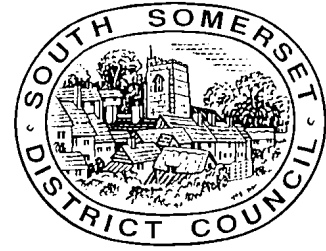


South Somerset District Council

Notice of Meeting



Area East Committee

Making a difference where it counts

Wednesday 10th June 2015

9.00 am

**Council Offices
Churchfield
Wincanton
BA9 9AG**

(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 **10.45am**.

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Anne Herridge, Democratic Services Officer 01935 462570**, website: www.southsomerset.gov.uk

This Agenda was issued on Tuesday 2 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 East Committee Membership

Mike Beech
Tony Capozzoli
Nick Colbert
Sarah Dyke-Bracher

Anna Groskop
Henry Hobhouse
Tim Inglefield
Mike Lewis

David Norris
William Wallace
Nick Weeks
Colin Winder

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

Members of the public are requested to note that the Committee will break for refreshments at approximately **10.30 am**. Planning applications will not be considered before **10.45 am** 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 formal written report from the Area Highways Officer should be on the main agenda in May and November. A representative from the Area Highways Office should attend Area East Committee in February and August from 8.30 am to answer questions and take comments from Members of the Committee. Alternatively, they can be contacted direct through Somerset Highways direct control centre on 0845 345 9155.

Members Questions on reports prior to the meeting

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

Information for the Public

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

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

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

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

Meetings of the Area East Committee are **normally** held monthly at 9.00am on the second Wednesday of the month in the Council Offices, Churchfield, Wincanton (unless specified otherwise).

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

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

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

Public Participation at Committees

This is a summary of the Protocol adopted by the Council and set out in Part 5 of the Council's Constitution.

Public Question Time

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

Planning Applications

Comments and questions about planning applications will be dealt with at the time those applications are considered, when planning officers will be in attendance, rather than during the Public Question Time session.

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

At the committee chairman's discretion, members of the public are permitted to speak for up to 3 minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

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

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

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

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

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

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

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

Area East Committee

Wednesday 10 June 2015

Agenda

Preliminary Items

1. Minutes of Previous Meeting

To agree the Minutes of the special Area East Committee meeting held on 31st March 2015 and the last scheduled meeting that was held on 8th April 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 Sarah Dyke-Bracher, Tony Capozzoli and Nick Weeks

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 Participation at Committees

a) Questions/comments from members of the public

b) Questions/comments from representatives of parish/town councils

This is a chance for members of the public and representatives of Parish/Town Councils to participate in the meeting by asking questions, making comments and raising matters of concern. Parish/Town Council representatives may also wish to use this opportunity to ask for the District Council's support on any matter of particular concern to their Parish/Town. The public and representatives of Parish/Town Councils will be invited to speak on any planning related questions later in the agenda, before the planning applications are considered.

5. Reports from Members Representing the District Council on Outside Organisations

6. Feedback on Reports referred to the Regulation Committee

7. Chairman Announcements

8. Date of Next Meeting

Members are asked to note that the next scheduled meeting of the committee will be held on 8th July 2015 at 9.00am at the Council Offices, Churchfield, Wincanton.

Items for Discussion

9. Highways report - Area East (Pages 1 - 4)

10. Area East Development Budget Outturn Report (Executive Decision) (Pages 5 - 10)

11. Community Health and Leisure Service Update (Pages 11 - 19)

12. Wincanton Sports Ground - Request for a one-off contribution towards a Sports Development Officer post (Executive Decision) (Pages 20 - 23)

13. Community and Leisure Capital Grant Request (Executive Decision) (Pages 24 - 33)

14. Retail Support Initiative Grant Application (Executive Decision) (Pages 34 - 37)

15. The Retail Support Initiative update (Pages 38 - 44)

16. **Area East Committee Working Groups and Outside Organisations - Appointment of Members 2015/16 (Executive Decision)** (Pages 45 - 47)
17. **Development Control Scheme of Delegation - Nomination of Substitutes for Area East Chairman and Vice Chairman - 2015/16 (Executive Decision)** (Page 48)
18. **Area East Committee Forward Plan** (Pages 49 - 50)
19. **Item for Information** (Pages 51 - 56)
20. **Schedule of Planning Applications to be Determined by Committee** (Pages 57 - 58)
21. **14/03377/OUT - Outline application for the development of 54 residential units, care home, allotments and heritage interpretation board(s) together with associated access, parking, landscaping and infrastructure on land at Gainsborough, Milborne Port** (Pages 59 - 75)
22. **15/00600/OUT - Outline planning application for the erection of up to 11 no. dwellings (full details to be considered for plot 1) on Land at South Street, West Camel** (Pages 76 - 87)
23. **15/00349/FUL - Erection of a dwellinghouse on Land adjacent Heather House, Lovington, Castle Cary** (Pages 88 - 94)
24. **15/01007/FUL - Erection of a dwelling and village shop on Land to the South of The Red Lion Inn, North Street, Babcary** (Pages 95 - 102)
25. **15/00522/FUL - Proposed demolition of existing dwellings and construction of two dwellings at Bratton Lodge, Bratton Seymour To Cary Hill, Bratton Seymour** (Pages 103 - 112)
26. **15/01153/FUL - The erection of a boiler room and wood pellet store to serve a new bio mass boiler (Revised/Retrospective Application) at Northover Manor Hotel, Northover, Ilchester** (Pages 113 - 118)

Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation.

This does not apply to decisions taken on planning applications.

Agenda Item 9

Highways report – Area East

Lead Officer *John Nicholson Assistant Highway Service Manager*
Contact Details *County Roads - countyroads-southsom@somerset.gov.uk*

Purpose of the Report

Being the first report for the 2015/16 financial year, this report aims to give a brief of the highway works carried out last financial year in Area East and the proposed works programme for 2015/2016.

Recommendation

That the Area East Committee notes the content of this report.

Winter Maintenance

Somerset County Council salts over 1,400km (870 miles) of its roads in anticipation of frost, snow and ice. This is approximately 21% of its entire road network. The M5, A303 and the A36 are maintained and treated by the Highways Agency.

The winter period for 2014/15 was thankfully uneventful and slightly dryer than average. In summary, this average resulted in 70 F1 actions, one full F2 action and 5 occasions of snow on high ground (treated with increased salt spread rates and some in-house ploughing without the need to call on the farmers/agricultural contractors for assistance).

Surface Dressing

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.

Sections of the A357 and B3145 were proposed to be Surface Dressed but the design stage identified that some sections were rich in bitumen from previous surface applications so a High Pressure water jet re-texturing process was applied week commencing 11th May to remove this excess and restore the texture depth to the surface aggregate for grip and skid resistance. It will remain monitored to study this methods effectiveness.

The Surface Dressing within South Somerset has already commenced and is due completion by the end of May but at the time of this report there is already a week's delay due to weather conditions.

Grass Cutting

Grass cutting is a difficult task to carry out to the satisfaction of all. The highway network exceeds 3,500km 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

Schemes completed in 2014/15

Upper and Lower Woodcock St/Fore St/The Triangle/B3152	Castle Cary	Resurfacing
A357 Combe/Yenston Hill	Henstridge	Resurfacing
A359 Marston Magna Road	Marston Magna	Resurfacing
B3151 Bondip Hill	Kingsdon	Resurfacing
B3153 Somerton Road	Kingweston	Resurfacing
Stone Lane	Mudford	Footways
Reynolds Way Junction	Kingweston	Resurfacing
Wheathill Lane	Milborne Port	Drainage
Marsh Lane	Horsington	Drainage
Dancing Lane	Wincanton	Drainage
Barrow Water Lane	Charlton Musgrove	Drainage
A359 Quaperlake Street	Bruton	Drainage
RNAS Yeovilton Rd/Bridgehampton Rd	Yeovilton	Drainage
Green Acres Lane	Mudford	Drainage (Env Agency requirement)
High Street	Keinton Mandeville	Footways
Queen Street	Keinton Mandeville	Footways

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 South Somerset and schemes proposed in Area East are highlighted;

Misterton	A356 School Hill and Mosterton Road	Resurfacing	
Crewkerne	A356 North Street	Resurfacing	
Charlton Mackrell	A37 Fosse Way	Resurfacing	Completed
Yeovil	A30 West Coker Road	Resurfacing	
Bruton	Plox/Silver Street	Resurfacing	Qtr 2
Castle Cary	Victoria Park/Greenway Road	Resurfacing	Qtr 3
Lopen	Lopen Head - Snap Ant	Resurfacing	

Merriot	Hitchen	Resurfacing	
Yeovil	Dampier Street	Resurfacing	
Yeovil	St John's Road/Northbrook Road	Resurfacing	
North Cadbury	Parish Hill	Resurfacing	Qtr 2
Ilminster	Ile Court	Resurfacing	
Charlton Horethorne	Clare Farm Stowell Hill	Resurfacing	Qtr 4
Queen Camel	Traits Lane	Resurfacing	Qtr 3
Somerton	Somertonfield Road	Resurfacing	
Huish Episcopi	Picts Hill	Resurfacing	
Chard	Avishayes Road	Resurfacing	
Chard	Helliars Road and Crimchard	Resurfacing	
Hinton St George	Lopen Road	Resurfacing	
Yeovil	Goldcroft	Resurfacing	
Yeovil	Hendford & High Street (The Borough)	Resurfacing	
Milborne Port	A30 Sherborne Road	Resurfacing (R+R)	
Charlton Mackrell	A37 Fosse Way	Resurfacing (R+R)	Completed
Henstridge	A357 High Street & Stalbridge Road	Resurfacing (R+R)	
Henstridge	A357 Templecombe Road	Resurfacing (R+R)	
Yeovil	A3088 Bunford Hollow Rbt	Resurfacing (Sections)	
Ilchester	B3151 Somerton Road	Resurfacing (R+R)	
Yeovil	Birchfield Road	Footways	
Yeovil	St Michaels Avenue	Footways	
Yeovil	Plantangenate Chase	Footways	
Yeovil	Roping Road	Footways	
Yeovil	Park Street	Footways	
Barton St David	Broadclose Way	Footways	Qtr 4
Bratton Seymour	Jack Whites Gibbet	Footways	Qtr 4
Somerton	Walnut Drive	Footways	
Castle Cary	Milbrook Gardens	Footways	Qtr 2
Tintinhull	St Margarets Road & Head Street	Footways	
Ilminster	Station Road	Drainage	
Closworth	Closworth Road	Drainage	
Closworth	Weston Lane	Drainage	
Bratton Seymour	A371 Cattle Hill	Drainage	Qtr 2
Alford	B3153 Cary Road and Church Lane	Drainage	Completed
Chard	A358 Old Town	Drainage	
Buckland St Mary	Fair End Lane	Drainage	
Muchelney	Thorney Road	Drainage	
Curry Rivel	Parsonage Place	Drainage	
Brympton	Thorne Coffin (Phase 1 & 2)	Drainage	
Pitney	Stowey Road	Drainage	
Yeovil Without	Yeovil Marsh Road	Drainage	
Fivehead	Ganges Hill	Drainage	
Yeovil Without	Yeovil Marsh Road (Eastern end)	Drainage	
Huish Episcopi	Meadow Close	Drainage	

Chilton Cantelo	Bridgehampton Road	Drainage	Completed
Maperton	Clapton Lane	Drainage	Completed
Bruton	Park Road	Drainage	Qtr 2
Rimpton	Pitfield Corner	Drainage	Completed
Haselbury Plucknett	Claycastle	Drainage	
Crewkerne	Cathole Bridge Road	Drainage	
Stoke Trister	Beech Lane	Drainage	Completed
Curry Rivel	St Andrews Close	Drainage	
South Beauchamp	Lambrook Road	Drainage	
Kingsbury Episcopi	East Lambrook Road (upgrade outfall)	Drainage	
Long Sutton	Shute Lane	Earthworks	
Tatworth & Forton	Bounds Lane	Earthworks	
Ansford	Ansford Hill	Earthworks	
East Coker	East Coker Road	Earthworks	

Agenda Item 10

Area East Development Budget Outturn Report (Executive Decision)

Strategic Director: Rina Singh, Place & Performance
Assistant Director: Helen Rutter, Communities
Service Manager: Helen Rutter, Area East Development Manager
Lead Officer: Helen Rutter, Area East Development Manager
Contact Details: helen.rutter@southsomerset.gov.uk or (01963) 435012

Purpose of the Report

To give an overview of spending from the Area East Budgets for the 2014/15 year and to replenish the Community Capital Grant allocation for 2015/16.

Public Interest

The Area Development Service supports the Council's 4 Area Committees (North, South, East & West) to work closely with local communities to create better places in which to live and work.

Each Committee has the freedom to use its resources, both financial and through its team of Development staff, to understand what matters to local people and address this by offering support, encouragement and direct financial and practical help.

The report gives the financial position at the year end and requests a top up to the community grants budget for this year.

Recommendations

That Members agree to:-

- (1) note the spending and balances for the Area East Capital Programme and Reserve for 2015;
- (2) transfer a sum of £18,748 from the Capital Reserve to the Community Capital Grants Budget for awards during 2015/16;
- (3) note the budgets available for 2015/16 to address priorities for the coming year.

Background

The Council approves budgets in February for the next financial year. Each of the 4 Area Committees has delegated responsibility for monitoring budgets within its control. Area East considers all decisions relating to grant requests over £1,000, its Capital Programme and the allocation & spending of its Reserve. The Executive monitors all budgets on a quarterly basis.

The Area East Committee focuses its resources to address local needs in order to promote improved quality of life in Area East. The Area Development Plan 2014/15 contained a set of local priorities, agreed by the Committee and a work programme with targets, to carry

these forward throughout last year. A report on the achievements of the plan was taken to the April Committee.

Funding Overview

Appendix 1 gives a summary of all project and grants budgets at 2014/15 year end. It also shows available, uncommitted budgets for 2015 Appendix 2 Gives an overview of all funding awards made by the Committee within the 2014/15 year. A sheet showing projects supported and these funding awards, by ward, will be circulated at the meeting for Councillors to keep

Area East Capital Programme

The area capital programme supports investment in new or existing, locally important assets. These may be SSDC owned, community owned or privately owned. In the last two categories support will normally be via a grant scheme. Fuller detail on the spending across the capital programme is attached at Appendix 3. It shows live projects, their funding allocation and spending that took place to 31 March 2015 with a progress report from the lead officer. In summary this shows that there is a total of £63,355 unallocated to projects, including the Parish Infrastructure Fund. This funding is available for local priority schemes in 2015/16.

Community grant applications for capital projects are normally considered twice a year in June and December. If a grant request is urgent it may be considered at other times by agreement with the Chair and Vice Chair. At present there is £6,252 unallocated in 2014/15 for community capital grants. It is recommended that this is topped up to £25,000 for 2015/16. This will leave an unallocated balance in the Capital Reserve of £19,636

Area East Reserve

There is £3,460.00 unallocated in the Area East Reserve. This is an historical revenue fund that is not replenished. It can be used to support unplanned or urgent work or schemes that cannot be supported through the main, annual budgets. It has the flexibility to be used for capital or non-capital work, including staff costs or commissioned work. It can also be spent up front for work that is subsequently reimbursed.

Allocation of Reserve	Approved	£	£ Balance Remaining 14/15	£
Balance B/forward 13/14				60,190
Community Planning-Project Spend	Apr 05	50,000	26,930	
Derelict sites, Castle Cary	Jun 05	4,000	4,000	
Rural Business Units	Nov 05	17,050	5,800	
Wincanton Retail Support Initiative top up	July 14	10,000	10,000	
Retail Support Initiative	May 09	10,000	10,000	
Unallocated Balance				3,460

The *Community Planning project budget* is only available to communities with endorsed parish/ community plans but can be used for assisting the delivery of a range of priority

projects where community grant budget is not available. Proposals can come forward in any month from this allocation.

The *derelict site* funding is available for essential works on a number of sites in Castle Cary with at risk historic buildings.

Spending from these allocations has been slow and Councillors may wish to reconsider these allocations at the Area East Priority workshop in July 2015.

Small Community Grants

A small fund is set aside each year to support community projects. In addition a sum of £10,000 of health and wellbeing money is set aside for the Balsam Centre. This is subject to separate reporting and award by the Committee against an agreed work plan. See Appendix 2 for details of last year's spending.

Area East Discretionary Fund

This annual budget is used, at the discretion of Members, to support partnership work, attract external funding and other regeneration work. Details of how this has been allocated is shown in Appendix 1.

Financial Implications

The level of Area East funding is shown in the body of this report and in the Appendices along with some suggested transfer of funds between budgets. There are no additional financial implications arising from this report.

Council Plan Implications

In compliance with the Council Plan.

Carbon Emissions and Climate Change Implications

None arising directly from this report.

Equality and Diversity Implications

None arising directly from this report.

Background Papers

Area East Development Plan 2014-15;
Monthly budget monitoring and quarterly capital monitoring reports.

Area East Budget Summary for 2014/15 with Available Resources from April 2015

1	Budget type	AE Capital Programme	AE Reserve	AE Community Grants	AE Discretionary
		<ul style="list-style-type: none"> • Rolled forward annually • £25k top up by DX each year 	<ul style="list-style-type: none"> • Revenue budget • Not replenished 	<ul style="list-style-type: none"> • Annual revenue fund • Must be spent or committed in year • Renewed annually 	<ul style="list-style-type: none"> • Annual revenue • Must be spent or committed in year • Renewed annually
2	Year start position 2014-15	£ 135,862 (includes SCC funding of £1,375)	£ 60,190	£ 19,870	£10,200 (+ carry forward £14,750) £24,950
3	Allocations made to projects	£89,880 For detail see appendix 3		£ 19,870 For detail see appendix 2	£7,480
4	Ring fenced funds, not yet committed to individual projects	£31,223	Community Planning £ 26,930 Derelict sites, C Cary £ 4,000 Rural business units £ 5,800 Wincanton RSI £ 10,000 RSI £ 10,000	N/A	HoW LAG £7,000 Community Safety £2,470 Dev Work Hubs £ 8,000
5	Uncommitted available balance at year end	£38,384 (includes 2015/16 capital added in March)	£ 3,460	£ 0	£0
6	Uncommitted budget available from April 2015	£38,384	£3,460	£19,870	£10,200

Ward	Name of Group	Project description	Total Amount of Project	Amount awarded	Comments
Blackmore Vale	Abbas & Templecombe Parish Council	improvements to the entrance of the village hall	£5,476.00	£2,738.00	
Bruton	Bruton Chamber of Commerce	Step into Bruton tourist leaflets	£3,900.00	£700.00	
Bruton	Bruton Festival of Arts	help provide free annual event	£7,250.00	£750.00	
Bruton	Greener Bruton	make and introduce cloth bags to reduce the number of plastic bags.	£2,300.00	£1,000.00	
Camelot	Queen Camel Guides	Equipment purchase	£1,250.00	£500.00	
Camelot	Rimpton Heart Attack Team	public awareness need for debibrillator unit, to provide training, fitting etc.	£1,479.00	£700.00	
Camelot	Sparkford Parish Hall	Car Park Improvements	£2,840.00	£1,000.00	
Camelot	West Camel Parish Council	maintenance of tennis courts	£1,424.00	£712.00	
Cary	Castle Cary Moat Garden Project	Contribute towards the acquisition of freehold interest of moat garden	£18,100.00	£1,000.00	
Cary	North Cadbury Village hall	Toilet Extension and refurbishment	£68,268.00	£12,284.00	partial payment
Cary	South Cadbury Village Hall	Play area project	£7,139.00	£1,000.00	
Northstone	Barton st David Scout Group	improve camping facilities	£1,506.00	£750.00	
Wincanton	Cale Park Working Party	to improve recreation site	£1,192.09	£596.00	
Wincanton	The Growing Space	Gardening Opportunities	£20,000.00	£750.00	
Wincanton	Wincanton Town Football Club	Purchase of new generator	£5,000.00	£750.00	
Wincanton	Wincanton and District Museum	improvement of safely lighting artefacts	£1,827.00	£822.00	
Wincanton	Balsam Centre	To improve health and Wellbeing with focus on jobs		£10,000.00	SLA
Wincanton	Wincanton Town Council	Support towards the LIC		£500.00	SLA
Bruton	Bruton LIC	Support towards the LIC		£500.00	SLA
Castle cary	Castle Cary	Support towards the LIC		£500.00	SLA
RSI					
Bruton	Quillion antiques	External redecoration	£1,350.00	£745.20	
Bruton	No Naked Windows	External redecoration	£1,700.00	£750.00	
Wincanton	Victoria's Hair Salon	Signage	£828.00	£416.50	
Wincanton	The Bear Inn	External redecoration	£2,211.00	£1,105.00	
Wincanton	The Nog Inn	External redecoration	£3,554.00	£750.00	
Total			£158,594.09	£41,318.70	

	2014/15 Estimated Spend £	Actual Spend to 31/03/2015 £	2014/15 Remaining Budget £	Future Spend £	Responsible Officer (s)	Responsible Officer's Comment on Slippage & Performance Against Targets
Capital Programme						
Galhampton-New Village Hall	0	0	0	12,500	T Cook	Approved June 12. Reconfirmed until Dec 2014. Fundraising is ongoing. Passed stage 1 of Big Lottery Fund.
Wincanton-Pedestrian/Cycle Link Common Lane	0	0	0	5,520	P Williams	Legal agreements finalised. Planning application to be submitted Winter 2014
Retail Support Initiative Schemes	2,213	0	2,213		P Williams	Balance available to allocate
RSI-Bear Inn,Wincanton	1,105	1,105	0		P Williams	June 2014 awarded
RSI-Bruton Vets	1,000	1,000	0		P Williams	Awarded March 14
Castle Cary Market House	10,000	0	10,000		P Williams	Awarded Mar 2013 as project contingency.Major works completed programme of minor of finishing largely complete
Ilchester Cycleway	0	0	0	-1,375	J Divall	Awaiting revised quote from SCC.
Parish Infrastructure Fund						
Barton St David PC-Speed signs	1,500	0	1,500		T Cook	Awarded March 14. Signs erected. Awaiting claim
Parish Infrastructure Fund	3,500	0	3,500		H Rutter	
Community Grants						
Yarlington Village Hall refurbishment	2,816	2,816	0		T Cook	Awarded Dec 2012. Project completed and grant claimed.
Keinton Mandeville Sports Field Association	12,500	12,500	0		P Williams	Awarded June 13
MUGA Wincanton Town Council	0	0	0		P Williams	£10K Transferred to Corporate Programme 03.4.14 Project completed.
Kingsdon PC - New Play Equipment	7,370	7,370	0		T Cook	Project completed. Grant claimed.
Eat Cary Project - Community Garden	2,483	2,483	0		T Cook	Project completed. Grant claimed.
North Cadbury VH-Refurbishment	12,284	5,925	6,359		T Cook	Awarded June 14. Builders delayed work until January 2015
SSCAT-New vehicle	10,000	0	10,000		T Cook	Awarded June 14. Fundraising ongoing. Bus will be purchased by the end of 2014.
Abbas & Templecombe PC-Improvements to the entrance & lobby area	2,738	2,738	0		T Cook	Awarded Dec 2014.
Community & Leisure Grants	3,726	3,726	0		T Cook	Awarded Dec 2014.
Total East Capital Programme	73,235	39,663	33,572	16,645		
Reserve Schemes Awaiting Allocation But Approved in Principle						
Unallocated Capital Reserve	13,384	0	13,384	25,000	H Rutter	AEC June 2014 agreed for £25k to be allocated to Comm & Leisure Grants. £25,000 awarded for 2015/16 at DX Feb 2015.
Parish Infrastructure Fund	0	0	0	24,971	H Rutter	Rolling fund including eligibility for supporting affordable housing approved at AEC June 2010.
Retail Support Initiative	0	0	0	0	H Rutter	£5k approved Aug 10 unallocated balance.
Community & Leisure Grants	6,252	0	6,252	0	H Rutter	Balance available for 2015
Total Reserve Schemes	19,636	0	19,636	49,971		
Summary						
East Capital Programme	73,235	39,663	33,572	16,645		
Reserve Schemes (Unallocated)	19,636	0	19,636	49,971		
Total Programme to be Financed	92,871	39,663	53,208	66,616		

Agenda Item 11

Community Health and Leisure Service Update

Strategic Director: Vega Sturgess, 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: Lynda.Pincombe@southsomerset.gov.uk or (01935) 462614

1. Purpose of the Report

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

2. Public Interest

This report seeks to provide Area East 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 East Committee notes the content of this 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 Young People	To provide and support the development of positive activities for 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 East 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, 3 of these are located in Area East (a buggy walk at Ilchester, walks from the Balsam Centre and a short walk from Wincanton Health Centre)
- 1 beginners running group has been set up in Area East in conjunction with Wincanton Sports Centre and the Sports Ground, 16 people have attended.
- Supported the former Sport Development Officer at Wincanton Sports Ground to install a 321 route at the site

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 East, 15 leaders were trained at this workshop.
- Information, talks and health testing have been delivered at Yarlington Sheltered Housing schemes in the area. Castle Cary (11) and Wincanton (7)
- Sport50 sessions have been established in the following locations and continue to run led by volunteers; Bruton (27), Henstridge (8-12), Mudford (10-12) and Kingsdon. A session was established in Wincanton at the Sports Ground but due to the Sports Development Officer no longer being in post this has now ceased.
- Boccia session delivered at Yarlington Heart Health event in Wincanton, 20 attending
- 5 Active Somerset Classes have been funded (attendances in brackets). Yoga at Castle Cary(5), 2 Yoga classes at Wincanton (4/9), Tai Chi at Charlton Horethorne (16), Core and Flexibility at Milborne Port (7)
- 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

- Working with Wincanton Health Centre to deliver a targeted weight loss programme for patients of the Health Centre. The programme is planned to begin in June.

- Continue to support Children's Centres in the area by attending meetings and delivering Healthy Lifestyle programmes where possible e.g. buggy walks at Ilchester.
- Supporting Yarlinton to deliver a healthy living pilot to their residents at Castle Cary and Wincanton Schemes. The pilot includes talks on healthy lifestyles, health checks, weigh in sessions, healthy eating advice and exercise sessions. (10 in attendance at first session)
- Funding from County Councillor John Bailey to deliver free health checks in Ilchester, 11 checked

Area East 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 East Achievements/Delivery in the last 15 months

- Delivered Schools Tennis Coaching programme with both Wincanton and Queen Camel Tennis Clubs, attended by 78 young people from 9 primary schools.
- Continue to deliver a programme of winter and summer junior tennis competition for junior tennis players across the district. Both Wincanton Tennis Club and Queen Camel have 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.
- Supported Queen Camel Tennis Club and Wincanton Tennis Club to deliver Great British Tennis Weekend last summer at their clubs, which allowed families to play tennis for free.
- Continue to deliver Badminton Schools Recreation League, to increase the competitive opportunities for young people to play badminton. Two teams from Ansford Academy and two from Sexey's are taking part in fixtures from Area East.
- Badminton coaching was delivered over 6 weeks to Abbas & Templecombe primary school, attended by 28 participants each week.
- Officers organised the South Somerset badminton finals of Center Parcs schools competition, for Years 10 and 11 and over 30 young people attended, this was held at King Arthurs Academy in Wincanton.
- Delivered one new Smash Up Badminton club at King Arthur's Academy attended by 17 pupils per week. Smash Up is a new badminton product launched by Badminton England to get young people into the sport.
- Community Hockey Coach has delivered 14 weeks of coaching to boys and girls at Ansford Academy, which was attended by 15 participants each week and a throughput of 210.
- Delivered hockey coaching programme at Queen Camel primary school, attended by 30 pupils each week over 22 weeks, which is a throughput of 660 participants.
- Hosted Area Hockey Final at Yeovil AGP, which was organised by our Community Hockey Coach. 6 schools from across South Somerset attended and 60 children were involved. Ansford attended from Area East.
- Organised Year 6 Hockey Skills festival at Yeovil AGP in October, which was attended by 10 schools and over 100 young people, Queen Camel attended from Area East.
- 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 Castle Cary RFC to host Tag 2 Twickenham finals, which is the local to national competition programme for primary schools to take part in tag rugby. 12 teams and 120 children attended.
- Supported Queen Camel Cricket Club with funding advice to purchase cricket coaching equipment and grow the club.

