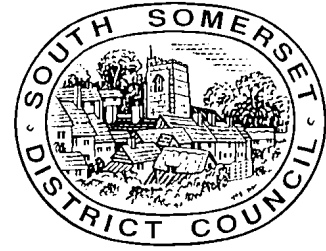


## South Somerset District Council

### *Notice of Meeting*



# Area East Committee

*Making a difference where it counts*

## Wednesday 8th July 2015

### 9.00 am

**Council Offices  
Churchfield  
Wincanton  
BA9 9AG**

(disabled access is available at this meeting venue)



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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 **10.15am**

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](http://www.southsomerset.gov.uk)

This Agenda was issued on Tuesday 30 June 2015.

*Ian Clarke, Assistant Director (Legal & Corporate Services)*

This information is also available on our website  
[www.southsomerset.gov.uk](http://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 **10.00 am**. Planning applications will not be considered before **10.15 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 through Somerset County Council on 0300 123 2224.

## **Members Questions on reports prior to the meeting**

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

# Information for the Public

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

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

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

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

Meetings of the Area 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 8 July 2015**

## Agenda

### *Preliminary Items*

- 1. Minutes of Previous Meeting**
- 2. Apologies for absence**
- 3. Declarations of Interest**

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

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. As a result of the change made to the Code of Conduct by this Council at its meeting on 15<sup>th</sup> 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 12<sup>th</sup> August 2015 at 9.00am at the Council Offices Churchfield Wincanton.

#### *Items for Discussion*

#### **9. Corporate support for Community and Public Transport and South Somerset Community Accessible Transport (Pages 1 - 7)**

#### **10. Marketing of Area East (Pages 8 - 10)**

#### **11. Area East Committee Forward Plan (Pages 11 - 12)**

#### **12. Items for information (Pages 13 - 22)**

#### **13. Schedule of Planning Applications to be Determined by Committee (Pages 23 - 24)**

#### **14. Planning Application 15/01886/FUL 2 Grove Close Penselwood (Pages 25 - 29)**

#### **15. Planning Application 14/00215 - Proposed Solar Park West Camel (Pages 30 - 48)**

#### **16. Exclusion of Press and Public (Page 49)**

**17. Henstridge Airfield verbal update (Page 50)**

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

**This does not apply to decisions taken on planning applications.**

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# Agenda Item 9

## **Corporate support for community and public transport and South Somerset Community Accessible Transport**

<i>Strategic Director:</i>	<i>Rina Singh - Strategic Director (Place and Performance)</i>
<i>Assistant Director:</i>	<i>Martin Woods - Assistant Director (Economy)</i>
<i>Service Manager:</i>	<i>Paul Wheatley – Principal Spatial Planner</i>
<i>Lead Officer:</i>	<i>Nigel Collins – Transport Strategy Officer</i>
<i>Contact Details:</i>	<i>nigel.collins@southsomerset.gov.uk or (01935) 462591</i>

### **Purpose of the Report**

The report updates Members on the current work being undertaken to reflect South Somerset District Council's corporate aims to help communities to develop transport schemes and local solutions to reduce rural isolation.

### **Public Interest**

South Somerset District Council (SSDC) recognises the challenges in providing good transport and accessibility in our rural areas. This report sets out how we are working with Somerset County Council (SCC), Public Transport operators and Community Transport to develop rural transport solutions. See report appended at Appendix a

### **Recommendation(s)**

That members note the contents of this report.

### **Background**

**SCC is the transport authority and for the most part has control over the prioritisation, funding and delivery of larger-scale transport schemes in Somerset.** This is important context and provides a necessary reminder as to the extent to which SSDC can influence how transport improvements can be delivered. SSDC's main roles are:

- a) As the local planning authority, though liaison with SCC, to ensure that appropriate infrastructure which is commensurate with the scale of a development is provided.
- b) By facilitating how people can access goods and services. In rural areas the latter is becoming more of a challenge, especially for those without access to a car and this report focuses how we are helping to overcome these hurdles.

There is widespread recognition of rural isolation issues and also that the traditional approach to rural bus provision is not sustainable. Simply subsidising rural bus routes with declining patronage cannot be maintained and yet these services provide a valuable service for those who have no alternative. Other 'smarter' ways of enabling people to get around need to be progressed, whilst ensuring that those bus routes that are viable are maintained and where possible enhanced. This report outlines the work being undertaken, which can assist in the delivery of our corporate aims as set out in the Council Plan<sup>1</sup>.

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<sup>1</sup> South Somerset District Council – "Our Plan – Your Future 2012 to 2015"



## Report

### Overview

Over the last 12 months SSDC has engaged on a series of themes, initiatives and interventions. Those relevant to Area East are set out below.

#### 1. Wincanton Transport & Accessibility Hub

- 1.1. A report was presented to the Area East Committee on Wednesday 10<sup>th</sup> September 2014, which outlined the proposal put forward by South Somerset Together (SST) to establish a pilot Transport and Accessibility Hub in Wincanton. The pilot aims to:
  - 1.1.1. Take the people to the service/facility i.e. Create a transport hub in Wincanton linking people together with transport solutions, or
  - 1.1.2. Take the service/facility to the people i.e. Delivery of services locally to reduce the need and cost of travel and improve community cohesion.
- 1.2. The first stage of the work has been completed. This included a new more easily accessible shelter, seating, painting the safety barriers and easier to understand bus information with maps. Work is now progressing with on-going dialogue with service providers examining where services may be able to be provided more locally or where there may be potential to 'cluster' journeys to reduce travel costs. Improvements to information, both electronic and traditional, are also being explored with the aims of raising awareness of what is available locally and enabling easier links between community and public transport.
- 1.3. SCC has successfully bid for £305,000 funding from the Department for Transport's (DfT) Total Transport Pilot Fund (March 2015). The bid requires an initial analysis of the data including the journey patterns from Community Transport & Health Sector transport providers to identify gaps in provision and also what's happening in adjoining areas. Once that work has been undertaken it is hoped that some of this funding could assist in moving forward the next stages of the Wincanton pilot scheme.

#### 2. Working with Train Operating Companies and Network Rail for Rail Improvements

- 2.1. There is continuous dialogue with the Train Operating Companies (TOCs) and Network Rail (NR).
- 2.2. SSDC has recently responded to both NR's 'Western' (includes Bruton & Castle Cary) and 'Wessex' (includes Templecombe) draft route studies. Both draft studies consider various options to establish what infrastructure improvements would be required to enhance the existing timetables. Whilst we have been supportive in principle, our primary concern has been with their suggested timing for implementation. Many of the measures relevant to South Somerset are towards the later stages of their envisaged programme, which culminates in 2043. Our case for bringing these improvements forward is based on the need to recognise the growth in South Somerset to 2028 and the recognition that our stations (especially Castle Cary and Yeovil) are key to improving the resilience of the South West rail network as a whole. Resilience in the network is increasingly important given the significant upheaval caused by bad weather in recent winters. Network Rail is currently assessing the responses received and updated versions of both studies are due later this year.

2.3. SSDC has unremittingly urged the TOCs, NR, and the DfT for improvements on all three of the train lines that serve Area East. These are:

- 2.3.1. London (Waterloo) to Exeter, operated by South West Trains (SWT) - Templecombe Station.
- 2.3.2. London (Paddington) to Taunton, Exeter and the south west, operated by First Great Western (FGW) – Castle Cary Station.
- 2.3.3. Bristol to Weymouth; the Heart of Wessex Line (HoWL), operated by FGW – Bruton and Castle Cary stations.

2.4. More specifically for Area East we are continuing to make the case for alterations to the train timetable to enable realistic commute journeys from Castle Cary to Yeovil or Taunton, as well as increased frequency of trains (including improved Sunday services) on the HoWL.

2.5. First Great Western (FGW) recognises that the car park at Castle Cary train station is currently operating at capacity and impeding passenger growth at the station. FGW has submitted a bid to the Heart of the South West Local Enterprise Partnership (LEP) to contribute towards extending the car park. The total scheme is estimated to cost £800,000 with £300,000 being sought from the LEP.

2.6. FGW are also considering improvements that may be able to come forward from their own Customer & Communities Improvement Fund (CCIF) that will be introduced from April 2016. Whilst this will not be able to deliver the desired frequency levels SSDC, along with other stakeholders are pressing for a reasonable Sunday rail service from South Somerset to Bristol, Bath & Weymouth.

2.7. In addition, SSDC has been liaising with the South West Trains-Network Rail Alliance. The Alliance has since submitted proposals for timetable improvements that could take effect from December 2015. **It is important to recognise however that these changes are subject to consultation responses and regulatory approval by the Office of Rail Regulation (ORR).** If the proposals are implemented the benefits for South Somerset could include:

- 2.7.1. Increased services between Yeovil/Templecombe and London Waterloo.
- 2.7.2. New train connections between Yeovil Junction and Yeovil Pen Mill that would enable greater connectivity in the South West between Weymouth, Dorchester, Exeter, Westbury and Salisbury, Bath, Bristol and London.
- 2.7.3. More trains on the HoWL between Yeovil and Westbury.

