community Offices Update	Service Update Report	Lisa Davis, Community Officer Support Manager
18 th November 2015	Crewkerne & District Museum	Reports from members on outside organisations.	Cllr. Marcus Barrett
18 th November 2015	Chard and District Museum	Reports from members on outside organisations.	Cllr. Amanda Broom
16 th December 2015	Blackdown Hills Area of Outstanding Natural Beauty (AONB)	To update members on the work of the Blackdown Hills AONB since the last report to Area West Committee.	Zoe Harris, Neighbourhood Development Officer (Communities) Cllr. Martin Wale
20 th January 2016	Avon & Somerset Policing Update	Report on activities and achievements on neighbourhood policing and partnership working to reduce crime and fear of crime.	Sgt. Rob Jameson
20 th January 2016	A Better Crewkerne and District (ABCD)	Reports from members on outside organisations.	Cllr. Mike Best
17 th February 2016	Ile Youth Centre Management Committee (Ilminster)	Reports from members on outside organisations.	Cllr. Val Keitch
16 th March 2016	Ilminster Forum	Reports from members on outside organisations.	Cllr. Carol Goodall
TBC	Update on Chard Regeneration Scheme	Members requested a report on progress at the March Area West Committee.	Andrew Gillespie, Area Development Manager (West) David Julian, Economic Development Manager
TBC	Area West Development Plan & Budget Progress Report	To present an overview of projects in the Area Development Work Programme 2015/16	Andrew Gillespie, Area Development Manager (West)

Agenda Item 7

LEADER Programmes for Rural Economic Development – Progress Report

<i>Portfolio Holder:</i>	<i>Area Chairs</i>
<i>Strategic Director:</i>	<i>Rina Singh, Place & Performance</i>
<i>Assistant Director:</i>	<i>Helen Rutter/ Kim Close, Communities</i>
<i>Service Managers:</i>	<i>ADMs</i>
<i>Lead Officer:</i>	<i>Helen Rutter,</i>
<i>Contact Details:</i>	<i>helen.rutter@southsomerset.gov.uk or (01963) 435012</i>

Purpose of the Report

To brief Area West Committee on the progress with establishing district wide coverage of the new LEADER programme for rural economic development and report in more detail on the success of the funding bid for the new Local Action Group (LAG) Heart of Wessex.

Public Interest

Over the last 5 years much of rural South Somerset has not qualified for the LEADER Programme, which supports locally designed, rural development initiatives. This year, 3 existing programmes have bid for funding to extend their reach within South Somerset resulting in full coverage of SSDC qualifying rural areas. The successor programme is due to run for 5 years from 2015 and will focus on rural economic development.

Recommendation

Members note the success of the bid for programme funding for the Heart of Wessex which, together with Making it Local, gives full LEADER coverage for Area West.

Background

This is an update from the report to all Area Committees in June 2014 about proposals to extend coverage of the LEADER programme in South Somerset from 2015.

Projects funded under the new LEADER Programme (2015-2020) focus on delivering jobs and growth, 70% of all projects funded under LEADER will directly support the rural economy (e.g. through creating and developing micro and small sized rural businesses) 30% of projects will also need to demonstrate that they are contributing to improving the rural economy. The Programme has 6 priorities:

- (1) increasing farm productivity
- (2) micro and small enterprise and farm diversification
- (3) rural tourism
- (4) rural services
- (5) cultural and heritage activity and
- (6) forestry productivity

LAGs have aligned their activities to Local Enterprise Partnerships (LEP), Local Authorities, Rural Growth Network Pilot areas, Rural and Farming Networks etc. The Local Development Strategies (LDSs) have been written to complement the activities of the relevant LEPs and the LEPs have formally endorsed the LDSs.

The coverage of the 3 LAGs for the new programme all consist of large rural areas, extending well beyond South Somerset with populations approaching 150,000 people each. These are:

- *Making it Local* – largely based on the Blackdown Hills and mainly in Devon. The boundary has been extended eastwards to take in Chard and western parishes of Area West, including the Ilminster area. The accountable body is Devon County Council
- *Heart of Wessex* – follows the A303/A30 corridor area, which is a strong economic area due to the impact of these major transport routes into Wiltshire. In Area West it covers the wards of Eggwood, Crewkerne and Parrett. It also includes some of south Wiltshire, eastern Mendip, all of Area East and rural parts of South (Yeovil is not eligible). The accountable body is Wiltshire Council
- *The Levels and Moors* – is an established area stretching from A303 to the Somerset coast. Minor boundary changes in South Somerset means that it has been possible to consolidate full coverage of Area North. The accountable body is Somerset County Council

Award of Funding for the Programme covering Area West

The scheme managers were notified of the final funding for their programmes earlier in the spring, but the delay in formal announcement was caused by the General Election. All 3 areas covering South Somerset were successful. The combined value of the grant pot for the 2 programmes benefitting Area West is £ 2,796m

The Programme Managers now have the operating manual and training, a call for bids is awaited in the summer. Delivery Plans need to be submitted to the RPA (Rural Payments Agency, now the responsible arm of Defra for this programme) by 31 July 2015 for approval.

Within the above figure the new Heart of Wessex LAG covering the eastern parts of Area West. It has been awarded a grant pot of £1,425m.

New LEADER Programme – Heart of Wessex

The Heart of Wessex LAG held a very well attended launch event at the Cheese & Grain in Frome on Wednesday 17th June, attended by over 150 people. The grant pot secured through the Rural Development Programme is to be invested in projects that directly support the rural economy. It will be able to support innovative projects aimed at increasing farm productivity, developing micro and small enterprises and farm diversification, rural tourism, rural services, cultural and heritage activity and increasing forestry productivity.

Cllr Mike Lewis, Area East, who has been on the Steering Group for the LAG, has now been appointed formally to the Executive Committee . A communication plan will be put in place to ensure that information flows in both directions linking up all 3 Areas within the scope of this programme. Further details of the programme are on the web site: www.heartofwessex.co.uk

Financial Implications

No direct financial implications at this time.

Corporate Priority Implications

The Council Plan states that

We want a strong economy which has low unemployment and thriving businesses

One of the stated ways we will address this is to

Work in partnership to deliver investment and development that local people value

Carbon Emissions & Climate Change Implications

In due course this designation could provide a way to supporting local employment and promote local produce/ services to our communities contributing to greater self-containment thereby reducing carbon emissions

Equality and Diversity Implications

Rural communities are vulnerable to isolation from services and markets and face higher transport cost. This programme provides an opportunity to support locally important economic initiatives

Background Papers: DEFRA guidance documents for LEADER programme

Agenda Item 8

Community Health and Leisure Service Update

Strategic Director: Vega Sturgess, Strategic Director – Operations and Customer Focus
Assistant Director: Steve Joel – Assistant Director – Health and Wellbeing
Service Manager: Lynda Pincombe – Community Health and Leisure Manager
Lead Officer: Lynda Pincombe – Community Health and Leisure Manager
Contact Details: e-mail: Lynda.Pincombe@southsomerset.gov.uk
Telephone: 01935 462614

1. Purpose of the Report

This report provides an update on the work of the Community Health and Leisure Service in Area West.

2. Public Interest

This report seeks to provide Area West members with a progress report on the work undertaken by the Council's Community Health and Leisure Service in the last 15 months. This report highlights specific examples of work undertaken within the area so that members can gain an understanding of how the service is creating value and making a difference for residents in their respective communities.

3. Recommendation(s)

- 1) That the Area West Committee notes the content of the report.
- 2) That Members contact the Community Health and Leisure Manager, if they would like to discuss the current service delivery programme or recommend future priorities.

4. Background

The Community Health and Leisure team is based at Brympton Way but delivers in all areas, often providing specific technical support or project support with a view to developing sustainable activity. The team frequently works with area development staff on local projects and in the assessment of leisure related Area grants where a strategic overview or technical input may be required.