Area East 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 and seniors and initiatives to increase participation in badminton.
- Great British Tennis Weekend 2015 at Queen Camel and Wincanton Tennis clubs. People of all ages and abilities can just turn up with equipment provided for free.
- 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 East Achievements/Delivery in the last 12 months

- Supported Wincanton Town Council with guidance and funding to successfully deliver a new Multi Use Games Area (MUGA) at Cale Park, which included Floodlighting both the new MUGA and the existing Skate Park.
- Supported our Legal and Planning service to secure the formal adoption and conveyance from the developer of the Cuckoo Hill public open space. This will enable the delivery of a new play area in this part of Bruton.
- Supported Wincanton Town Council with their continued development of Cale Park, in particular the plans transform the existing and outdated play area into a new destination facility for the town.
- Supported Barton St David Parish Council with advice, design work and S106 funding offer towards their plans to improve the villages play area. They are currently fund raising to enable this project to be completed.
- Supported Abbas & Templecombe Parish Council with advice and S106 funding offer towards their plans to improve the villages play area. Construction work is due to commence in early June with the installation of a new zip line, basket swing, cone climber and spring see saw.

Area East Priorities for 2015/16

- Continue to support Wincanton Town Council with their Cale Park play area project, which if funding is secured would be completed in the spring 2016.
- Continue to support Abbas & Templecombe Parish Council with the completion of their play area project.
- Continue to support Barton St David Parish Council with their plans to improve the village play area (and community hall).

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 East Achievements/Delivery in the last 15 months

Play Days - Successful Play Days have been delivered in Area East over the past year with rural communities benefiting from free access to play opportunities. Play Days were delivered at the following locations in 2014; Bruton, Milborne Port, Wincanton, Mudford, Castle Cary, Keinton Mandeville and Charlton Adam & Mackrell

Disclosure & Baring Scheme (DBS) – Officers have continued to support volunteers working with young people with free DBS checks.

Somerset Rural Youth Project (SRYP) – SSDC provides a grant each year to SRYP to support youth work around the district. In 2015 SRYP supported young people in Area East 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 East where required.

Youth Club Leader Training – Officers organised free First Aid and Food Hygiene level 2 training for volunteers working in youth clubs in South Somerset.

Area East Priorities for 2015/16

Play Day Programme – Another year of Play Days is planned for 2015 and will include settlements in Area East. The planning of these days is in progress, and the communities included in the plan are; Wincanton, Bruton and Henstridge.

Deliver another successful National Play Day at Yeovil Country Park on Wednesday 5th August 2015.

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

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 East Achievements/Delivery in the last 15 months

Officers have worked with Bruton Town Council and Bruton United FC to complete the

football pitch drainage project at Jubilee Park. The project was part funded by Section 106 contributions of £5,676.

- Supported Milborne Port Parish Council to deliver a new cricket pavilion via S106 funding of £40k.
- To May 2015, £272K 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, £55K has been spent to date on enhancing or delivering new infrastructure in the area. In addition there is £41k of funding currently on offer to two parishes for play and youth facility enhancements.

Area East Priorities for 2015/16

- Assist Henstridge Parish Council to access S106 contributions to further enhance their recreation ground.
- Provide assistance to Castle Cary Rugby Club to find funding to improve their floodlighting.
- Support Wincanton Sports Ground Management Company in their aspirations to find funding to appoint a new sports development officer for the site.

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 Applications

- The team has recently made a bid to Sport England for £194,000 to help deliver a range of physical activity interventions in the CLICK GP Federation (Chard, Ilminster and Crewkerne) targeted at inactive patients with diabetes, pre-diabetes or hypertension. The aim of the pilot is to evaluate the effect of offering targeted physical activity to these patients with a focus on reducing health and social care costs and to get more inactive people playing sport once a week for at least 30 minutes. The application has been supported by SCC Public Health, County Sports Partnership and CLICK GP Federation.
- 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 £261,844, with £174,794 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.
- **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.

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, SSDC 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 East, 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.

9. Background Papers

None

Agenda Item 12

Wincanton Sports Ground – Request for a one-off contribution towards a Sports Development Officer post (Executive Decision)

Ward Members: Cllr Nick Colbert & Cllr Colin Winder
Strategic Director: Rina Singh, Place & Performance
Assistant Director: Helen Rutter, Area Development Manager East
Lead Officers: Tim Cook, Neighbourhood Development Officer
Lynda Pincombe, Community Health and Leisure Manager
Contact Details: tim.cook@southsomerset.gov.uk or (01963) 435088
lynda.Pincombe@Southsomerset.gov.uk or (01935) 462614

Purpose of the Report

For members to consider a request for a one-off revenue contribution towards the cost of employing a Sports Development intern at Wincanton Sports Ground.

Public Interest

Awarding grants is a key way that SSDC supports and helps to deliver community projects sponsored by parishes and voluntary community organisations in the towns and villages across Area East.

Background

Wincanton Sports Ground is owned by Wincanton Recreational Trust and is managed by a separate Management Company, Wincanton Sports Ground Management Co Ltd. The Sports Ground is the home for a number of local sports groups including Wincanton Town Football Club, Wincanton Tennis Club and Wincanton and District Bowls Club but is also well used by individuals.

SSDC provided an annual revenue grant to maintain the Sports Ground between 2004 and 2008 but this was taken on by Wincanton Town Council in 2008 to reflect the fact that it was a local facility and to enable the continued SSDC support for Wincanton Sports Centre which was (and is) considered a strategic facility.

Members will recall that requests from community organisations for non-capital works through the Community Grants Programme are now restricted to small grants with the upper limit recently reviewed and increased to a maximum of £1000. The Community Grants programme has been used to support projects with revenue grants of up to £1000 but has not been used to fund larger revenue grants for some time.

Each year a sum of £10,000 is made available to Area East Committee as a Discretionary Budget to support one-off work or special projects.

The application has been assessed against the standard grants conditions used by SSDC and the policies under which all applications are assessed. Details are attached to this agenda as part of the Items for Information

Recommendations

That Members agree:-

- 1.) a **one-off** contribution of £1,840 (11% of the total project costs) from the Members Discretionary Budget to Wincanton Recreational Trust towards the cost of employing a Sports Development Officer to deliver a programme of sports activity for one year subject to the following conditions:
- a. That a minimum contribution of £1,840 is secured from Wincanton Town Council.
 - b. That the post contributes to Community Health and Leisure (CHL) service delivery by:
 - Supporting the CHL service in the development of new and existing community sports clubs at Wincanton Sports Ground (and surrounding area as appropriate)
 - Supports the CHL service to service to decrease the number of adults and children who are currently inactive within the catchment of Wincanton Sports Ground
 - Supports the CHL service to reduce the number of overweight adults and children within the catchment of Wincanton Sports Ground
 - Work in partnership with the CHL service to increase participation in sport and active recreation in the Wincanton area
 - c. That the intern meets with the Senior Sports and Healthy Lifestyles Officer once a quarter to discuss and agree a programme of work that will help to achieve these objectives as well as supporting the sustainability of the sports ground.
 - d. That a representative from the Community Health and Leisure service is invited to be a member of the interview panel for the proposed sports development post.

The Proposal

The Recreational Trust established and paid for a Sports Development Officer post in October 2013 as a one year internship. This proved to be very successful in increasing the use of the sports ground and encouraging new sporting activity at the site. The post holder, working with partners including SSDC Community Health & Leisure, established a Rounders League with 80 participants, started a weekly Sport 50 session, initiated weekly Disability Football programme, and worked with local runners to lay out a '3,2,1' route on site. Strong links have been established with Arsenal Football club and developed links with disability sports agencies.

The approach of having an internship has been very successful and the original post holder has left to take up permanent employment elsewhere. The developmental approach has meant that many of the groups established, continue to meet and WRT is requesting some support to continue and develop the role further.

The aim of the post will be to support the development of existing clubs and to develop opportunities for more people to take part in a wider range of sports and activity. Increasing participation and increased use of the facilities is a key element of the sustainability of the facility.

If members support the principle of this funding request, the Community Health and Leisure Manager is prepared to make available up to £1,840 from the CHL service budget for one year in order to support service delivery.

Funding beyond Year 1

The Trust aims to make this an ongoing, permanent post and various streams of funding (income generation and options in terms of under used land) are currently being explored.

There is an element of risk in terms of the longer term plans to fund the post but this is clearly understood by the applicant. SSDC funding would only be for 1 year.

It is the officer's view that the proposal represents value for money on the basis of one years' worth of development work and there is a clear commitment to make this a permanent post.

Parish Precept information

Parish	Wincanton
Parish population	5272 (based on 2011 Census)
No. of Households	2,863
Precept 15/16	£180,900
Band D Charge 15/16	£91.02

The project has been assessed against the agreed criteria and the following scores apply.

	Score	Maximum score
A Eligibility	Y	
B Equalities Impact	6	7
C Evidence of Need	4	5
D Capacity of Organisation	13	15
E Financial need	4	7
F Innovation	2	3
Grand Total	29	37

Projects scoring above 22 points are eligible for SSDC support under the current policies.

Funding Sources	% Funding of Total Scheme Cost	Amount of Funding	Status
Wincanton Town Council	11%	£1,840	Requested
SSDC (Area East)	11%	£1,840	Applied for
SSDC (Community Health & Leisure)	11%	£1,840	Applied for
Wincanton Recreational Trust	58%	£10,000	Secured
Fundraising	10%	£1,780	To be secured
Total Scheme Cost	100%	£17,300	

As with all grant requests we would normally expect to see a contribution from the Town Council. Wincanton Town Council provides a regular grant to help maintain the Sports Ground and has allocated £8,000 for this year. This has been reduced from £12,000 allocated last year. A request has also been made for a one-off grant towards this work.

Somerset Activity and Sport Partnership will continue to provide training and support to the post holder and will also deal with the employment aspects on behalf of the Trust.

Financial Implications

There is currently £10,200 unallocated within the Members Discretionary budget. If Members agree the above recommendations, a sum of £8,360 would be available for the rest of the financial year.

Corporate Priority Implications

The project helps to 'maintain and enhance the South Somerset network of leisure and cultural facilities, optimising opportunities for external funding to promote healthy living.' (Focus Four: Health & Communities)

Carbon Emissions and Climate Change Implications

Providing local access to a range of activities and services reducing the need to travel which therefore reduces carbon emissions.

Equality and Diversity Implications

The project has been subject to an assessment in terms of accessibility.

Agenda Item 13

Community and Leisure Capital Grant Request (Executive Decision)

Ward Member: Cllr, David Norris, Cllr Mike Lewis
Strategic Director: Rina Singh, Place & Performance
Assistant Director: Helen Rutter, Communities
Service Manager: Helen Rutter, Area Development Manager East
Lead Officers: Tim Cook, Neighbourhood Development Officer
James Divall, Neighbourhood Development Officer
Contact Details: tim.cook@southsomerset.gov.uk or (01963) 435088
james.divall@southsomerset.gov.uk or (01935) 462261

Purpose of the Report

For members to consider requests for capital grants from Barton St David Village Hall and Playing Field Charity Committee and Sparkford Cricket Club.

Public Interest

Awarding grants is a key way that SSSC supports and helps to deliver community projects sponsored by parishes and voluntary community organisations in the towns and villages across Area East.

Background

Community and Leisure Capital Grant applications are considered twice a year in June and December. The next opportunity to consider applications will be at the Area East Committee meeting in December 2015.

Requests from community organisations for non-capital works are restricted to small grants with the upper limit of £1,000. A minimum amount of £100 has also been agreed. Capital projects requiring grants of between £500 and £1,000 can be dealt with at any time and are subject to Ward Member agreement.

Appendices A and B show the standard grants conditions used by SSSC and the policies under which all applications are assessed

Recommendations

- 1) That Members agree a contribution of £1,570 (5% of the total project costs) from the Community & Leisure Capital Budget to Barton St David Village Hall and Playing Field Committee towards pay area improvements, subject to the standard conditions set out in Appendix A.
- 2) That Members agree a contribution of up to £2,500 (47% of the total project costs) from the Community & Leisure Capital Budget to Sparkford Cricket Club towards the refurbishment of the Pavilion kitchen & toilet facilities, subject to the standard conditions set out in Appendix A.

Barton St David Village Hall and Playing Field Committee – Play Area improvement

Barton St David Playing Field Committee has applied for a grant towards installing 5 new pieces of equipment to extend the existing play area.

Parish Precept information

Parish	Barton St David
Parish population	561 (based on 2011 Census)
No. of Households	230
Precept 15/16	£6,515
Band D Charge 14/15	£28.18

The Project

The 2009 Parish Plan identified the need for more youth facilities, in particular those for older children aged 7 plus. The existing play area has a limited number of pieces of equipment; the majority of which were installed in 1990, with the most recent update being in 2003. A shortfall in play and community hall provision was identified by SSDC which has enabled a contribution from recent development in the village.

This scheme will provide 5 new dynamic pieces of equipment to benefit the full range of children from 0 to 18 and to update the safety matting to the existing swing. Advice on the equipment and on maximising benefit and reducing risk has been given by the Community Health and Leisure team.

The project has been assessed against the agreed criteria and the following scores apply.

	Score	Maximum score
A Eligibility	Y	
B Target Groups	5	7
C Project	4	5
D Capacity of Organisation	13	15
E Financial need	5	7
F Innovation	2	3
Grand Total	29	37

Projects scoring above 22 points are eligible for SSDC support under the current policies.

Funding Sources	% Funding of Total Scheme Cost	Amount of Funding	Status
Parish Council	9%	£2,843	Secured
Own Funds	5%	£1,518	Secured
Developer Contribution (Section 106)	32%	£10,278	Secured
SDDC (Area East)	5%	£1570	Applied for
Local fundraising	1%	£100	Secured
Viridor	48%	£15,350	Secured
Total Scheme Cost	100%	£31,659	

A good range of funders have been identified including some funds secured as a result of recent development in the village. A number of conditions were applied to the release of the developer contributions and so it is not deemed necessary to apply additional conditions to this award. All other funding is secure and the project is ready to be delivered. Area East has been asked to be the 3rd party funder to enable the release of the Viridor funding.

Sparkford Cricket Club – Pavilion (kitchen, store, toilet) refurbishment

Sparkford Cricket Club Committee have applied for a grant towards the renovation and refurbishment of the club's pavilion kitchen, storage area and ladies toilets.

Parish Precept information

Parish	Sparkford
Parish population	617 (based on 2011 Census)
No. of Households	274
Precept 15/16	£4,978
Band D Charge 14/15	£20.56

Sparkford Cricket Club has been visited by Environmental Health as part of their routine food hygiene inspection programme. The inspection report found the food preparation area inadequate, highlighting concerns around general maintenance, kitchen standards and food handling.

These facilities have been historically well run by a team of trained volunteers but due to sickness and volunteer retirement these facilities have slipped in recent years. The report and inspection, although a shock to the clubs volunteer based committee, it has been seen as a positive, helping them to develop a pavilion improvement plan looking at all of the key facilities. Using this as a catalyst for change, the club have increased their fund raising activities and are committed to improving standards once again within the club.

With the cricket season upon them and the need to provide low risk refreshments for their volunteers, players (adult & youth) and visiting teams, the club are in need of support and within a short time scale due to forthcoming fixtures and the need to invite environmental health back in for an update food hygiene inspection. The grant support would provide the club with new modern, safe facilities to serve refreshments for club users for years to come.

The project has been assessed against the agreed criteria and the following scores apply.

	Score	Maximum score
A Eligibility	Y	
B Target Groups	3	7
C Project	5	5
D Capacity of Organisation	13	15
E Financial need	3	7
F Innovation	3	3
Grand Total	27	37

Projects scoring above 22 points are eligible for SSDC support under the current policies.

Funding Sources	% Funding of Total Scheme Cost	Amount of Funding	Status
Parish/Town Councils	10%	£500	Applied for
SSDC	47%	£2,500	Applied for
Own Funds	14%	£730	Secured
Clarks Foundation	29%	£1,500	Applied for
Total Scheme Cost	100%	£5,230.00	

A good range of funders have been identified including some funds secured as a result of recent Club fund raising activities within the parish.

Financial Implications

If Members agreed the recommendations set out in the previous item there is currently £25,000 unallocated within the Community & Leisure Capital budget. If Members agree

the above recommendations, a sum of £20,930 would be available for allocation in December.

Corporate Priority Implications

Both projects help to 'maintain and enhance the South Somerset network of leisure and cultural facilities, optimising opportunities for external funding to promote healthy living.' (Focus Four: Health & Communities)

Carbon Emissions and Climate Change Implications

Providing local access to a range of activities and services reducing the need to travel which therefore reduces carbon emissions.

Equality and Diversity Implications

Both projects help enhance accessibility for all. In each of the three projects the Neighbourhood development officer has advised the community groups to obtain an access audit for the venue, providing them with expert advice on how to make their community facility more accessible and user friendly.

Appendix A – Standard grant conditions

1	The funding has been awarded based on the information provided on the application form for your application number.
2	The enclosed Evaluation Form will need to be completed in full and returned to the appropriate Area/Central office when you return your signed acceptance of the funding offer.
3	All other funding sources are secured.
4	SSDC are given prior notice of the date when work is to commence.
5	SSDC is acknowledged on any publicity and on any permanent acknowledgement of assistance towards the project.
6	The applicant will work, in conjunction with SSDC Officers, to monitor the success of the scheme and the benefits to the community, resulting from SSDC's contribution to the project.
7	<p>All grants offered by SSDC will be based on a set of conditions. Conditions include one or more of the following:</p> <ul style="list-style-type: none"> • Monitoring arrangements. • Publicity options. • Before and after photos. • Return signed acceptance slip. • Grants can only be paid for a single year and a second application is not allowed for the same project within 3 years (unless Service Level Agreement). • Any changes to the project should be notified to SSDC. • Share good practice with other organisations if successful in securing external funding. • All other funding sources are secured. • Conditions of grant should be presented in Committee report.
8	<p>For buildings, facilities and equipment:</p> <ul style="list-style-type: none"> • Capital grants are on a one-off basis. • Capital grant applications should include a strategy for maintenance of equipment to applicable standards, and a strategy for replacement (or otherwise) if appropriate. • Subject to planning permission if necessary. • Shared use of buildings/equipment, where appropriate. • Proper signage to buildings/facilities. • The applicant must ensure that its play area is inspected and maintained in accordance with EN1176 or a successive standard. • For Village Halls, an access audit must be carried out and all projects should be improving access for people with disabilities.

Appendix B

SSDC Community Grants Policies

1	Corporate Priorities	<p>Grants criteria and priorities will be linked to the Council's Aims & Key Targets in the Corporate Plan. These are published in the application pack and incorporated into the assessment and scoring system.</p> <p>Specific criteria linked to specialist work areas (eg. Sports, Arts, and Leisure and Play Provision) are published on separate sheet in grants pack.</p>
2	Area Priorities	<p>Area Committees set their own priorities for the year and publicise these to applicants. Area grants should reflect local priorities within the broad district-wide framework.</p>
3	Area or District-wide?	<p>An organisation should be considered for a District-wide grant if: 40% or more of the organisation's activity is benefiting people in 2 or more SSDC areas</p> <p>It is unique in the district and no equivalents exist in the areas. It may have a local base but plans to develop quickly across the district.</p> <p>District-wide organisations receiving core funding should apply to the areas separately for local project work. Where new local projects involving district-wide organisations crop up through the year they should be supported by the area committee on a one-off or pilot basis (say 1-3 yrs). If this project then becomes part of core activities, this should be built into a Service Level Agreement.</p>
4	Repeat Funding & Service Level Agreements (SLA's)	<ul style="list-style-type: none"> • Grant funding is for one year only; • A second grant application for the same project will not be considered within 3 years of the first award; • All organisations requesting repeat funding should have a Service Level Agreement with SSDC; • SLAs will be based on: <ol style="list-style-type: none"> a) an agreed set of measurable targets against which performance will be monitored; b) monitoring of the continued health of the individual organisation; c) value for money being demonstrated; <p>will be:</p> <ol style="list-style-type: none"> d) for 1 year if SSDC wishes to support the organisation's core running costs on an ongoing basis, but will consider funding annually or e) for 3 years if an organisation is: <ol style="list-style-type: none"> (i) assessed to be a key or substantial partner making a significant contribution to corporate and strategic priorities and/or (ii) is delivering services on a long-term basis as delegated by the council. f) 3 year SLAs will be reviewed in the 3rd year of operation; <p>at least one year's notice will be given if future funding levels are to change.</p>
5	Funding/costs	<p>Up to 50% of the total project costs is available (up to 75% for safety surfacing in play areas). Up to £12,500 is available for Area grants.</p>

		Project costs will be monitored to ensure that the SSDC contribution does not exceed 50% of the total project costs. Grants will be awarded subject to other funding being secured
6	VAT	SSDC may be able to recover VAT on major schemes costing over £100,000. Gifts in kind may be used to avoid VAT, where appropriate.
7	Publicity	SSDC should be acknowledged on publicity material. A simple menu of 'publicity opportunities' is sent out with all grant offer letters.
8	Monitoring	Monitoring arrangements will be a condition of grant and will be included in offer letters. Monitoring will be proportionate to the size of grant and organisation Monitoring information will be fed back to the relevant Committee.
9	Non-financial support	Other forms of Council assistance will be listed in applications and committee reports. A menu of non-financial SSDC support is sent to all applicants.
10	Delegation	Requests for £750 or under are delegated to officers following consultation with Area Chair, Portfolio Holder or Ward Member as appropriate and reported to relevant committee for information only.
11	Retrospective support	Retrospective support is not eligible for funding.
12	Planning Permission	Outline planning permission/building regulation approval should be obtained before grant goes to committee. Awards will only be offered subject to planning permission (and other relevant permissions) being given (where relevant).
13	Parish/Town Council Funding	SSDC will only fund projects where a contribution is being made by the Town or Parish Council, unless there are very exceptional circumstances. This contribution should be proportionate to the size of the Parish. Applicants should approach Town/Parish Council for funding before coming to SSDC. The greater contribution received from Town/Parish Council and the less requested from SSDC the application will achieve a higher score. Parishes need to make better use of their precept to support local organisations.
14	Maintenance	Routine maintenance and replacement of equipment is not eligible.
15	Reserves	SSDC will only fund projects where a maximum of 1 year's running costs is held in free reserves. If a group has dedicated reserves for a particular project, these should be ring-fenced.
16	Leases	Capital grants can be awarded to leased facilities on the following grades: <£5k grant = minimum 10 yr lease. >£5k grant = minimum 15 year lease. Proof of ownership or evidence of an appropriate lease is required at the application stage.
17	Buildings, Facilities & Equipment	3 estimates should be submitted with buildings, facilities and equipment applications where possible. Access to buildings and sharing use of equipment should be demonstrated, where appropriate, and will be a condition of

		<p>grant.</p> <p>Play area refurbishments will only be eligible for grant aid if the contractor is selected from the SSDC approved list.</p> <p>Rent/income from facilities should reflect market rates.</p> <p>Capital grants are on a one-off basis.</p> <p>Capital grant applications should include a strategy for maintenance of equipment to applicable standards, and a strategy for replacement (or otherwise) if appropriate</p> <p>Proper signage to buildings/facilities will be a condition of grant.</p> <p>Capital projects will need to have incorporated disabled access and an access audit will be required where relevant.</p> <p>Requests for capital funding of over £12,500 are beyond the remit of the Community Grants programme. A Capital Appraisal will be required and referred to the relevant Committee for approval separately.</p>
18	Rent	<p>Organisations occupying SSDC owned property should be assessed and treated in the same way as any other organisation. They should all know the full rent payable.</p> <p>They should apply for a grant in the normal way and include rental costs in their budget.</p> <p>SSDC support should reflect the value placed on the work of the organisation not the cost of the accommodation.</p>
19	Rate Relief	<p>All organisations eligible to 100% Rate Relief apply directly to Business Rates. Charitable Arts and Sports organisations who are entitled to 80% Rate Relief can apply to Area Committees for a grant to meet the 20% shortfall. Assessments are made using an adopted set of criteria.</p>
20	Offer letters/grant conditions	<p>All grants offered by SSDC will be based on a set of conditions, which will be presented in Committee reports, to include the following:</p> <p>Projects must start within 6 months of the grant being offered or as otherwise specified in the offer letter</p> <p>A project update will be provided every 3 months</p> <p>Other monitoring arrangements as specified</p> <p>Publicity options (eg photos)</p> <p>Return signed acceptance slip</p> <p>Grants can only be paid for a single year and a second application is not allowed for the same project within 3 years (unless SLA)</p> <p>Any changes to the project should be notified to SSDC</p> <p>Share good practice with other organisations</p> <p>All other funding sources are secured</p> <p>Grants only payable upon receipt of invoices or receipts which provide evidence of the costs of project/purchase</p> <p>Evidence of relevant permissions being obtained (e.g. planning permission)</p>
21	Loans	<p>SSDC will help applicant's access loans from other sources where possible, and consider loans only when alternative forms of borrowing are not available or at a prohibitive cost. All loans will incur interest</p> <p>Village Halls can borrow up to £5,000 through the District-wide Village Hall Loans Scheme</p> <p>Loans of up to £5,000 can be approved by Area Committees</p> <p>Loans exceeding £5,000 will require a full appraisal & business</p>

		<p>plan</p> <p>Loans are offered at the appropriate Public Works Loan Board rate for the period of the loan</p> <p>The maximum repayment period will be 10 years and repaid in instalments in accordance with the agreed payment reschedule</p> <p>The maximum amount of a loan shall be £150,000. Any requests above this are beyond the remit of the Community Grants programme and will be considered separately by Full Council.</p> <p>Other loans may be available from other suitable sources</p>
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Agenda Item 14

Retail Support Initiative Grant Application (Executive Decision)

Portfolio Holder: Cllr Nick Weeks
Strategic Director: Rina Singh, Place & Performance
Assistant Director: Helen Rutter, Communities
Service Manager: Helen Rutter, Area East Development Manager
Lead Officer: Terena Isaacs, Community Support Assistant
Pam Williams, Neighbourhood Development Officer
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Purpose of the Report

For Members to consider the Retail Support Initiative (RSI) grant request detailed below.

Public Interest

Supporting and helping to improve the retail offer in the towns and villages across Area East.

Recommendations

1. That Members consider an award of up to £1,500 as a 22% contribution to Alex Appleton Jewellers, 13 Market Place, Wincanton, towards renovation & redecoration of the shop front; this will comprise:
 - £500 from the Community Development budget revenue element ring-fenced for the RSI
 - £1,000 from the Community Development budget, Wincanton top-up, revenue element ring-fenced for the RSI
2. That Members note the £1,000 also awarded, in respect of this application, under delegated authority, from the Retail Support Initiative budget capital element and the granting of without prejudice permission to commence work.

All awards to be subject to the following standard conditions:

- (a) The grant award may be used by SSDC for promotional/publicity purposes
- (b) Grants are paid for approved works/purchases on production of receipted invoices
- (c) Awards are subject to an interim report (within 9 months) and final report being submitted
- (d) Applicants will normally be expected to draw down the grant within 6 months of the offer
- (e) That appropriate consents are obtained
- (f) Works requiring listed building/planning consents or building regulations will be required to be signed off by the appropriate officer prior to the release of funds
- (g) If, within 3 years of a grant award, the business ceases to trade, the District Council reserves the right to reclaim the grant on the following basis: year one – 100%; year 2 – 75%, year 3 – 45%

Background

This application is being considered under the scheme's operating criteria agreed in July 2014, a copy of which is attached at Appendix 1.

Current Application

This is the first application to be considered for one of the priority properties in Wincanton and is therefore eligible for a 'top up' grant providing for a maximum funding contribution of £2,500.

Applicants to the scheme would not normally be allowed to proceed with works ahead of their grant been considered. Unfortunately, this application was received on 31 March 2015 so it fell at a time when there would not have been a committee to consider the application for approximately 10 weeks - our usual processing time would be up to five weeks depending upon the time a grant is received in relation to the date of the next committee. Officers needed to make a judgement on how best to deal with this application given that waiting for the next committee meeting would have resulted in an unreasonable delay to the works and that it related to one of the target vacant units in Wincanton. In all other respects the application met the criteria of both the basic RSI and the Wincanton 'top-up'.

The full grant requested was £2,500. Following discussion with the applicant this has been dealt with as follows:

- £1,000* awarded under delegation, in consultation with the Chairman and Ward Members
- **Exceptionally** 'without prejudice' permission was given to commence works with the remaining grant being considered at this meeting as though the works had not commenced
- £1,500 now under consideration following without prejudice permission to commence, as above.

*Although the delegated limit for this scheme is £750, the Council's Scheme of Delegation provides for officer delegation up to £1,000, this has been used in this instance

Members may wish to note that, since the introduction of the RSI, there has been only one other occasion on which 'without prejudice' permission to start has been given.

Although the timing of this application fell within purdah, advice suggested that it would have been possible to award the grant up to the end of April if it formed part of the Districtwide portfolios (providing it had not been subject of any publicity until after the election) but unfortunately Area Chairs are not afforded the same powers.