### **3. Working with Bus Operators and SCC for Bus Service Improvements**

3.1. Again, SSDC are in regular and on-going dialogue with all bus operators and SCC over the future of bus service provision in the district. Specifically for Area East, the following conclusions and issues have emerged:

- 3.1.1. Some Saturday journeys on the 667 (Wincanton to Street) have been withdrawn (from 23rd May). These are an early morning departure from Street to Wincanton, a 'lunchtime' journey in either direction and the 17.30 departure in each direction. The timetable remains unchanged for Mondays to Saturdays.

- 3.1.2. First (The Buses of Somerset) is making some minor timetable adjustments to Service 54 (Taunton – Yeovil via Ilchester) with effect from Monday 10th August. Some journeys will run 5 minutes earlier from Ilchester in both directions. There are no changes to the route or frequency.
- 3.1.3. The majority of journeys in Area East are now commercially operated (i.e. without subsidy) and as such subject to 56 days notice of change by the operator to the Traffic Commissioner.

#### **4. Working with SCC and Developers on Travel Plans and Demand Management Solutions Linked to Developments**

- 4.1. Alongside working with third parties, SSDC has a role in shaping and influencing measures funded and delivered by the development industry in conjunction with their residential or commercial schemes. This normally involves smaller-scale initiatives associated with 'demand management' rather than more traditional or large-scale infrastructure investment. That being said, changing attitudes and behaviour can have a significant impact on shifting people from car to public transport, and can have a substantial benefit for the local area and so will continue to be an important workstream for the Council.
- 4.2. A recent example of where SSDC has been intervening is at Deansley Way, Wincanton. Here, the Transport Strategy Officer is currently in discussions with SCC's Principle Travel Plan Officer to press for a prompt distribution of the Sustainable Travel Packs as agreed by the developer. A verbal update on the latest position will be given at Area Committee.

#### **5. Community Transport**

- 5.1. Community Transport has a vital role to play especially for those who have no access to a car and either no bus service or for whom accessing the bus is just not possible. It can also provide a cost effective means of serving areas, which are not viable for conventional public transport.
- 5.2. South Somerset Community Accessible Transport (SSCAT) operates Community Transport in Area East and the Transport Officer SSCAT has produced a separate Information report for this committee, which is attached. His report highlights the importance of their demand-responsive door-to-door Ring and Ride Service and Social Car Scheme. Both provide essential life lines often to more vulnerable members of the community.
- 5.3. However members will note the apprehension in the concluding paragraph of the SSCAT report (attached) regarding the need for on-going revenue funding and this will need to be addressed to ensure the scheme's long term survival.

#### **Looking to the Future**

The Council appreciates that there will be a number of local and community aspirations for transport improvements, for example, the re-opening of local railway stations. Given the current financial constraints within which Government and SCC operate, it is important to remember that any future transport scheme (either road, rail, bus, or community based) will have to be supported by a robust business case outlining how the scheme is cost effective; realises social, economic and environmental benefits; and can be sustained in the long term without the need for long term subsidy.

Depending upon the type of proposal it will also likely be subject to detailed scrutiny at a local-level by SCC, at a sub-regional level by the Heart of the South West LEP, and/or at a national level by DfT or equivalent funding body. As such, it is vital that the rationale for such schemes can be properly evidenced and justified.

Where appropriate, SSDC will continue to work alongside and lobby SCC to examine future grant-based schemes that can bolster the public transport and community transport programme in South Somerset and Area East. As above, the release of funds for schemes is likely to be a part of a competitive process, where schemes across the district and across Somerset are compared and examined to determine which is the most effective.

SSDC will continue to engage with likes of Network Rail and Highways England on major schemes (e.g. the upgrade the A303) and to relay the implications for Area East. This will include discussions on the benefits and impacts for land-uses in the area.

As well as continuing with the work set out above, SSDC is aiming to improve its understanding of local transport issues to help influence decision-making by preparing a new Infrastructure Delivery Plan (IDP). The transport chapter of the IDP will consider infrastructure across the district to identify if it is capable of accommodating the growth set out in the Local Plan (2006 – 2028). It will also document known transport infrastructure improvements. The IDP will be presented to DX and will be a document that we seek to update regularly, and at least annually. The new IDP is expected to be presented to DX in Summer/Autumn 2015.

The Council continues to welcome positive local input and engagement. Parish and town councils, as well as communities, have a vital role to play in owning and helping deliver the existing measures that have already been secured, as well as identifying further enhancements.

### **Financial Implications**

No new financial implications resulting from this report.

### **Corporate Priority Implications**

Improving public and community transport meets a range of corporate priorities and specifically Focus Four to – *“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 & Adapting to Climate Change Implications**

Improvements to public transport, including the easier interchange between bus and rail and better access to information, offer the potential to reduce the number of car journeys and thereby reduce CO<sub>2</sub> emissions.

### **Equality and Diversity Implications**

Improvements to public and community transport reduce inequality and improve service accessibility for all.

### **Background Papers:**

Report to Area East Committee - Wednesday 10th September 2014 “Wincanton Transport & Services Hub Update”

## **SOUTH SOMERSET COMMUNITY ACCESSIBLE TRANSPORT**

*Lead Officer:* Andy Chilton, Manager  
*Contact Details:* sscatringride@yahoo.co.uk or (01963)34594

### **Purpose of the report**

The purpose of this report is to update members on the progress made over the last year. There are no financial implications for the council in this report.

### **Recommendation**

That AEC members note the contents of the report.

### **Report Detail**

#### **SSDC Annual Report 2015**

The core business of the company is a successful demand-responsive door-to-door Ring and Ride Service; this uses fully accessible minibuses to provide transport for people in the operating area of South Somerset who are unable to use public transport due to mobility difficulties, or because the local bus service provided is inadequate. Local community groups hire minibuses for social outings and trips in a wider geographical area. The company also operates a busy Social Car Scheme using volunteer drivers in their own cars to provide transport for hospital appointments further afield. This is an expanding, highly valued service due to the reduction in provision of hospital transport by the PCT.

It has been another very busy year for the service, with increased demand for both the ring and ride service, and the social car scheme. Although there are few County contracts available in this area, the scheme continues to transport people to a day centre at Wincanton Community Hospital once a week, and further afield to Yeovil. Transport for community groups fluctuates with very high demand last summer and in the month leading up to Christmas, but there has been very little demand in the months of January, February and March. A replacement minibus was ordered last October but due delays with manufacture, will not be delivered in the near future. We were also successful in a bid for a new minibus from a government scheme, but since being told of this in early April there is still no firm date set, as to when we might receive the vehicle.

Individual membership of the scheme has continued to grow this year with registered members at over 1,800. Five new community groups have also registered with the scheme over the last year.

Work is ongoing to develop Wincanton as a "Hub" for services for South East Somerset residents, as part of an initiative between South Somerset Together, SSDC and SCC. This will involve the scheme acting as a link, to services being delivered locally, and to other transport providers. Nigel Collins will elaborate as to current progress with this initiative in his report.

## FINANCIAL REVIEW

The 5 year grant from the Big Lottery fund is now in its last year but continues to provide some security for the scheme, providing income of £32,000 during this financial year, and the New Barns contract £10,000. Donations were received from individual members and some of the local town and parish councils.

County were approached in February regarding S106 funding for the Deansley Way development. Despite repeated requests from Tim Cook we have still received no response and it is feared this money may be lost to the town under the current distribution criteria. Our understanding is that the developer should provide a Sustainable Transport Pack for each house, and then reimburse each resident covered by a Green Travel Voucher up to the value of £400. The voucher can then be exchanged for use on public transport or equipment for cycling or working from home. The take up is thought to have been minimal.

We have healthy reserves which we have built up during our thirteen years of operation. The reserves are primarily for vehicle replacement, some of which will be used in the purchase of a new vehicle, currently on order. Bids to the District Council, Housing Associations and other local charities resulted in grants of £35,000 to help with the total cost of the vehicle which is £48,000. This will still leave a substantial sum in reserves but the priority for the scheme manager over the next year is to submit bids for further revenue grants.

<b>South Somerset Community Accessible Transport</b>					
<b>Statistics for Inclusion in Report to SSDC Jun-15</b>					
<b>Quarter ending</b>	<b>30.6.14</b>	<b>30.9.14</b>	<b>31.12.14</b>	<b>31.3.15</b>	<b>Total</b>
<b>Mileage</b>	<b>17062</b>	<b>17429</b>	<b>16901</b>	<b>15609</b>	<b>67001</b>
<b>Single passenger Journeys</b>	<b>4434</b>	<b>4748</b>	<b>4442</b>	<b>3902</b>	<b>17526</b>
<b>Group Journeys</b>	<b>114</b>	<b>125</b>	<b>133</b>	<b>81</b>	<b>453</b>
<b>Social Car Journeys</b>	<b>318</b>	<b>295</b>	<b>278</b>	<b>296</b>	<b>1187</b>

# Agenda Item 10

## Marketing of Area East

*Assistant Director*      *Helen Rutter, Communities*  
*Service Manager:*      *Helen Rutter, Area Development Manager- East*  
*Lead Officer:*            *Pam Williams, Neighbourhood Development Officer – Economy, Area East*  
*Contact Details:*        *[pam.williams@southsomerset.gov.uk](mailto:pam.williams@southsomerset.gov.uk) or 01963 435020*

## Purpose of the Report

To update Members about ongoing work to market Area East

## Public Interest

To promote and market the Area as a destination for visitors and businesses

## Recommendation:

- 1) To note and comment on the report
- 2) To approach major visitor attractions in Area East and explore the potential for collaborative marketing of the Area

## Background

Several key strands of works have been developed over the last two/three years with implementation or progression of these happening during 2014, these included:

**‘Relocate’ Brochure** – This full colour brochure was published last August. It was aimed at promoting the lifestyle and business development opportunities within the area to businesses interested in relocating. Contributors included successful local businesses. Circulation, mainly as a PDF included Chamber networks (including the locally based groups), Town Councils, national specialist press such as Regeneration & Renewal magazine, local + national press, Trade & Industry Federation. It was also available on the Business Property Network website.