The services provided by the Community Health and Leisure team is summarised in the table below:

What?	Why?
Healthy Lifestyles	To provide a high quality physical activity and healthy lifestyles programme to enable more people to become active and healthier in South Somerset in line with Council Plan Focus 4.1 and the Somerset/South Somerset Health and Wellbeing Strategy.
Sports Development	To develop and support community sports clubs and other voluntary organisation to deliver excellent sporting opportunities for all residents in South Somerset in line with Council Plan Focus 4.1.
Play and Youth Facilities	To increase the quality and quantity of play opportunities in South Somerset in line with Council Plan Focus 4.3.
Opportunities for	To provide and support the development of positive activities for

Young People	young people in South Somerset in line with Council Plan Focus 4.1.
Leisure Facility Development/Management	To manage and develop sports facilities that help to provide a healthy living environment and sustainable communities in line with Council Plan 4.3.

5. Report

5.1. Healthy Lifestyles

Core Work:

- Priority Area 1: To increase the utilisation of the outdoors and green spaces for exercise and health related activity
- Priority Area 2: To decrease the number of adults and children in South Somerset who are currently inactive
- Priority Area 3: To reduce the number of overweight and obese adults and children in South Somerset

Area West Achievements/Delivery in the last 15 months:

Priority Area 1 – Utilisation of outdoors and green space for exercise and health related activity

- 7458 attendances at Health Walks throughout 2014/15 up 39% on the previous year. The South Somerset scheme recorded 865 regular walkers in 2014/15 up by 57% on 2013/14 figures. 333 new walkers joined the scheme this year.
- 4 training days have been held for volunteers, 38 leaders have been trained from across the district
- 9 new walks have been developed across the district, 2 of these are located in Area West (a short walk from the Summervale Medical Centre in Ilminster and a short walk from at the Watch project in Chard)

Priority Area 2 – Decrease number of adults and children who are currently inactive (completing less than 30 minutes of activity a week)

- 1 Flexercise workshop has been delivered in Area West, 14 leaders were trained at this workshop.
- 3 talks on community physical activity opportunities have been given at the Balance and Safety group at Chard Hospital, 13 attending
- Sport50 sessions have been established in the following locations and continue to run led by volunteers; West Chinnock (8) and Tatworth (20)
- 2 Active Somerset Classes have been funded (attendances in brackets). Zumba Gold at Ilminster (12), and 1 gentle exercise class at the Watch Project, Chard
- Training for all practice staff at surgeries in the CLICK federation from Dr William Bird on the benefits of talking to all patients about physical activity and encouraging them to refer more patients to exercise opportunities. The aim of the training is to increase the number of people who achieve the 1 x 30 minutes of activity a week target. Moving an individual from 'inactive' to 1 x 30 minutes of activity is where most health benefits can be found.
- Working with the CLICK GP federation to develop physical activity opportunities from GP surgeries. A bid to Sport England's, Get Healthy, Get Active fund worth £194,000.00 has been successful.
- Activity finder website, Pad-e, continues to be updated and promoted to advertise the number of exercise and activity opportunities in the district and a range of venues. www.pad-e.co.uk

Priority Area 3 – Reduce the number of overweight and obese adults and children

- Funding has been granted to support Chard Community Kitchen ‘Bubble and Speak’ for the year 2013/14 and 2014/15. The weekly sessions teach people how to cook healthy and nutritious meals on a budget. Attendance ranges between 20 and 30 different people per month. 28 attended the one off event named ‘chardelicious’ run by Bubble and Speak.
- Continue to support Children’s Centres in the area by attending meetings and delivering Healthy Lifestyle programmes where possible. Examples include (attendances in brackets); Active clubs training delivered to Crewkerne and Ilminster centres, 5 trained. Health Testing sessions and Buggy Walks information delivered at the following sessions and venues Crewkerne (30) and Chard (4), Neroche (5)

Area West Priorities for 2015/16:

Priority Area 1 – Utilisation of outdoors and green space for exercise and health related activity

- Offer free Health Walk Leader training to community volunteers
- Develop opportunities for people to become more active through walking
- Report data to The Ramblers using Walking for Health database and provide feedback and support to volunteers
- Promote walking opportunities through printed directories and maps, local communication channels and online resources
- Maintain the standards required to be an accredited Walking for Health scheme
- Promote green spaces for healthy growing and eating of food
- Support mental health organisations to access the outdoors in order to increase physical activity levels
- Development of 321 running routes across the district, promoting these facilities through flyers, local communication channels and online

Priority Area 2 – Decrease number of adults and children who are currently inactive (completing less than 30 minutes of activity a week)

- Keep online resources such as the Healthy Lifestyles pages on SSDC website and Pad-e up to date and promote these resources to local residents, health professionals and community organisations
- Develop new opportunities and promote existing physical activity opportunities utilising Active Somerset funding
- Support the ageing population to maintain independence into later life through a range of targeted initiatives such as falls classes, physical activity classes, health testing and the Flexercise programme
- Utilise available funding to develop new physical activity opportunities
- Continue to offer and develop both internal and external healthy workplace programmes including a range of different initiatives

Priority Area 3 – Reduce the number of overweight and obese adults and children

- Offer support and deliver a range of initiatives to Children’s Centres and Primary Schools across the district to promote a healthy weight e.g. active clubs training, buggy walks, health testing and weight management programmes.
- Utilise available funding to develop healthy weight interventions in local areas, e.g. Community £s
- Deliver healthy weight initiatives at workplaces as part of healthy workplace programme, e.g. weight loss challenge
- Deliver health testing at community groups/organisations to raise awareness of the importance of a healthy lifestyle and encourage people to take responsibility for their own health

- Keep online resources up to date on SSDC website and sign post to additional services such as the Health Trainer service

5.2. Sports Development

Core Work:

- To support the development of new and existing community sports clubs.
- To support the development of coaches, volunteers and officials.
- To seek to enhance school sport.

Area West Achievements/Delivery in the last 15 months

- Delivered Schools Tennis Coaching programme in Crewkerne and Ilminster areas, attended by 32 young people from 4 primary schools.
- Continue to deliver a programme of winter and summer junior tennis competition for junior tennis players across the district. Chard Tennis Club Camel hosted tournaments as part of this programme. 411 junior players took part in the 2014 Summer Series, an increase of 41% on the summer 2013.
- Continue to deliver Badminton Schools Recreation League, to increase the competitive opportunities for young people to play badminton. Two teams from Holyrood Academy in Chard took part in fixtures from Area West.
- Delivered two adult badminton competitions, Rally 21 and Social Series at Crewkerne Sports Centre as part of the South Somerset Community Badminton Network competition programme, attended by 46 participants.
- Delivered one new Smash Up Badminton club at Wadham School in Crewkerne attended by 23 pupils per week. Smash Up is a new badminton product launched by Badminton England to get young people into the sport.
- Continue to deliver the Junior Athletics community programme which includes Fundamentals, Junior Athletics and the Academy. Our Junior Athletics sessions have been fully subscribed over the Spring/Summer in 2014. 146 young people are registered on our Junior Athletics programme with over 60 athletes now regularly taking part in Spring and Summer courses.
- Officers have supported Chard Cricket Club to host the Area Cricket finals, which is the local cricket competition for primary schools. 200 children attended the finals at the club.
- Officers have supported 50 young leaders from Buckland St Mary, Ashill and Manor Court (Chard) primary schools to receive leadership training in order to support events within the school games programme.

Area West Priorities for 2015/16

Sports Specific Development

- Continue to deliver a programme of sports specific development opportunities in partnership with key community sports clubs and NGB's to include: Tennis, Badminton, Hockey, Gymnastics, Athletics and Swimming.
- Awarded £2k from Badminton England to deliver the South Somerset Community Badminton Action Plan 2015/16; which will include local social competitions for junior
- Produce and distribute 2015/16 South Somerset A-Z Sports Clubs, helping residents to find opportunities to take part in sport and active recreation across the district and promote what sport clubs have to offer.

5.3. Play and Youth Facilities

Core Work:

- To work in partnership with others to provide a range of challenging and exciting play spaces and youth facilities across the district.
- To offer annual, quarterly and routine play inspection service to not-for-profit organisations.