Grant details

Alex Appleton Jewellers, 13 Market Place, Wincanton
Renovation & redecoration of front including scaffold hire

- ❖ Total Project Cost – £6,820
- ❖ Amount requested – £2,500

Other funding – the remaining funding for this project will come from the businesses' own fund.

Assessment score is 77 out of a max of 100.

This figure exceeds the minimum level score (50) required for grant assistance to be considered.

Observations - Prominent unit in Wincanton Market Place in need of redecoration to improve exterior. This unit has been vacant since April 2012. The recommended grant award of £1,500, is in addition to £1,000 which was agreed under delegated terms as above.

Financial Implications

If Members choose to award this grant, the unallocated budget for Retail Support Initiative will be as follows:

	Revenue element	Capital	Wincanton 'top-up'
Unallocated budget 2015/16 as at April 2015*	£9,500	£1,212	£8,700

Corporate Priority Implications

The awarding of grants meets the following corporate aims:

To increase economic vitality and prosperity

Carbon Emissions and Climate Change Implication

This project does not cause any changes to carbon emissions.

Equality and Diversity Implications

None relating to this report.

Background Papers

None.

Retail Support Initiative

Operating criteria

Percentage contributions cannot exceed 50% of costs and no retrospective applications are eligible (i.e. in respect of works which have already been commissioned/started).

Applications over £750 will be considered by Area East Committee on a monthly basis since the Community Regeneration Sub Committee quarterly meetings ceased. Amounts up to £750 may be considered at any time as a delegated grant in consultation with the Chairman and Ward Member(s).

Grant levels:

Maximum 50% of project costs as follows:

Eligible costs:

Shop-front improvements, if they enhance the High Street
Business rates assistance – a contribution to the amount payable for new businesses (which do not compete with another business) in their first two years of trading
Exceptional projects which add to the viability of towns/villages

Process

Applications for Grants are accessed and recommendations made on the basis of a fully completed application form and two 'like for like' quotes. Self-help/DIY schemes may complete the application form and supply a project budget with supporting information. All grant recipients must accept that the grant may be used for publicity purposes by the District Council. Payment of the grant is done retrospectively, for a completed programme of works on the basis of receipted invoices. Exceptionally officers, in consultation with the Chairman, may release partial payments where there is clear justification for doing so.

The District Council will continue to claw back grants from businesses which cease trading on the following basis: 100% in year one, 75% in year two, 45% in year three.

The existing assessment and current scoring mechanism favours businesses:

- employing more than 2 people
- in prominent places
- key rural stores/Post Offices
- retailers

The award is subject to the following standard conditions:

- The grant award may be used by SSDC for promotional/publicity purposes;
- Grants are paid for approved works/purchases on production of receipted invoices;
- Awards are subject to a summary of the benefit of the scheme being supplied;
- Applicants will normally be expected to draw down the grant within six months of the offer and if not will have to inform us of the reason(s) for the delay. If there is a valid reason, officers can provide a 6 month extension, but beyond this the grant would either be withdrawn or referred Area East Committee to be re-affirmed;
- That appropriate consents are obtained - works requiring listed building/planning consents or building regulation consent will be required to be signed off by the appropriate officer prior to the release of funds.

Agenda Item 15

The Retail Support Initiative update

Assistant Director *Helen Rutter, Communities*
Service Manager: *Helen Rutter, Area Development Manager- East*
Lead Officer: *Pam Williams, Neighbourhood Development Officer, Area East*
 Terena Isaacs, Community Support Assistant, Area East
Contact Details: *pam.williams@southsomerset.gov.uk or 01963 435020*
 terena.isaacs@southsomerset.gov.uk or 01935 462248

Purpose of the Report

To provide an update for Members on the operation of the Retail Support Initiative (RSI) during 2014/15 and approve the operating criteria for 2015/16.

Public Interest

Supporting and helping to improve the retail offer in the towns and villages across Area East.

Recommendations

That Members:-

1. Note the update report.
2. Agree the grant operating criteria detailed at Appendix 1.

Background

Members will be aware the RSI was originally set up in 2006 (following a pilot which started the previous year in Wincanton & Bruton). For many years it has proved to be an effective way of supporting and engaging with a wide range of retail and service outlets across the Area. Throughout this period regular performance reports have been brought back to this Committee.

In May 2009 Members considered expanding the eligibility to provide cross sector support for small businesses in Area East. Whilst the merit of widening the criteria was supported, it was also recognised that this could not be achieved within the limited budget without diluting the benefit to the retail sector because of the large number of businesses employing 5 or less who would have been eligible. As a result, the focus of supporting retail/service sector businesses operating in town centres/villages has continued.

A number of revisions were made to the scheme for 2012/13 and these included:

- The inclusion of farm shops and 'exceptional' support for projects which add to the viability of town/village centres (loyalty schemes or similar)
- Inclusion of grant assistance towards half the actual payment due for business rates for new businesses (which do not compete with another business) in their first two years of trading
- Removal of interior works and equipment purchase for new businesses
- Removal of promotion/marketing support
- Removal of the Tourism Accommodation funding

These revisions have continued to form the basis for the operation of the scheme until last Autumn when a 'top-up' scheme for Wincanton was implemented - this had been approved at the Area East Committee in July 2014.

Current Operation

Appendix 2 shows a breakdown of the five grants awarded during 2014/15 by type and location. Since March 2015 there has been significantly more interest in the scheme with 10 application forms sent out. Whilst these will not necessarily all translate to full eligible applications this renewed interest is encouraging.

A copy of the eligibility criteria is attached at Appendix 1. At this stage it is not suggested that any alterations are made from the current operating criteria beyond bringing the delegation limit to £1,000, in line with other grants and the Council's scheme of delegation. A slightly higher scheme of delegation gives applicants more flexibility because grant requests can be considered at any time in consultation with the Chairman and Ward Member(s). Applications for amounts over £1,000 would continue to be considered by Area East Committee.

A combination of face to face visits and email are used to remind businesses about the scheme annually. More face to face follow-up was undertaken August/September 2014 as we also undertook an exercise to encourage eligible retail businesses to apply for Government's Retail Relief scheme. This provided up to £1,000 a year off annual business rates, last year and this year for retail businesses with a rateable value of up to £50,000.

As part of our more general monitoring of our principal retail centres we undertake shop occupancy surveys. The table below shows the most recent shop surveys conducted in Wincanton, Castle Cary and Bruton with details of the number of shops open and empty units within the towns.

Town	Date	Number of open retail units	Number of closed retail units
Wincanton	March 2015	83	12
Castle Cary	March 2015	60	3
Bruton	March 2015	30	2

The graph at Appendix 3 shows occupancy trends since February 2011 in the three towns.

Financial Implications

If Members chose to approve the £1,500 award recommended in the previous report the remaining budget is shown in the table below:

	Revenue element	Capital	Wincanton 'top-up'
Unallocated budget 2015/16 as at April 2015*	£9,500	£1,212	£8,700

If Members chose not to approve the award recommended in the previous report the remaining budget is as shown in the table below:

	Revenue element	Capital	Wincanton 'top-up'
Unallocated budget 2015/16 as at April 2015*	£10,000	£1,212	£9,700

Implications for Corporate Priorities

A strong economy which has low unemployment and thriving businesses

Other Implications

Included within the Area Development Plan

Background Papers

Area East Committee Agenda and Minutes July 2014

Retail Support Initiative

Operating criteria 2015/16

Percentage contributions cannot exceed 50% of costs and **no** retrospective applications are eligible (i.e. in respect of works which have already been commissioned/started).

Applications over £1,000 will be considered by Area East Committee on a monthly basis. Amounts up to £1,000 may be considered at any time as a delegated grant in consultation with the Chairman & Ward Member(s).

Area-wide grant levels: **£1,500 to a maximum 50% of project costs as follows:**

Eligible costs:

- Shop-front improvements, if they enhance the High Street
- Business rates assistance – a contribution to the amount payable for new businesses (which do not compete with another business) in their first two years of trading
- Exceptional projects which add to viability of towns/villages

Wincanton top-up

In addition to the area-wide scheme the ‘top-up’ scheme for Wincanton also offers:

- Maximum grant £1,000 for businesses wishing to move into one of 7* units currently empty in the town, these are listed at Appendix 2 **or**
- Maximum £300 available to new **and** existing businesses for business improvements and marketing initiatives. For new businesses this could be used towards stock too.

Grants are only available to proprietors/owners with one business/premise and will not exceed 50% of project cost.

*Eligible empty units in Wincanton at July 2014:

3 Market Place – The Red Lion#
13 Market Street – formerly Boots Chemist#
6 High Street – formerly Chicken Grill/Yummy Yummy#
6 High Street – Digital Error
24 High Street – formerly Green Dragon
36 High Street – formerly Alldays
1-3 High St – formerly Brocks#

now occupied/partly occupied

Process

Applications for Grants are accessed and recommendations made on the basis of a fully completed application form and two ‘like for like’ quotes. Self-help/DIY schemes may complete the application form and supply a project budget with supporting information.

All grant recipients must accept that the grant may be used for publicity purposes by the District Council. Payment of the grant is done retrospectively, for a completed programme of

works on the basis of receipted invoices. Exceptionally officers, in consultation with the Chairman, may release partial payments where there is clear justification for doing so.

The existing assessment and current scoring mechanism favours businesses:

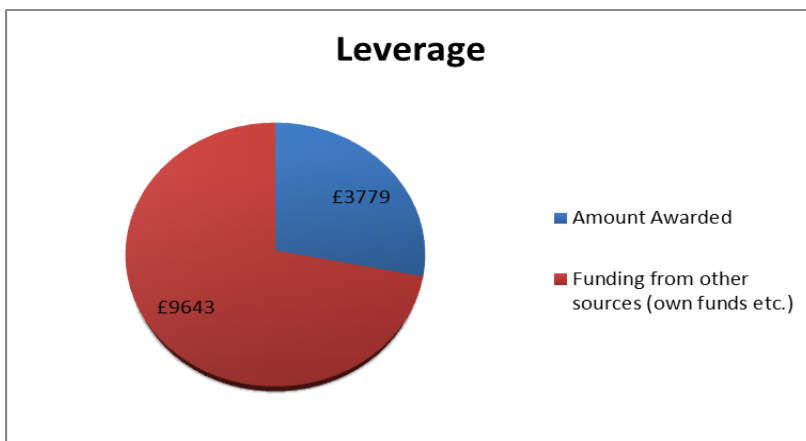
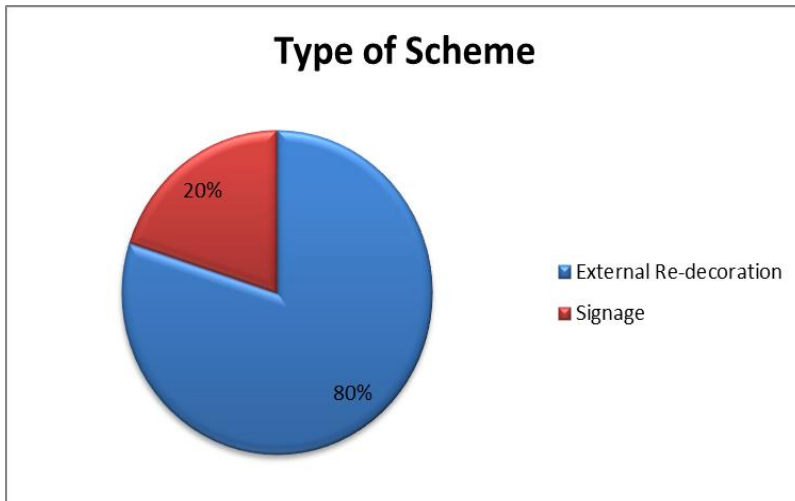
- employing more than 2 people
- in prominent places
- key rural stores/Post Offices
- retailers

The award is subject to the following standard conditions:

- The grant award may be used by SSDC for promotional/publicity purposes;
- Grants are paid for approved works/purchases on production of receipted invoices;
- Awards are subject to a summary of the benefit of the scheme being supplied;
- Applicants will normally be expected to draw down the grant within six months of the offer and if not will have to inform us of the reason(s) for the delay. If there is a valid reason, officers can provide a 6 month extension, but beyond this the grant would either be withdrawn or referred Area East Committee to be re-affirmed;
- That appropriate consents are obtained;
- Works requiring listed building/planning consents or building regulation consent will be required to be signed off by the appropriate officer prior to the release of funds;
- If, within three years of a grant award, the business ceases to trade the District Council reserves the right to reclaim the grant on the following basis; year one –100%, year two – 75%, year three – 45%.

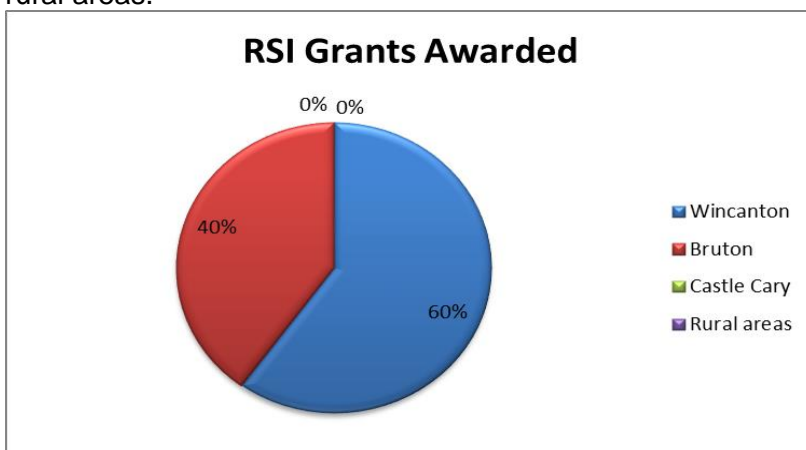
Retail Support Initiative 2014-15

The graph below shows the purpose for which the grants were awarded and the second graph shows the proportion of grant against overall scheme costs.



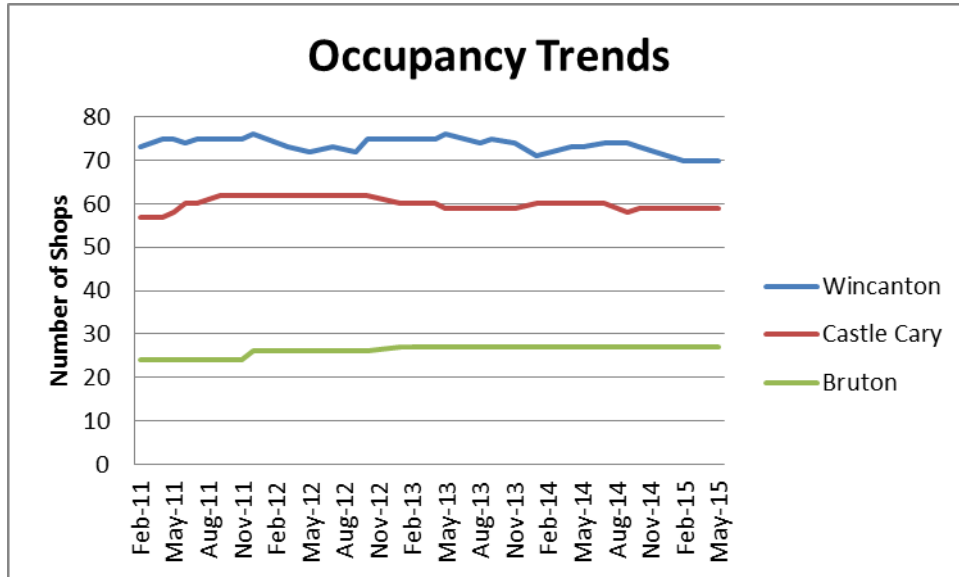
During April 2014 – March 2015, 4 grants were decided under delegated powers and 1 awarded at Committee.

From April 2014 – March 2015, 3 grants were awarded to businesses in Wincanton, 2 grants were awarded to businesses in Bruton, with no grants being awarded to Castle Cary or other rural areas.



Shop Occupancy Trends

The graph below shows the shop occupancy trends since February 2011.



Agenda Item 16

Area East Committee Working Groups and Outside Organisations – Appointment of Members 2015/16 (Executive Decision)

Assistant Director: Ian Clarke, Assistant Director – Legal & Corporate Services
Service Manager: Angela Cox, Democratic Services Manager
Lead Officer: Anne Herridge, Democratic Services Officer
Contact Details: anne.herridge@southsomerset.gov.uk or 01935 462570

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

Recommendations

The Committee is asked to:

1. Review and appoint members to serve on the groups and panels for the municipal year 2014/15
2. Review and appoint members to the outside organisations as set out in the report.

Area East Panels and Working Groups

The following table shows the internal working groups, and their memberships, appointed by this Committee for the municipal year 2014/2015. The Committee is asked to review and agree the memberships of each of the groups for 2015/16.

Working Group	Number of Councillors to be appointed and frequency of meetings	Representation 2014/2015	Representation 2015/2016 (to be decided at Committee)
Castle Cary Market House Steering Group	3 – meets quarterly; (Bi-monthly during the build)	Mike Lewis Henry Hobhouse Nick Weeks	
The Wessex Cross Border Working Group	1 – meets when required	Colin Winder	

Outside Organisations

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

Organisation	Number of councilors to be appointed and frequency of meetings	Representation 2014/2015	Representation 2015/2016 (to be decided at Committee)
Dimmer Liaison Group -Viridor	2 – twice a year	Nick Weeks	
Henstridge Airfield Consultative Committee	3 – Annual in the Autumn; then when necessary	Tim Inglefield	
Heart of Wessex Local Action Group	1 – Executive meets bi monthly	Mike Lewis (interim)	

Financial Implications

None for the Area East Committee as a direct result of this report.

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 16, Area East Committee, 12 June 2013

Minute 10, Area East Committee, June 2014

Minute 184, District Executive, 1 May 2014

SSDC Policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies.

Area East Outside Bodies Information

Name of Organisation	Contact Name	Contact Details	Number of Council Nominees	Period of Appointment	Aims & Objectives	Legal Status	Status of Councillor	Frequency of Meetings	Venue of Meetings
Viridor Waste Somerset Ltd - Dimmer Liaison Group	John Pring	Walpole Waste Disposal Site Pawlett Bridgwater TA6 4TF 01278 685182	2	1 Year	To discuss issues with local people and representatives of the local authorities		Member	Twice a year but more frequently if necessary	
Henstridge Airfield Consultative Committee	Joe Williams - Secretary	EGHS Ltd, Henstridge Airfield, BA8 0TN	1	3 Years	To act as a means of consultation in relation to Henstridge Aerodrome.	No legal status	Member	When necessary	
Heart of Wessex Local Action Group	Sarah Dyke Bracher - Programme Manager	07826 907361 www.heartofwessex.co.uk	1	5 years	To further sustainable rural development within the Heart of Wessex LAG Programme area through rural economic development	No legal status	Voting member	Bi monthly	Usually at Churchfield

Agenda Item 17

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

Head of Service: Martin Woods, Assistant Director (Economy)

Lead Officer: As above

Contact Details: martin.woods@southsomerset.gov.uk or (01935) 462071

Purpose of the Report

For Members to nominate two members to act as substitutes for the Chairman and Vice Chairman in their absence.

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

At the July 2005 Full Council it was resolved that:

“the revised scheme of delegation for Development Control be approved subject to the amended wording of Criteria 1 as shown in bold:

“An application shall be referred to Committee if 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. (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 2 other members would be available to make decisions. All assessments and decisions to be in writing.”

For the 2014/15 municipal year the substitutes were Councillors Colin Winder and Mike Beech.

Financial Implications

None as a direct result of this report.

Background Papers

Minute 36, Council meeting of 21st July 2005

Agenda Item 18

Area East Committee Forward Plan

Head of Service: Helen Rutter, Area Development Manager
Lead Officer: Anne Herridge, Democratic Services Officer
Contact Details: anne.herridge@southsomerset.gov.uk or (01935) 462570

Purpose of the Report

This report informs Members of the agreed Area East Forward Plan.

Recommendation

Members are asked to:-

- (1) Comment upon and note the proposed Area East Forward Plan as attached;
- (2) Identify priorities for further reports to be added to the Area East Forward Plan, developed by the SSDC lead officers.

Area East Committee Forward Plan

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 Committee agenda, where members of the Area Committee may endorse or request amendments.

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 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.

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

Background Papers

None

Appendix A

Area East Committee Forward Plan

Meeting Date	Agenda Item	Background and Purpose	Lead Officer
8 July 15	Update regarding, Work Hubs	To update members on the latest position regarding work hubs.	Pam Williams/ Helen Rutter SSDC
8 July 15	Buildings at Risk update	To update members	Adron Duckworth/ Andrew Tucker SSDC
8 July 15	<i>Local Neighbourhood Policing for 2014/15</i>	<i>Overview of operational arrangements and policing issues relating to East – Future police provision</i>	<i>Avon & Somerset Constabulary – Dean Hamilton</i>
8 July 15	<i>Transport support for community and public transport and SSCAT</i>	<i>Annual report on corporate support for community and public transport and SSCAT Bus</i>	<i>Nigel Collins SSDC Andy Chilton – sscatringride@yahoo.co.uk</i>
8 July 15	An update on Henstridge Airfield.	An update on Henstridge Airfield.	Dave Norris SSDC
12 August 15	Wincanton Community Sports Centre	An update report on the centre	Steve Joel SSDC June /July per Helen
12 August 15	Area East Development Service Plan 2015/16	To approve the AE Development Service Plan 2015/16	Helen Rutter ADM
9 September 15	Community Offices	Annual report on trends, visitors etc	Lisa Davies
9 September 15	6 mthly Streetscene update	To update members of the service, plans for the autumn and achievements during the summer	Chris Cooper SSDC Street Scene Manager

Agenda Item 19

AREA EAST COMMITTEE

10th June 2015

ITEMS FOR INFORMATION

Should members have questions regarding any of the items please contact the officer shown underneath the relevant report. If, after discussing the item with the officer, and with the Chairman's agreement, a member may request the item to be considered at a future committee meeting.

1. Appeals

Planning Appeals

Head of Service

Martin Woods, Assistant Director (Economy)

Lead Officer:

Dave Norris, Development Control Manager

Contact Details:

Dave.norris@southsomerset.gov.uk or (01935) 462382

Purpose of the Report

To inform members of the decisions of the planning appeals lodged, dismissed or allowed as listed below.

Appeals Lodged

Parish/Town	Application No.	Description and Location	Applicant(s)	Officer's Recommendation	Committee Decision
Milborne Port	14/04927/OUT	Revised outline planning application for 10 dwellings with all matters reserved, except for means of access, layout and scale at Land off Higher Kingsbury Milborne Port DT9 5HF	Mr I Skinner	Refusal	N/A

Appeal Decision*

Parish/Town	Application No.	Description and Location	Applicant(s)	Officer's Recommendation	Committee Decision
South Cadbury	4/02419/PAMB	Prior approval for the changes of use of agricultural building to a dwelling aAt Home Farm (Building 1) Sutton Montis BA22 7HF	Mr J Tabor	Refusal	N/A

* Papers Attached

Financial Implications: None

Background Papers: Planning Application files



Appeal Decision

Site visit made on 12 January 2015

by Michael Lowe BA(Hons) BTP MPA MRTPI

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

Decision date: 14 April 2015

Appeal Ref: APP/R3325/A/14/2228496

Building 1, Home Farm, Sutton Montis, Yeovil BA22 7HF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Schedule 2, Part 1, Paragraph A4 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
 - The appeal is made by Mr J Tabor against the decision of South Somerset District Council.
 - The application Ref 14/02419/PAMB, dated 15 May 2014, was refused by notice dated 28 July 2014.
 - The development proposed is the change of use of an agricultural building and land within its curtilage to create a single dwelling.
-

Decision

1. The appeal is allowed and approval is granted for the change of use of an agricultural building and land within its curtilage to create a single dwelling at Building 1, Home Farm, Sutton Montis, Yeovil BA22 7HF in accordance with the application Ref 14/00361/PDA, dated 20 May 2014, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the un-numbered and un-dated site location plan "Site: Building 1, Home Farm, Sutton Mondis, Yeovil, BA22 7HF Mr J Tabor".
 - 3) No development shall take place until full elevational details of the proposed dwelling hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Procedural Matters

2. In the interests of conciseness and clarity, I have removed the second line of the description of proposal from the application form from my decision.
3. At the site visit it was evident that the plans I had were incorrect. During the course of the appeal the correct ones were re-issued and it is these which I have considered in my decision.
4. On the 5th March 2015, amendments were made to the National Planning Practice Guidance (NPPG) in respect of permitted development rights for the

change of use of agricultural buildings (updated PD guidance). I have determined the appeal in the light of these.

Background

5. Under Schedule 2, Part 3, Class MB of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (hereafter referred to as GPDO/PD), development consisting of a change of use and any land within its curtilage from use as an agricultural building to a use falling within Use Class C3¹ and those building operations reasonably necessary to convert the building are also permitted subject to certain limitations, restrictions and conditions. Paragraph MB.1(c) of the Order provides that development is not permitted by Class MB where the cumulative number of separate dwellinghouses developed within an established agricultural unit exceeds three.
6. The current appeal proposal was originally submitted to the Council submitted in tandem with application Ref: 14/02415/PAMB² for a similar proposal to another agricultural building also within the existing holding. On the 28 July 2014 the Council issued decisions in respect of both applications stating that planning permission would be necessary due to the cumulative impact in excess of three residential conversions
7. The updated PD guidance confirms that the total number of new homes which may be developed under Class MB is three and that this does not include existing residential properties within the established agricultural unit, unless they were created by the use of a PD right on a previous occasion. This gives a clear expectation by the government on how this part of the GPDO should be interpreted and I have given this significant weight in my determination of this appeal.

Main Issue

8. The main issue is whether the proposed development would accord with the requirements for development permitted under Schedule 2, Part 3, Class MB of the Town and Country Planning (General Permitted Development) Order 1995(as amended) (GPDO).
9. In assessing this I must pay particular regard sub-paragraph MB.1(c) which restricts these permitted development rights where the cumulative number of separate dwellinghouses within an established agricultural unit exceeds three.

Reasons

10. The appeal building is located within an agricultural holding of approximately 240 hectares. The appeal building is concrete framed with timber cladding and profiled roof sheets. It was clear from my site visit and the evidence before me that the previous use of the building was for agricultural purposes and the appellants have advised that the building was formally used for livestock housing and more recently for general agricultural storage and feed. The existing residential units that exist within the agricultural holding have not resulted from the prior approval process contained within the GPDO.

¹ Use Class C3 (dwellinghouses) of The Town and Country Planning (Use Classes) Order 1987 (as amended)

² Building 2 dated 15 May 2014 change of use of an agricultural building and land within its curtilage to create a single dwelling

11. I have taken into account the appeal decision³ raised within the Council Statement however this was issued prior to the recent updates to the NPPG and therefore has only limited relevance to this current appeal. This does not therefore alter my findings that the proposal complies with the GPDO. In accordance with the updated PD guidance it is clear that both the appeal scheme and that proposed under reference 14/02415/PAMB fall within the threshold of three units and can both be implemented in accordance with the GPDO.
12. I therefore conclude that the proposed development would accord with the requirements for development permitted under Schedule 2, Part 3, Class MB of the GPDO.

Conditions

13. The Council have indicated that any external alterations to the existing buildings could be conditioned which I agree is necessary to ensure the proposal blends in well with its rural surroundings. I have also added a condition requiring development to be carried out in accordance with the submitted drawings for the avoidance of doubt and in the interests of good planning. In accordance with the Order development needs to be carried out within three years of the date of this decision.

Conclusion

14. I conclude that the appeal should be allowed and approval granted. In granting approval the Appellant should note that the GPDO requires at Paragraphs A4 (10), (11) and (12) that the development shall be completed on or before 30th May 2016 and that the developer shall notify the local planning authority in writing of the completion of the development as soon as reasonably practicable after completion. Such notification shall include the name of the developer; the address or location of the development, and the date of completion.