**Business Property Network website** – The aim of this initiative was to improve the marketing of available business property within Area East to interested businesses and inward investors. The emphasis was SSDC providing the content for the ‘lifestyle’ and business advocacy parts of the website and signposting to land/premises availability but with partnership agreement with Business Property Network for website development and to:

- Generate awareness of available business land and premises
- Attract enquiries from investors and businesses wishing to re-locate to, or within Area East
- Measures for the success of this work would be:
- Website hits to the BPN site together with contacts for follow-up
- Land/business premises in area available during period
- Click through numbers to linked sites

The lead in time to build confidence and attract business/premises owners was longer than anticipated with many preferring to retain light touch marketing or preserve arrangements with traditional estate agents.

The original allocation of £2,750 by Area East funded the set-up and one year of operation which came to an end last Autumn and has not been renewed

### **Market Town App'**

All the towns in Area East are involved in the App' which has been promoted as Districtwide initiative through the Market Town Investment Group and actively supported by an Intern (who has now come to the end of her time with the District Council)

The free phone app includes

**Homepage** – A homepage with easier access to the nine participating towns .

**Galleries** – For displaying views of the town and local events.

**Custom Carousel images** – to allow it be tailored to each town, making it more personalised and visually appealing.

**App Search** – a search on each individual town, rather than linking through South Somerset ' – this makes it a lot easier for visitors to find.

**Town Trails** – the facility to include town walks.

The App was set-up so that there was local ownership of the initiative, this is generally through the Town Councils but in some cases the Business Associations are updating information.

As a result of the extensive promotion of the App by the District Council's Intern there was significant increase in use between April and December 2014

	<b>April 2014</b>	<b>December 2014</b>	<b>% Increase</b>	<b>May 2015</b>
Downloads	393	1516	+286%	
Active Users	47	148	+216%	
Business listings	679	882	+30%	

The trends demonstrate the significant benefits of having the Intern promoting the App with support from the individual market town representative.

At present there are significant numbers of visitors to nearby local attractions eg Hauser & Worth Gallery, Haynes Motor Museum, Race Course but little is done to draw people from these places into the market towns. It is suggested that direct dialogue is established with all these attractions to see what potential there is to capitalise on their established footfall.

### **Financial implications**

There are no new financial implications resulting from this report

### **Implications for Corporate Priorities**

A well supported business community

Measured by: An increase in satisfaction by businesses with the specialist support they receive in South Somerset

A vibrant and sustainable Yeovil, Market Towns and Rural Economy



Measured by: Increasing local sustainability measured by the average level of self containment for South Somerset Wards

**Other Implications**

Included within the Area Development Plan

**Background Papers:** none

# Agenda Item 11

## **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](mailto: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
<b>12 August 15</b>	Area East Development Service Plan 2015/16	To note the draft AE Development Service Plan 2015/16	Helen Rutter ADM
<b>12 August 15</b>	HoW Rail Partnership funding		Helen Rutter
<b>12 August 15</b>	<i>Buildings at Risk update - Confidential</i>	<i>To update members</i>	<i>Adron Duckworth/ Andrew Tucker SSDC</i>
<b>9 September 15</b>	Wincanton Community Sports Centre	An update report on the centre	Steve Joel SSDC
<b>9 September 15</b>	Community Offices	Annual report on trends, visitors etc	Lisa Davies
<b>9 September 15</b>	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
<b>9 September 15</b>	Local Neighbourhood Policing	An update on local policing relating to East	Avon & Somerset Constabulary – Dean Hamilton & Tim Coombes
<b>14 October 15</b>	Update regarding, Work Hubs	To update members on the latest position regarding work hubs.	Pam Williams/ Helen Rutter SSDC

# Agenda Item 12

## **AREA EAST COMMITTEE**

**8<sup>th</sup> July 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
Castle Cary	14/02906/OUT	Residential development of up to 75 dwellings with associated means of access with all other matters reserved at Land West of Station Road Castle Cary.	The Silverwood Partnership	N/A	N/A

### Appeal Dismissed\*

Parish/Town	Application No.	Description and Location	Applicant(s)	Officer's Recommendation	Committee Decision
Keinton Mandeville	14/02666/OUT	Outline application for residential development at Land rear of Prospect Place, High Street, Keinton Mandeville	Mr Graham Cox	Refuse	N/A

**Appeal Dismissed\***

<b>Parish/Town</b>	<b>Application No.</b>	<b>Description and Location</b>	<b>Applicant(s)</b>	<b>Officer's Recommendation</b>	<b>Committee Decision</b>
Templecombe	14/02487/OUT	The erection of a house at Land adjacent of Bankside Lily Lane Templecombe.	Mr J Tizzard	Refusal	N/A

\* Papers Attached

**Financial Implications**

None

**Background Papers**

Planning Application files

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# Appeal Decision

Site visit made on 5 May 2015

**by Veronica Bond LLB (Hons), Solicitor**

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

Decision date: 4 June 2015

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**Appeal Ref: APP/R3325/W/15/3002724**

**Land to the rear of Prospect Place, Keinton Mandeville, Somerset, TA11 6ED**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Mr & Mrs G Cox against the decision of South Somerset District Council.
  - The application Ref 14/02666/OUT, dated 28 May 2014, was refused by notice dated 2 September 2014.
  - The development proposed is described as 'residential development for up to 25 houses, open space, allotments and footpath improvements. (Outline)'.
- 

## Decision

1. The appeal is dismissed.

## Procedural Matters

2. I have taken the description of development above from the application form but it was altered in the decision notice to read 'outline application for residential development' – and the appellant appears to have accepted this revised description. The application was made in outline with all matters reserved and for the avoidance of doubt, I have considered the proposal on the same basis as the Council determined the application.
3. During the course of the appeal, the Council adopted the South Somerset Local Plan (2006-2028) (Adopted March 2015) (LP) meaning that the Council is no longer relying upon the policies referred to in its decision notice. The parties were given an opportunity to comment and for the avoidance of doubt, I have determined the appeal based upon the development plan as it exists at the time of my decision.

## Main Issues

4. The main issue is the effect of the proposal on the character and appearance of the area.

## Reasons

### *Background*

5. The National Planning Policy Framework (the Framework) seeks to boost significantly the supply of housing and paragraph 49 of the Framework indicates that housing applications should be considered in the context of the

presumption in favour of sustainable development and that policies for the supply of housing will not be considered up-to-date where local planning authorities cannot demonstrate a five year supply of deliverable housing sites. This in turn triggers paragraph 14 of the Framework which explains that where this is the case, planning permission should be granted unless the adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the Framework's policies, taken as a whole.

6. The Council has dealt with the proposal on the basis that it currently cannot demonstrate a deliverable five year housing land supply and I have taken the same approach.

#### *Character and appearance*

7. The appeal site is a relatively open area of land positioned behind the existing dwellings on High Street. The development form of the village broadly follows a linear pattern, with the two main branches of development along the B3153 road and Queen Street forming a 'T' shape. Although some breaches in the development pattern are evident, properties in the area are generally single depth plots fronting the road with fields and open countryside behind. The effect is of a distinctive and strong rural village character.
8. The proposal would entail the residential development of the site, the effect of which would be that additional housing would be positioned behind the existing dwellings on High Street, eroding both the linear nature of the existing built form and the established 'T' shaped development pattern. This would, I consider, represent a significantly harmful effect on the character and appearance of the area and would be clearly visible from a number of public view points, in particular from High Street. The extent of existing surrounding residential curtilages does not alter my view as clearly the proposed development would not front the road, the effect of which would be to adversely alter the established settlement form.
9. I have taken account of the fact that the residential development on Row Lane, along with the dwellings on High Street, would mean that the proposed housing would be enclosed on two sides by existing development, with the dwelling to the western boundary and which is set back from the street offering partial enclosure on this side also. Nonetheless, whilst I note that the proposed development would not therefore materially project beyond the surrounding built form, for the reasons outlined above, I consider that it would harmfully alter the existing built form of the village.
10. I accept also that the proposed development would be afforded some screening by the buildings to the west, and that landscaping could be provided to buffer the development against the adjoining countryside. However, these aspects do not overcome my concerns above, given that the visual harm would remain clearly apparent in public views from High Street.
11. I have taken into consideration comments made relating to an appeal in respect of Land at Barton Road<sup>1</sup> where, although dismissing the appeal, the Inspector found the proposed development to be acceptable as to its effect on the character and appearance of the area. I understand that a subsequent application on the site has now been approved at Committee. However, whilst I do not have full details of the planning circumstances leading to that

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<sup>1</sup> APP/R3325/A/14/2215379



development, it would appear that it can be distinguished from the proposal before me on the basis that the proposed plot would have fronted the road, thus continuing the linear pattern of the village.