Area West Achievements/Delivery in the last 12 months

- Supported Crewkerne Town Council with the first phase of their Henhayes Play Area refurbishment.
- Supported Ilminster Town Council with the development of their planned improvements to the Winterhay Lane Play Area. It is anticipated that these improvements could take place during 2015.

Area West Priorities for 2015/16

- Continue to support Crewkerne Town Council with the final phases of their Henhayes Play Area refurbishment.
- Support Crewkerne Town Council with their plans for a new Skate Park at Happy Valley.
- Complete refurbishment of Packers Way Play Area, Misterton.
- Support Horton Parish Council with their planned improvements to their skate park.

5.4. Opportunities for Young People

Core Work:

- To support the development of stimulating things to do and places to go.
- To support the development of new and existing youth clubs.
- To develop opportunities for young people to volunteer and become involved in their communities.
- To support the development of playschemes and targeted holiday activity programmes.

Area West Achievements/Delivery in the last 15 months

Play Days - Successful Play Days have been delivered in Area West over the past year with rural communities benefiting from free access to play opportunities. Play Days were delivered at the following locations in 2014; Winsham, Ilminster, Chard, Crewkerne and Combe St Nicholas.

Disclosure & Baring Scheme (DBS) – Officers have continued to support volunteers working with young people with free DBS checks. In 2014 a total of 84 DBS checks were processed for the district and due to Data Protection we do not keep records of these by area.

Somerset Rural Youth Project (SRYP) – SSDC provides a grant each year to SRYP to support youth work around the district. In 2014 SRYP supported young people in Area West with projects including, community involvement, leadership, employment, transport and youth club support.

Youth Club Support – Officers have continued to provide youth club support in Area West where required. In 2014 Ilminster, Chard and Crewkerne Youth Clubs received support.

Youth Club Leader Training – Officers organised free First Aid Training, Food Hygiene Level 2 and Introduction to Child Protection workshops for volunteers working in youth clubs in South Somerset.

Area West Priorities for 2015/16

Play Day Programme – Another year of Play Days is planned for 2015 and will include settlements in Area West. The planning of these days is in progress, and the communities be included in the plan are; Ilminster, Chard, Crewkerne, Combe St Nicholas.

To support the new and existing youth clubs that have been established in Area West.

5.5 Leisure Facility Development and Management

Core Work:

- To provide sports clubs and community organisations with specialist advice and support to develop their facility projects.
- To secure appropriate leisure contributions from housing development to enhance local and strategic sport and recreation provision.
- To maximise access to existing dual use school sports facilities.
- To effectively and efficiently manage the Council's Facilities at Yeovil Recreation Centre.

Area West Achievements/Delivery in the last 15 months

- Officers have supported Ilminster Town Football Club and Ilminster Town Council to develop a master plan for their recreation ground and to secure funding to deliver a new pavilion/community facility for Ilminster Recreation Ground. A further £159,000 for S106 and capital funding is available to Ilminster Town Council to deliver this project in the current financial year.
- Advice/support provided to Chard Town Council and local football clubs to take forward the provision of temporary changing at Jocelyn Park, Chard.
- Ongoing support being provided to Chard Tennis Club to deliver new floodlighting.
- Support has been provided to Holyrood Academy, Chard to move forward their project to resurface their Artificial Grass Pitch.
- Guidance has been provided to Chard Town Football Club about a potential ground relocation and planning policy implications.
- A review of community playing pitch provision in Chard is also underway.
- Providing guidance on the development of a new pavilion/community facility at Forton.
- To June 2015, £1.1million of S106 funding (capital and revenue contributions), has been banked as a result of the teams obligation requests via the planning process. Of the money received, £441,000K has been spent to date on enhancing or delivering new infrastructure in the area.

Area West Priorities for 2015/16

- Completing a review of playing pitch provision in Chard and review of options.

- Supporting the delivery of a new pavilion at Ilminster.
- Support Chard Town Council in their aspirations to deliver new permanent changing facilities at Jocelyn Park.
- Supporting Crewkerne Town Council in the development of sport and recreation facilities at Happy Valley in Crewkerne.

5.6. Other District Wide Work/Achievements in the Last 15 months

Play, Youth and Leisure Strategy refresh

- Our previous play, youth and sports strategies have now expired. Four area workshops have recently been held to research what stakeholders think about current play, youth and sports provision in the district and to identify future delivery priorities. Emerging priorities from these sessions will be provided to members for comment/input prior to a draft strategy being produced in the autumn.

New District Playing Pitch Strategy

- In line with updated national planning guidance, the Community Health and Leisure team is working with Sport England and National Governing Bodies of Sport to produce a new playing pitch strategy. This strategy help to protect existing pitch/changing room provision, identify district development priorities, underpins requests for developer contributions and helps the Council and other pitch providers to secure external funding. The strategy is expected to take around 12 months to complete and be finalised in 2016. Members will be asked to comment on and approve the final strategy.

Sport England Funding

- A further bid to Sport England for funding to support sports development and healthy lifestyles delivery across the district (with a focus on female participation) has also been submitted with a decision due in July 2015. In April 2015 we submitted a funding application to Sport England Community Sport Activation Fund for a project to increase the participation of women and girls called 'In It Together'. The total project cost was £259,000, with £163,000 requested from Sport England. We hope to hear whether we have been successful this summer and aim to deliver the project over the next 3 years.

Communications

- **Posters / Promotional material:** A huge range of posters and promotional material (Circa 500 leisure flyers/posters produced in house) have been produced in the last 15 months which have contributed towards the increased success of activities including Health Walks, Playdays, Healthy Communities and the wide range of activities at Yeovil Recreation Centre.
- **Electronic Newsletter:** The service produces a monthly communication to our Health & Well Being newsletter mailing list. In excess of 10,000 people have read the electronic newsletter during this period with an average of 160 people actively clicking on specific articles in each newsletter
- **Press Releases:** The service directly generated 40 press releases in the last 15 months
- **Social Media:** Engagement on Facebook has dramatically increased in the last 15 months with the Yeovil Recreation Centre and Play/Youth Facebook pages now approaching 2,000 likes between them (up from 250 at the start of 2014). Social media has been used extensively to promote the hugely popular Playdays during the Summer and also the Family Fun Day at Yeovil Recreation Centre.

Play/Youth

- **Play area Management** - The team directly manages (or co-manages), inspects and maintains 56 play areas across the district.
- **National Playday** - On the 6th August 2014 a National Play Day was held at Yeovil Country Park, which was attended by an estimated 3000 people. The day was part of a national event held each year to celebrate children's right to play. National Play Day will take place at Yeovil Country Park on 5th August this year from 10am – 3pm.
- **Gold Star Awards** – were held at the Octagon Theatre Yeovil on 28th October 2014 with a full auditorium. The event recognises the achievement of volunteers and young people across the district. This year's event will take place at the Octagon on Tuesday 27th October.

Passport to Leisure Card

- This scheme allows residents on low incomes to obtain discounts on the cost of certain leisure and cultural activities at Crewkerne Aqua Centre, Goldenstones Leisure Centre, Octagon Theatre, SSSC directly organised holiday activities, Wincanton Sports Centre, St Michael's Hall and Yeovil Recreation Centre.

The service administers the scheme (free of charge) and as of April 2015 there were 325 valid cards; 26 in Area North, 66 in Area West, 225 in Area South and 8 in Area West

The Community Resource Service/Scrapstore

- This service was transferred to The Hub from 1st April 2013 for five years and the service continues to oversee contractor delivery. The transfer is projected to bring cost savings of up to £130,000 over 5 years.

6. Financial Implications

No new implications.

7. Corporate Priority Implications

The work of the Community Health and Leisure service contributes to the following aims within the Health and Communities Focus of the Council Plan:

- Ensure that the strategic priorities of the Somerset Health and Well-being Board reflect local needs and align council resources to deliver projects to address those needs
- Maintain and enhance the South Somerset network of leisure and cultural facilities, optimising opportunities for external funding to promote healthy living.

8. Equality and Diversity Implications

Consideration is given by the service to ensure that all facilities and services are accessible.