Michael Lowe
INSPECTOR

³ APP/X1118/A/14/2222035 dated 7 November 2014

Agenda Item 20

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 East Committee at this meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 10.45am

Members of the public who wish to speak about a particular planning item are recommended to arrive for 10.30am

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
21	MILBORNE PORT	14/03377/OUT	Outline application for the development of 54 residential units, care home, allotments and heritage interpretation board(s) together with associated access, parking, landscaping and infrastructure (GR: 367219/118602)	Land at Gainsborough, Milborne Port	Waddeton Park Ltd
22	CAMELOT	15/00600/OUT	Outline planning application for the erection of up to 11 no. dwellings (full details to be considered for plot 1) (GR:357501/124494)	Land at South Street, West Camel	Mr L Stevens (Parish Clerk)
23	CARY	15/00349/FUL	Erection of a dwellinghouse (GR:360433/132172)	Land adjacent Heather House, Lovington, Castle Cary	Mrs Dawn Harley
24	CARY	15/01007/FUL	Erection of a dwelling and village shop (GR:356453/128550)	Land to the South of The Red Lion Inn, North Street, Babcary	Mr & Mrs C Garrard

25	TOWER	15/00522/FUL	Proposed demolition of existing dwellings and construction of two dwellings (GR:367235/129388)	Bratton Lodge, Bratton Seymour to Cary Hill Bratton Seymour	Mr P Dick
26	IVELCHESTER	15/01153/FUL	The erection of a boiler room and wood pellet store to serve a new bio mass boiler (Revised/Retrospective Application) (GR 352331/122995)	Northover Manor Hotel, Northover, Ilchester	Mr & Mrs M Haddigan

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 21

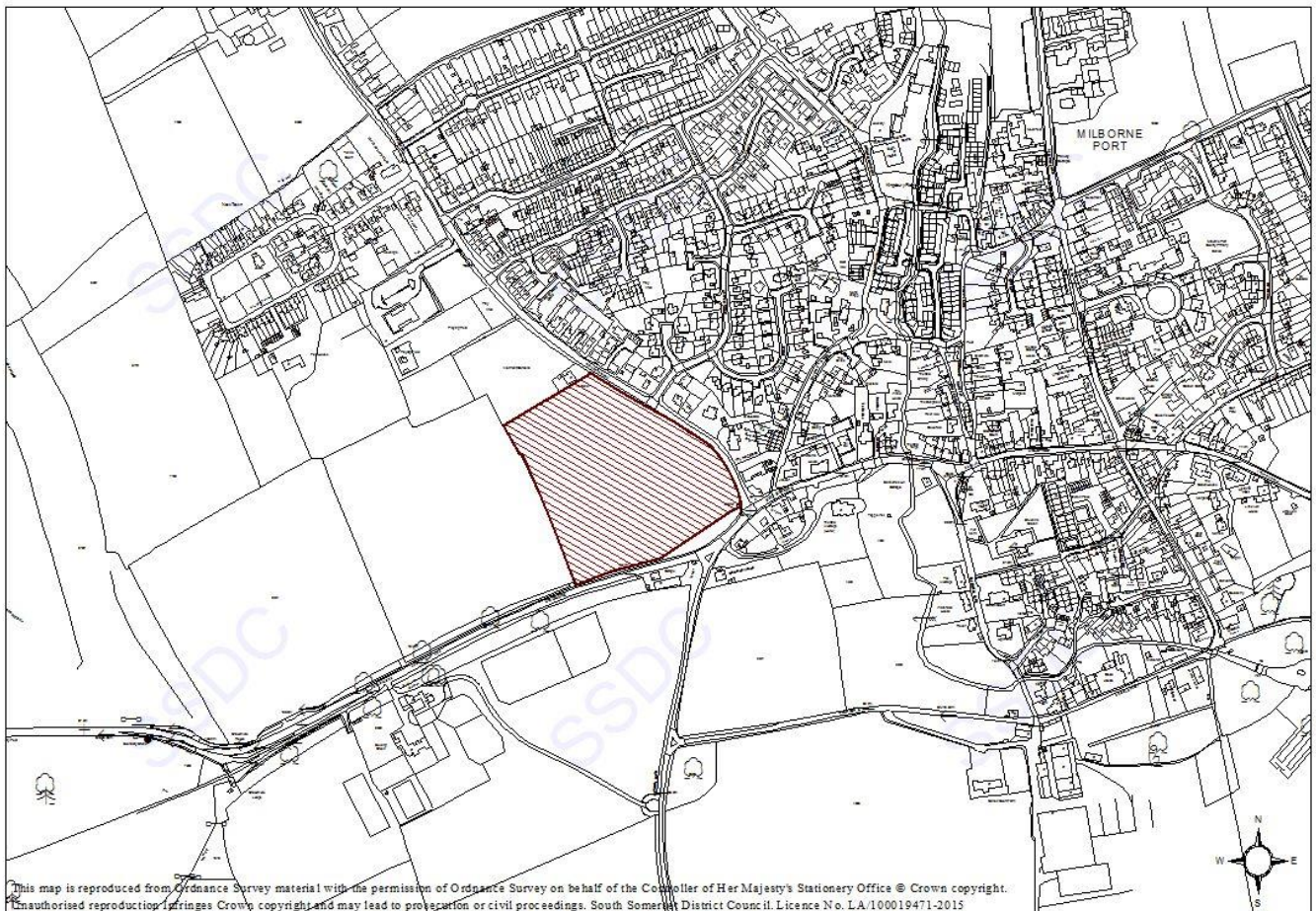
Officer Report on Planning Application: 14/03377/OUT

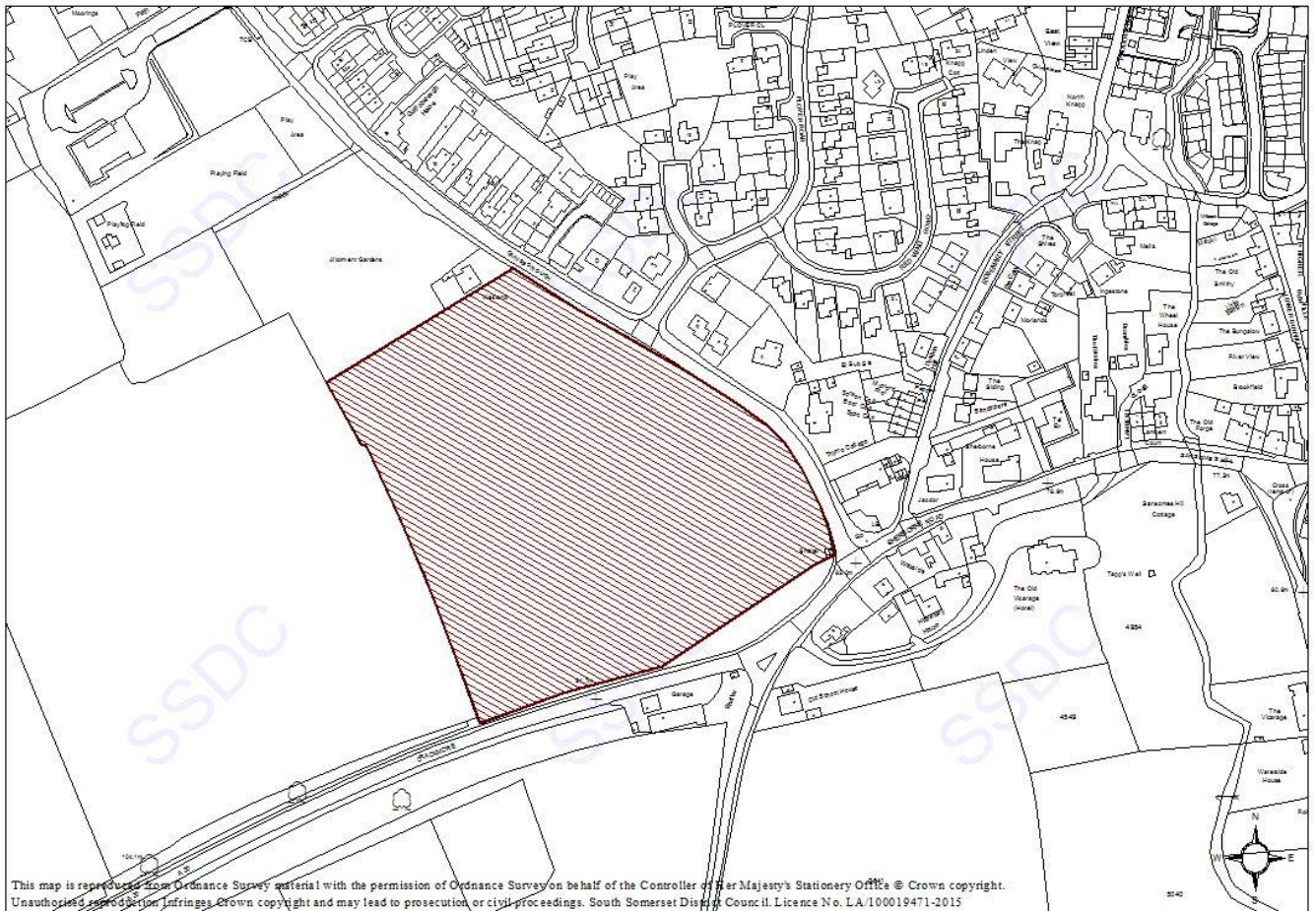
Proposal :	Outline application for the development of 54 residential units, care home, allotments and heritage interpretation board(s) together with associated access, parking, landscaping and infrastructure (GR: 367219/118602)
Site Address:	Land At Gainsborough Milborne Port
Parish:	Milborne Port
MILBORNE PORT Ward (SSDC Member)	Cllr S Dyke-Bracher
Recommending Case Officer:	Adrian Noon Tel: 01935 462370 Email: adrian.noon@southsomerset.gov.uk
Target date :	17th October 2014
Applicant :	Waddeton Park Ltd
Agent: (no agent if blank)	Mark Scoot Amethyst Planning Maypool House Maypool, Brixham Devon TQ5 0ET
Application Type :	Major Dwlgts 10 or more or site 0.5ha+

REASON FOR REFERRAL TO COMMITTEE

This application is referred to committee by the Development Manager because of the significance of the proposal for Milborne Port and to enable the local issues raised to be debated.

SITE DESCRIPTION AND PROPOSAL





The site comprises a single agricultural field of approximately 3.44ha, (grade 3a), the only structure on site is the grade II listed pump house in the southeast corner at the junction of Gainsborough and the A30. It slopes gently from the northwest to the southeast and there is a large tree in the southwest part of the site. To the north the site is bounded by an existing residential property and allotments. To the west is a hedgerow and agricultural land. A stand of large pine trees runs along the southern boundary providing a mature screen and buffer between the site and the A30. There are a number of community just to the north of the site, including a doctor's surgery, children's play area, skate park, allotments and a former pub. There is also a petrol filling station and convenience shop to the south of the site.

The site is located on the western edge of Milborne Port, approximately 350m from the village centre and immediately north of the A30. Gainsborough runs along the eastern boundary. It is outside, but immediately adjacent to, the development boundary and is adjacent to the Milborne Port Conservation Area. The Conservation Area has two parts; New Town which lies around 260m to the north of the site; and the historic core of the village which extends up to the eastern boundary of the site. New Town comprises about 45 dwellings arranged around a central green space. To the east much of the historic core of Milborne Port falls within the town Conservation Area. The former schoolhouse on the opposite side of Gainsborough at the junction of the A30 Sherborne Road is Grade II listed.

The proposal seeks outline permission for up to 54 house houses, a care home, allotments and associated access from Gainsborough, parking, landscaping and infrastructure. Detailed approval is sought for the access and layout with all other matters (appearance, landscaping and scale) reserved for subsequent approval.

The application is supported by:-

- Planning Statement (incorporating a Statement of Community Involvement)

- Design and Access Statement
- Design Parameter
- Transport Assessment
- Travel Plan
- Landscape and Visual Impact assessment
- Heritage Assessment
- Ecological Impact Assessment
- Aboricultural Impact Assessment Report
- Flood Risk Statement
- Geo-environmental Desk Study and Preliminary ground contamination investigation

The proposal has been updated with the provision of:-

- Geophysical Survey Report (21/08/14)
- An updated Transport assessment and Travel plan (14/11/14)
- an updated flood risk assessment, an update to the Design and Access Statement, an amended masterplan, a landscape strategy, a building type plan and a building heights plan (25/03/15).

The scheme now shows development set back significantly from the A30 to ensure the road side trees can be safeguarded and views into the site from the main road curtailed. The access from Gainsborough would be to the northern end of the site, with development set back from the Gainsborough frontage with a footpath provided within the site along Gainsborough between the site entrance and the A30. The care home would be sited to the north of the site entrance with the allotments to the rear. An area of public open space would be provided on the western edge of the site which would incorporate the retained tree and join up with the A30 buffer. All requested planning obligations have been accepted by the developer.

PLANNING HISTORY:

None relevant

POLICY

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

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 South Somerset Local Plan (2006-2028)

SD1 – Sustainable Development.

SS1 – Settlement Strategy – identifies Milborne Port as a Rural Centre.

SS3 – Delivering New Employment Land – sets out a need for 149.51 hectares of employment land across the District. It advises that a ‘permissive’ approach will apply when considering employment land proposals adjacent to the development areas of Rural Centres. It is stated that as at April 2011 there was an outstanding need for 0.80 ha of employment land in Milborne Port over the remainder of the plan period.

SS4 – District Wide Housing Provision – sets the overall target for the delivery of at least 15,950 houses over the plan period.

SS5 – Delivering New Housing Growth – sets out a need for at least 279 houses in Milborne Port over the plan period. As at April 2014 (the latest assessed figures) there were 222 commitments (i.e. built or with planning permission) with at least a further 57 to be delivered by 2028.

SS6 – Infrastructure Delivery

SS7 – Phasing of Previously Developed Land

HG3 – Provision of affordable Housing

HG5 – Achieving a Mix of Market Housing

HG6 – Care Homes and Specialist Accommodation

TA1 – Low carbon travel

TA4 – Travel Plans

TA5 – Transport Impact of New development

TA6 – Parking Standards

HW1 – Provision of open space, outdoor playing space, cultural and community facilities in new development

EQ1 – Addressing Climate Change in South Somerset

EQ2 – General development

EQ3 – Historic Environment

EQ4 – Biodiversity

EQ5 – Green Infrastructure

EQ7 – Pollution Control

National Planning Policy Framework

Part 1 - Building a strong, competitive economy

Part 4 - Promoting sustainable transport

Part 6 - Delivering a wide choice of high quality homes

Part 7 - Requiring good design

Part 8 - Promoting Healthy Communities

Part 10 - Meeting the challenge of climate change, flooding and coastal change

Part 11 - Conserving and enhancing the natural environment

Part 12 - Conserving and enhancing the historic environment

Other Material Considerations

Milborne Port Village Design Statement

Milborne Port Parish Plan

Peripheral Landscape study Milborne Port (2008) – identified this is as having a ‘moderate to low’ capacity to accommodate development

CONSULTATIONS

Milborne Port Parish Council: object:-

- *Local Development Framework of dwellings in the parish in the period to 2028 has already been taken up either by completed or applications granted, except for some 90 dwellings. A development of this size would use most of the remaining allocation very early in the period and prevent any other residential planning in the parish until after 2028*
- *The site is unrelated to the village and there are other sites in the village area which would provide a more physically, architecturally and socially integrated development*
- *The land is part of an organic farm and should be retained as such*
- *Potential further loss of green space and land and loss of trees on entrance to the village*
- *There would be an increase in traffic along Gainsborough and at the junction with the A30, not to mention the current condition of the roads being unsafe and a potential death trap with poor drainage*

- *Increased traffic would impact on the Health and Wellbeing of current residents from the increase in fumes*
- *Proposed access to the site would be straight on to the road, with no pavement, making it extremely dangerous*
- *There is a sense of unease and truthfulness within the Parish Council and parishioners surrounded the proposed "carehome"*
- *There appears to be no allocation of parking for staff and visitors to the "carehome"*
- *Uncertainty as to whether local amenities such as the Doctors Surgery and School could cope with an increase in residents of this magnitude*
- *Proposed pavement is too narrow for pushchairs and wheelchairs and is a potential death trap*

Their objection is maintained to the amended scheme on the grounds that:-

- *There has been a large amount of development taking place in Milborne Port currently and in recent years and the Parish Council believe there is no demonstrated need for this new development.*
- *The proposed development is not in an adequate place visually and would result in huge negative visual impact resulting in destruction of rural character.*
- *The location of the development would open up the land to other large developers.*
- *The junction of Gainsborough and the A30 is in fact a five way junction and not a three way junction as stated. The junction is already extremely dangerous and this would be exacerbated with an increase in traffic and children crossing.*
- *The accumulative amount of new housing is high and the village would become far too large.*
- *The roads and infrastructure surrounding the proposed development are simply not adequate enough to cope with the increase in the traffic the development would bring.*

County Highways: Initially requested updates to the submitted Travel Plan and Traffic Assessment. Subsequently no objection raised to amended submission subject to safeguarding conditions.

Planning Policy: Notes that:-

"[the local plan] identifies Milborne Port as a Rural Centre and as such Policies SS5: Delivering New Housing Growth and SS3: Delivering New Employment Land apply. Over the plan period Policy SS5 expects that at least 279 dwellings will be provided in the settlement. As at April 2012, 202 dwellings were committed (had planning permission or are built) with 77 dwellings remaining, 0.80ha of additional employment land is required. Policy SS5 and its supporting text Provide[s] officers and developers interim guidance for how planning applications for housing growth will be determined prior to the Site Allocations Development Plan Document. The implication is to facilitate a 'permissive approach' when considering planning applications for housing growth within or adjacent to development areas at Rural Centres subject to key policy considerations i.e. the NPPF, ... Policy SD1, the scale of growth, the settlement hierarchy and other Local Plan Development Management Policies.

"This proposal seeks outline planning permission for 54 homes, a care home, which will provide an element of economic development by providing around 20 jobs, allotments and heritage interpretation boards. The scale of the proposal is therefore consistent with ... Policy SS5."

Conservation Manager: initially noted:-

"This site lies in the setting of the conservation area that immediately adjoins to the south and east and of listed former school building and pump house. The impact of development on these might perhaps be somewhat mitigated by space and planting but this and its wider context makes this an undesirable site for development. Gainsborough forms a clear boundary to the developed area with the open land west north and south. This characteristic is a significant feature of the landscape setting of the town that it is desirable to retain. It also needs to be maintained for the

purpose of preserving the setting of the CA and listed buildings of Newtown as a singular exception where this isolation from the core of the town illuminates its history and origins.”

Landscape Officer: initially recommended refusal:-

“There appears to have been little consideration of the setting of the Newtown CA, whose open field surround to N, W and S is particularly relevant to its origin as a Rotten Borough, grafted conspicuously onto the settlement edge; whilst the immediate west edge of the Milborne Port CA links with the historic tree-lined east approach to the Sherborne Castle Estate. In both instances, the open fields provide the setting to these historic assets, and contributes to the character and distinctiveness of this part of Milborne Port. It is also apparent that Gainsborough itself is a well-established and relatively definitive west edge to the settlement (accepting Newtown as a separate historic entity). Thus development of this site would substantively erode this open ground and thus adversely impact upon the settings of both Newtown and Milborne Port Conservation Areas, as well as the tree-lined/open field approach to the east end of the registered HP&G of Sherborne Castle.”

Subsequently negotiations sought to agree a revised layout that would address the landscape and conservation concerns. The landscape officer comments in relation to the amended scheme are:-

“.....the conservation team has considered that there is capacity for revision of the layout to better respect the adjacent heritage assets, to thus lessen the impact of this development upon the setting of these local heritage features, to a level where we might then find the proposal acceptable. From ensuing dialogue with the applicant’s team, we now have a layout that indicates;

- 1) the southern building line pulled north into the site, to better respect both the historic tree avenue alongside the A30, and enable continued views from the avenue across to Newtown;*
- 2) buildings along this revised southern edge arranged to ‘front’ onto an enlarged open space, and provide an active frontage;*
- 3) the historic tree line is extended toward the village;*
- 4) a stronger and legible correspondence with Gainsborough;*
- 5) the open space across from the former (listed) school reduced to enable a more coherent development edge, without compromising the school’s setting, nor that of the village conservation area;*
- 6) housing removed from the SW corner of the site, to enlarge the open space. This contributes to conservation of the setting of both the tree avenue and Newtown, as (1) above;*
- 7) the western edge of housing pulled back into the site, again to respect the setting of Newtown, and;*
- 8) the attenuation pond removed from the open space of the southeast corner.*

“I consider these changes to indicate a marked improvement of the masterplan, to now demonstrate a legible correspondence with the village edge, yet better respect the settings of local heritage assets. If you consider other planning elements to be in favour of the scheme, then I would advise that the effects of development impact upon local landscape and heritage assets are no longer considered to be of sufficient weight to provide a landscape case for refusal.”

Tree Officer: No objection subject to a condition to agree tree protection measures.

Housing Development officer: requests 35% affordable housing based on a tenure split of 67/33 in favour of rented accommodation. It is confirmed that as at January 2015 there are 35 households on the waiting list for a property in Milborne Port, including a need for a 2 bedroom disabled house and 4 bedroom ‘parlour’ bedroom home. 19 affordable units are requested made up as follows:-

- 6 x 1 bed (47 sqm)
- 8 x 2 bed (76 sqm)
- 4 x 3 bed (86 sqm)
- 1 x 4 bed (124 sqm)

Leisure Policy: Contributions towards off-site mitigation measures to address increased demand for sport and recreation facilities are sought as follows:

- £46,657 towards enhancements of the existing play area at Gainsborough;
- £9,161 towards enhancements of the existing youth facilities at Gainsborough;
- £21,523 towards enhancement of existing pitches at the Memorial Playing Fields, Springfield Road;
- £43,698 towards enhancement of existing changing rooms at the Memorial Playing Fields, Springfield Road;
- £49,210 as a commuted sum towards the above local facilities
- £9,930 towards the provision of a new learner pool at Wincanton
- £1,802 as Community Health and Leisure Service Administration Fee

This equates to a total of £181,980 or £3,370 per dwelling.

County Education: it is noted that Milborne Port Primary School has a net capacity of 180 places. When the application it was submitted, there were 145 pupils at the school, forecast to rise to 148 by 2018.

A development of 54 dwellings would equate to 11 pupil places (54 dwellings / 150 dwellings x 30 pupils).

Having now got access to revised forecasts, based on the actual pupil count in October 2014, the number of pupils has risen to 163; and is forecast to rise to 184 by 2019, without taking into account this development. If granted permission, therefore, it will increase pressure on the school to the extent that its capacity would be exceeded and financial contributions to mitigate this through a Section 106 agreement should therefore be sought after all. The notional cost per place is £12,257, so contributions totalling £134,827 should be secured in this case.

SSDC Streetscene Services: No objection although it is suggested that footpaths be incorporated into the open spaces

Area Engineer: Initially considered the proposed drainage strategy to be acceptable. Recommends that the detail should be secured by condition. Subsequently, in light of changed legislation, additional details have been requested to confirm that proposed strategy will work.

Wessex Water: No objection subject to securing detail of foul water and surface water strategies by conditions.

Environment Agency: No objection subject to conditions to ensure the detail of the drainage strategy is agreed.

SSDC Environmental Protection Officer: no objection subject to a condition to secure an appropriate investigation of any potential land contamination.

SSDC Climate Change Officer: initially raised concerns about layout and suggested minor revisions to an "otherwise attractive development" to maximise potentials for renewables. In relation to the revised plans remains concerns by limited numbers of south-facing buildings.

Natural England: considers that proposal is unlikely to affect any statutorily protected sites or landscapes, suggests that their standing advice is followed

SSDC Ecologist: No objection, subject to safeguarding conditions

County Archaeology: initially requested additional information, subsequently advised no objection subject to safeguarding condition

Police Architectural Liaison Officer: initially raised concerns over layout of parts of the site including need for natural surveillance of parking areas and rear accesses and perimeter treatment of care home. no objection raised to revised scheme.

Dorset CPRE: object on the grounds of unsustainable development, increased traffic and out-commuting. Milborne Port has carried its fair share of new development and there remains 14 years to run of the local plan and there is little current demand for houses in the town. They maintain their objection to the amended scheme.

REPRESENTATIONS

Initially 46 letters of objection were received raising the following areas of concern:-

- Capacity of junction with A30 which already used by large numbers of vehicles of all sizes;
- Increased traffic
- Danger to children walking to school;
- Parking levels in Gainsborough;
- Lack of parking for care home and possible overspill parking on highway;
- Lack of clarity over nature of care home;
- Concern over submitted traffic assessment;
- Position of crossing point will cause delay
- Poor footpath links along A30 to village centre
- Increased risk of surface water flooding
- Questions over the capacity of the sewers;
- Loss of organic agricultural land;
- Other sites (e.g. brownfield) sites should be used first;
- Loss/erosion of green belt
- Precedent for other sites outside the village boundary;
- Loss of wildlife habitat
- Development outside development boundary
- Milborne Port does not need additional houses;
- Danger of Milborne Port out growing itself
- Lack of need (evidenced by unsold properties);
- Lack of local jobs/out commuting;
- Proposal will bring few jobs
- The jobs in the care home will be taken by people from outside the village;
- Care home is not needed and make Milborne Port a dormitory town
- Visual impact on western approach to Milborne Port;
- Impact on conservation area;
- Doubts over the ecological assessment of the scheme;
- Impact on property values
- Developer's information is misleading
- Impact on health and well-being;
- Impact on trees.
- Proposal is profit driven and the expense of the village.
- Does not comply with the Village Plan which states that all further development should be infilling;
- Does not comply with Design Statement

- Impact on character and ambiance of village
- Capacity/adequacy of school, doctor's surgery, power and water supplies;
- Community does not need additional open space and allotments offered by this development – it is already a healthy community;
- The affordable housing will not benefit the local community for long given the right to buy;

One writer acknowledges that if the need for housing on this site is accepted then this scheme is much better than earlier versions and is now supportable.

11 further letters, including one signed by 21 local residents, have been received in response to consultations on the revised scheme. Generally these re-iterate previously made representations and challenges the updated supporting information. In particular the position of the highways authority is challenged over the nature and suitability of the A30 junction and the impact of the development.

Applicant's Case

Following submission of the planning application, comments were received from the Landscape and Heritage officers at South Somerset District Council (SSDC). In discussion with SSDC a number of amendments have been made to the scheme. These are as follows:

- The building line to the south has been pulled back and a parcel of development removed (from the southwest) to respect the historic tree avenue on Crackmore (A30) and allow for views across the site towards New Town. Buildings in this area have been designed to 'front' onto the new open space, giving a positive outlook and active frontage;
- The existing trees which extend the avenue towards the town along the southern boundary have been highlighted in the plans;
- The development parcel adjacent to Gainsborough has been redesigned to provide a more consistent frontage to both the open space to the south and Gainsborough;
- The open space to the southeast (across from the former school house), has been reduced to enabling the parcel adjacent to Gainsborough to be redesigned to provide a stronger frontage to the space. The building line reflects that proposed by SSDC officers and does not compromise the setting of the listed former school house;
- Development to the west has been pulled back to respect the setting of New Town;
- The attenuation pond in the southeast corner has been removed in favour of an alternative drainage strategy;
- The entrance space has been reinforced and tree planting to the Gainsborough boundary incorporated.

The SSDC Landscape and Heritage officers have confirmed that they are happy with the revised proposals.

The revised proposal maintains the development mix of the submitted scheme comprising; 54 dwellings, a 60 bed care home, open space including 4 full size (or 8 half size) allotment plots and associated infrastructure. The site measures 3.44 ha. Excluding the care home (0.39 ha) and open space, the residential developable area measures 1.55 ha giving a density of 35dph.

(from Addendum to Design & Access Statement)

CONSIDERATIONS

Principle

Notwithstanding local concerns about the need for housing in Milborne Port, the village is a designated Rural Centre and as such is considered to be a sustainable location for a modest level of development, commensurate with the status of the village in the hierarchy of settlements in the local plan. Accordingly Milborne Port is allocated at least 279 dwellings over the plan period (policy SS5). This is a minimum not maximum level of growth. There is no phasing requirement to this allocation and

the current proposal corresponds with the identified residual and as such cannot reasonably be rejected on the grounds of over development or prematurity.

Local concerns about the balance between homes and jobs and possible increases in out-commuting are noted. Whilst the local plan does seek a balance between the provision of new homes and employment opportunities it is beyond the scope of planning legislation to insist that people live where they work. Lifestyle choices will always influence where people choose to live and thereby their commuting patterns. Similarly market forces will influence business location. Through its planning policies the District Council seeks to provide choice to both the purchasers of new homes (appropriate levels of growth are promoted across the District by policies SS5 and SS2) and businesses (employment growth is supported in appropriate locations across the District by policies SS3 and the detailed employment EP1-8). Accordingly it would not be reasonable to withhold permission for residential development on the grounds that future occupiers might choose to commute elsewhere to work.

The provision of a modern care home on this edge of settlement site, within a residential development of up to 54 dwelling including 35% affordable, is not considered objectionable in principle and would an accepted need for such accommodation identified by policy HG6. It is accepted that overall the proposal would make a contribution towards the provision of a range of much needed accommodation of different types and tenures. The employment opportunities that would be provided by the care home are noted and are considered consistent, in principle, with policy SS3.