12. The appellant seeks to distinguish the current proposal from a scheme dismissed on appeal in respect of Land to the East of Manor Park<sup>2</sup> on the basis that the Manor Park development would have been surrounded by agricultural land on three sides. I recognise that the Inspector in that appeal was concerned by the projecting nature of the development and outlined breaches in the development pattern on the western side of the village, being the side on which the present appeal site is located.
13. Again, I do not have full details of the particular planning circumstances of the proposed Manor Park development so as to form a detailed comparison with the present proposal. However, it is apparent that the Inspector in the Manor Road appeal was concerned also as to the effect on the linear development pattern, and that the Inspector considered the established form of the village to be a distinctive 'T' shape, notwithstanding the breaches in this pattern on the western side of the village. I have shared similar concerns in this case.
14. Other examples of nearby development are cited by the appellant at Coombe Hill and Lakeview Quarry. I note the weight given to the benefit of more housing in accordance with the support within the Keinton Mandeville Local Community Plan, and that the appellant considers the Lakeview Quarry development to have a greater effect on the character of the area. However, each case is different and should be considered on its merits and again, whilst I note that similar landscape objections were raised on a number of the proposals cited, I do not have full information as to the particular planning circumstances leading to these developments so as to be able to compare them in detail with the appeal proposal.
15. I note that matters relating to site layout are more appropriately considered at the reserved matters stage. I have considered the appellant's comment that it was not appropriate for the Council to distinguish sites cited by the appellant in support of its case on the basis of their size given that the final density of the appeal proposal is for consideration at the reserved matters stage. However, the Council has identified other reasons for distinguishing these from the appeal site by reference to the sites addressing the highway or the status of the land in question.
16. For the reasons outlined above, I conclude on the main issue that the proposal would have a significantly harmful effect on the character and appearance of the area. It would thus fail to accord with Policy EQ2 of the LP which seeks, amongst other things, to ensure that development is designed to achieve a high quality which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district. It would also conflict with relevant policies of the Framework seeking to ensure that development reinforces local distinctiveness.

### **Other Matters**

17. I have noted the potential benefits cited including related to the New Homes Bonus, and have taken into consideration that the proposal would provide

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<sup>2</sup> APP/R3325/A/14/2217950

additional rural housing, some potentially as affordable housing, within a relatively sustainable location with easy access to local services and public transport connections. These represent social and economic benefits of the scheme proposed, and are apparently in line with local support for new residential development, particularly for young people and families and with the Framework's aims for social and economic benefits as integral to sustainable development.

18. The harm to the character and appearance of the area found would though represent a failure to meet with the environmental limb of the Framework's definition of sustainable development. I note also that Policy SS2 of the LP offers some support for development in rural settlements which have a basic level of services, which the Inspector in the Manor Park appeal identified as including Keinton Mandeville, and that the Council also accepts the principle of development in this location.
19. The Council has raised in its Statement a concern that no mechanism has been provided to secure infrastructure contributions requested and objects to the proposal on this basis also. Although the appellant has indicated a willingness to provide a planning obligation, I have not though pursued this matter as I am dismissing the appeal for other reasons and do not consider that the benefit arising from the provision of affordable housing would compensate for the harm found.
20. I have taken account also of the concerns of other parties including in relation to protected species and highway safety and regarding inaccuracies in the application documents, but these have not altered my overall conclusion, given my assessment on the main issue above. Comments in relation to the ownership of the appeal site are not supported by any substantive evidence.

### **Conclusion**

21. The proposal would provide some social and economic benefits as outlined above which offer support for the appeal proposal. However, I consider that those benefits, even taken collectively, are significantly and demonstrably outweighed by the harm that would result to the character and appearance of the area. For the above reasons, and taking into account all other matters raised, I conclude that the appeal should fail.

*Veronica Bond*  
INSPECTOR

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# Appeal Decision

Site visit made on 5 May 2015

**by Veronica Bond LLB (Hons), Solicitor**

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

**Decision date: 02 June 2015**

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**Appeal Ref: APP/R3325/W/15/3003176**

**Land adjacent to Bankside, Lily Lane, Templecombe, Somerset**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Mr J Tizzard against the decision of South Somerset District Council.
  - The application Ref 14/02487/OUT, dated 3 June 2014, was refused by notice dated 31 July 2014.
  - The development proposed is erection of house.
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## Decision

1. The appeal is dismissed.

## Procedural Matters

2. No address was given for the appeal site on the application form, although grid references of Easting 370266 and Northing 122439 were stated. I have therefore taken the address in my banner heading above from the Council's decision notice. The application was considered on the basis of it seeking outline planning permission and I have dealt with the appeal in the same manner.
3. During the course of the appeal, the Council adopted the South Somerset Local Plan (2006-2028) (LP). The appellant was given an opportunity to comment and for the avoidance of doubt, I have determined the appeal based upon the development plan as it exists at the time of my decision.

## Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the area.

## Reasons

5. The appeal site is located towards the end of Lily Lane where, in contrast with more central parts of the village, development is characterised by fairly sporadic ribbon development, interspersed by areas of green open space. These aspects, together with the presence of fields to the north and nearby woodland, create a distinctive rural village character. The appeal site contributes to the sense of rural openness, forming one of the green spaces which characterise Lily Lane.

6. A row of cottage style dwellings are set back from Lily Lane to the rear of the site and the site is also adjoined by gardens and access for those properties, with the road at Lily Lane to the north. I have considered the effect of this context and the appellant's comments that this results in an urbanisation of the site, along with the surrounding domestic items highlighted at my site visit. Nonetheless, and whilst I note comments that the site is overgrown and degraded and apparently previously partly in residential garden use, I consider that the appeal site currently appears as a pleasant open field acting as a green space breaking up the development along Lily Lane.
7. I have taken into account the history of the site and that the proposed development would be located just beyond the edge of the built form of the cottages behind and would be fairly closely associated with the nearby existing dwellings. However, my assessment above remains that the proposal would have an adverse effect on the existing open space along Lily Lane, introducing a volume of built form and resulting in a close cluster of development not appropriate to this more rural end of the lane. I note that the land to the east of the stream on site is designated as having moderate capacity for development but this does not of itself indicate that development in this location would be visually acceptable and my assessment above is that it would not be. Although not directly harming the more sensitive surrounding landscape, the proposal would I consider indirectly do so through the erosion of the area's rural character.
8. I have considered comments as to visual sensitivity along with the potential for a landscape buffer to be created to the west of the stream including native species hedgerows and trees with the aim of buffering the area designated as being of greater landscape sensitivity. This would, I note also be intended to provide a visual end stop to developed part of Lily Lane, with the watercourse on site seen as the natural line of domesticity, and with the appellant therefore contending that the outer extent of the village would not be extended. However, I consider that any benefits in these respects would be outweighed the introduction of additional residential development and resultant decrease in the open space towards the end of the lane.
9. Other planning approvals along Lily Lane sharing the same landscape designation as part of the appeal site have been cited by the appellant in support of the proposed development. I do not have full details of the planning circumstances leading to those developments in order to form a detailed comparison with the appeal proposal, which I have considered on its merits. In any event though, it would appear that the other developments cited were closer to the main part of the settlement where closer clusters of development and smaller open areas are seen along Lily Lane, in contrast to the more sporadic development towards the end of the lane.
10. Whilst I note that the Council has not explicitly objected to comments in the appellant's statement including as regards the previous domestic use of the site, it has relied on its Officer's Report as part of its statement and it is clear that the Council continues to object to the visual impact of the proposal. I have shared this view in my assessment above and thus I conclude on the main issue that the proposal would have a significant harmful effect on the character and appearance of the area. It would conflict in this regard with the aim of Policy SS2 of the LP of ensuring that development in Rural Settlements is commensurate with the character of the settlement. It would also fail to

accord with Policy EQ2 of the LP which seeks, amongst other things, development which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district. It would also, I find, not accord with the paragraph 17 of the National Planning Policy Framework (the Framework) which includes similar aims. Although I acknowledge comments that the proposal would be in compliance with the development plan policies in some respects, and indeed with other policies cited, this does not overcome the fundamental development plan conflict and harm found.

### **Other Matters**

11. I have taken into consideration the cited benefits of the appeal proposal including that it would provide additional market housing within a relatively sustainable location, contributing to housing supply in the district in accordance with the cited need, including that specific to Templecombe, and widening the choice of high quality homes. I accept that the proposal would not place undue pressure on local services and facilities, that it would create a safe environment.
12. I acknowledge also that the proposed development would not result in any harm to the living conditions of neighbouring occupants and that sustainable construction techniques could be used in the development. I have considered that the LP indicates that limited development is acceptable in appropriate rural locations. Economic benefits cited include support to the construction sector and to village services. I recognise also that the appellant considers the proposal makes an efficient use of an otherwise apparently redundant site. These aspects together lend modest weight in favour of the proposal.
13. I note comments in relation to the Council's five year supply of housing land apparently being 'fragile', and that the proposal would meet in some respects with the aims of the Framework in achieving growth and significantly boosting the supply of housing, including recognition of the role of rural housing in supporting the vitality of local communities. However, it is clear that the Framework defines sustainable development as including social, economic and environmental dimensions. Given my assessment on the main issue above, the proposal would not meet with the environmental dimension of sustainable development and I do not consider the proposal to be the sustainable development in respect of which the Framework creates a presumption in favour.
14. Other concerns raised including in relation to effects on wildlife and highway safety have not, in view of my assessment on the main issue above, led me to any different overall conclusion.