Background Papers: none

Agenda Item 9

Area West Committee Working Groups – Appointment of Members 2015/16 (Executive Decision)

Assistant Director: Ian Clarke, Legal and Corporate Services
Service Manager: Angela Cox, Democratic Services Manager
Lead Officer: Jo Morris, Democratic Services Officer
Contact Details: jo.morris@southsomerset.gov.uk or 01935 462055

Purpose of the Report

The Committee is asked to appoint an additional member to serve on the Chard Regeneration Scheme Project Board for the municipal year 2015/16. At the June Area West Committee meeting Councillor Jenny Kenton was appointed as the SSDC Chard member representation.

The Board reviewed its terms of reference on 26th June 2015 and has made a request for an additional member to be appointed.

The Committee is also asked to nominate a representative to sit on the Click Into Activity Steering Group. Steering Group meetings will be held every quarter starting from September 2015.

Recommendation

1. The Committee is asked to appoint an additional member to serve on the Chard Regeneration Scheme Project Board for the municipal year 2015/16. It is proposed that this vacancy is filled by Councillor Martin Wale.
2. The Committee is also asked to appoint a member to serve on the Click Into Activity Steering Group.

Area West Working Groups

Working Group & Purpose
Chard Regeneration Scheme Project Board – SSDC Chard Member Representative The CRS Project Board is responsible for the delivery of the Chard Regeneration Strategy.
Click Into Activity Steering Group The purpose of the Group is to help support and shape the delivery of the CLICK into Activity Programme in Area West.

Financial Implications

None for the Area West Committee. Mileage claimed by Councillors attending meetings of outside bodies and working groups to which they are appointed is approximately £1,000pa 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

Agenda & Minutes - Area West Committee, 17 June 2015

Agenda Item 10

Request for a Community Grant – Chaffcombe Village Hall (Executive Decision)

Strategic Director: Rina Singh (Place and Performance)
Assistant Director: Helen Rutter (Communities)
Service Manager: Andrew Gillespie, Area Development Manager (West)
Lead Officer: Paul Philpott, Neighbourhood Development Officer
Contact Details: paul.philpott@southsomerset.gov.uk or 01460 260359

Purpose of the Report

To consider one application for financial assistance from the Area West Community Grant Scheme. Chaffcombe Village Hall Committee intend to undertake structural alternations to increase the internal floor space of the hall.

Public Interest

This report considers one application made under the Area West Community Grant Scheme. This Scheme was established to assist local communities to bring forward projects that benefit their town or village.

Recommendation

That members approve the following grant.

Applicant	Project	Grant requested
Chaffcombe Village Hall Committee	Alterations to the internal layout of the hall	£7,191

Chaffcombe Village Hall.

Background

Chaffcombe is a small rural parish of approximately 80 houses and 250 residents. The village hall has been in use since 1961 although the building itself dates back to 1879.

The hall provides an active hub for clubs and entertainments to the residents of both Chaffcombe and the surrounding villages of Knowle St Giles, Cricket Malherbie and Lydmarsch, who lack village halls of their own.

The groups who currently use the hall include:

The Arts Group

The Disabled Arts Group
The Singing Group
The Social Coffee Mornings Group

Additional events are organised throughout the year including concerts, flower festivals, whist drives, wassail evenings and the harvest supper. In the past year a programme of communal lunches has been organised which are normally sold out.

The building was originally designed as the village school with an internal layout that has proved unsuitable for later use as a village hall. This project will remove an internal wall to offer a more attractive venue for larger user groups such as wedding receptions and parties. An anticipated increase in bookings will also contribute towards the long term financial viability of the hall.

There is one consideration to note with this application. SSDC grant policy guidelines require a gap of three years before a subsequent grant can be awarded to the same project. A grant was awarded by the September 2012 Area West Committee for repairs and replacement of doors and windows and repointing of two walls of the village hall. The Neighbourhood Development Officer has taken the view that whilst both the windows and door project and the internal layout projects are within the village hall, they are distinct from each other.

The grant awarded in 2012 was £1,390. If this grant request is approved it will take the total awarded in this period to £8,581.

The financial accounts for the hall committee show annual running costs of circa £4,048.87. The January 2014 accounts showed a balance of £8,177.67.

It is normally thought prudent for a community organisation of this sort to maintain a reserve equivalent to twelve months running costs.

Project Description

The internal layout of the village hall has at present a wall intruding into the main hall. This reduces the available space and presents visibility problems for concert attendees. This project will pull back the wall to create a rectangular internal layout, and increase the available floor space by 15m².

Project costs

Quotes were obtained and the total cost for this project is £ 14,382

Table 1:

Building materials	£10,500
Electrical work	£2,882
Contingency	£1,000
Total Project Cost	£14,382

Funding

The hall committee have undertaken many fundraising events to secure 50 % of the total project cost, which includes an award from the Parish Council.

Table 2:

Funding Source		
Own Funds	£6,691	Secured
Parish Council	£500	Secured
SSDC	£7,191	Pending
Total Project Cost		£14,382

Assessment

Table 3:

Category	Score	Maximum score
Eligibility	Y	
Target Groups	7	7
Project	4	5
Capacity of Organisation	12	15
Financial need	4	7
Innovation	1	3
TOTAL	28	37

The Neighbourhood Development Officer has assessed the application and the project has reached an overall score of 28 as outlined in the table above. This application exceeds the minimum score required for funding to be considered.

Financial Implications

A grant of £7,191 can be awarded from the Area West capital programme. This would reduce the unallocated balance from £119,712 to £112,521.

Council Plan Implications

Focus Four: Health and Communities – We want communities that are healthy, self reliant and have individuals who are willing to help each other.

Carbon Emissions & Climate Change Implications

Improvements to the hall facilities may reduce car travel outside of the village.

Equality and Diversity Implications

Disabled access and disabled toilet facilities are provided in the hall.

Background Papers:

(www.southsomerset.gov.uk/communities/funding-for-your-group-or-project)

Area West Committee September 2012

CHAFFCOMBE VILLAGE HALL
PROPOSED REMOVAL OF PROJECTING WALL

PRELIM

Glulam Beam – final dimensions to MIC Engineer's Specifications

Glulam Beam support pad-stones 400 x 200 x 150 C35/1-2-4 concrete

Existing trusses secured to Glulam Beam and taken down into concrete pad-stone as per drawing.

Galvanised restraint straps 800 x 35 x 5 secured with 10g plated screws 50mm at approximately 100 centres.