Turning to the location, whilst this is outside the settlement boundary, this is not objectionable in principle; much recent housing in the village has been delivered on brownfield land and as the supply of this land dwindles it is inevitable that greenfield sites will become necessary. Each application would need to be considered on its own merits and no individual site would set a precedent. As identified by the Policy Officer a permissive approach is to be taken until such time as sites are allocated. This approach is considered reasonable in this instance.

Accordingly the application falls to be determined on the basis of its merits, balancing any harms against the government's acknowledged benefits stemming from the provision of much needed housing in sustainable locations.

Highways Issues

Whilst the concerns of local residents are noted no evidence has been produced to demonstrate that the county Highway Authority's assessment of the impacts of the proposal is flawed. The County raises no objection to the detail of the point of access from Gainsborough for which full approval is sought, nor have they objected to the wider impacts of additional movements for example within the village or at the junction with the A30. Accordingly it is not considered that there is any evidence that points to a 'severe' impact on highways safety or capacity and as such it is not considered that a refusal on highways grounds could be sustained and in this respect the proposal meets the requirements of the NPPF and policy TA5 of the local plan.

Visual Impact

The Peripheral Landscape study of Milborne Port provides the following assessment of the land to the west of Gainsborough:-

*"Land to the north of Crackmore is visually contained from the south by the mature shelterbelts that align the A30. From the village edge, the land rises gently to the low shoulder of Vartenham Hill, which provides a backdrop to the village as viewed from East Hill ..., and contains its growth. This hilltop and associated high ground is graded as **high** sensitivity as its head contains and obscures development form as viewed from public vantage points to the west. Closer to the village edge, fields to either side of Newtown - which after 150 years is yet viewed as having a degree of detachment from the main residential areas of Milborne Port - are graded as **moderate** sensitivity, for whilst the village edge is clearly defined by the Gainsborough/Combe Hill road and*

associated hedgelines (photo 9) these edge areas do not share the prominent visual profile as that of the hilltop to the west.”

The proposal, as amended, would maintain the mature shelterbelt to the A30 and does not extend to the higher parts of Vartenhem Hill, which would remain as a pastoral backdrop to the village when viewed from the east. The development would be visually separated from Newtown by the existing allotments and as such would maintain the ‘rotten borough’s’ detachment from the main parts of Milborne Port. On this basis it is accepted that the development would not have an undue visual impact of the setting of Milborne Port when approached from the west or viewed from the east.

With regard to the closer relationship with the existing built form of the village it is noted that the land closest to Gainsborough is identified as having a ‘moderate’ sensitivity given that the current edge of the village is not visually prominent. The proposal would move this edge to the west, stopping well short of the hilltop. It is considered that the proposed layout of development with allotments and public open space on the western edge of the site would create a suitable feathering of the built form into the countryside beyond.

The southeast corner of the site, which is adjacent to the conservation area, would be retained as open space which would be edged by the loose, linear form of 4 detached houses. It is considered that this would appropriately preserve and enhance the character and appearance of the conservation area and safeguard the setting of the listed pump house and former school building.

Accordingly given that the Council will be able to seek an appropriate scale and design of development, along with suitable landscaping at the reserved matters stage, it is not considered that outline planning permission could reasonably be refused. On this basis it is considered that this outline proposal complies policies EQ2, EQ3 and EQ5 of the local plan. Detailed compliance with these policies and the Parish Plan can be access at the reserved matters stage.

Loss of Greenfield

The land in question is not ‘greenbelt’ land and does not benefit from the level of protection affordable by that status. However it is accepted that the proposal would result in the loss of c. 3.44 hectares of grade 3a agricultural land. This comprises some of the ‘best and most versatile’ (BMV) land which the NPPF (para.112) advises has economic and other benefits which should be taken into account. Where significant development of agricultural land is necessary local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

In this instance, although the development has undoubted significance for the village it is not considered that development of 3.44 hectares of BMV agricultural land could reasonably be considered to be a significant loss of this resource when considered on the wider scale. Furthermore given the rural setting of Milborne Port it is evitable that its future growth will involve the development of greenfield sites. Most of the land around the village is grade 3a and therefore the loss of some BMV land will have to be contemplated.

Such loss of BMV land should not be seen as justification for an automatic rejection of offending proposals. Rather it should a consideration weighing against the development in the exercising of the ‘planning balance’. If the scheme is acceptable in all other respects it is not considered that this modest loss of BMV agricultural land could reasonable justify withholding planning permission. Whilst this land may be ‘organic’ there is no policy presumption to afford this a higher level of protection.

Residential Amenity

Subject to agreeing appropriate siting (within the approved layout) and the design of houses at the reserved matters stage there is no reason why the development of this site would be inherently harmful to the amenities of existing residents or prejudicial to the amenities of future occupiers of the development. On this basis the proposal complies with the requirements of policy EQ2.

Other Issues

No technical consultee has recommended refusal on the grounds of ecology, trees, drainage, protected species, archaeology or land contamination. It is considered that these matters could reasonably be addressed by appropriate conditions. Whilst local infrastructure concerns are noted no provider has objected to the proposal and the developer is agreeable to the mitigating measures as requested.

Concerns about property values and the fact that the developer will make a profit are not material planning considerations. Equally the fact that other legislation might give future occupiers of the affordable units the right to buy is not a planning consideration. Finally concerns raised over the adequacy of the supporting information are noted however they are not shared by the consultees who have considered this information.

Planning Obligations

The proposed development would result in an increased demand for outdoor play space, sport and recreation facilities and in accordance with policies HW1 an off-site contribution towards the provision and maintenance of these facilities is requested equating to an overall total of £181,980.

The County have requested an education contribution of £134,827 together with Travel Planning measures.

The applicant has raised no objection to making these contributions and has also agreed to the request for 35% of the houses to be affordable as requested by the housing officer. In addition allotments and onsite open space is offered. Provided these benefits are secured through the prior completion of a Section 106 agreement the application is considered to comply with policies SS6, HW1 and HG3 and the aims of the NPPF.

Conclusion:

This is a site adjacent to the settlement boundary of Milborne Port and is considered to be in a sustainable location with access to a range of day to day services and facilities. The applicant has agreed to the provision of affordable housing and paying the appropriate contributions, as such the development is considered to be acceptable in principle. No adverse impacts on highways safety, archaeology, landscape, ecology, drainage or residential amenity have been identified that justify withholding planning permission and the proposal would provide significant benefits in terms of the provision of a variety of housing types of various tenures, allotments and on site open space.

Whilst the harm stemming from the loss of 3.44 hectares is acknowledged it is considered that this is substantially outweighed by the benefits of the development. On this basis the proposal is considered to be an acceptable form of development that accords with the policies of the Local Plan, and the aims and provisions of the NPPF.

RECOMMENDATION

That application 14/03377/OUT be approved subject to the prior completion of a section 106 planning agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to secure:-

- (a) A contribution of £181,980 (£3,370 per dwelling) towards offsite recreational infrastructure, to the satisfaction of the Assistant Director (Wellbeing) broken down as:
 - £46,657 towards enhancements of the existing play area at Gainsborough;
 - £9,161 towards enhancements of the existing youth facilities at Gainsborough;
 - £21,523 towards enhancement of existing pitches at the Memorial Playing Fields, Springfield Road;

- £43,698 towards enhancement of existing changing rooms at the Memorial Playing Fields, Springfield Road;
 - £49,210 as a commuted sum towards the above local facilities
 - £9,930 towards the provision of a new learner pool at Wincanton
 - £1,802 as Community Health and Leisure Service Administration Fee
- (b) At least 35% of the dwellings as affordable dwellings of a tenure that is acceptable to the Corporate Strategic Housing Manager.
- (c) The provision and subsequent maintenance of the allotments and on site public open space in perpetuity, either by adoption by the District or Parish Council or by management company to the satisfaction of the Development Manager
- (d) an education contribution of £134,827 to the satisfaction of the Development Manager in consultation with the County Education Authority
- (e) Travel Planning measures to the satisfaction of the Development Manager in consultation with the County Highways Authority

and the following conditions.

Justification:

Notwithstanding the local concerns, by reason of the range of services and facilities to be found in the locality this is considered to be a sustainable location in principle for appropriate development. The erection of 54 dwellings and a care homes would provide employment opportunities, make provision for enhancements to community facilities and would contribute to the supply of local housing without undue impacts in terms of landscape, residential amenity, ecology, drainage or highway safety impacts and would respect the setting of nearby heritage assets. As such the proposal accords with the policies of the South Somerset Local Plan 2006 - 2028 and the provisions of the National Planning Policy Framework.

Subject to the following conditions:

01. Details of the appearance, landscaping and scale (herein after called the “reserved matters”) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development shall begin not later than 3 years from the date of this permission or not later than 2 years from the approval of the last “reserved matters” to be approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. The development hereby permitted shall be carried out generally in accordance with the Illustrative Masterplan shown on drawing number 131201 L 02 01 and drawing numbers 131201 L 0205, 131201 L 02 02 and 131201 L 02 04 received 27/03/15.

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

04. No development hereby approved shall commence until a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the local planning authority. Such scheme shall include measures to prevent the run-off of surface water from

private plots onto the highways. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

Reason: To ensure the development is properly drained in accordance with policy EQ1 of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework

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

Reason: To ensure the development is properly drained in accordance with policy EQ1 of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework.

06. The development shall not be commenced until a foul water drainage strategy is submitted and approved in writing by the local Planning Authority in consultation with Wessex Water acting as the sewerage undertaker. Such strategy scheme shall include appropriate arrangements for the agreed points of connection and provision for capacity improvements as required to serve the development. Once approved drainage scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.

Reason: In the interests of residential amenity and to ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property in accordance with policies EQ1 and EQ2 of the South Somerset Local Plan 2006-2028 and the provisions of the National Planning Policy Framework.

07. The development hereby permitted shall not be commenced until such time as a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. Such LEMP shall set out measures for the enhancement of biodiversity and include the provision of bat, swallow and swift boxes. The biodiversity enhancement measures shall subsequently be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: For the conservation and protection of species of biodiversity importance in accordance with policy EQ4 of the South Somerset local Plan 2006-2028.

08. The development hereby permitted shall not begin until a scheme to deal with contamination of land, controlled waters and/or ground gas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures, unless the Local Planning Authority dispenses with any such requirement specifically in writing:
- a) A Phase I site investigation report carried out by a competent person to include a desk study, site walkover, the production of a site conceptual model and a human health and environmental risk assessment, undertaken in accordance with BS 10175 : 2011 Investigation of Potentially Contaminated Sites – Code of Practice. (Completed)
 - b) A Phase II intrusive investigation report detailing all investigative works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice. The report should include a detailed quantitative human health and environmental risk assessment.
 - c) A remediation scheme detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end point of the remediation should be stated, such as site contaminant levels or a risk management action, and how this will be validated. Any on-going monitoring should also be outlined.

- d) If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to and approved in writing by the Local Planning Authority.
- e) A validation report detailing the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show that the site has reached the required clean-up criteria shall be included, together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with policies EQ2 and EQ7 of the South Somerset Local Plan 2006 – 2028.

09. No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: To safeguard the archaeological potential of the site in accordance with policy EQ3 of the South Somerset Local Plan 2006 – 2028.

10. Prior to commencement of development, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, tree & hedgerow protection fencing shall be installed and made ready for inspection. A site meeting between the appointed building/groundwork contractors and the Council's Tree Officer shall then be arranged at a mutually convenient time. The locations and suitability of the tree protection fencing shall be inspected by the Tree Officer and confirmed in-writing by the Council to be satisfactory prior to commencement of the development. No construction related activities shall take place within the fenced-off areas without the prior consent of the Council in-writing. The approved tree protection fencing shall remain in-situ and un-disturbed for the duration of the construction of the development and it may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve the health, structure and amenity value of trees and hedgerows in accordance policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan 2006 – 2028.

11. No part of the development hereby permitted shall be occupied or brought into use until a footway along the site frontage and extending to the south to tie into the existing footway and to the north providing a dropped kerb pedestrian crossing facility has been carried out in accordance with a design and specification to be approved in writing by the Local Planning Authority and to be fully implemented in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highways safety in accordance with Policy TA5 of the South Somerset Local Plan 2006-2028.

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

Reason: In the interests of highways safety in accordance with Policy TA5 of the South Somerset Local Plan 2006-2028.

13. The access hereby approved shall be constructed in accordance with details shown on the submitted plan, drawing number 14315/T05 and shall be fully provided prior to the first occupation of any part of the development. Once constructed the access shall be maintained thereafter in that condition at all times.

Reason: In the interests of highways safety in accordance with Policy TA5 of the South Somerset Local Plan 2006-2028.

14. At the approved access there shall be no obstruction to visibility greater than 600 millimetres above the adjoining road level within the visibility splays shown on the submitted plan. (Drawing No 14315/T05) Such visibility splays shall be formed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highways safety in accordance with Policy TA5 of the South Somerset Local Plan 2006-2028.

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

Reason: In the interests of highways safety in accordance with Policy TA5 of the South Somerset Local Plan 2006-2028.

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

Reason: To safeguard the amenities of the locality in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028.

16. The care home hereby approved shall only be used for uses falling within C2 the Use Classes Order.

Reason: In the interests of residential amenity and to ensure adequate parking is provided in accordance with policies TA6 and EQ2 of the South Somerset Local Plan 2006-2028.

Informatives

1. You are reminded that parking provision should be in line with the Somerset County Council Parking Strategy.
2. It is suggested that a Condition Survey of the existing public highway will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.

3. You are reminded that no work should commence on the development site until the appropriate rights of discharge for surface water have been obtained.
4. You are reminded of the need to enter into a suitable legal agreement with the Highway Authority to secure the construction of the highway works necessary as part of this development. You should contact the Highway Authority to progress this agreement well in advance of commencement of development.
5. When discharging the drainage conditions you are reminded of the following advice from the Environment Agency:-
 - Any outflow from the site must be limited to the maximum allowable rate, so there is no increase in the rate and/or volume of run-off, and preferably it should be reduced.
 - The surface water drainage system must deal with the surface water run-off from the site up to the critical 1% Annual Probability of Flooding (or 1 in a 100-year flood) event, including an allowance for climate change for the lifetime of the development. Drainage calculations must be included to demonstrate this (e.g. Windes or similar sewer modelling package calculations that include the necessary attenuation volume).
 - If there is any surcharge and flooding from the system, overland flood flow routes and "collection" areas on site (e.g. car parks, landscaping) must be shown on a drawing. CIRIA good practice guide for designing for exceedance in urban drainage (C635) should be used.

Agenda Item 22

Officer Report on Planning Application: 15/00600/OUT

Proposal :	Outline planning application for the erection of up to 11 no. dwellings (full details to be considered for plot 1) (GR:357501/124494)
Site Address:	Land At South Street West Camel
Parish:	West Camel
CAMELOT Ward (SSDC Member)	Cllr M. Lewis
Recommending Case Officer:	Dave Norris Tel: 01935 462382 Email: david.norris@southsomerset.gov.uk
Target date :	6th May 2015
Applicant :	Mr Les Stevens (Parish Clerk)
Agent: (no agent if blank)	
Application Type :	Major Dwlgs 10 or more or site 0.5ha+

REASON(S) FOR REFERRAL TO COMMITTEE

This application has been referred to the committee to allow the benefits of the proposal to be considered against the other impacts.

SITE DESCRIPTION AND PROPOSAL





The application site is located on the southern edge of the village, adjoining existing development. The site is currently used for agricultural purposes and is host to a range of agricultural buildings.

This is an innovative scheme that has been led by the parish council and seeks to provide housing to meet the needs of the parish. Extensive consultations have taken place over the last few years and the results clearly showed that there was a need for new, smaller units that would allow locals to downsize together with some interest for affordable units.

This is an outline application that seeks permission for up to 11 dwellings and the ownership/tenure has been indicated as follows:

- 5 units of community housing
- 4 plots to be transferred to the parish council with the potential to be affordable units
- 2 plots (one for each of the landowners)

All of the plots will be the subject of a restrictive covenant that seeks to allow local residents to have the first option on the plots however it is recognised that the landowner's plots and the affordable units will have different restrictions. The applicant has submitted a draft covenant that indicates the covenants that will apply to both the open market 'local' dwellings and the affordable units.

Full details have been submitted in relation to Plot 1 as this adjoins the listed building however the details of the other plots would be considered through the submission of a Reserved Matters Application.

HISTORY

62071 - Application for residential development refused (1971)

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.

SD 1 - Sustainable Development
SS1 - Settlement Strategy
SS2 - Development in Rural Settlements
SS6 - Delivering Infrastructure
TA5 - Transport Impacts of New Development
TA6 - Parking Standards
EQ1 - Assessing Climate Change
EQ2 - General Development
EQ3 - Historic Environment
EQ4 - Biodiversity
EP15 - Provision of community facilities
HW1 - Provision of Open Space, Sports, Community Facilities
HG3 - Provision of Affordable Housing
HG5 - Achieving a Mix of Market Housing
TA4 - Travel Plans

National Planning Policy Framework

Chapter 6 - Delivering a choice of High Quality Homes
Chapter 7 - Requiring Good Design
Chapter 8 - Promoting Healthy Communities
Chapter 10 - Flooding and Climate Change
Chapter 11 - Conserving Natural Environment
Chapter 12 - Conserving Historic Environment

CONSULTATIONS

Parish: Parish Council are the applicants.

Local Highway Authority: No objection subject to conditions (visibility, parking etc)

SSDC Highway Consultant: Support the view of SCC Highway Officer but suggest that the access to Plot 1 be relocated to the west of the frontage. Has also suggested that a passing bay be considered at the frontage of the development to enable cars and agricultural vehicles to pass more easily.

Area Development Officer (East): This is a community driven scheme that is meeting a need that has been identified by village consultations. Would appear to be a new and innovative approach to meeting need through a locally designed scheme and therefore we support this application. Need to ensure that the covenants/legal agreement are sufficiently robust to last in perpetuity.

Environment Agency: As this site lies in a zone of low flood risk and is less than 1 hectare does not fall within the Agency's remit.

Somerset Drainage Boards Consortium: No objection subject to a satisfactory surface water drainage scheme being implemented.

Wessex Water: No objection. A public sewer is located within the lane adjoining the site.

Housing Development Officer;

Planning policy requires 35% of new units to be affordable. There are currently 2 families on the Homefinder website that have expressed West Camel as their first choice.

Landscape Architect: Accept that this is a community initiative however this scheme does not have landscape support. Consider that the historic buildings demarcate the edge of the village and the Conservation Area and that the development of this field would erode this open character and be detrimental to the character of the Conservation Area.

Conservation Officer: If there is a proven need for this development then careful consideration needs to be given to the historic assets. The proposal is not in keeping with the pattern of the development and plot 1 should be moved forward to respect the grain of development in South Street. Parking space in front of properties is not appropriate. Plot 1 should be moved further away from Downlands and can be improved with the right details and materials

Somerset Heritage: Do not believe that there are any archaeological implications to this proposal and as such raise no objection.

Community Health and Leisure: There are no local recreational requirements and as such the only contribution sought is £80 per dwelling towards an artificial grass pitch in Wincanton.

Environmental Protection Officer: No objections

Council Ecologist: No concerns raised in relation to the survey that was submitted.

REPRESENTATIONS

8 letters of objection have been received making the following comments:

- Impact upon the adjoining listed building
- Plot 1 should be moved further away from the listed building
- Lack of clarity on the benefits of the scheme and how plots will be allocated
- Is this housing really meeting any local need or is it benefitting those who don't need it?
- What mechanisms will secure the benefits of the housing?
- Access should be moved to the west
- Development is not in keeping with surroundings and is ribbon development
- Potential for increasing flooding problems
- Impact upon privacy of Downlands
- Site is outside of Development Limits
- Too many properties being proposed. One or two plots may be acceptable.
- Seven plots should be a maximum
- Disruption caused during construction
- Outline application doesn't allow the design to be properly considered
- This is a commuter village and does not have the necessary facilities for new housing and would not be a suitable place for young families
- Lane too narrow to cope with extra traffic

5 letters have been received supporting the principle but making comments in relation to:

- Impact upon Downlands should be considered
- Agree with a much reduced scheme as this would be more in keeping with lane and less crowded
- In favour of the proposal but the surface water needs to be properly considered as this area is close to area that floods and the ground conditions are challenging.
- A positive impact could be the clearing of many drainage ditches in the area
- Adequate parking needed to ensure no parking on lane

31 letters of support have been received making the following points:

- Scheme is good for the village and will provide much needed local housing
- Will allow residents to downsize but stay in their village
- Will allow younger families to move into the village
- Families will be able to design their homes to meet their own needs
- Retention of hedges and trees will lessen the impact
- Linear form of development in keeping with this part of the village
- Additional families will keep the village viable
- Meeting the needs identified in Parish referendum
- The careful planning of this project is commendable and scheme is vital to continuing sustainability of village
- Releasing existing properties will bring 'new blood' into the village
- Housing will provide additional volunteers for community projects
- Scheme is a great example of 'localism in action'
- I would be very interested in renting a property
- Meet the needs of people with different incomes
- The disruption during construction is inevitable
- Davis Hall is a great facility that will benefit from more residents
- This is the correct location for the scheme as it is less sensitive

West Camel Parish Council was asked to comment on the representations received on the planning application 15/00600/OUT and the response is copied in full below:

Origins of the Project

West Camel Parish Council submitted its 'Statement of Community Involvement' and 'Design and Access Statement' as part of its Planning Application.

These two documents are effectively a précis of the last 3 years preparation of this project. They describe; establishing and quantifying a need for the housing, holding a village-wide, independently collated, referendum to establish a clear and unequivocal mandate. These were the fundamental principles before negotiating the complex, multi beneficial, proposal enshrined in the Planning Application, currently being considered by SSDC. The Parish Council believe that the benefits of this project will be felt by West Camel residents for generations to come.

Communication with residents on the Project

Parish Council Meetings - usually held on the first Thursday of alternate months (May, July, Sept, Nov, Jan, & March). Members of the public are welcome and each meeting starts with 'Electors Participation', a chance to ask questions of the Parish Council. The Community Housing Project (and the other 5 'Strategic Themes') are Standing Items on every Council meeting agenda and have been reported on at every meeting over the past 2 1/2 years. Annual Parish Meeting held in May. Every household receives a personal invitation to attend

with brief details of the main topics to be discussed and where the Community Housing project has been discussed for each of the past three years.

Notice Boards - All public meetings have been notified via the West camel Parish Council Notice Boards, as required by law, (there are two in the Parish + Davis Hall NB in Fore St).

West Camel Chronicle - produced quarterly and delivered free to every household, has included updates on progress, invitations to attend public meetings etc.

West Camel Web Site -Copies of all Full Council Meeting minutes are available on the web site.

Flooding

Properties in West Camel have been flooded several times in the last few years and flooding is of utmost concern to the Parish Council and its residents. The Environment Agency is the major player here and will no doubt make its views known to SSDC Planning Authority. Outline Planning Consent, will no doubt contain specific conditions requiring a Surface Water Drainage and Watercourse Management proposal to be drawn up and approved by both SSDC and the Parrett Drainage Board.

WCPC working with SCC will continue to strive to mitigate the risk of flooding. Over the past year the Parish Council have carried out its first programme of Flood Mitigation works, clearing ditches, unblocking surface water gullies and drains, clearing 'gripes' (the mini ditch from road edge to main ditch) and diverting existing ditches to safeguard homes at high risk from surface water inundation.

This programme of Flood Mitigation works will continue in 2015/16 and thereafter.

Traffic Increase

Both the SCC Highways report and the SSDC Highways Consultant's report didn't raise any major issues and they anticipate the proposed additional 11 dwellings will generate 'up to 8 additional car journeys at peak hours'. Given the nature of the proposed dwellings i.e. mainly retirees, journeys are unlikely to be co-incident with peak times.

To improve traffic sight lines some hedges will have to be moved or replanted to achieve the required visibility distances, mainly in South Street but we hope to retain much of the existing hedges, especially along Southmead.

The Parish Council will look at improving visibility on the junction of Southmead and the Bridgehampton Road as well as the creation of passing places in the narrow portion of Southmead.

Proximity to the Conservation Area

Several comments have been made regarding the proximity of Plot 1 to the edge of the village Conservation Area, not only by the immediate resident but also in General Observations.

To help mitigate the impact of the development along South Street, the West Camel Parish Council Community Housing Project Team have agreed with the land owners to reduce the width of plots 2 - 4 in order to create greater separation between 'Downlands' and Plot1. Revised drawings have been commissioned and should be submitted shortly. (Now been received)

Removing any of plots 1 - 4 would unbalance the overall benefit of the scheme to the Community and we believe the above modification represents a good compromise.

Potential Disruption During Construction

The proposal to allow villagers to buy and then develop their own plots was a conscious decision based on -

- a) expression of interest forms indicating variable design requirements and
- b) several of the original expressions of interests came from people living in 'flood blighted' homes. Typically these properties don't sell quickly or at their full market value and if all homes were developed simultaneously, there would be the potential for villagers to miss out on the 'down-sizing' opportunity, because a developer would need to recoup his outlay. In this scenario homes built for West Camel residents could by default be sold to non-residents. This in itself would have devalued the scheme in the eyes of the District Planning Authority.

In response to concerns raised, the landowners have been asked to consider arranging a certain level of pre-preparation of plots prior to sale, creating vehicular accesses, moving / replanting hedge lines and fencing of individual plots. The cost of these works would be passed on to the eventual plot purchaser

Additional (unplanned) Benefits

Interestingly several respondents' highlighted additional benefits to the proposed scheme, hitherto not captured within the proposal documentation -

- Clearing up the last remaining farm yard within the village is seen as greatly beneficial.
- Improving the value of existing privately owned housing in Southmead.
- Local families looking to 'up-size' into the larger houses vacated as people 'down-size'.

Conclusion

The Parish Council is determined to use its best endeavours to find a workable solution for the benefit of all residents, current and future.

Villages like West Camel and others in South Somerset face a fundamental problem of residents unable to find smaller suitable housing in their local community. Other than being forced to move away, residents are trapped in houses realistically too large for them and which have been designed for those of greater mobility. There are insufficient options for smaller dwellings as these are less profitable commercial developments and existing restrictions on building have hitherto been prohibitive.

This scheme is one possible solution to this problem. Initiated by the Parish Council after a period of consultation with the local community on what they perceive as their greatest need, it explicitly tackles the problem of 1-2 person households trapped in 4-5 bedroom housing. The proposed new housing into which such local residents could move will be designed as level access dwellings i.e. will support single level living.

We believe our scheme is proportionate to the village size and the demand for housing expressed. It will allow existing residents to remain in the village they love and new families to build sustainable lives in the village. It is locally needed housing for local people and the scheme moreover provides an enduring financial benefit to the community to attract families into new affordable housing and also pay for small infrastructure projects as central support may be withdrawn over future years ahead.

CONSIDERATIONS

Principle of Development

West Camel is identified as a 'Rural Settlement' within the recently adopted South Somerset

Local Plan and any proposals have to be assessed against Policy SS2. It is considered necessary to quote this policy verbatim as it is essential to understanding the acceptability of this scheme.

Policy SS2: Development In Rural Settlements

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.

This policy is accompanied by text that lists the necessary services and they include school, church, play area, shop, pub etc. The text also indicates that Policy SS2 is likely to be suitable for schemes of up to 50 units. West Camel benefits from several of these facilities.

This application is being justified primarily on the basis that it achieves the third bullet point (local housing need) and that this is based upon evidence that has been gathered.

Discussions have taken place between the landowners and the applicant and these have resulted in the application for 11 units. Further discussions have taken place as to whether there was any potential to reduce the number of units however the applicant believes that this is the minimum number required to make the scheme deliverable and meet the community need.

The parish council have shown 35% of the plots to be affordable however the detailed tenure and delivery are subject to further consultation within the village. The ability to secure these plots is a key factor in allowing the parish to respond to current and future needs.

The Area East Development Officer has confirmed that the Parish Council have carried out lengthy consultations and that the findings of this have identified the need for this scheme.

Recent appeal decisions in North Coker and Merriott have supported the view that settlements such as West Camel should only accept development where it is meeting a recognised need and is supported by the community. Whilst there have been some objections to the scheme this is clearly a parish led proposal that has widespread support and as such it is considered that the proposal accords with the principles of Policy SS2.

Design/Layout/Landscape Character and Impact upon Designated Heritage Assets

This piece of land was selected following various parish council meetings and discussions. It was clearly important to find a piece of land with a co-operative owner that was free of any insurmountable constraints such as a High Risk Flood Zone. The site does adjoin the Conservation Area and there is a listed building nearby however it is adjoined to the west by a row of more modern properties that form the edge of the village.