### **Conclusion**

15. Although the proposal would offer modest benefits as outlined, these do not outweigh the development plan conflict and harm found. For the above reasons and taking into account all other matters raised, including the absence of any Parish Council objection, I conclude the appeal should fail.

*Veronica Bond*  
INSPECTOR

# Agenda Item 13

## Schedule of Planning Applications to be Determined by Committee

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

### Purpose of the Report

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

### Recommendation

Members are asked to note the schedule of planning applications.

***Planning Applications will be considered no earlier than 10.15am***

Members of the public who wish to speak about a particular planning item are recommended to arrive for 10.00am.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
14	TOWER	15/01886/FUL	Erection of a two storey side extension and construction of a driveway in the front garden with access from the road	2 Grove Close, Coombe Street Pen Selwood	Mr Vincent Hunt
15	CAMELOT	14/00215/FUL	Proposed solar park comprising the erection of solar arrays, inverters, transformers, equipment housing etc.	Land At Southfield Farm Smithy Lane Yeovilton	Mrs Rachael Humphreys

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 14

## Officer Report on Planning Application: 15/01886/FUL

<b>Proposal :</b>	Erection of a two storey side extension and construction of a driveway in the front garden with access from the road (GR376348/131054)
<b>Site Address:</b>	2 Grove Close Coombe Street Pen Selwood
<b>Parish:</b>	Pen Selwood
<b>TOWER Ward (SSDC Member)</b>	Cllr Mike Beech
<b>Recommending Case Officer:</b>	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
<b>Target date :</b>	1st July 2015
<b>Applicant :</b>	Mr Vincent Hunt
<b>Agent: (no agent if blank)</b>	
<b>Application Type :</b>	Other Householder - not a Change of Use

### REASON FOR REFERRAL

The application is at committee at the request of the ward member, and with the agreement of the area chair, to allow the concerns of the parish council to be debated.

### SITE DESCRIPTION AND PROPOSAL







The proposal seeks permission for the erection of a two storey side extension and for the construction of a driveway and vehicular access to the front of the property. The site consists of a two storey detached house, finished in reconstituted stone with a slate roof and metal window frames. The proposed extension will be finished in render to the side and rear and reconstituted stone at the front to match the existing building with a slate roof, whilst the proposed driveway will be finished in gravel. The property is close to similar residential properties and open countryside. The property is not within a development area or direction of growth as defined by the local plan. The property is within an area of outstanding natural beauty (AONB).

## 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 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 EQ2 - General Development  
Policy TA5 - Transport Impact of New Development

### **National Planning Policy Framework**

Chapter 7 - Requiring Good Design  
Chapter 12 - Conserving and Enhancing the Natural Environment

### **Other Material Considerations**

None

## **CONSULTATIONS**

**Parish Council** - Recommends refusal for the following reasons:

- The proposed access would be dangerous
- The proposed materials are not in keeping with other extensions/developments nearby
- The proposal could compromise the footpath right of way across the site that neighbouring properties benefit from.
- The proposal would remove a home from the village's limited supply of affordable housing, which could also set a dangerous precedent.

**County Highway Authority** - Notes that the proposed access is permitted development. They note their usual requirements for the width of the driveway to be at least 3m wide, for the first 6m of its length to be properly consolidated, for the parking/turning areas not to drain onto the public highway and for 2.4m by 33m visibility splays. They note that the existing hedge has overgrown the highway and suggest it would be beneficial for this to be cut back to the highway edge. In the event of permission being granted they recommend the use of an informative regarding permits for highway works.

**SSDC Highways Consultant** - Recommends that a more detailed plan of the proposed access and driveway is submitted, which details appropriate visibility splays, access geometry, and parking and access arrangements.

**Cranborne Chase Area of Outstanding Natural Beauty Partnership** - Notes that proposed extension is quite significant in relation to the existing dimensions of the dwelling but otherwise declines to comment.

## **REPRESENTATIONS**

One letter of objection received from the occupier of a neighbouring property. Objections raised on the following grounds:

- The proposed driveway will be unsightly in the AONB
- The proposed access will be hazardous and could set a precedent for similar

## **CONSIDERATIONS**

### **Highways**

The proposed vehicular access and driveway would be permitted development under the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015. As such, this part of the proposal does not need to be considered in detail, and, although the concerns of the parish council, the neighbouring occupier, the county highway authority, and the SSDC highways consultant are noted, it is not considered that such

considerations can constrain the proposed development.

### **Visual Amenity**

Paragraph 115 of the NPPF states that great weight should be given to conserving landscape and scenic beauty in AONBs, which it states have the highest status of protection in relation to landscape and scenic beauty. It is therefore important to ensure that the standards of material and design of the proposed development is appropriate to the setting. In this case, notwithstanding the concerns of the parish council and although the proposed extension is relatively large, the design and materials are considered to be of an acceptable standard and the impact on visual amenity is considered to be acceptable.

### **Residential Amenity**

It is not considered that the proposal would have any significant impact on the residential amenity of any adjoining occupiers.

### **Other Matters**

The parish council have raised a concern that the proposal could take the dwelling out of the village's limited stock of affordable housing. However, there is no local plan policy seeking to limit the size of available housing stock. As such, it would not be reasonable to constrain the development on these grounds.

The parish council have raised a concern that the proposal could compromise the neighbouring occupier's rights of access across the application site. However, this is not a matter that can be controlled through the planning system and must be resolved between the interested parties.

### **Conclusion**

Accordingly the proposal is considered to be acceptable in accordance with policies TA5 and EQ2 of the South Somerset Local Plan and the aims and objectives of the NPPF.

### **RECOMMENDATION**

Permission be granted for the following reason:

01. The proposal, by reason of its size, scale and materials, respects the character of the area of outstanding natural beauty, and causes no demonstrable harm to residential amenity, in accordance with the aims and objectives of Policies EQ2 and TA5 of the South Somerset Local Plan and the aims and provisions of the NPPF.

### **SUBJECT TO THE FOLLOWING:**

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: VHP1, VHP2, VHP3, VHP4, VHP5, and VHP14 received 06 May 2015

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

03. No work shall be carried out on site until particulars of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
- b) details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
- c) details of all hardstanding and boundaries
- d) 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 policy EQ2 of the South Somerset Local Plan.

# Agenda Item 15

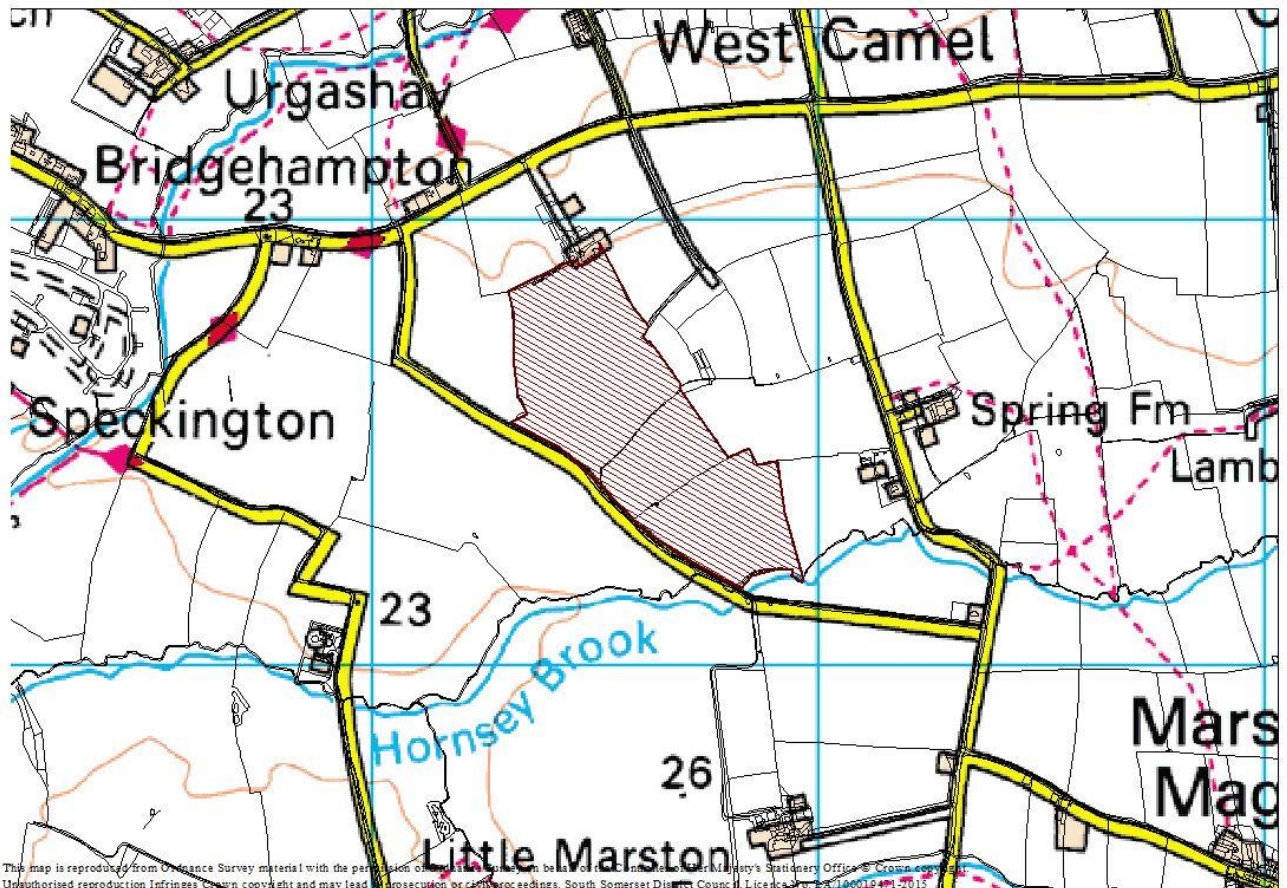
## Officer Report on Planning Application: 14/00215/FUL