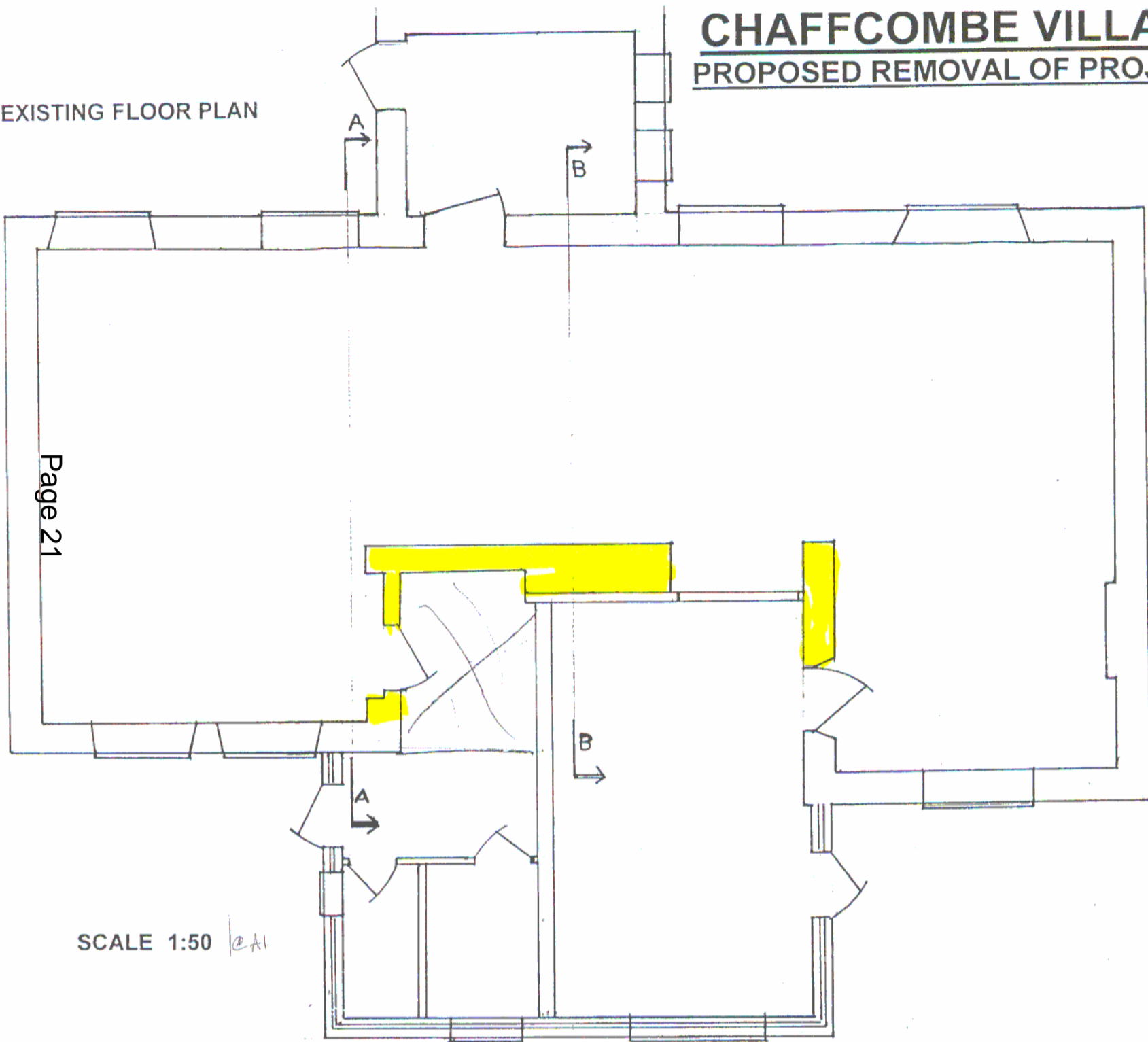
All hex bolts plated 12.5 dia 8-8

New Partition Wall – Celcon block or similar, taken down to new concrete foundations C35/1.2.4. concrete.

Prestressed concrete lintels over openings, wall starters (for joining to existing walls)