Both the Conservation Officer and the Landscape Architect have raised concerns about the impact of the development upon the property known as Downlands and the Conservation

Area. These concerns are fully understood and accepted and further negotiations have taken place to minimise the effect that this community scheme may have. The key change is Plot 1 has been moved further away from Downlands and the driveway moved to the other side of the plot. This has increased the separation from approx. 11m to 17 m and the dwelling is now several metres closer to the road to try and pay more respect to the traditional pattern of development.

The design for Plot 1 shows a large 3 bed farmhouse style property constructed of natural stone with clay roof tiles and timber windows. The property is quite substantial however it is considered that by being set back from the listed building will mean that it will not compete with it.

The council does have a duty to ensure that heritage assets are safeguarded however the impact upon such assets can be balanced against the benefits of the scheme

It has been agreed with the applicant that it is necessary to agree a Design Brief/Design Codes in advance of the detailed approval of any plot as it is important that there is a 'harmony' to the scheme that respects the character of the and the adjoining heritage assets. This code is particularly important in protecting the rural character of the lane as an inconsistent approach to boundary treatments could have a detrimental impact upon the area.

Traffic/Highways

Comments have been raised by some objectors about the suitability of this lane to serve up to 11 properties. It is recognised that the lane is quite narrow however it is a highway that already serves many dwellings and is a route into the village.

The County Highway Officer and South Somerset's consultant have looked at this scheme and both consider that the scheme is acceptable in principle subject to appropriate conditions. The access to Plot 1 has been moved to reflect the views of the consultant and it is suggested that a passing bay be formed at the frontage of the development to allow larger vehicles to pass.

Furthermore, the site currently hosts a range of farm buildings that would generate their own vehicle movements, many of which would likely involve larger agricultural vehicles.

Sufficient parking and turning will be provided within each plot to ensure that there is no 'on lane' parking.

Flooding

West Camel does have a history of flooding and this is one of the motivations of providing some other housing opportunities for local people. This site was selected on the basis that it is within Flood Zone 1 and therefore in the lowest risk category.

Whilst the site itself is not at risk it is important to ensure that any development here does not contribute towards flooding elsewhere in the locality. There is sufficient opportunity for the site to drain into the adjoining ditch network and members will see from the parish council comments that they are committed to improving drainage in the area through maintenance of waterways. It is however essential that a full surface water drainage scheme be submitted and approved prior to the commencement of development. The approved scheme will also have to incorporate elements of sustainable drainage to ensure as much of the water is dealt with as possible on site.

Trees/Hedgerow

There are no important trees within the site however the hedgerows are worthy of retention. A landscaping scheme is required that will ensure that the hedgerows are properly considered.

Neighbour Amenity

The orientation of this site and distance from existing properties will ensure that there is very limited impact upon the privacy of existing units.

Construction Disturbance

Most development does inevitably result in a degree of disruption however the impact can be controlled through the imposition of a planning condition (hours of construction etc.)

Summary

For the reasons listed above it is considered that this is a well thought out parish led project that accords with SS2 of the recently adopted Local Plan. The parish council have gathered the appropriate evidence and have been pro-active in producing a scheme which they believe will benefit West Camel for the foreseeable future. The scheme does have an impact upon the character of the area and the adjoining heritage assets however it is not considered to be harmful and the use of design codes will further assist the assimilation of the new housing.

SECTION 106 PLANNING OBLIGATION/UNILATERAL UNDERTAKING

A Section 106 agreement is required to ensure that the relevant plots remain available to meet an identified local need in perpetuity and that the £80 per dwelling towards facilities within Wincanton

RECOMMENDATION

That application reference 14/02020/OUT be approved subject to the prior completion of a section 106 planning agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to secure:-

- (a) A mechanism that secures the housing for community benefit in perpetuity
- (b) A contribution of £80 per dwelling towards an AGP within Wincanton (if the number of units exceeds 10)

01. It is considered that the proposal for up to 11 dwellings in the village of West Camel is of an appropriate scale for a settlement that benefits from several local facilities. Furthermore, the application delivers a range of housing that is meeting an identified local need, evidenced through a range of surveys. The proposal will have an acceptable impact upon the adjoining heritage assets and the character of the area and the site is considered to be an appropriate location for a small extension to the village. The scheme will not have an adverse impact upon highway safety, ecology or flooding and it is considered that the benefits of the scheme outweighs any of the impacts.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To accord with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2010.

02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. Approval of the details of the layout, scale and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To accord with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2010.

04. No reserved Matters application shall be approved until a Design Code has been submitted to and approved in writing by the Local Planning Authority. The Code shall include details of:

- Scale and position of the dwellings
- Access points to dwellings
- Materials to be used for dwellings and surfaces
- Treatment of front and rear boundaries
- Parking within the plots and provision of passing bays
- Recycling/refuse facilities

All subsequent Reserved Matters applications will be assessed against the criteria contained within the approved Design Code

Reason: To ensure that the scheme is of an appropriate design that respects the adjoining designated heritage assets and the character of the locality.

05. The development hereby permitted shall be carried out in accordance with the amended drawings received on the 25th March 2015.

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

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

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with EQ1 and EQ2 of the South Somerset Local Plan.

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

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

08. There shall be no obstruction to visibility greater than 900mm above adjoining road level in advance of lines drawn 2.4m back from the carriageway edge on the centre line of the access and extending across the frontage of all plots . Such visibility shall be fully provided before the development hereby permitted is brought into use and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and to accord with EQ1 and TA5 of the South Somerset Local Plan.

09. No development shall commence unless foul and surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with EQ1 and EQ2 of the South Somerset Local Plan.

10. No works shall commence upon any plot unless a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of the hours of construction, deliveries etc. The approved plan shall be adhered to during the development of all of the building plots.

Reason: In the interests of neighbour amenity.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to this building without the prior express grant of planning permission.

Reason: To ensure that the dwellings are able to meet the identified need in perpetuity.

Informatives:

01. This approval is granted following the completion of a Section 106 Agreement that restricts the tenure of some of the units.

Agenda Item 23

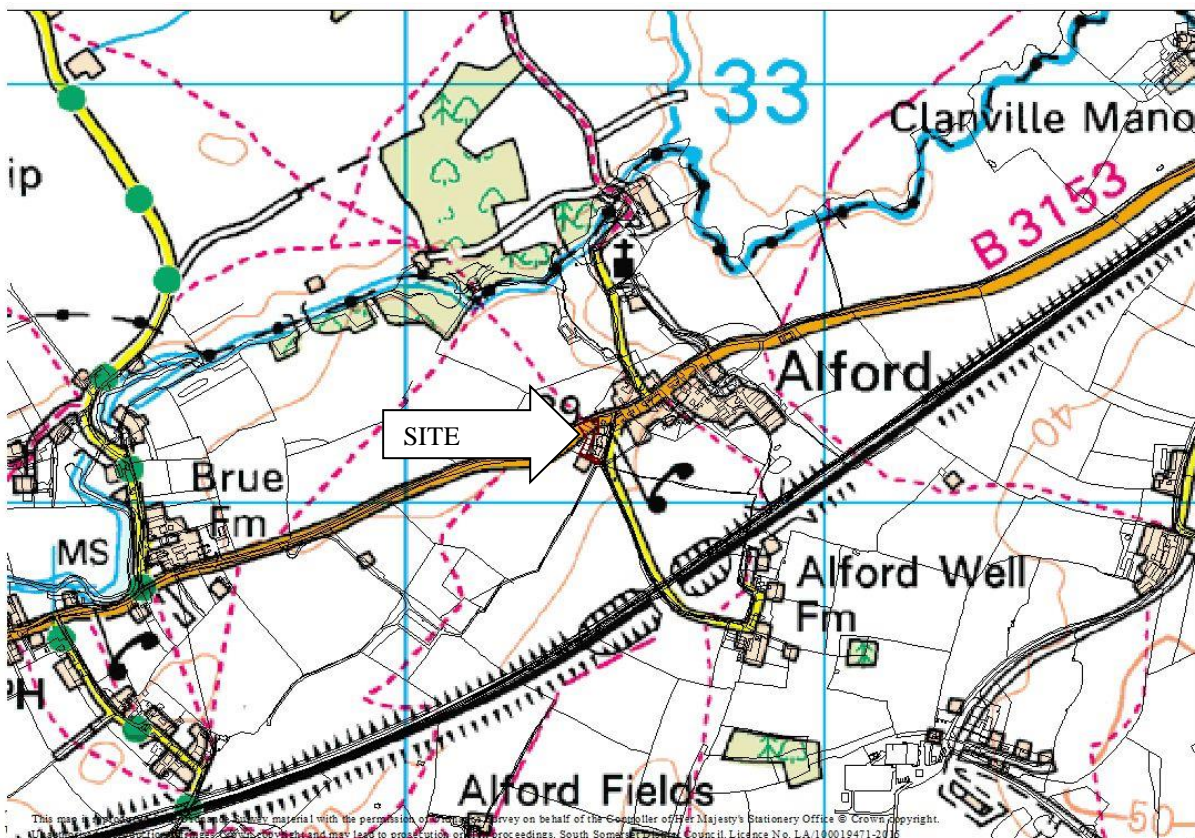
Officer Report on Planning Application: 15/00349/FUL

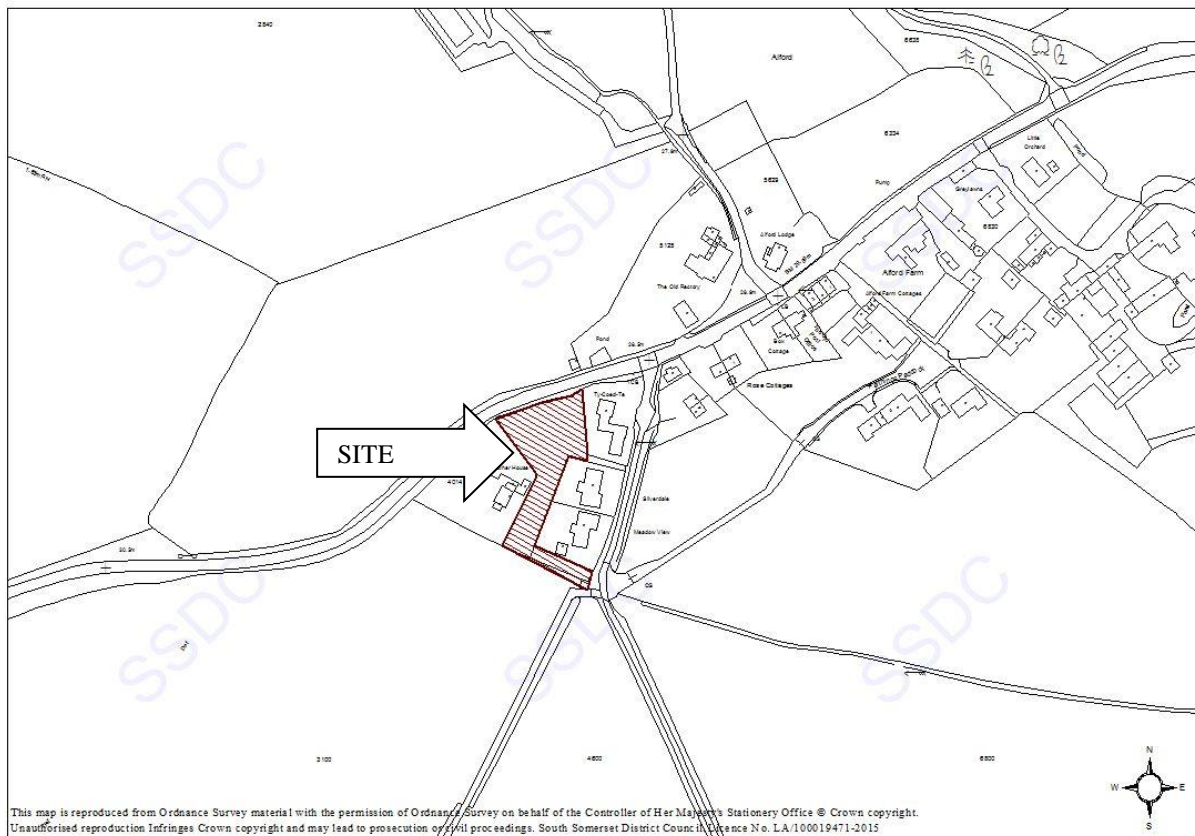
Proposal :	Erection of a dwellinghouse (GR:360433/132172)
Site Address:	Land Adjacent Heather House Lovington Castle Cary
Parish:	Alford
CARY Ward (SSDC Member)	Cllr N Weeks Cllr H Hobhouse
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	2nd April 2015
Applicant :	Mrs Dawn Harley
Agent: (no agent if blank)	Mr Jeremy Smalley 18 Yeomans Lodge Frome Somerset BA11 4SA
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The application is at the committee at the request of the Ward Members, and with the agreement of the Area Vice-Chair, to enable consideration of locally expressed support in light of the policies of the new Local Plan.

SITE DESCRIPTION AND PROPOSAL





The site is located outside of the defined development area at the western edge of the village of Alford, on the south side of the B3153. It is situated immediately north of the curtilage area of Heather House, a two-storey dwelling with direct access onto the B3153. The site has been used as ancillary garden area for some years, for which a certificate of lawfulness was granted in 2008. To the east of the site are three newer, single-storey dwellinghouses, fronting onto Alford Well Farm Lane. Heather House currently enjoys an additional means of vehicular access onto this same lane.

The South Somerset Strategic Flood Risk Assessment shows the site to fall within Flood Zone 3b, although the applicant contends that the site is within flood zone 3a.

Permission is sought for a new dwellinghouse and garage, taking access via the existing access onto Alford Well Farm Lane.

HISTORY

12/04730/FUL - Erection of a new house and garage - Application refused 17/07/2013

08/02810/COL - Certificate of lawfulness to apply for area of land used as garden to become residential curtilage - Application permitted 18/08/2008

05/01397/OUT - The erection of a single storey dwellinghouse with double garage (outline) - Application refused 19/10/2005

893073 - The erection of a bungalow (outline) - Refused 10/01/1990 - Appeal dismissed 14/11/1990

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF state 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 South Somerset Local Plan (2006-2028)

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy SS2 - Development in Rural Settlements

Policy EQ1 -Addressing Climate Change in South Somerset

Policy EQ2 - General Development

National Planning Policy Framework

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

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

National Planning Practice Guidance

Flood Risk and Coastal Change - Paragraphs 9 - 17

Other Material Considerations

None

CONSULTATIONS

Parish Council - Recommends approval. However they highlight a concern with the proposed access arrangements and suggest that the access onto Well Farm Lane should be restricted for the use of the new house only as considerably more traffic now uses the lane than when the access was formed. They also state that they are not aware that there has been identified or is identified a need for affordable housing in Alford.

SSDC Landscape Architect - Notes that the proposed plot is currently a garden area, and that lays within the village curtilage. He notes that there is no particular historic association of the garden with Heather House, to thus avoid a heritage value being placed upon it. He also states that the site does not have any particular prominence in the local landscape, and as such he does not consider it incongruous as a residential plot. As such, providing there is a level of enhancement built into the scheme, he has no substantive landscape issue to raise.

He suggests a landscape condition to secure:

- (a) A small-tree and shrub mix is planted adjacent the east boundary;
- (b) If there is no woody definition at present, the introduction of a native species hedge to divide this plot from Heather House, and;
- (c) Additional tree planting within the plot.

Environment Agency - No objection subject to below comments and the inclusion of several conditions and informatives on any permission issued. They note that it is for the LPA to determine whether or not the sequential test applies to the development and draw attention to the definition of minor development detailed in the guidance to the NPPF.

They also note that the applicant has put forwards a challenge to the Environment Agency Flood Map for Planning in the submitted flood risk assessment, but state that this cannot be

accepted as a formal flood map challenge. They therefore conclude that the Environment Agency flood zone designation remains unchanged.

County Highway Authority - Standing advice applies

REPRESENTATIONS

Two letters of support received from the occupiers of neighbouring properties. The first expresses support because the property is within the curtilage of the existing property and is not in open countryside. The second expresses support but raises a concern about the use of the access onto Well Farm Lane. It also states that should the application be accepted they would like confirmation that flood zone designation is changed from zone 3a to zone 1.

CONSIDERATIONS

History and Principle of Development

Permission for the erection of a bungalow on the site was sought and refused in 1990. An appeal against the refusal was dismissed at appeal. The policy context has shifted considerably since that time, and as such this refusal should not be given significant weight in determining the current application. However, an application very similar to the current scheme was applied for in 2012 and refused in 2013, and such a similar scheme, refused so recently, must be given great weight in determining the current scheme. This scheme must therefore be determined on the basis of whether any changes to the scheme or the policy environment address the previous reasons for refusal. The reasons for refusal were:

"01. The erection of a new dwelling in this rural location, remote from adequate services, employment, education and public transport, has not been justified on the basis of any exceptional circumstance or community benefit that would outweigh the longstanding policy presumption to protect the countryside from unwarranted and unsustainable development. As such the proposal is contrary to the aims and objectives of the NPPF (in particular paragraphs 14 and 55), and saved Policies ST2, ST3 and ST5 of the South Somerset Local Plan, 2006.

02. The proposed dwelling would be located within Flood Zone 3 where residential development that would result in people and property being at risk from flooding is only acceptable in exceptional circumstances. No such circumstances have been demonstrated and furthermore it has not been demonstrated that, sequentially, there are no other suitable sites available that would not be at risk of flooding. Accordingly the proposal is considered to fail the required Sequential Test and in these respects, the proposal is contrary to the aims and objectives of the NPPF (in particular paragraphs 14, 55, 100 and 101), and saved Policy ST5 of the South Somerset Local Plan, 2006.

03. With the loss of this open gap and the increase of built density adjacent to the public highway, the proposal would constitute an unacceptable intrusion in this countryside locality, contrary to the countryside protection aims of Policy STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review, 2000 and Policies ST3 and ST6 of the South Somerset Local Plan, 2006."

Reason for Refusal 01 - Sustainability

Since the previous application was refused the policy environment has changed significantly, as a new local plan has been adopted. The local plan policies referred to in the first reason for refusal are therefore no longer relevant. Instead, as highlighted by the applicant, the policy that is of most relevance is policy SS2 of the new local plan. 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."

The first factor that must be considered is whether the settlement of Alford has "...access to two or more key services listed at Paragraph 5.41.". These services are local convenience shops, post offices, pubs, children's play areas/sports pitches, village halls/community centres, health centres, faith facilities, and primary schools. Of these services Alford has access to a faith facility only, in the form of The Church of All Saints, which is a Church of England Church. The applicant has argued that within a cluster of local settlements, including Castle Cary, Lovington, Hornblotton and Lydford on the Fosse, there are a number of the specified services available and that there is a good bus service available to all of these settlements. However, it is unlikely that anybody would choose to access any of these settlements on foot, given the lack of pavements and street lighting and the distances involved. As such, they cannot properly be considered to be a 'cluster' of settlements as envisioned by the local plan. It must therefore be concluded that the proposal fails to satisfy policy SS2 of the local plan as the site is within a settlement that does not have access to two or more key services.

The second factor that must be considered in detail is whether the development "...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." Clearly the proposal to erect a single open market dwelling does not provide employment opportunities or enhance community facilities and services to serve the development. The applicant has implied that the dwelling will meet an identified housing need as it will allow the applicant to remain within the community within which she has lived for 40 years. They argue that applicant would be able to remain in the village, supported by her neighbours, friends, and family and in the situation of ill-health this would provide her with an independent support network. However, this is the 'housing need' of a single private individual and cannot be the 'identified housing need' required in local plan policy SS2. There is no neighbourhood plan, housing need survey, any other formal document, or even a letter from the parish council identifying a need for a particular type of housing in Alford. There is of course a district wide need for affordable housing, but the proposal cannot be argued to meet this need. If the approach of SS2 was that every householder living in a rural settlement in South Somerset could self-identify a need for a particular type of housing and then be granted planning permission to build a dwelling to satisfy that need, the settlement hierarchy identified in policy SS1 of the local plan would very quickly be undermined. It must therefore be concluded that the proposal fails to satisfy policy SS2 of the local plan as it does not provide employment opportunities, enhance community facilities and services to serve the development, or meet and identified housing need, particularly for affordable housing.

It must therefore be concluded that the first reason for refusal has not been addressed.

Reason for Refusal 02 - Flood Risk

The flood zone status of the site has not changed since the application was last considered. The applicant has argued that the Environment Agency flood maps are incorrect and the site should be considered to fall within flood zone 1. However, whilst the Environment Agency have previously accepted that the site should be considered to fall within flood zone 3a rather than 3b as identified by the LPA in the Strategic Flood Risk Assessment, they have pointed out that there has been no formal challenge to the flood map and the Environment Agency Flood Zone designation remains unchanged.

The NPPF and the NPPG are clear that for residential development in flood zone 3 the developer must conduct a sequential test to show that there are no reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. If the sequential test can be passed then an exception test must also be passed to demonstrate that the development provides wider sustainability benefits to the community that outweigh flood risk and that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk overall. The applicant has not submitted information in relation to either a sequential test or the exception test. Furthermore, as the proposal is for a single open market dwelling it is considered very unlikely that the applicant would be able to demonstrate that there are no other reasonably available sites elsewhere in the district that accommodate the development. The fact that the applicant does not own other sites cannot be considered relevant in the application of a sequential test. As such, it is considered that is no reasonable prospect of the development passing a sequential test, let alone the exception test, even if the applicant was to make such an attempt.

It must therefore be concluded that the second reason for refusal has not been addressed.

Reason for Refusal 03 - Visual Amenity

As highlighted above the previous refusal was issued in a substantially different policy context. Furthermore the reason for refusal relating to landscape character was carried forward from a 1990 inspector's decision relating to the site. In the absence of an objection from the SDDC Landscape Architect it is difficult to see how this third reason for refusal can be sustained.

The third reason for refusal is therefore considered to be addressed, as the impact on the character of the area will be acceptable in accordance with policy EQ2 of the South Somerset Local Plan.

Other Matters

The parish council and a neighbouring occupier have raised concerns regarding the proposed access arrangements, in particular in relation to the use of the existing access onto Wells Farm Lane. However, the proposed access arrangements remain unchanged from the previous scheme and were not found to be objectionable when that scheme was considered. It would therefore be unreasonable to raise an objection to the access arrangements at this point.

Conclusion

The previous scheme was refused for three reasons. As discussed above, and notwithstanding the support of neighbouring occupiers and the parish council, it is considered that the changes to the policy context and the justification put forwards by the applicant have failed to address two of these reasons. The third reason for refusal is considered to be unsustainable in the current policy context. As such it is still considered that:

- 1) The erection of a new dwelling in this rural location, remote from adequate services,

employment, education and public transport, has not been justified on the basis of any exceptional circumstance or community benefit that would outweigh the longstanding policy presumption to protect the countryside from unwarranted and unsustainable development; and

- 2) The proposed dwelling would be located within Flood Zone 3 where residential development that would result in people and property being at risk from flooding and is only acceptable in exceptional circumstances. No such circumstances have been demonstrated and furthermore it has not been demonstrated that, sequentially, there are no other suitable sites available that would not be at risk of flooding.

Given the dramatic change in policy context the previous reasons for refusal should be re-worded to reflect the newly adopted local plan.

RECOMMENDATION

Refuse for the following reasons:

01. The erection of a new dwelling in this rural location, remote from adequate services, employment, education and public transport, has not been justified on the basis of any exceptional circumstance or community benefit that would outweigh the longstanding policy presumption to protect the countryside from unwarranted and unsustainable development. As such the proposal is contrary to the aims and objectives of the NPPF (in particular paragraphs 14 and 55), and policies SS1 and SS2 of the South Somerset Local Plan.
02. The proposed dwelling would be located within Flood Zone 3 where residential development that would result in people and property being at risk from flooding and is only acceptable in exceptional circumstances. No such circumstances have been demonstrated and furthermore it has not been demonstrated that, sequentially, there are no other suitable sites available that would not be at risk of flooding. Accordingly the proposal is considered to fail the required Sequential Test and in these respects, the proposal is contrary to the aims and objectives of the NPPF (in particular paragraphs 14, 55, 100 and 101), and Policy EQ1 of the South Somerset Local Plan.

Agenda Item 24

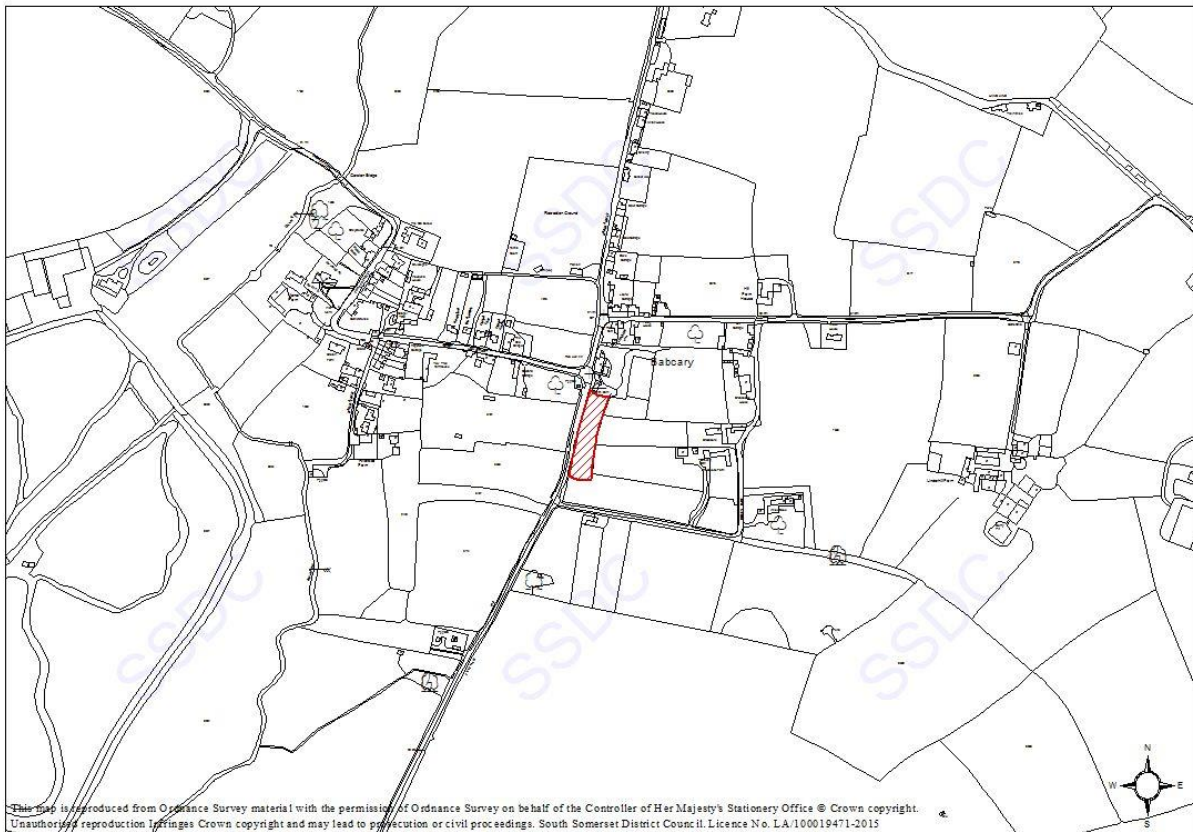
Officer Report on Planning Application: 15/01007/FUL

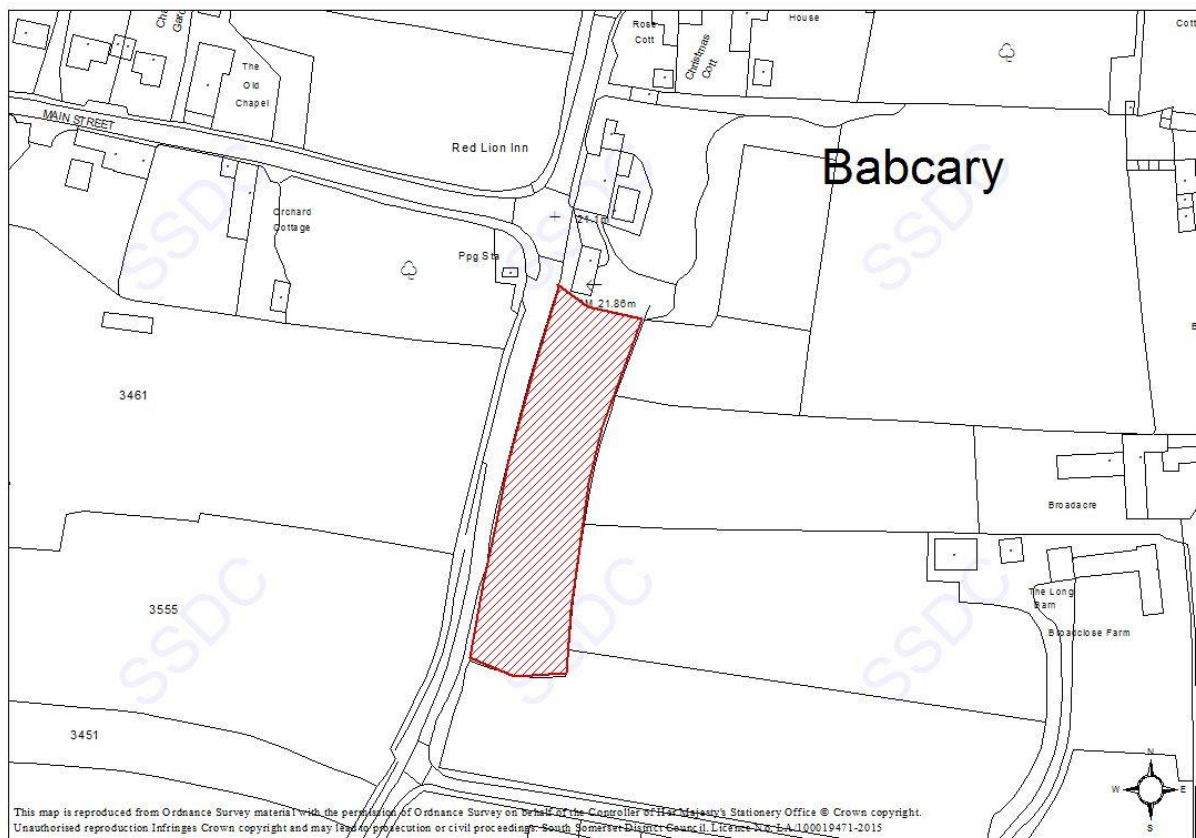
Proposal :	Erection of a dwelling and village shop (GR:356453/128550)
Site Address:	Land To The South Of The Red Lion Inn North Street Bab Cary
Parish:	Bab Cary
CARY Ward (SSDC Member)	Cllr N Weeks Cllr H Hobhouse
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	14th May 2015
Applicant :	Mr & Mrs C Garrard
Agent: (no agent if blank)	Mrs Janet Montgomery Wessex House 8 High Street Gillingham Dorset SP8 4AG
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The application is before the committee at the request of the ward members and with the agreement of the area vice-chair to allow the issues to be publicly debated.