<b>Proposal :</b>	Proposed solar park comprising the erection of solar arrays, inverters, transformers, equipment housing, security fencing, internal tracks and ancillary equipment (Revised Scheme) GR:357405/124030
<b>Site Address:</b>	Land At Southfield Farm Smithy Lane Yeovilton
<b>Parish:</b>	West Camel
<b>CAMELOT Ward (SSDC Member)</b>	Cllr M. Lewis
<b>Recommending Case Officer:</b>	Alex Skidmore Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
<b>Target date :</b>	21st April 2014
<b>Applicant :</b>	Mrs Rachael Humphreys
<b>Agent:</b>	Mr Owen Pike MRTPI Hope Chapel House, Hope Chapel Hill, Hotwells, Bristol, BS8 4ND
<b>Application Type :</b>	Major Other f/space 1,000 sq.m or 1 ha+

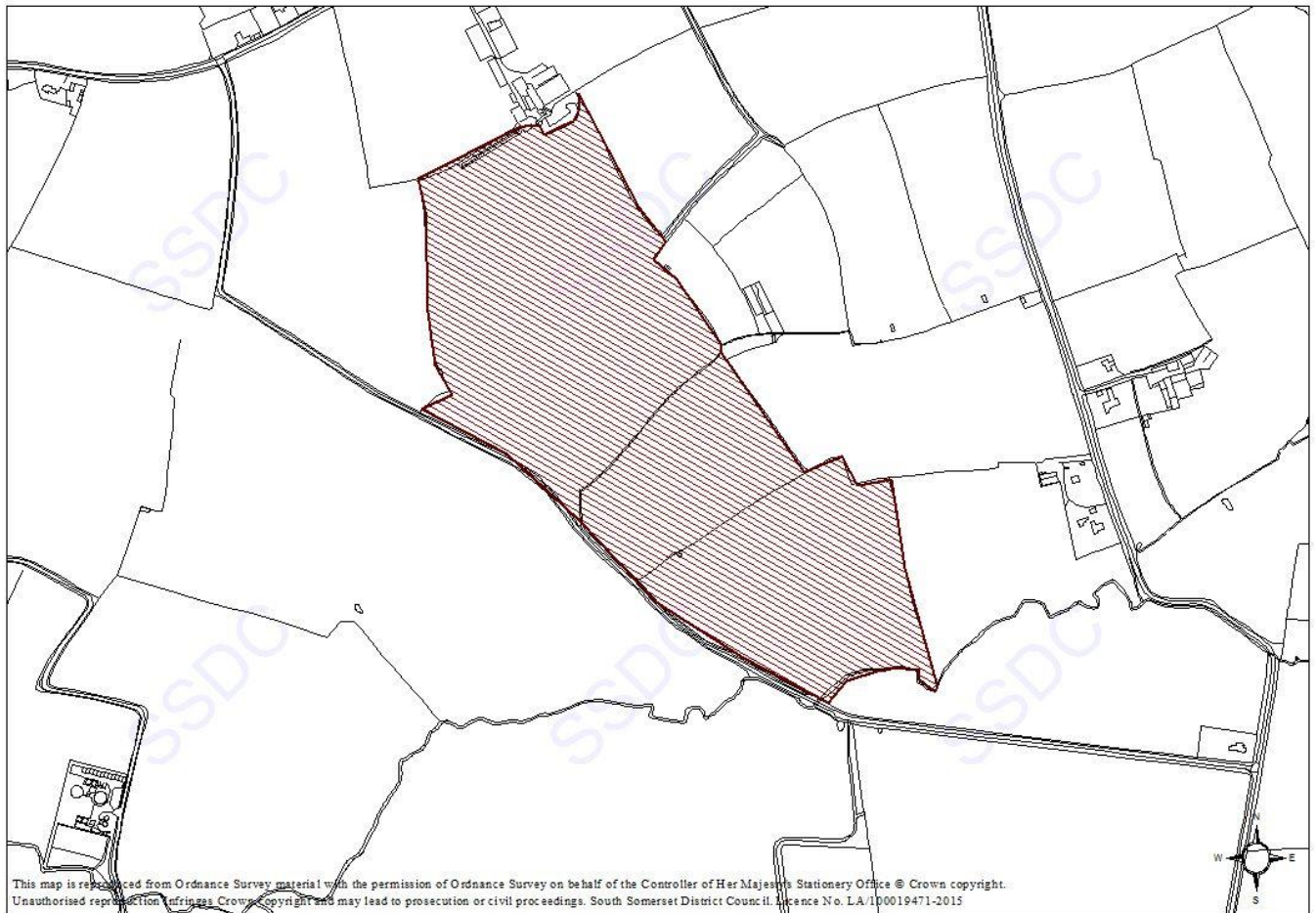
### REASON FOR REFERRAL TO COMMITTEE

The application is a 'major major' development and recommended for approval and as such is required to be referred to committee under the scheme of delegation.

### SITE DESCRIPTION AND PROPOSAL







This application is seeking planning permission to erect an 11.47 MW solar farm to generate electricity to feed into the national grid over a 25-year period, after which time the infrastructure will be removed and the land restored.

The scheme seeks to erect photovoltaic panels to be mounted on metal posts driven into the ground with a maximum overall height of 2.133m and arranged into rows aligned in a west to east direction. The ground beneath will be left to grass over to allow the land to be grazed. Other associated infrastructure include 7 inverter stations (approximately 3.4m high), switch housing, access track and 6m high security cameras. The solar park will be enclosed by a 2m high weld mesh security fence, with an earth bund (ranging from 2.4 to 3m high) along the west and north boundaries set behind the existing boundary hedgerows by approximately 5m.

The application site covers three agricultural fields (grades 3) 23 hectares in area and is in an isolated open countryside location away from any built up areas. The site sits low in the landscape within a wide vale and is enclosed by native hedgerows and surrounded by agricultural land with the associated farmstead immediately to the north. Access is via the farm track to the north via Southfields Farm.

The closest residential properties to the site lie approximately 180m to the east and 260m to the north. The site is located approximately 1.6km to the east of the landing runway at RNAS Yeovilton and is within the safeguarding zone for the Yeovilton air base. There is a scheduled ancient monument at Marston Magna (MAMA1 – moated site and earthworks) approximately 1.6km to the southeast. A stream passes along the southern boundary of the application site and a small section of the site that sits alongside the stream is located within

flood zones 2 and 3. The remainder and majority of the site and the area which is proposed to be accommodate the apparatus is within flood zone 1. There are a number of public footpaths in the area but none that either cross or abut the site. A regional footpath, the Leland Trail, passes east to west approximately 550m to the north.

### **RELEVANT HISTORY:**

13/01192/FUL: Proposed solar park comprising solar arrays, inverters, transformers, equipment housing, security fencing, internal tracks and ancillary equipment. Refused for the following reason:

- *The benefits of the proposed solar park in terms of its contribution to renewable energy generation would not outweigh the substantial harm that it is likely to have upon aviation safety. It has not been demonstrated that the adverse impacts could be mitigated and as such the proposal is contrary to the aims and objectives of the NPPF.*

12/04714/EIASS: Environmental Impact Assessment (EIA) screening request. EIA not required.

12/04244/EIASS: EIA screening request. EIA not required.

821058: Erection of a farmhouse. Permitted subject to an agricultural tie and non-fragmentation legal agreement.

### **POLICY**

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

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

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

SD1 - Sustainable Development

TA5 - Transport Impact of New Development

TA6 - Parking Standards

EQ1 - Addressing Climate Change in South Somerset

EQ2 - General Development

EQ3 - Historic Environment

EQ4 – Biodiversity

EQ7 – Pollution Control

### **International and European Policy Context**

There are a range of International and European policy drivers that are relevant to the consideration of renewable energy developments. Under the Kyoto Protocol 1997, the UK has agreed to reduce emissions of the 'basket' of six greenhouse gases by 12.5% below 1990 levels by the period 2008-12.