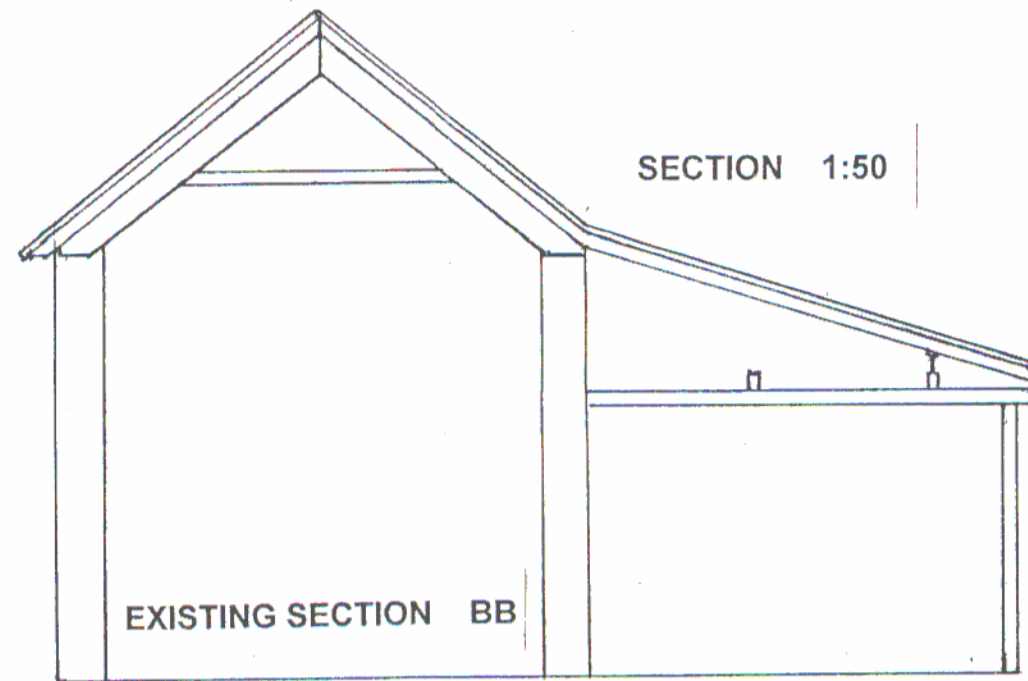
EXISTING FLOOR PLAN

Page 21

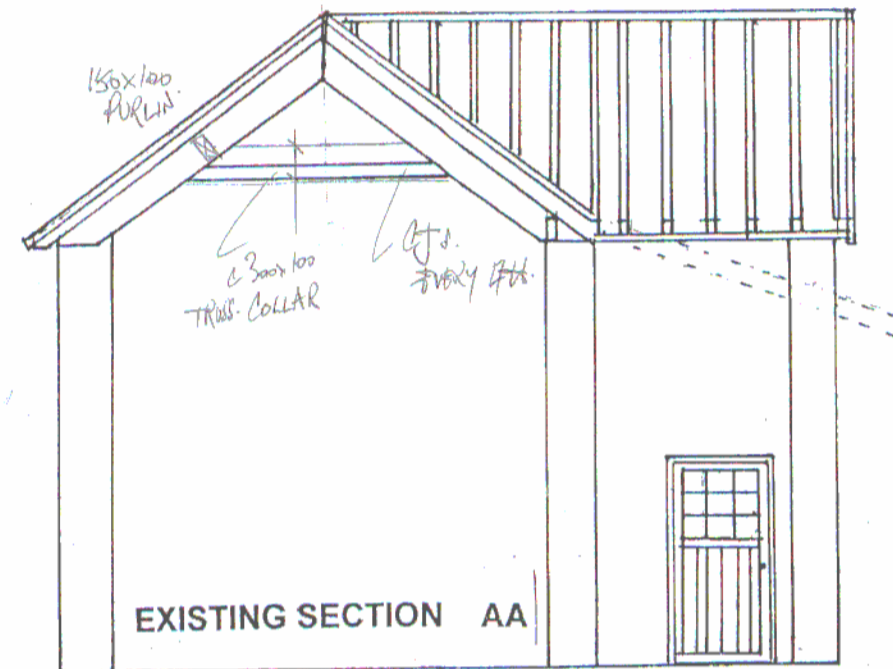


SCALE 1:50 @ A1

SECTION 1:50

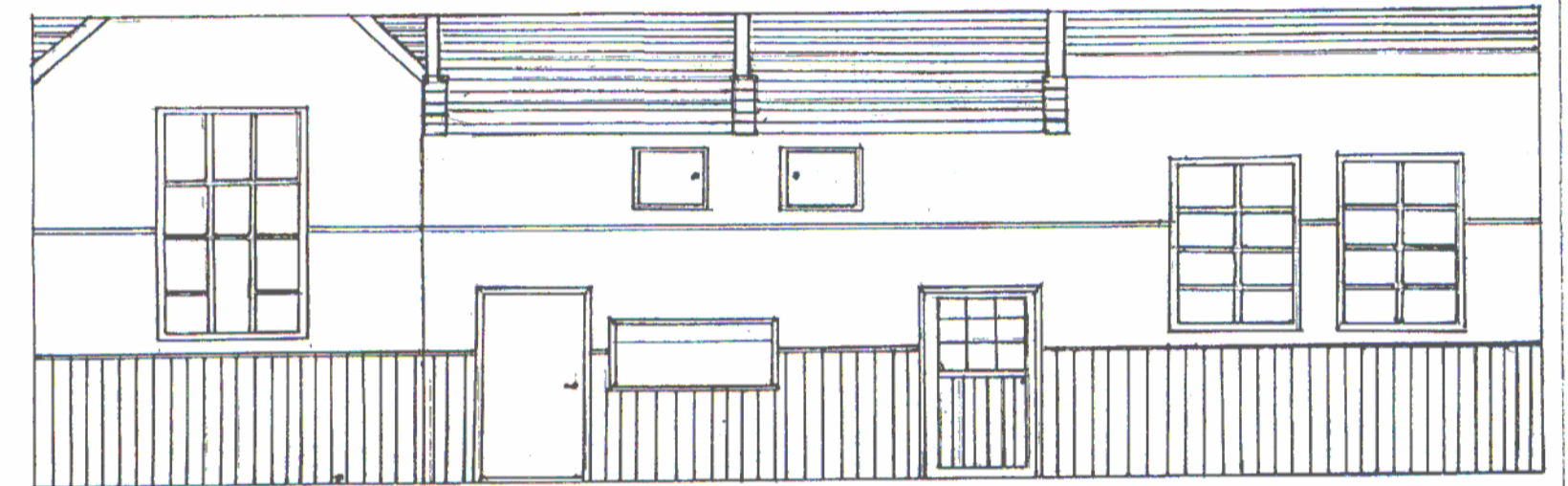


EXISTING SECTION BB

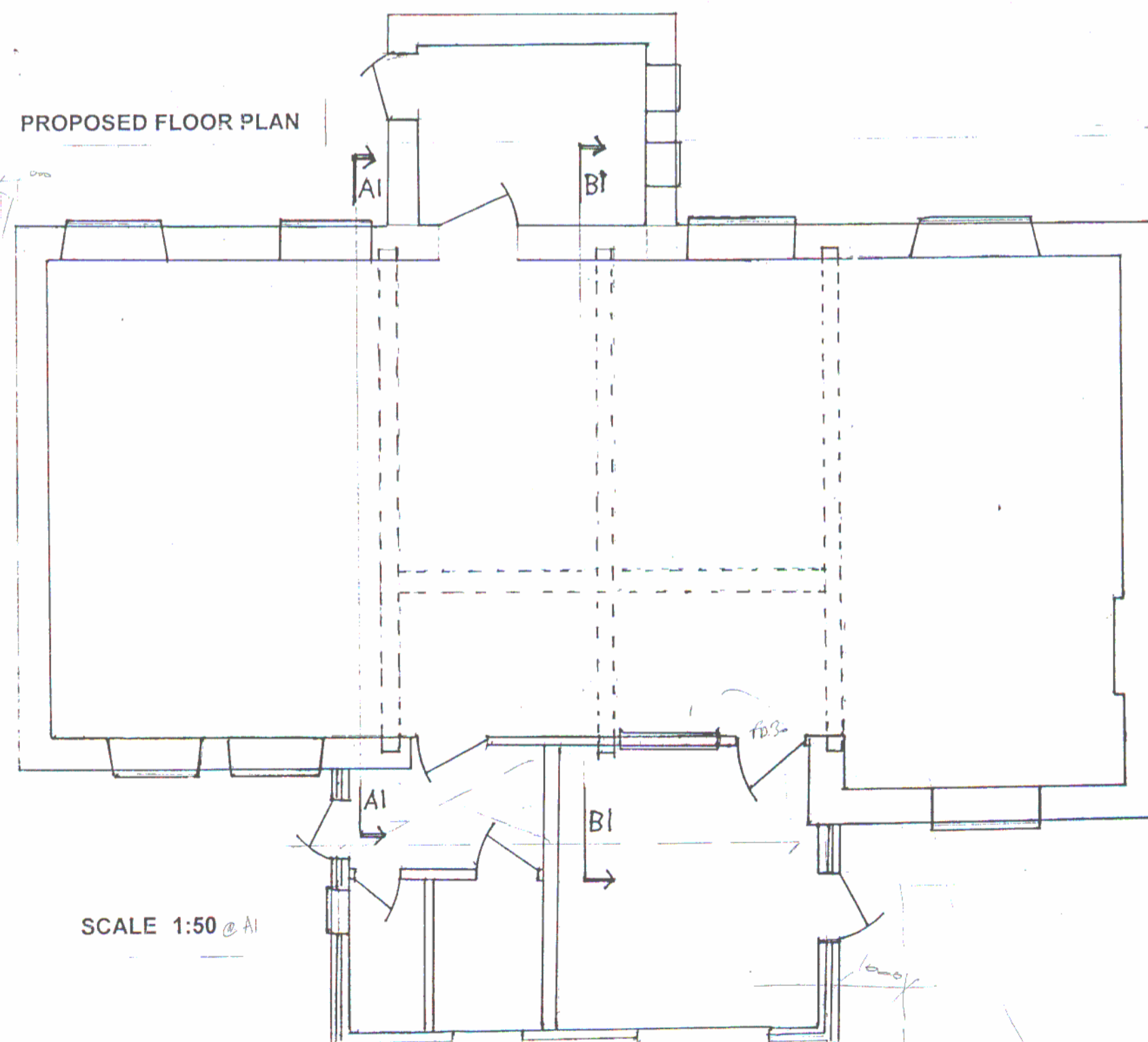


EXISTING SECTION AA

VIEW OF NEW RECONFIGURED NORTH WALL

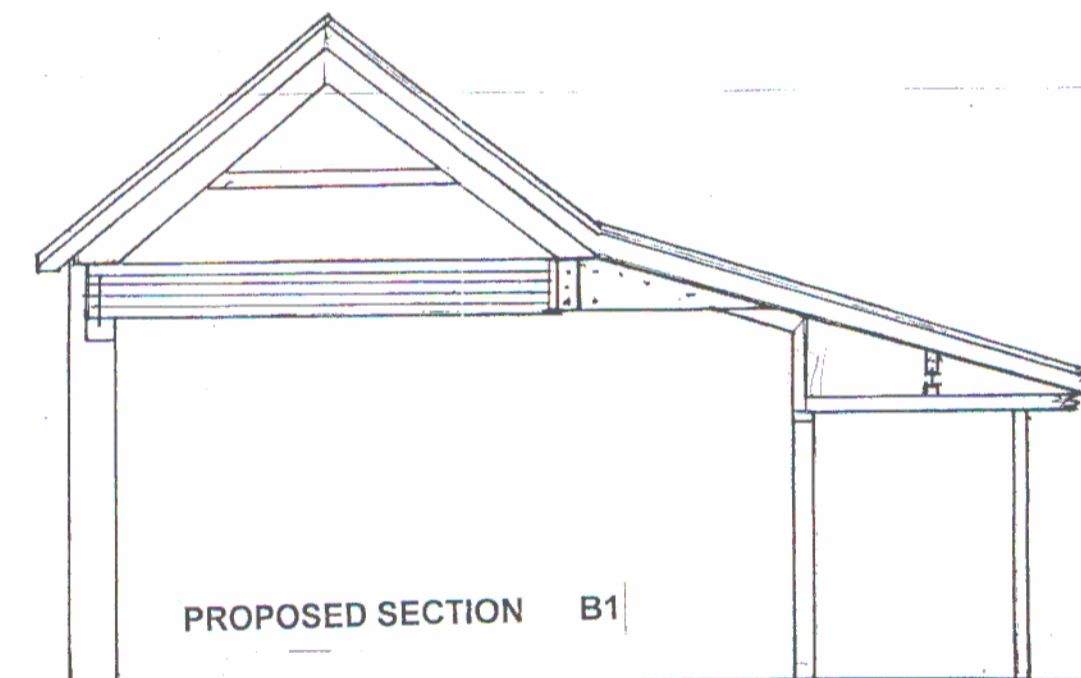


PROPOSED FLOOR PLAN

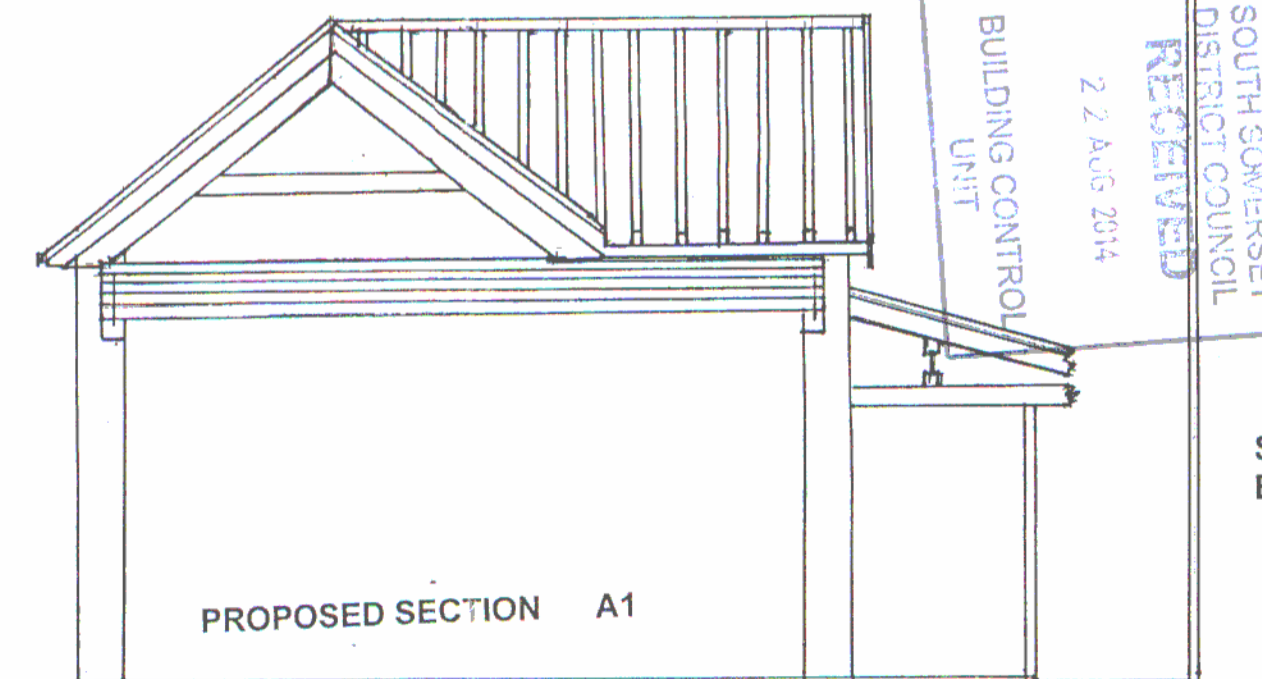


SCALE 1:50 @ A1

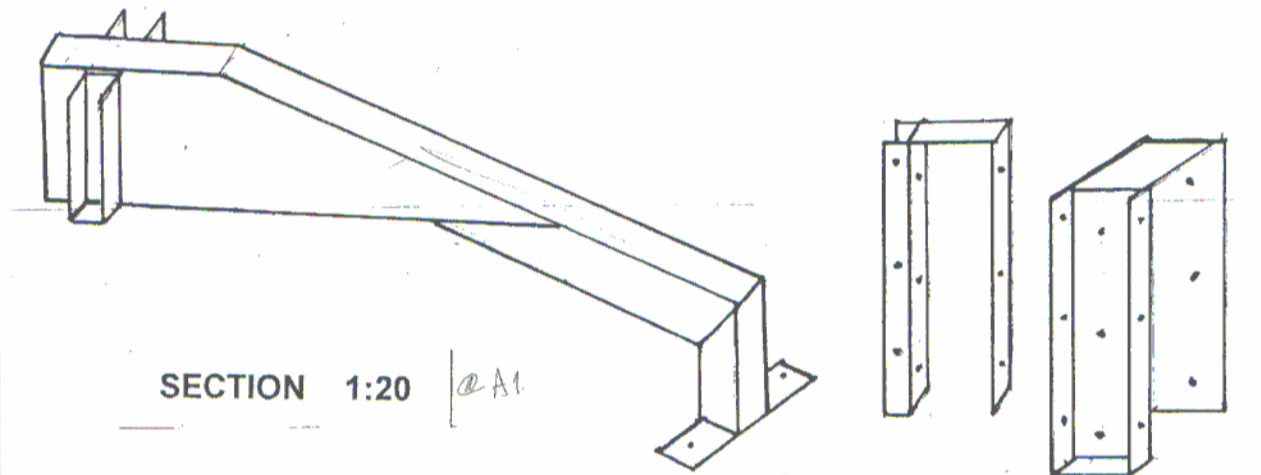
PROPOSED SECTION B1



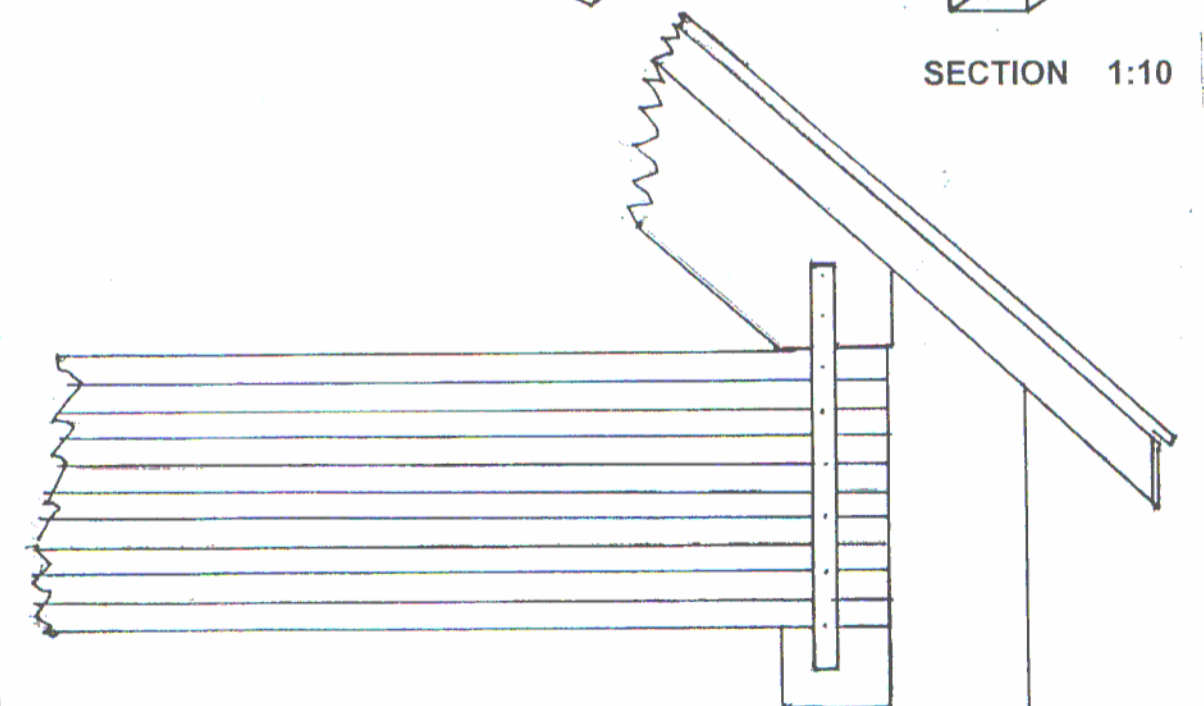
PROPOSED SECTION A1



SECTION 1:20 @ A1



SECTION 1:10



SECTION 1:10 @ A1

Steel Platework and Fabrication all to Structural Engineer's Specifications

DATE: FEBRUARY 2014

BUILDING CONTROL UNIT
 RECEIVED
 SOUTH GOWERSET DISTRICT COUNCIL
 22 AUG 2014

x 70%

4224/01
 27/02/14

Agenda Item 11

South Somerset Carnival Park Project

Strategic Director: Rina Singh (Place and Performance)
Assistant Director: Helen Rutter/Kim Close (Communities)
Service Manager: Andrew Gillespie, Area Development Manager (West)
Lead Officer: Andrew Gillespie, Area Development Manager (West)
Contact Details: andrew.gillespie@southsomerset.gov.uk

Purpose of the Report

To introduce a presentation about the South Somerset Carnival Park project and how it may be supported.