SITE DESCRIPTION AND PROPOSAL





The proposal seeks permission for the erection of a two storey detached dwelling and a village shop. The site for the dwelling consists of a small area of land adjacent to a public house car park, currently laid to grass. The site for the shop will be in the car park itself. The site is close to a grade II listed public house and open countryside. The proposed dwelling would be finished in natural stone, render and timber cladding, under a clay tiled roof with painted timber window frames. The proposed shop building will be finished in timber with a cedar shingle roof. The site is not located within a development area or direction of growth as defined by the local plan.

HISTORY

14/00033/REF - Erection of a dwelling - Appeal dismissed 07/11/2014

14/01868/FUL - Erection of a dwelling - Application refused 27/06/2014

10/05151/FUL- Demolition and re-building of existing outbuilding to provide six en-suite letting rooms, construction of garden function room/store, and erection of staff/manager's dwelling - Application permitted with conditions 11/10/2011

10/05155/LBC - Demolition and re-building of existing outbuilding to provide six en-suite letting rooms, construction of garden function room/store, change of use of first floor staff flat to family letting suite and erection of staff/manager's dwelling - Application permitted with conditions 27/07/2011

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF state 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).

The policies of most relevance to the proposal are:

Policies of the 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 EQ3 - Historic Environment
Policy TA5 - Transport Impact of New Development
Policy TA6 - Parking Standards

National Planning Policy Framework

Chapter 6 - Delivering a Wide Choice of High Quality Homes
Chapter 7 - Requiring Good Design
Chapter 12 - Conserving and Enhancing the Historic Environment

Other Material Considerations

None

CONSULTATIONS

Parish Council - Shop: State that they have concerns as to the extra parking caused by a shop, are not convinced that it would be commercially viable (a recently opened farm shop in Bab Cary did not prove viable), and are not persuaded it is necessary as they already have a community shop on a Saturday. However, due to its very small size they do not consider it to be significant and raise no objection.

House: They note the planning history that has led up to this point. They state that the new access is onto a dangerous and narrow lane with poor visibility and prone to flooding and as such there should no additional access here. They note that they supportive of the pub and the work the applicants have done to make it a success and that they do not object a managers house, but continue to feel strongly that the house and pub must be kept in common ownership by a section 106 agreement.

County Highway Authority - Refers to standing advice

SCC Archaeology - No objections

SSDC Highways Consultant - In regards to the proposed shop he suggests as a local facility serving a local need, this part of the application could reduce the number of local trips. In regards to the dwelling he suggests that sustainability issues should be considered, particularly if the dwelling is not tied. He suggests consideration should be given as to whether the proposed access is necessary and indicates that a single point of access through the pub car park would be better. He suggests a visibility splay should be added to the car park access in a southerly direction. He states that parking provision should comply with the Somerset Parking Strategy.

SSDC Conservation Officer - Notes that previous issues raised were dismissed in the recent appeal so does not reiterate those. He suggests that the main difference between the current scheme and the scheme recently considered at appeal is the inclusion of a small shop facility

which is offered as a public benefit to justify the provision of a new house. He states that from a design perspective he has a number of issues with this, which cause him to doubt its viability. He states that the proposed shop is very small, appears to have the form of an un-insulated timber building with no associated storage, which is unlikely to provide a meaningful facility for the village. He states that it is in a strange location, tucked beside an existing building and behind two parking spaces, where it will often be obscured by parked cars. He suggests it would make more sense for a facility like this to be directly associated with the main building, where it would need to have a devoted member of staff. He notes the storage container standing behind the proposed building and states that planning permission is required for its permanent retention. He concludes that he is not convinced that the scheme put forwards for the new shop is viable and will offer the enhancement to community facilities and services required under policy SS2 of the local plan to justify the provision of a new house.

SSDC Landscape Architect - Confirms that he defers to comments of SSDC Conservation Officer on this scheme and that he agrees with the conservation officer's comments in relation to the 2014 scheme.

SSDC Economic Development Officer -

"This is a very finely balanced request from what I understand. On the one hand, the landlord of the pub has been awarded consent to build a dwelling tied to the business, yet unfortunately the banks are reluctant to lend to public houses, due to the falling demand and high closure rates. On the other hand, here is a business employing 25 people in a rural location, providing a service to the community for the past 13 years. The application before me is to build the dwelling, without a tie to the business. To strengthen this application, the landlord is diversifying his business to that of providing a retail shop and adding more facilities to the community.

I have been asked increasingly to comment on pub closures in the past few years, which often impacts significantly on the community. Having read the additional disclosure, I am leaning towards supporting this application as it will continue to provide a public house, additional facilities in a rural location and the continued employment opportunities for not an insignificant number of people.

SSDC Area Development Officer - Notes the need for a dwelling on site as established by the approval. She notes that the proprietors have undertaken many improvements to the pub and that the Red Lion combines its role as a village pub with of destination eatery and accommodation provider. She notes that the business employs over twenty staff and that the proposed shop would provide an additional part-time post. She suggests that the proposed shop would be complimentary to the pub which sources its produce locally. She suggests that the shop has an advantage over many farm shops in that it has a captive market generated by visitors to the pub and paying guests. She concludes by stating that rural businesses are being encouraged to diversify to survive and the preservation of the pub and provision of a new farm shop has to be welcomed. She therefore supports the scheme.

REPRESENTATIONS

Letters of support were received from the occupiers of 8 properties in Babcary. In addition single letters of support were received from the occupiers of properties in Castle Cary, East Lydford, Cary Fitzpaine, Charlton Adam, West Camel, and Langport. Support was expressed on the grounds that the pub is a valuable local facility, which will be enhanced by the proposed dwelling and that the shop is a good idea. Support was also expressed in relation to the applicants themselves in relation to how they have ran the pub business and how they are an asset to the community.

Letters of objection were received from the occupiers of 5 properties in Babcary. Objection was raised on the following grounds:

- The proposed shop will exacerbate existing parking issues.
- There is already adequate shopping in the area, including a community shop on a Saturday.
- If the shop is forced to close due to not being commercially viable this would leave an unrestricted house in place, which could set a precedent for similar decisions.
- The applicants would set their own criteria for the viability of the shop and could thus close the shop breaking any tie between the house and pub. The viability of the shop should be proven for at least 2 years before the restriction on the dwelling is lifted.
- Questions were raised over whether every angle has been explored to get the funding to build the tied house as already approved.
- Other properties are and have been available for purchase in the village that would have been suitable as a manager's dwelling.

CONSIDERATIONS

History and Principle of Development

There is an extant permission for the erection of a similar dwelling on the application site. However, the extant permission is for a dwelling subject to an occupancy condition restricting occupancy of the dwelling to those employed by the Red Lion public house, as part of the day to day running of the public house, and their dependants. The applicant also entered into a legal agreement with the council restricting the occupation of the dwelling to a person or persons solely or mainly employed to provide services in connection with the operational running of the public house business. An application was submitted in 2014 for a similar dwelling, but not subject to the occupancy condition or legal agreement. The 2014 application was refused for the following reasons:

- "01. *The proposed dwelling would be sited in an unsustainable location, remote from services, facilities, employment opportunities, and regular public transport. With no ties to the adjacent public house business there would be not be any overriding economic or community benefit. As such the proposal would be contrary to policy ST3 of the South Somerset Local Plan, emerging local plan policy SS3, and the aims and provisions of the NPPF.*
02. *The proposed dwelling, by reason of its siting in close proximity to a public house car park, would provide an unsatisfactory level of amenity to future occupiers due to disturbance from vehicle movements, particular late at night. The proposal would therefore be contrary to paragraph 17 of the NPPF.*
03. *The proposed dwelling, by reason of design and materials, would have a modest adverse impact on the setting of the nearby listed building contrary to saved policy EH5 of the local plan and the aims and objectives of the NPPF. There are no apparent public benefits of the scheme to outweigh this modest harm as required by paragraph 134 of the NPPF."*

An appeal against the decision was made. The inspector did not agree with the LPA in relation to reasons for refusal 02 and 03. He found that the effect of the proposed development on the living conditions of its future occupants and the setting of the listed building would not be so severe as to warrant the dismissal of the appeal. However, the inspector agreed with the first reason for refusal, concluding that without the link to the public house, the outcome would be a dwelling that would be contrary to existing and emerging planning policy and to the principles of sustainable development as set out in the NPPF. He therefore dismissed the appeal. The

appeal decision was made before the adoption of the new local plan. However, the inspector gave policy SS2 significant weight, which is also the policy of most relevance now.

The current scheme essentially amounts to a resubmission of the refused scheme, attempting to address the reason for refusal agreed with by the inspector at appeal. Given the appeal decision concluding that the scheme should be refused for a single reason, made in a similar policy context to now, whether that reason for refusal has been addressed must be the main consideration in determining the current scheme.

The extant scheme with the clear link to the running of the public house is considered to provide an obvious community benefit in accordance with policy SS2 of the local plan. Without the link there is no such obvious benefit. Policy SS2 requires that development in rural settlements such as Babcary should "...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."*

The applicant has argued that the proposed provision of a shop will increase the sustainability of the settlement by providing employment opportunities and by creating a new community facility. The applicants have proposed that a legal agreement should be drawn up ensuring that the shop is built and opened within 3 months of the first occupation of the dwellinghouse, and maintained and ran by the applicants (or the owners of the Red Lion Inn) as long as the shop is a viable going concern in its own right.

The proposed shop consists of a small timber building with a floor area of approximately 13 square metres (including a veranda). The applicants have estimated that there will be an increase in employment of 50% of a full-time post associated with the proposed shop use. The applicants have offered to run the shop on this basis for as long as the shop is a viable going concern in its own right. The difficulty with this proposal is that a community shop of this nature might never be a viable going concern in its own, and the applicants could therefore choose to close it at any time. For many settlements of this size and type the only shops that are viable are community shops staffed by volunteers. The SSDC Conservation Officer has also raised concerns as to how viable the proposed shop can be. He argues that the proposed building is very small, appears to be of un-insulated timber construction and offers no associated storage. He also criticises the proposed location towards the back of the car park behind two car park spaces, where it will often be obscured from public view.

Therefore when assessed against the provisions of policy SS2, the employment opportunities offered are considered to be so small as to be negligible, and the enhancement to community facilities and services to be very questionable. Indeed the parish council have stated that they are not persuaded that the shop is even necessary, and cite the recent closure of a local farm shop as evidence that such a shop may not be viable. Furthermore, the needs of the community in this regard are considered to be met by the weekly village shop on a Saturday. The proposal does not meet an identified housing need in Babcary.

Policy SS2 also states that proposals "...should generally have the support of the local community following robust engagement and consultation." In this case the proposal cannot be argued to have the support of the local community as, although several local residents wrote in to support the scheme, several wrote in to object, as did the parish council.

It is therefore considered, notwithstanding the tentative support of the SSDC Economic Development Officer, the support of the SSDC Area Development Officer, and the support of some local residents, that the first reason for reason on the previous scheme, as upheld by an

inspector at appeal, has not been addressed. The proposed location, by reason of its distance from services, facilities, employment opportunities, and regular public transport is considered to be an unsustainable location for residential development. With no occupancy condition or legal agreement tying the occupation of the proposed dwelling to the public house business there is no overriding economic or community benefit. The proposed shop is not considered to constitute any such overriding benefit and the proposal as a whole is not considered to enhance the sustainability of the settlement.

Other Matters

The scheme has not changed significantly in terms of the impact on visual amenity from the scheme recently considered at appeal. The inspector found that the impact would be acceptable in this regard. It would therefore be unreasonable to raise an objection on this ground.

As with the impact on visual amenity, the inspector found that the impact on residential amenity and the amenity of future occupiers would be acceptable. It would therefore be unreasonable to raise an objection on this ground.

A neighbour has raised a concern regarding the impact of the proposed shop on parking. However, the shop does not represent the loss of any parking spaces and, as the proposed shop is so small, it will not generate a significant increase in vehicle movements above and beyond that generated by the existing use.

The parish have raised concerns as to the proposed new vehicular access to serve the dwelling. The highway authority has referred to their standing advice, and it is clear that the required level of visibility cannot be achieved. However, despite the technical objection from the highway authority, and the objection from the parish council based on local knowledge of the prevailing highway conditions, the fall-back position of the applicant must be considered. In this case there is an extant permission for a dwelling in the proposed location. If the permitted dwelling was built, an access could be formed in the currently proposed position under permitted development rights. It would therefore be unreasonable raise an objection to the currently proposed development on highway safety grounds.

Conclusion

The proposed location, by reason of its distance from services, facilities, employment opportunities, and regular public transport is considered to be an unsustainable location for residential development. With no occupancy condition or legal agreement tying the occupation of the proposed dwelling to the public house business there is no overriding economic or community benefit. The proposed shop is not considered to constitute any such overriding benefit and the proposal as a whole is not considered to enhance the sustainability of the settlement.

Accordingly the proposal is considered to be contrary to policies SD1, SS1 and SS2 of the South Somerset Local Plan and the aims and provisions of the NPPF.

RECOMMENDATION

Permission be refused for the following reasons:

01. The proposed dwelling would be sited in an unsustainable location, remote from services, facilities, employment opportunities, and regular public transport. With no ties to the adjacent public house business there would be not be any overriding economic or community benefit. The proposed shop, for which no adequate justification or

supporting information has been provided, is not considered to constitute any such overriding benefit and the proposal as a whole is not considered to enhance the sustainability of the settlement. As such the proposal would be contrary to policies SD1, SS1 and SS2 of the South Somerset Local Plan and the aims and 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 there were no minor or obvious solutions to overcome the significant concerns caused by the proposals.

Agenda Item 25

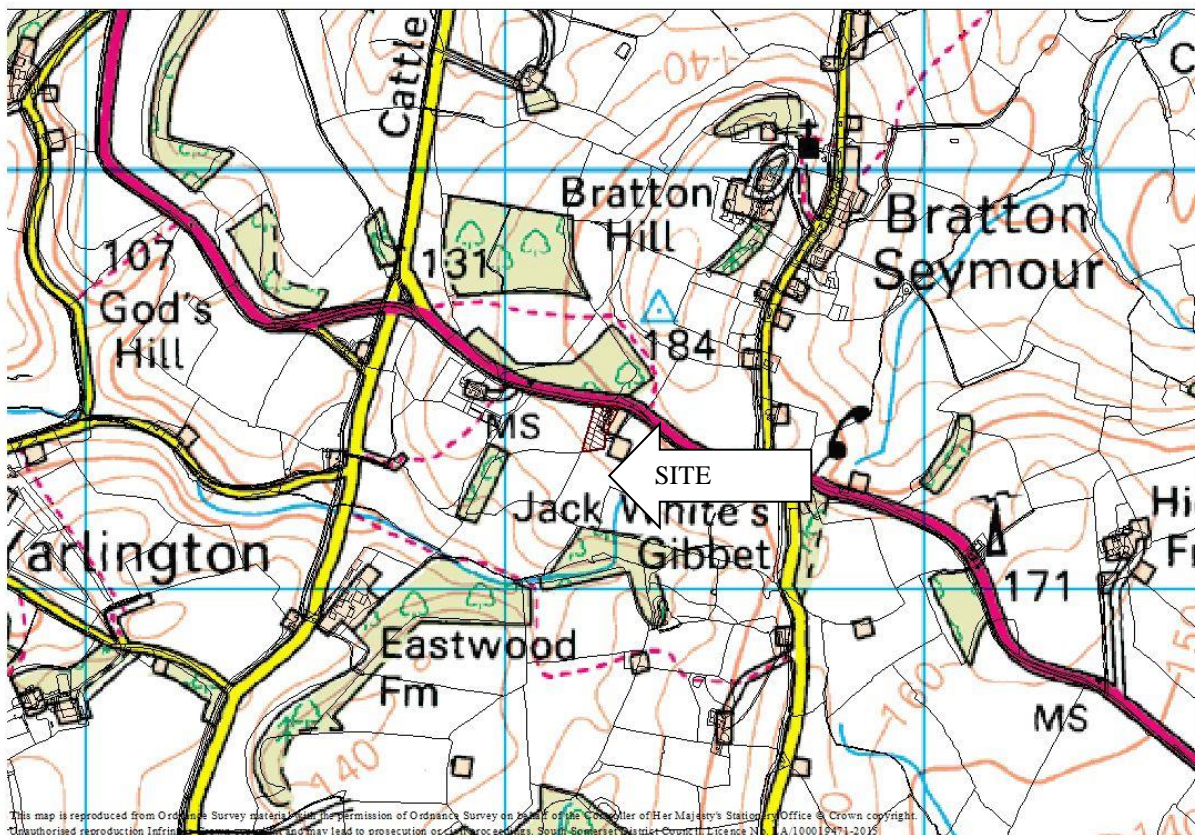
Officer Report on Planning Application: 15/00522/FUL

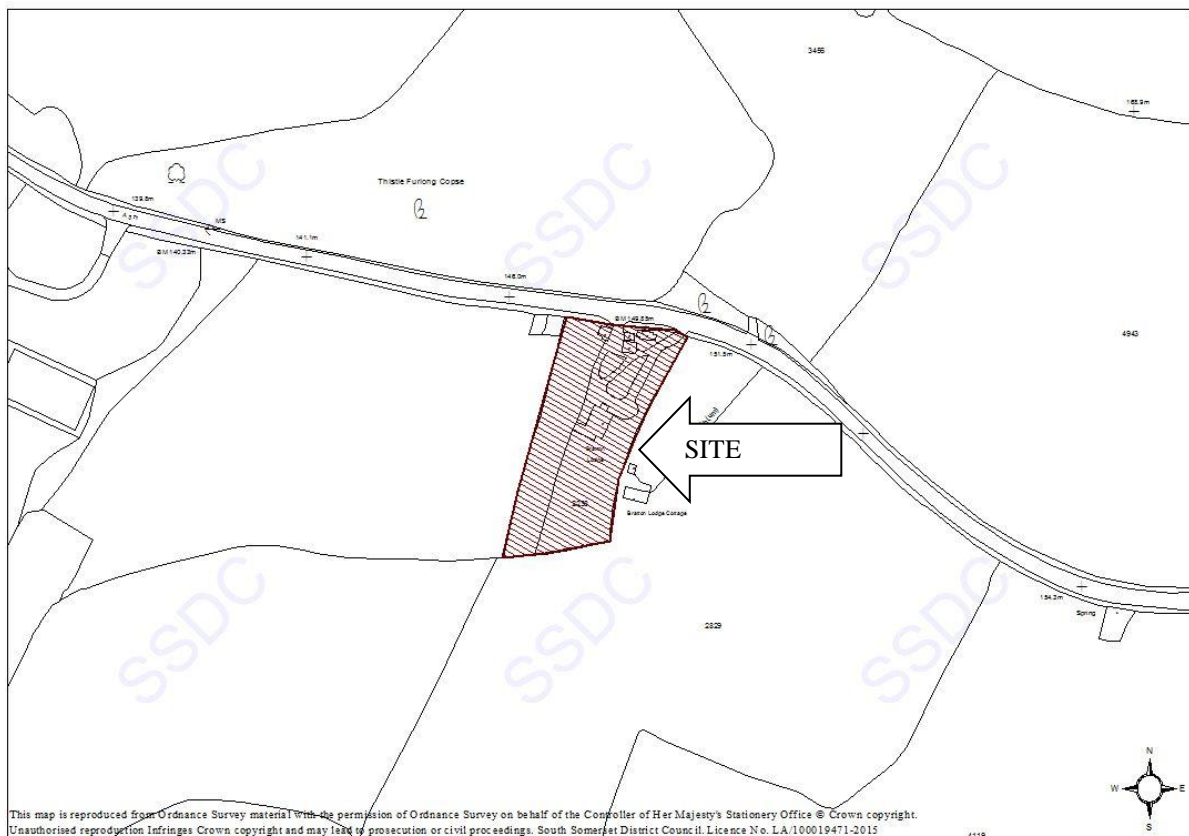
Proposal :	Proposed demolition of existing dwellings and construction of two dwellings (GR: 367235/129388)
Site Address:	Bratton Lodge Bratton Seymour To Cary Hill Bratton Seymour
Parish:	Bratton Seymour
TOWER Ward (SSDC Member)	Cllr Mike Beech
Recommending Case Officer:	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
Target date :	3rd April 2015
Applicant :	Mr P Dick
Agent: (no agent if blank)	Mr David Stephens Mansion House Princes Street Yeovil Somerset BA20 1EP United Kingdom
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 Chair to enable the views of the Parish to be debated.

SITE DESCRIPTION AND PROPOSAL





The application is a resubmission following extant permissions for a 'dwelling and annex' that allow for the replacement dwellings following demolition of the existing dwellings. This application seeks formal separation of the dwellings. In fact the Planning Officer's report (ref: 12/02898/FUL) recognised at that time that there were two dwellings that had been used as separate dwellings. However the description on the application form referred to a 'dwelling and annex' and consequently condition 9 was attached limiting the use to this. A revised application 13/03917/FUL saw the same description and the same condition reattached, and the subsequent application ref: 14/05214/S73 sought to correct the situation and have condition 9 removed, which happened. Its removal had the effect of maintaining the proposed description; namely, 'replacement dwelling and annex for residential use', and it is this that the current application seeks now to have changed to formally permit two separate dwellings.

The site is located in open countryside on the south side of the A371, 375m to the west of the intersection with Bratton Seymour Road. It is a large site (0.56 Ha), dropping in level away from the highway. Immediately adjacent to the highway is a brick cottage; further down the site, approx. 40m from the highway, is a large red brick Victorian house, in a poor state of repair. The smaller cottage was evidently the 'lodge' or subservient building to the larger house (although the main house is confusingly called a 'Lodge'). The site extends a total of 100m southwards from the highway, and has a width of around 45m. It is well wooded in parts, with some impressive mature trees making a significant impact to the appearance and setting of the site.

The application is submitted with a Design and Access Statement, Ecological Appraisal and Bat Survey Report, and an Arboricultural Implications Assessment and Method Statement,

HISTORY

14/05214/S73 - Application to remove condition 9 (annexe occupancy) of approved planning permission 13/03917/FUL. Approved.

13/03917/FUL - Proposed replacement dwelling and annexe for residential use. Approved.

12/02898/FUL - Replacement dwelling and annexe for residential use (revised scheme 12/00256/FUL). Approved.

12/00256/FUL - Replacement dwelling and annexe - withdrawn

901514 - Demolition of store and kitchen and the erection of a two-storey extension to dwelling house - approved

890065 - Alterations and extension to cottage to form a three bedroom dwelling house - refused

(Both these latter applications applied to the smaller cottage on the highway edge)

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF state 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 South Somerset Local Plan (2006-2028)

HG8 - Replacement Dwellings in the Countryside

EQ2 - General Development

TA6 - Parking Standards

EQ4 - Biodiversity

National Planning Policy Framework (March 2012):

6. Delivering a wide choice of high quality homes

7. Requiring good design

8. Promoting healthy communities

11. Conserving and enhancing the natural environment

National Planning Practice Guidance

CONSULTATIONS

Bratton Seymour Parish Meeting: It is noted that: The Bratton Seymour Parish Meeting objected to the withdrawn January 2012 application [12/00256/FUL] because of the visual impact of the proposed buildings. The approved 2013 application (13/03917/FUL) was for buildings with timber and stone cladding.

The current application states: 'This is a resubmission of a previous application for a development which was granted permission in 2013 (reference 13/03917/FUL). The only difference is that whereas the 2013 application was for a replacement dwelling and annexe for residential use this application is for two replacement dwellings'. However a further difference has been noticed: the stone cladding has been removed and white render replaced on the walls of the basement floor.

Regarding the approved application [13/03917] the Landscape Architect commented that: 'The current lodge and its annex are relatively unobtrusive given their dark tones...The

proposal ...intends two replacement buildings of a contemporary finish which are of an enlarged scale by comparison with the current building group...rather than a potentially 'bright' render band, the preferable solution will be to timber clad the upper two storeys...On this matter a strict control of material selection should be achieved by condition" [25 Oct 2013].

Also regarding the approved application 13/03917/FUL, the Conservation Officer commented: 'I remain unhappy with three different materials of the main building. Although approved like this before, this is too many in my view: two would be sufficient and perhaps you will negotiate a change here. The rendered ground floor has the potential to be a visually intrusive, bright feature in the landscape and is the material I would look at changing'. [30 Oct 2013].

Although the area of south facing glass has been reduced since the withdrawn 2012 Application, there is still a significant amount to emit light into what the Landscape Architect described as [27 Feb 2012]: 'a length of the hillside that currently benefits from a 'dark-sky' character'.

It would be appreciated if these issues concerning the visually intrusive aspects of the proposed buildings were addressed.

We also note the increase in mobility/disability features.

In August 2012, the County Highways Officer reported: 'Access is directly from/onto the A317...it is a well utilised route that is subject to the national speed limit of 60mph and it would appear from my personal observations during my site visit, that traffic is travelling up to the permitted maximum...the Highways Authority would not wish to see a proposal that would effectively result in two dwellings being erected as it would result in an increase/intensification in traffic over and above the existing use in this unsustainable location deriving access onto a County Route'. So the 'annex...shall be occupied only by persons of the same household' [13 August 2012].

The Bratton Seymour Parish Meeting objects to application 15/00522/FUL as potential selling on ('no connection in the occupation of the replacement dwellings') could intensify road danger close to a hazardous bend on the A371. We request that stone cladding shown on approved 13/03917/FUL plans be reinstated and opportunity be taken to reduce the visual intrusion of the buildings according to these previous observations of the Landscape Architect and Conservation Officer.

County Highway Authority: The proposed dwellings will be replaced by a slightly smaller dwelling and a slightly larger dwelling respectively. With the net change in floor area minimal there is likely to be little change in traffic generation compared with the existing use.

Despite the similarity in traffic generation, the applicants have decided to replace the poor accesses to the site with a single much improved access. The visibility available for exiting vehicles will be much improved and the geometry will make the situation much better. A generous apron is proposed allowing vehicles to pull clear of the highway while the proposed sliding gates are operated. The gates will be set back 6 metres from the carriageway edge. There is no annotation on the drawing showing the surface treatment of the apron and this should be hard surface so that there is no possibility of loose material being carried on to the highway.