Under the Copenhagen Accord (2010), the UK, as part of the EU, has since agreed to make further emissions cuts of between 20% and 30% by 2020 on 1990 levels (the higher figure being subject to certain caveats). This agreement is based on achieving a reduction in global emissions to limit average increases in global temperature to no more than 2°C.

The draft European Renewable Energy Directive 2008 states that, in 2007, the European Union (EU) leaders had agreed to adopt a binding target requiring 20% of the EU's energy (electricity, heat and transport) to come from renewable energy sources by 2020. This Directive is also intended to promote the use of renewable energy across the European Union. In particular, this Directive commits the UK to a target of generating 15% of its total energy from renewable sources by 2020.

### **National Policy Context**

At the national level, there are a range of statutory and non-statutory policy drivers and initiatives which are relevant to the consideration of this planning application. The 2008 UK Climate Change Bill increases the 60% target in greenhouse gas emissions to an 80% reduction by 2050 (based on 1990 levels). The UK Committee on Climate Change 2008, entitled 'Building a Low Carbon Economy', provides guidance in the form of recommendations in terms of meeting the 80% target set out in the Climate Change Bill, and also sets out five-year carbon budgets for the UK. The 2009 UK Renewable Energy Strategy (RES) provides a series of measures to meet the legally-binding target set in the aforementioned Renewable Energy Directive. The RES envisages that more than 30% of UK electricity should be generated from renewable sources.

The 2003 Energy White Paper provides a target of generating 40% of national electricity from renewable sources by 2050, with interim targets of 10% by 2010 and 20% by 2020. The 2007 Energy White Paper contains a range of proposals which address the climate change and energy challenge, for example by securing a mix of clean, low carbon energy sources and by streamlining the planning process for energy projects. The Planning and Energy Act 2008 is also relevant in that it enables local planning authorities (LPAs) to set requirements for energy use and energy efficiency in local plans.

### **UK Solar Strategy Part 2: Delivering a Brighter Future (April 2014)**

Sets out advice in relation to large scale ground-mounted solar PV farms and suggests that LPAs will need to consider:-

- encouraging the effective use of land by focusing large scale solar farms on previously developed and non-agricultural land, provided that it is not of high environmental value;
- where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.
- that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use;
- the proposal's visual impact, the effect on landscape of glint and glare and on neighbouring uses and aircraft safety;
- the extent to which there may be additional impacts if solar arrays follow the daily movement of the sun;
- the need for, and impact of, security measures such as lights and fencing;
- great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset;



- the potential to mitigate landscape and visual impacts through, for example, screening with native hedges;
- the energy generating potential, which can vary for a number of reasons including, latitude and aspect.

### **National Planning Policy Framework**

Part 1 - Building a strong, competitive economy

Part 4 – Promoting sustainable transport

Chapter 7 - Requiring good design

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

Chapter 11 - Conserving and enhancing the natural environment

Chapter 12 - Conserving and enhancing the historic environment

### Technical Guidance to the National Planning Policy Framework - Flood Risk

The NPPF advises that when determining planning applications, local planning authorities should:

- not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

### **Other Relevant Guidance:**

The UK Renewable Energy Strategy (July 2009)

Planning Practice Guidance for Renewable and Low Carbon Energy (DCLG, July 2013)

The NPPF outlines that local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:

- have a positive strategy to promote energy from renewable and low carbon sources;
- design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;
- consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources; and
- identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for collocating potential heat customers and suppliers.

The NPPF further advises that when determining planning applications, local planning authorities should:

- not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local

planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

The NPPF states that planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; and
- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

In determining applications, the NPPF states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

It is considered that the main thrust of the NPPF is to positively support sustainable development, and there is positive encouragement for renewable energy projects. However the NPPF reiterates the importance of protecting important landscapes, especially Areas of Outstanding Natural Beauty, as well as heritage and ecology assets.

#### Other Material Considerations

South Somerset Sustainable Community Strategy:

Goal 1 - Safe and Inclusive

Goal 3 - Healthy Environments

Goal 4 - Quality Public Services

Goal 5 - High Performance Local Economy

Goal 7 - Distinctiveness

Goal 8 - Quality Development

Goal 10 - Energy

Goal 11 - Environment

South Somerset Carbon Reduction and Climate Change Adaption Strategy 2010- 2014

#### CONSULTATIONS

**West Camel Parish Council:** Whilst not wanting to object to the amended proposal (to include the bund) the Council have the following strong concerns and would like to see these issues form conditions should the application be approved:

- The bund – sight of a Transport Plan prior to the development commencing and strict adherence to the planned route.
- Potential for increased surface water runoff – the existing ditch is we believe being piped to allow the bund to be built closer to the hedge. British Renewables were unable to advise the planned pipe diameter at this time. This must meet the specifications requirement in the event of very wet winters otherwise surface ater

flooding will occur. The plans do not specify how water running off the fields flows through the bund into the piped ditch.

**Queen Camel Parish Council (adjacent parish):** No comments received.

**Yeovilton Parish Council (adjacent parish):** Any vehicle routes to the above site should not be via Bridgehampton, as it is not the best route into the site and the road is inadequate for a large number of lorries bringing in material for the bund. There are also concerns regarding flooding which may result from the bund and the re-instatement of the site at the end of the permission. They enquired whether drainage improvements could be sought in response to recent flood events.

**MOD:** No objection.

The site of the proposed development occupies the statutory aerodrome safeguarding zone surrounding Royal Navy Air Station (RNAS) Yeovilton it being approximately 1638m east of the aerodrome directly beneath the approach to runway 27.

The development proposal relates to the erection of an extensive array of ground mounted photovoltaic panels supported on metal frames which will be between 1.317 and 2.133m in height. The scheme also features an earthen bund, security fencing; security cameras mounted on poles as well as inverter and transformer installations.

The MOD has previously commented upon this development proposal and raised safeguarding objections relating to impacts the solar arrays would have upon the effective performance of the Precision Approach Radar (PAR) that surveys the approach to runway 27 which provides navigational guidance to aircraft using this runway.

The applicant has modified the layout of the proposed solar array, reduced the heights of the solar panels and introduced an earthen bund along the western boundary of the application site to screen the solar arrays from the radar. These measures fully address the safeguarding concerns previously identified by the MOD.

I can therefore confirm that the MOD maintains no statutory objections to the proposed development subject to:

1. The revised drawings 1095-0201-01 (issue 12), 2466- 200 (rev. G), 2466 – 201 (rev. e); the associated schedule of the coordinates for the positions of the ends of each row of solar panels and the heights of the panels and the schedule of the coordinates and heights of the bund structure along its entire length being the approved documents designating the layout and dimensions of the scheme.
2. The inclusion of a condition in any permission granted obligating the applicant (and their appointed contractors) to liaise with the MOD prior to the commencement of construction works on the site to verify that the deployment of plant equipment, cranes and temporary structures will not impede the operation of transmitter/receiver installations at RNAS Yeovilton or otherwise obstruct the movement of air traffic to and from the aerodrome and to attach air navigation warning lighting to cranes or other temporary installations as identified as necessary by the aerodrome operator for the purpose of maintaining air traffic safety
3. The inclusion of a condition in any permission granted obligating the applicant to ensure that the dimensions of the earthen bund are maintained (in accordance with the dimensions specified in the approved drawings and schedule detailing its coordinates and heights) for the duration that the solar farm (and associated infra-structure) are deployed on the

application site to maintain effective screening of the solar farm development from the PAR at RNAS Yeovilton for the purpose of maintaining air traffic safety.

4. The inclusion of a condition in any permission granted obligating the operator of the solar farm to obtain prior approval from the planning authority before undertaking any variation of the approved design or layout of the solar farm (as detailed in the approved drawings and supporting schedules) including the earthen bund.

**Environmental Protection:** No comments

**County Highways:** No objection. Access to the public highway for construction, maintenance and decommissioning will be via the access to Southfield Farm off West Camel Road. West Camel Road is a classified highway to which the national speed limit applies and the farm is less than 3km from the A303. In terms of maintenance the PV park requires minimal attention therefore traffic associated with the development once completed will be negligible.

Recommends conditions requiring a Construction Traffic Management Plan, a condition survey of the highway and details for the installation and use of equipment, in particular for wheel cleaning, to ensure all vehicles leaving the site are in such a condition so as not to emit dust, mud, slurry or other debris on the highway.

**Environment Agency:** No objection subject to a condition seeking the implementation of the submitted Flood Risk Assessment (FRA) and details of an ownership and management plan for the surface water run-off limitation scheme for the site, as shown in the FRA.

**Climate Change Officer:** No objections. The proposed array will be one of several installed in the region recently making a significant impact on CO2 emissions and the regions renewable electricity generation. If approved, this installation will generate 11 MW of electricity equivalent to that used by around 2200 homes or 1.36% of South Somerset's total annual electrical requirement. The development is well designed and close to the consumers of Yeovilton and Ilchester which will minimise grid losses.

**Archaeology:** There are potential prehistoric remains on site. I recommend a condition requiring the developer to carry out a programme of archaeological works.

**English Heritage:** We do not wish to offer any comments on this occasion. The application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

**Conservation Officer:** (Comments from previous application) I have considered this application in the light of the listed buildings and conservation areas in the surrounding area and concluded that it will not adversely affect the setting of any of these designated assets.