Public Interest

See below

Background

During Public Question time at the June 2015 Area West Committee, Steve Dawe the co chairman of the South Somerset Carnival Park committee asked for support from SSDC for the Carnival Park project.

The project organisers have been invited back to provide more detail about the project and how it could benefit South Somerset.

South Somerset Carnival Park Project

The project organisers have been asked to make a short presentation and to respond to questions about the project

Recommendation

That members express their support for the aims of the South Somerset Carnival Park project.

Financial Implications

None

Council Plan Implications

Focus Four: Health and Communities – We want communities that are healthy, self reliant and have individuals who are willing to help each other.

Background Papers:

None

Agenda Item 12

Planning Appeals

Strategic Director: Rina Singh (Place and Performance)
Assistant Director: Martin Woods (Economy)
Service Manager: David Norris, Development Manager
Lead Officer: David Norris, Development Manager
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.

Recommendation

That the report be noted.

Background

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

Report Detail

Appeals Dismissed

14/03570/FUL – Building Plot at Oakridge, Townsend, Ilminster, Somerset (Officer Decision)
Erection of detached dwellinghouse with parking (revised application) (GR 336742/114544)

The Inspector's decision letter is attached.

Background Papers: None

Appeal Decision

Site visit made on 21 April 2015

by Edward Gerry BA (Hons) MSc MRTPI

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

Decision date: 18 June 2015

Appeal Ref: APP/R3325/W/14/3000233
Oakridge, Townsend, Ilminster TA19 0JA

- 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 Ms J Searle and Ms D Wosley against the decision of South Somerset District Council.
 - The application Ref 14/03570/FUL, dated 28 July 2014, was refused by notice dated 6 October 2014.
 - The development proposed is erection of a detached dwelling with integral garage.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. Since the Council made its decision it has adopted the South Somerset Local Plan 2006-2028 (2015) (LP). Policies EH1, ST5 and ST6 of the South Somerset Local Plan (2006), referred to in the Council's decision notice, have been superseded and no longer form part of the development plan. Therefore, my deliberations below do not make reference to these policies.
3. I have considered the impact of the proposal on the two listed buildings located to the north of the appeal site. Whilst the Council has not expressed any concerns in this respect I have had regard to the statutory duty to pay special attention to the desirability of preserving the listed buildings. Nevertheless, given the distance and vegetation between the site and the listed buildings and the topography of the area I have no reason to disagree with the view the Council has reached. Therefore I am satisfied that it would preserve those interests.

Main Issues

4. The main issues are the effect of the proposal on the character and appearance of its surroundings, including the setting of Ilminster Conservation Area, and its effect on highway safety in relation to Townsend.

Reasons

Character and appearance

5. The appeal site is located on a steep slope and a road (Townsend) is situated to the south of the site. It is surrounded by residential properties, including a property orientated to the east which contains a modest sized thatched

cottage. A number of the properties have boundary walls fronting onto Townsend. The site also abuts the boundary of Ilminster Conservation Area. I have not been provided with a Conservation Area Appraisal, or similar document, identifying the significance of this heritage asset. Nevertheless, in my view, the area's significance relates to the buildings contained within it. In particular their traditional design and use of materials, especially natural stone, which is a prominent feature of the area.

6. The principle of developing a new residential dwelling at the site is acceptable. I acknowledge the appellants' point that the site is situated adjacent to the eastern edge of the Conservation Area. In addition I accept that there is variation in the design style of the dwellings in proximity of the site and the appellants' view that the 'barn like' appearance of the proposed dwelling would assimilate with the neighbouring development and would bring about an enhancement to the main part of the development site. Furthermore, I note the suggestion that whilst the proposed dwelling would be three storeys high it reads as two storeys given the third storey is located within the roof space. I also observe the opinion that the design of the proposed dwelling allows it to sit into the topography of the site so that the relationship with the road located to the south of the site is appropriate.
7. However, given the scale of the proposed dwelling, including in terms of its height, and the fact that it would be situated on raised ground it would have a dominating effect on its surroundings particularly the modest sized thatched cottage to its east. This effect would be exacerbated by the fact that the dwelling would be clearly visible from Townsend located to the south of the site. Furthermore, the failure of the proposal to provide a front boundary wall adjacent to Townsend would be out of keeping with the surrounding area. Consequently, the proposal would not sit comfortably within its surroundings.
8. With regards to its design style, I note the view that the proposed dwelling would take account of its surroundings and the opinion that the materials proposed would not look out of place or context with nearby buildings such as those at Fortnum Place. Furthermore, I acknowledge that the large area of glazing proposed for the south facing elevation of the dwelling has been incorporated into the design to maximise solar gain. I also note the landscaping that has been incorporated into the proposal and the fact that the proposal seeks to retain some of the original landscape features on the west side of the access driveway.
9. Nevertheless, the proposal includes a large number of openings, which as a result of their varying size and positioning, would result in the proposed dwelling having an incongruous appearance. In addition, the large roller shutter door and timber boarding proposed would result in the appearance of the dwelling being at odds with the majority of surrounding dwellings which are mainly constructed from traditional materials. These factors add to my overall concerns regarding the proposal.
10. For these reasons the proposed development would cause unacceptable harm to the character and appearance of its surroundings, including the setting of Ilminster Conservation Area. Although the harm to the Conservation Area would be 'less than substantial' when assessed against the advice set out in the Government's Planning Practice Guidance I consider that there are no public

benefits associated with the proposal that outweigh the harm that would be caused.

11. As a result there would be a conflict with LP policies EQ2 and EQ3. Policy EQ2 sets out that development will be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district. Policy EQ3 details that heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character and sense of place.

Highway safety

12. As previously outlined there is a steep incline associated with the appeal site. The parking area and garage relating to the proposed dwelling would be accessed off the existing driveway which serves both Oak Ridge and Copper Beeches located to the north-west of the site. This existing driveway is accessed off Townsend which is located to the south of the site.
13. I note the concerns raised in respect of the gradient of the driveway and the space that would be available for vehicles to turn around. In addition the worries expressed by local residents regarding the speed at which vehicles travel along Townsend and the implications of the proposal on highway safety particularly given the existing access relating to the residential dwellings at Fortnum Place opposite the site.
14. However, there is no evidence in front of me to suggest that the existing driveway, which provides access to Oak Ridge and Copper Beeches, has a negative impact on Townsend in terms of highway safety. Furthermore, given the space that would be available within the site for vehicles to either access or egress from the proposed parking area I am satisfied that vehicles would not need to manoeuvre on Townsend in order to access or egress from the parking area.
15. For these reasons the proposed development would not result in significant harm to the adjoining highway in terms of highway safety. As a result there would be no conflict with LP Policy TA5 which details, amongst other things, that new development shall be designed to ensure safe and convenient access on foot, cycle and by public and private transport.

Other Matters

16. I note the appellants' references to the planning history relating to the site including an alternative proposal for a dwelling which has been granted planning permission by the Council. Whilst I have made my decision in the knowledge of this scheme each proposal should be considered on its own merits and it is on this basis that I have assessed the proposed development.
17. Additionally, I observe that Ilminster Town Council supports the proposed development and the appellants consider that the proposal would be acceptable in terms of its impact on the living conditions of the occupiers of Fortnum Place. Furthermore, I note the suggestion that the proposed development would cause no greater harm to the Conservation Area than previous developments that have taken place. Nevertheless, given the harm that I have identified such factors do not provide a basis for allowing the proposal.

Conclusion

18. Notwithstanding my conclusions on highway safety, they do not outweigh the harm that I have identified in respect of character and appearance. For the reasons given above, and having considered all matters raised, I conclude that the appeal should be dismissed.

Edward Gerry

INSPECTOR

Agenda Item 13

Date and Venue for Next Meeting

The next scheduled meeting of the Committee will be held on Wednesday 19th August 2015 at 5.30pm at the Henhayes Centre, Crewkerne.