There is a highway margin of at least 2 metres along the frontage of the site which means that most of the necessary visibility splays will be contained within the adopted highway. The speed limit past the site is the national speed limit of 60 mph which means that visibility splays should be 2.4 by 215 metres. It is not clear from the submitted plans if this level of visibility is available. Given that the existing accesses are poor and that the proposed replacement is a great improvement, despite no increase in use, the Highway Authority would be churlish to

recommend refusal for substandard visibility.

It is proposed to offer 8 parking spaces compared to the 6 presently on the site. This is slightly in excess of the optimum standard but the isolated location means that this is acceptable. There is room for turning on site which means that vehicles can enter and leave the site in forward gear which is important for access to a Class 1 road.

In conclusion, the Highway Authority raises no objection to this application subject to conditions to secure the access, as proposed, consolidated surfaces, and no obstruction of the parking and turning area.

SSDC Landscape Architect: I have reviewed the above re-submission and its supporting information seeking to construct a replacement of the existing dwelling and its annexe at the above site. I am mindful that a consent for two new dwelling of this proportion and style already exists.

The current lodge and its annexe are relatively unobtrusive given their dark tones and mature tree surround. The proposal before us intends two replacement buildings of a contemporary finish, which are of an enlarged scale by comparison with the current building group.

As before, there is no landscape issue with the prospect of a replacement dwelling on this site, providing there is no adverse reduction of the site's tree presence. To that end, an arboricultural plan is offered which indicates the retention of the majority of the trees, the extent of which I view as satisfactory providing the SSDC Arb. Officer is satisfied that the plan detail is robust. Whilst I have some concerns over the apparent bulk of the main house, I consider that the mature tree presence will help to counteract the massing effect, and I am pleased to see both a better organisation of the glazing areas, and the break-up of the external elevations, by use of timber and render. On the matter of render, a strict control of material finish should be achieved by condition to ensure that the finish is not too 'bright'.

SSDC Tree Officer: I'm pleased to confirm that the proposal still appears to safeguard the sustainable retention of the most valuable arboricultural features within and adjoining the site. I'd be grateful if you would consider imposing a condition to secure tree protection.

SSDC Ecologist: Please carry forward my previous response (13/03917/FUL) in respect of this application. I recommend one slight amendment to the informative re EPS licence:

REPRESENTATIONS

None

APPLICANT'S CASE

In response to Bratton Seymour Parish Council we make the following comments:

- 1) The Council has already granted permission for a dwelling and lodge (reference 13/03917/FUL).
- 2) Earlier this year under permission reference 14/05214/S73 the authority agreed that the condition restricting occupancy of the lodge to persons of the same household as those occupying the main house could be deleted.
- 3) The design of the dwellings (the subject of this application) is substantially the same as the dwellings which already have planning permission (with reference 13/03917/FUL and 14/05214/S73).
- 4) The external materials shown on the drawings accompanying this application (namely render and timber boarding) are in accordance with details which you approved in discharging condition 2 of permission reference 13/03917/FUL. You will recall asking our client to remove one of the materials and subsequently approving the removal of

the stone cladding (we refer to your email of 8 July 2014, in direct response to a letter from our client's architect dated 16 June 2014). Our client already has permission to build two dwellings and use render as a material.

- 5) The permission granted earlier this year with reference 14/05214/S73 includes a condition making clear that the details of materials to be used for the external walls and roofs are those approved under cover of the email ref 14/02844/DOC dated 8 July 2014.
- 6) Re the objection of the Parish Council on highway grounds, we note that the Highway Authority has raised no objection to the scheme.

CONSIDERATIONS

Principle of Development

There is support in principle for the replacement of two dwellings as is referred to by the planning officer in their report ref: 12/02898/FUL and recognised by the subsequent permission ref: 14/05214/S73 that removed the annex condition. Accordingly the main considerations include visual and landscape impact, impact on residential amenity, and highway safety.

Visual and Landscape Impact:

The Landscape Officer is supportive of the proposal and comments that provided the tree cover is maintained a condition requiring further details to control the render finish to avoid 'too bright' a finish is necessary. Otherwise there is no objection to a scheme that was previously considered acceptable.

Impact on Residential Amenity:

The dwellings would have been considered in the context of their relationship as a main dwelling and its annex. While there is a close relationship between the dwellings the application is supported by drawing S5110/106B that shows a distance of some 13m. at an angle between openings. As two new dwellings not affecting existing occupants the relationship is considered acceptable in this instance.

Highway Safety:

The Highway Authority have raised no objection. Having re-evaluated the scheme the Highway Officer considers the new access to be a great improvement over the existing access.

Lighting

In accordance with the previous permission no external lighting is to be permitted without details first having been approved.

Ecology

The proposal involves the destruction of a bat roost, and the proposal has therefore been considered against the three Habitats Regulations tests set out above by the Council's Ecologist:

1. The proposal will contribute to the tidying up and improvement of this derelict site and removal of derelict structures, thereby enhancing the environment
2. There is not considered to be a satisfactory alternative, given the range of buildings included.
3. Mitigation measures are possible, and the proposal would not be detrimental to the maintenance of the population of the species concerned. The proposal includes the erection of a separate new building for use as a bat roost.

Conditions and informatives are included as advised by the Ecologist.

Parish Council's Response:

The comments are noted however, both Landscape and Highway responses having had the

opportunity of considering the current application and are supportive. The use of render is accepted notwithstanding that a condition is sought to control the render finish and avoid too bright a finish. The Highways Officer considered the access to be a significant improvement over the existing and has raised no objection to there being two separate dwellings using the access.

The application is made on the basis of a timber clad and rendered finish. We have therefore to consider the use of these materials, the stone finish is not an option. It is already reported that the Landscape officer is otherwise supportive subject to control over its finish that accords with the Parish Council's own concern, while the overall form and design accords with the extant permissions.

RECOMMENDATION

Approve

01. The proposal, by reason of its scale, design and siting, respects the character and appearance of the area, and causes no demonstrable harm to residential amenity, landscape or ecology, in accordance with the aims and objectives of Policies HG8, EQ2, TA6 and EQ4 of the South Somerset Local Plan, 2006-2028, and 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: drawings ref. S5110/100D, /101H, /102G, /103B, /104D, /105D received 4 February 2015.

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

03. No development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority:
 - a. details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs; this shall include surface modelling and interface between the various wall materials;
 - b. a sample panel, to be prepared for inspection on site, to show the render finish of the external walls;
 - c. details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
 - d. details of all hardstanding and boundaries
 - e. details of the rainwater goods, and eaves and fascia details and treatment.

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

Reason: To safeguard the character and appearance of the area in accordance with saved policy EQ2 of the South Somerset Local Plan 2006-2028, and the NPPF.

04. No external lighting shall be installed or erected on the site unless as part of a scheme, details of which have been submitted to and approved in writing by the Local Planning

Authority. The scheme of lighting should seek to minimise external lighting and avoid spotlights particularly any visible from the public highway. Once approved, such lighting shall only be erected and used in accordance with such scheme unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the character of the area and in the interests of preventing light pollution in accordance with Policy EQ2 of the South Somerset Local Plan, 2006-2028, and the NPPF.

05. No development hereby permitted shall be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The scheme of landscaping shall be generally in accordance with the submitted site layout plan ref. S5100/105D, and shall include supplementary boundary tree & shrub planting, which would benefit the existing screening values of the mature trees by ensuring a succession of younger age-structure.

Reason: To safeguard the character and appearance of the area, and to accord with Policy EQ2 of the South Somerset Local Plan, 2006-2028, and the NPPF.

06. The tree protection measures as specified within the submitted Tree Protection Plan [Appendix 1 of Report Reference: 1054 - AIA 2] and Arboricultural Method Statement [Chapter 5.1 - 5.3.5 inclusive, as detailed within Report Reference: 1054 - AIA 2] shall be implemented in their entirety for the duration of the construction of the development, inclusive of any landscaping operations.

Reason: To preserve the health, structure and amenity value of trees in accordance with the objectives within Policy EQ4 of the South Somerset Local Plan 2006-2028 and those statutory duties as defined within the Town & Country Planning Act, 1990 (as amended).

07. The development hereby permitted shall not be commenced (including any demolition or site clearance) until there has been submitted to and approved in writing by the Local Planning Authority, full details of a bat mitigation plan and method statement. The works shall be implemented in accordance with the approved details and timing of the mitigation plan and method statement, as modified to meet the requirements of any 'European Protected Species Mitigation Licence' issued by Natural England, unless otherwise approved in writing by the local planning authority.

No demolition of either Bratton Lodge or Bratton Lodge Cottage shall commence until the replacement Bat Roost (as indicated on Drawing no. S5110/104D and appended to the bat survey report) has been constructed, and an inspection and confirmation by a Natural England licensed bat consultant verifying it is fit for purpose (for use by the intended species of bats) has been submitted to and approved in writing by the Local Planning Authority.

Reason: For the conservation and protection of legally protected species of recognised nature conservation importance in accordance with Policy EQ4 of the South Somerset

Local Plan 2006-2028, and to ensure compliance with the Wildlife and Countryside Act 1981 and The Habitats Regulations 2010.

08. If the development hereby approved, including any demolition, does not commence within the period of 2 years from the date of the most recent wildlife surveys, then a further survey shall be undertaken to ascertain any changes in protected species presence or activity before work commences. Such surveys shall be submitted to the local planning authority and approved in writing before work commences along with any further mitigation proposals that may be necessary as a result of any significant changes in protected species presence or activity. Any amended mitigation measures shall thereafter be implemented as agreed.

Reason: For the conservation and protection of legally protected species of recognised nature conservation importance in accordance with Policy EQ4 of the South Somerset Local Plan 2006-2028, and to ensure compliance with the Wildlife and Countryside Act 1981 and The Habitats Regulations 2010.

09. Before the dwelling is occupied, the revised access over the first 5m of its length shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing (before works commence), by the Local Planning Authority and thereafter maintained at all times.

Reason: In the interests of highway safety and to accord with Policy EQ2 of the South Somerset Local Plan, 2006-2028, and the NPPF.

10. The proposed access shall be constructed in accordance with details shown on the submitted plan, drawing number S5110/105D, and shall be available for use before development commences. Once constructed the access shall be maintained thereafter in that condition at all times.

Reason: In the interests of highway safety and to accord with Policy EQ2 of the South Somerset Local Plan, 2006-2028, and the NPPF.

11. The driveway between the edge of carriageway and the entrance gates shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority. Once constructed the access shall thereafter be maintained in that condition at all times.

Reason: In the interests of highway safety and to accord with Policy EQ2 of the South Somerset Local Plan, 2006-2028, and the NPPF.

12. The area allocated for parking and turning on the submitted plan, drawing number S5110/105D, shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety and to accord with Policy TA6 and EQ2 of the South Somerset Local Plan, 2006-2028, and the NPPF.

13. Before the dwelling is occupied the existing vehicular and pedestrian accesses to the site shall be stopped up, their uses permanently abandoned and the verge/kerbs reinstated.

Reason: In the interests of highway safety and to accord with Policy EQ2 of the South Somerset Local Plan, 2006-2028, and the NPPF.

14. The existing structures, including Bratton Lodge, Bratton Lodge Cottage and associated outbuildings, shall be removed from the site in accordance with a timetable and scheme

of demolition to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Such details shall reflect the mitigation measures to be agreed under condition 7 above, and shall provide for the demolition and removal of both dwellings prior to the occupation of the replacement dwelling and/or annexe hereby approved.

Reason: To ensure that comprehensive development of the site and its final development in accordance with the approval hereby granted.

15. The development shall not commence (specifically including any site clearance or ground works) until a scheme for the eradication of Japanese Knotweed from the site has been submitted to, and approved in writing, by the local planning authority. The approved scheme shall be implemented in full unless otherwise agreed in writing.

Reason: For the protection of amenity of future owners/occupiers of the site and neighbours, and to ensure compliance with The Wildlife and Countryside Act 1981 (as amended).

Informatives:

01. Update bat surveys will be required in spring/summer 2015 before a European Protected Species Mitigation Licence (under The Conservation (Natural Habitats, &c.) Regulations 2010) application can be made to Natural England. This licence will be required before the development can commence. You will need to liaise with your ecological consultant for advice and assistance on the application for this licence. Natural England will normally only accept applications for such a licence after full planning permission has been granted and all relevant (protected species) conditions have been discharged.
02. Badgers are present on the site and may create 'outlier setts' (temporary setts) at any time, which could require identifying an exclusion zone or require closure under licence from Natural England (normally restricted to July to November inclusive). Update surveys for badgers are recommended prior to commencing development (particularly each new stage of ground works or excavations) in order to minimise the risk of damaging setts in contravention to the Protection of Badgers Act 1992, and introducing delays to the development. Site specific advice from an ecological consultant is recommended in order to inform appropriate exclusion zones and protection, timing of sensitive operations (which may be limited to July to November), and assistance with the application for sett closure licence from Natural England.
03. Reptiles (particularly slow worms) could be present on the site and could be harmed by construction activity, contrary to legislation (Wildlife and Countryside Act 1981), unless appropriate precautionary measures are employed. Suitable measures could include appropriate management of the vegetation to discourage reptiles away from areas of risk, reptile exclusion fencing, and/or translocation of animals from the site. An ecological consultant should be commissioned to undertake further reptile specific survey and provide site specific advice.
04. The Wildlife and Countryside Act 1981 makes it an offence to disturb a nest of any wild bird whilst it is in use or in the process of being built. Clearance of trees, scrub, ivy, bramble or other dense vegetation, and demolition of, or works to buildings, could cause disturbance to nesting birds, and it is advisable to carry out such works outside of the main nesting season of 1st March to 31st August inclusive, unless a prior check by a competent person has confirmed the absence of nesting birds.

Agenda Item 26

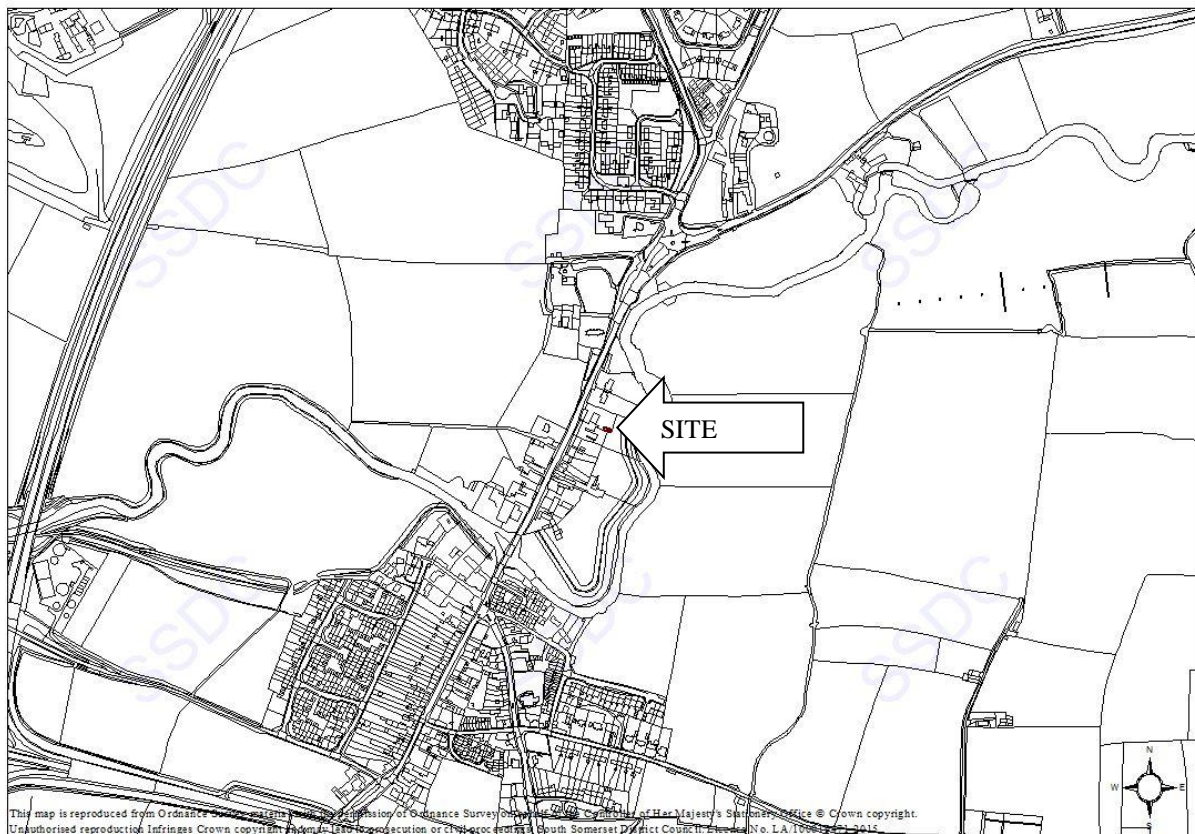
Officer Report on Planning Application: 15/01153/FUL

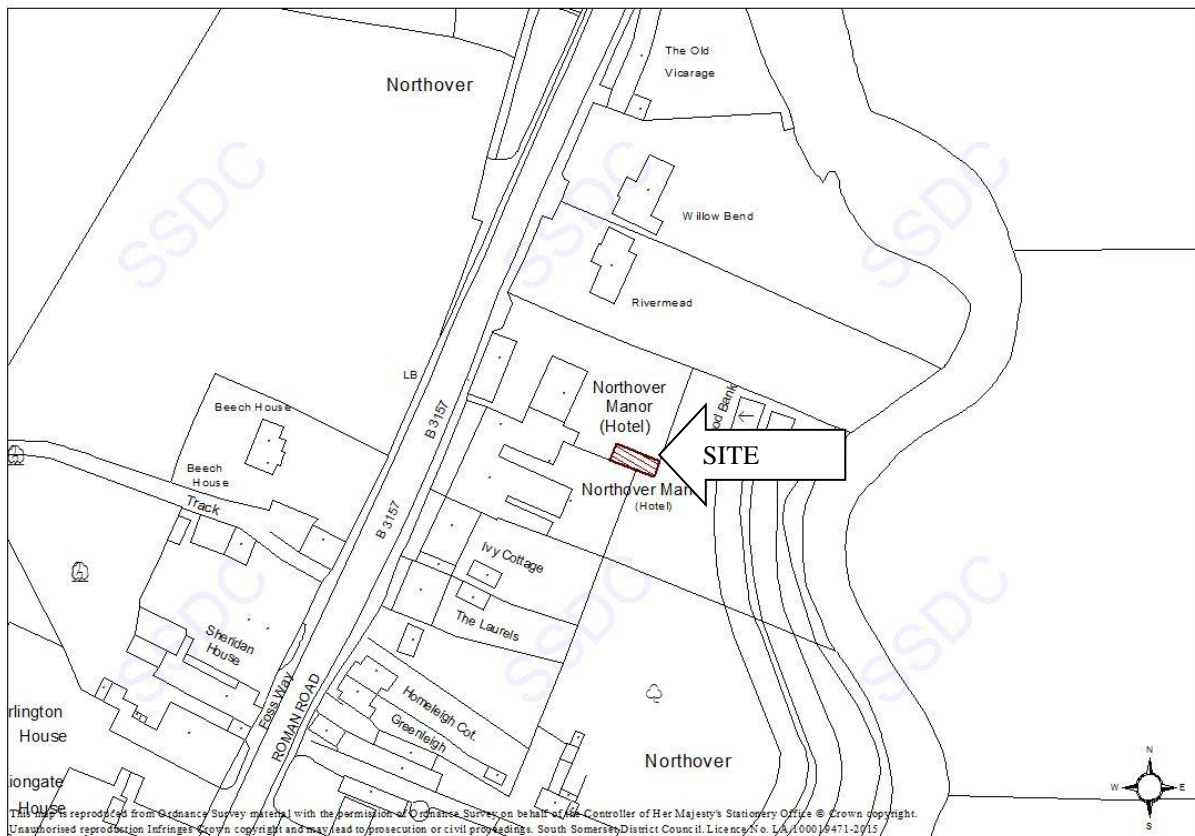
Proposal :	The erection of a boiler room and wood pellet store to serve a new bio mass boiler (Revised/Retrospective Application) (GR 352331/122995)
Site Address:	Northover Manor Hotel Northover Ilchester
Parish:	Ilchester
IVELCHESTER Ward (SSDC Member)	Cllr A Capozzoli
Recommending Case Officer:	Jane Green Tel: 01935 462079 Email: jane.green@southsomerset.gov.uk
Target date :	29th April 2015
Applicant :	Mr And Mrs M Haddigan
Agent: (no agent if blank)	David Parkin 4 Wilton Road Yeovil Somerset BA21 5XP
Application Type :	Minor Other less than 1,000 sq.m or 1ha

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Chair of Area East at the request of the Ward Member.

SITE DESCRIPTION AND PROPOSAL





Northover Manor is a two-storey group of buildings currently used as a hotel. The buildings are constructed from natural stone with clay roof tiles and white painted timber window frames. The property is Grade II listed, located in a conservation area and not in a development area and also within flood zone 3. There are residential properties to either side with open countryside to the rear.

Planning permission was granted in June 2014 for a similar building but was not implemented. The structure was to be sited to the rear of the property in the south east corner of the car park to the west of the existing raised grass flood bank.

The proposal seeks planning permission for the erection of a detached boiler room and wood pellet store to serve a new biomass boiler. The proposal is retrospective in that a building has been erected in the same position as that which was granted in 2014. The building is 10.3 metres deep, 3.6 metres wide and 3.6 metres high constructed on a concrete base. It is a modular flat roof building constructed of plastic coated aluminium in a light grey colour. A 1.7 metre high flue, painted black extends from the roof.

To mitigate its impact the scheme proposes to clad the exterior with timber stained rustic boarding and add a pitched roof increasing its overall height to 4.7 metres high with a natural slate covering. The height of the flue would be 0.8 metres high with this scheme. Two windows and double doors are proposed in the side elevation facing the car park and a door in the rear elevation facing the river. Other mitigation measures include landscaping including the planting of shrubs and climbing plants to assist in screening.

If the application is refused consideration must be given to the instigation of formal enforcement action by the Local Planning Authority.

HISTORY

The site has a varied planning history with the following most recent:

15/00001/COND - Enforcement enquiry - pending consideration

14/01926/FUL - The erection of a boiler room and wood pellet store to serve a new bio mass boiler - Approved with conditions June 2014

08/02502/LBC - Formation of a new ground floor door opening from hotel into terrace - permitted with conditions July 2008

08/00822/PREAPP - proposed extension

07/01486/LBC - Internal alterations to convert existing flat into two letting rooms - permitted with conditions May 2007

04/03180/LBC - Replacement of windows on first floor at front of hotel -permitted with conditions January 2005

04/00623/LBC - Demolition of existing extension and erection of a s single storey extension and internal alterations to form a restaurant - permitted with conditions August 2004

04/00529/FUL - Demolition of existing extension and erection of a single storey extension and internal alterations to form a restaurant - permitted with conditions August 2004

POLICY

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

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

On this basis the following policies are considered relevant:

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

Policy SD1 (Sustainable Development)

Policy SS1 (Settlement Strategy)

Policy EQ2 (General Development)

Policy EQ3 (Historic Environment)

National Planning Policy Framework (March 2012)

Chapter 7 (Requiring Good Design)

Chapter 12 (Conserving and Enhancing the Historic Environment)

CONSULTATIONS

Ilchester Parish Council - Fully support application

Highways Authority - No observations

SDDC Highways Consultant - No highways issues, no objection

SSDC Environmental Protection Unit - "In common with other types of combustion appliances, biomass boilers are potentially a source of air pollution. Pollutants associated with biomass combustion include particulate matter (PM10/PM2.5) and nitrogen oxides (NOx) emissions. These pollution emissions can have an impact on local air quality and affect human health. It is essential that any new biomass boilers installed in South Somerset meet certain emission control requirements in order to protect local air quality.

In order to ensure that the installation and commissioning of the plant does not have a significant negative impact on local air quality, the following information below must be supplied to the local authority. I suggest that the return and approval of this information be subject to condition.

i.e. "The bio mass boiler shall not be used until the required environmental information is provided and approved by the local planning authority."

You may find the Carbon Trust publication 'Biomass heating: a practical guide for potential users' a useful companion when completing this form. The publication can be downloaded from <http://www.carbontrust.co.uk/publications/publicationdetail?productid=CTG012> (free registration required)"

SCC Archaeology - The site lies within the suburbs of the Roman town and previous archaeological excavations have taken place on the site associated with developments. These investigations have revealed Roman period burials including a child's grave. I have spoken to the agent who confirmed that a raft foundation will be used for the building that should only be c.300mm deep. This depth of foundation should mean that no significant archaeological remains are encountered but is possible that some remains will be revealed.

For this reason I recommend that the applicant be required to provide archaeological monitoring of the development and a report on any discoveries made as indicated in the National Planning Policy Framework (Paragraph 141). This should be secured by the use of model condition 55 attached to any permission granted:

"No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority."

Please get in touch if you require any further information.

Case Officer response: Spoke with Steve Membery, Senior Historic Environment Officer on 17 April 2015 regarding the proposal being retrospective. He understands that the condition proposed would now be futile and any archaeology may well have been damaged and committee should be aware of this.

SSDC Conservation Officer - "I am afraid I don't think this is an acceptable scheme. Cladding the existing building is a good idea, which would suffice if the building was of a similar height to the approved structure. However this unit is already very high. Cladding it and adding a pitched roof over does not mitigate against the fact that it is so tall. Its height may not be a problem if it stood in a more discrete location, but this is an open area at the rear of the plot, set away from other built form. In this position a building of this scale is not considered to be appropriate. I therefore recommend refusal due to the harmful impact the structure has on the setting of the listed building, arising from its form, scale and prominent position."

REPRESENTATIONS

3 neighbours notified and site notice (general interest displayed), no representations received at time of writing this report.

CONSIDERATIONS

Visual Amenity / Setting of Listed Building

The SSDC Conservation Officer was consulted on the impact of the proposed structure on the setting of a Listed Building and the character of the surrounding Conservation Area. He recommends refusal of the application due to the harmful impact the structure has on the setting of the listed building, arising from its form, scale and prominent location. He advises, "cladding the existing building is a good idea, which would suffice if the building was of a similar height to the approved structure. However this unit is already very high. Cladding it and adding a pitched roof over does not mitigate against the fact that it is so tall. Its height may not be a problem if it stood in a more discreet location, but this is an open area at the rear of the plot, set away from other built form. In this position a building of this scale is not considered to be appropriate."

The main consideration is the visual impact of the proposed building and a comparison should be made to that which was approved. That decision was considered in terms of visual amenity, impact on character of the listed building and the conservation area, the impact on residential amenity against the merits of the development and the potential for its environmental credentials. As such these issues were weighed against each other. It was considered that overall, due to the design of the building it was considered acceptable and the benefits the development offered for carbon reduction outweighed any perceived harm on the listed building and conservation area.

This proposal however, is considerably taller and its position is prominent in this sensitive location. The cladding of the building and planting proposed will do a little to mitigate its impact hiding the unsympathetic material of the constructed building but will not mitigate against its overall proposed height and bulk of the building. As such it is regretful that the approved scheme was not implemented and no support can be given to this alternative retrospective proposal.

Highway Safety

Although the proposal would result in the loss of several car parking spaces, the Highways department raised no objections. Accordingly the scheme is not considered to cause concern in terms of highway safety.

Residential Amenity

The Environmental Protection Unit were satisfied with the previous proposal however this application proposes different equipment. In this regard details are required which can be conditioned to be supplied and agreed by the Local Planning Authority within a specified period of any such approval to ensure the proposal does not impact on residential amenity in terms of air pollutants.

Flood Zone

The planning agent has confirmed that the new boiler room floor level will be the same as the existing boiler room floor level which is the closest part of the main building to the new building. A grass bank was formed to prevent the site from flooding.

Conclusion

It is considered that the proposal is not acceptable and will have an adverse effect on the setting of the listed building and the character of the conservation area and is therefore contrary to the aims and objectives of policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028) and chapters 7 and 12 of National Planning Policy Framework (March 2012). As such, the application should be recommended for refusal.

RECOMMENDATION

Refuse for the following reasons:

01. The proposal, by reason of its form, scale, height and prominent location, has a harmful impact on the setting of the listed building and the character of the conservation area contrary to the aims and objectives of policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028) and chapters 7 and 12 of National Planning Policy Framework (March 2012).

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, the applicant/agent did not take the opportunity to enter into pre-application discussions before installing the equipment and the erection of the boiler room and wood pellet store.