**Ecology:** No objections subject to a condition relating to badgers and the carrying out of a survey for badger sets prior to commencement of any works.

**Natural England:** Referred to their comments made in reference to the previous application - It does not appear that the application falls within the scope of the consultations that Natural England would routinely comment on. It is for the local authority to determine whether or not this application is consistent with national or local policies on biodiversity and landscape.

**Somerset Wildlife Trust:** We fully support the recommendations contained within the submitted Ecological Assessment and particularly those within Section 7. On the basis that

these recommendations are incorporated within the planning conditions we have no objection.

**Landscape Officer:** The Landscape Officer's initial comments are provided in full in Appendix A at the end of this report. His latest comments in response to the latest plans are as follows:

I have previously given a full landscape consultation response 07 February 2014, which – with provisos – suggested that this is a site capable of accommodating a PV array. These amended plans follow the applicant's extensive discussions with the MOD, which have resulted in the extent of the array being reduced, which is a positive element of this revised design. The amended proposal now includes an earth bund that runs along the site's west boundary, provided to meet MOD concerns. The bund has been designed as a reinforced structure to thus restrict its footprint.

It is the presence of the earth bund that has been the cause of some landscape concern. Consequently, the proposal has come forward placing the bund within a plantation belt of native trees and shrubs, of a minimum width of 5 metres to both sides of the bund, with densities specifically tightened to the side of the bund's external face, to achieve denser cover. I view this to be an acceptable method of countering the bund's form, and thus in relation to the bund, I now have no further issues.

However, I am not convinced by the abrupt termination of the planting provision at the transformer station, which is not a credible landscape 'anchor'. I would advise either;

- (a) The planting belt is extended through to the Horsey Brook, to provide a consistent treatment to the site's west boundary, or;
- (b) A new hedge is planted southeast of the array's extent, to link the end of the bund; contain both the transformer station and the array; and to run northeastward across the field to link with the east boundary.

Once this amendment is made, then landscape concerns will have been met.

## **REPRESENTATIONS**

Written representations have been received from two local residents objecting to the application for the following reasons:

- We object to the solar park but also to the bund which will simply ensure that the park is even more of an eyesore and blot on the landscape.
- The inverter transformer stations at 3.5m high will have an overbearing visual impact on the surrounding landscape.
- Increased noise from military aircraft due to loss of ground absorption resulting from the solar panels which have hard surfaces.
- Light pollution – glare from night time approach runway lights will be unacceptable as will the day time glare and glint when working within the adjoining land.
- Increased runoff resulting in increased flood risk to adjacent landowners. The highway already suffers during heavy rainstorms.
- Loss of prime agricultural land.
- Erosion of the countryside, harm to landscape character.
- Harm to wildlife – buzzards, kestrels, owls.
- The bund will be an incongruous feature within the local landscape and cause problems with water runoff.
- Traffic impact of construction vehicles.

- Noise impact resulting from heavy plant machinery.
- The connection cable will be routed for miles along the local roads causing more disruption to local traffic.
- Proximity of the solar farm to RNAS Yeovilton will be harmful to aviation safety.

## **CONSIDERATIONS**

This application is seeking planning permission to erect a 11.47MW solar farm on a 23 hectare site comprising three agricultural fields in the open countryside. The solar farm comprises the erection of solar arrays, inverter stations, switch housing, access track, security fencing and cameras and is sought for a 25-year period.

The main considerations for this application are considered to relate to airfield safeguarding for nearby RNAS Yeovilton, landscape character and visual amenity, impact upon ecology, residential amenity of nearby residential properties, impact upon archaeology, flooding and drainage and highway safety.

### **Principle:**

Part 10 of the National Planning Policy Framework (NPPF) states that local authorities should “have a positive strategy to promote energy for renewable and low carbon sources” and “design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts”.

The application site is greenfield, agricultural land (grade 3b) located in the open countryside. The solar park is sought for a 25 year period after which time the site will be restored to its former status and it is noted that the applicant intends to allow the ground around the solar arrays to become pasture for sheep to graze. On this basis it is accepted that the proposal will not result in the significant loss of best and most versatile agricultural land and is broadly in compliance with the Renewable and Low Carbon Planning Practice Guidance paragraph 013 (Reference ID: 5-013-20150327). As such the proposal is considered to be acceptable in principle.

### **Airfield Safeguarding:**

The application site is located approximately 1.6km to the east of the landing runway at RNAS Yeovilton and is within the safeguarding zone for the RNAS Yeovilton airbase. The current proposal follows a previous application for a very similar scheme, which was refused in 2013 following objections from the MOD relating to aviation safety concerns with regard to the airbase.

The solar array and associated structures are constructed from metallic and other highly reflective materials and the MOD’s technical assessments indicated that the presence of such an extensive area of reflective surfaces in this location would reflect radar transmissions. Such interference would degrade the performance of the Precision Approach Radar (PAR), a navigational aid for aircraft using runway 27 at the Yeovil, and adversely affect the safe management of air traffic completing landing procedures.

On the submission of the current application the MOD upheld their previous objection to the scheme. Since this time there have been extensive negotiations with the applicant to try and address this concern. The solution is in the form of an earth bund along the west and northwest perimeter of the site to act as a solid physical barrier that would effectively block any direct line of site of the solar array and associated apparatus from the PAR thereby ensuring that any potential interference to the PAR does not occur. The proposed bund is a narrow grassed bank measuring between 2.4m to 3.0m high and will be constructed with an internal mesh system to ensure the bund’s height and shape is maintained. The MOD have

accepted that these mitigation measures fully address their earlier concerns.

A Glint and Glare Report was provided as part of this submission and the MOD has raised no concern with regard to issues of glint and glare on aviation safety. On this basis the MOD has now dropped their previous safeguarding objection and subject to the imposition of a number of conditions it is accepted that this revised proposal should not be prejudicial to aviation safety.

**Landscape character and visual amenity:**

The site is approximately 1km from a solar installation at Chilton Cantelo (13 hectares in area) and approximately 2.7km from another solar park (13 hectares in area) near Queen Camel to the east. The context of these sites is in a wide lowland vale where the field sizes include large areas of single crops and where the dominant feature is the substantial scale of nearby RNAS Yeovilton. Within this context the Landscape Officer is of the opinion that the various PV installations will only have a visual significance in their immediate vicinity and that there will be few locations where the three sites will be viewed in the same sightline. For this reason the cumulative impact resulting from this proposal and the existing nearby installations is not considered to be significant.

The application site comprises three agricultural fields primarily bounded by native hedgerows that offer a reasonable level of enclosure and visual containment. Its location within a wide, fairly flat valley floor also enables the site to assimilate reasonably well into the wider landscape. Public views of the site are mainly low-level views which should be broken by intervening hedge planting. The inclusion of the bund has raised some landscape concerns, however, its design and position set 5m in from the roadside hedgerow with dense planting within the intervening gap follows the advice of the Landscape Officer and should ensure that once the planting has matured has a very discrete presence both from close to and any more far reaching views.

Connection to the grid will be by underground cable to the Chilton Cantelo substation and is being dealt with under a separate on-going application.

For the above reasons the proposed development is considered to raise no substantial landscape or visual amenity concerns.

**Residential amenity:**

The closest residential properties to the site lie approximately 180m to the east and 260m to the north. Given the relatively low profile of the proposed development and inanimate nature it is not anticipated that the proposal will cause any demonstrable harm to nearby residents.

**Access and highway safety:**

Whilst traffic generation in association with the solar park will be very limited once it is operational it is anticipated that the initial construction phase of the park and associated bund will result in significant levels of traffic.

Access to the site will be via the existing farm track serving Southfield Farm which leads on to West Camel Road, a classified highway, to the north. During construction the applicant has confirmed that the volume of earth required to form the bund is approximately 5,655 cubic metres and that based on a 20 tonne lorry delivering the soil this would result in 220 two-way trips, potentially between 20 – 50 deliveries per day during the construction period of the bund. Deliveries associated with the solar equipment is between 6-8 lorry trips per week for the 16 week period it is anticipated to take to construct. There will be additional vehicle movements for staff cars.

Whilst the level of construction traffic is relatively high the highway authority is satisfied that

the local road network can accommodate this level of traffic without resulting in significant highway safety concerns. Bearing in mind it is only for the brief construction phase with little traffic arising once operational it is considered that the impact it will have upon the rural amenities of the local area will be limited and that this element of the proposal is acceptable.

**Ecology:**

The council's Ecologist is satisfied with the findings and conclusions of the submitted ecological appraisal and recommends conditions requiring a survey for badger setts prior to the commencement of the development and the implementation of the ecological enhancements set out in paragraph 8.2 of the Ecological Appraisal. Subject to the imposition of these conditions forming part of any consent the proposal raises no significant ecological concerns.

**Archaeology:**

A geophysical survey of the site has identified potential prehistoric remains. In view of this the County Archaeologist has requested that a condition requiring further archaeological assessment of the site be carried out before the development is commenced.

There is a scheduled ancient monument at Marston Magna (MAMA1 – moated site and earthworks) approximately 1.6km to the southeast. Neither County Archaeology or English Heritage have raised any concerns in respect of this heritage asset.

**Drainage and Flooding:**

A small section of the site that runs alongside the stream at its southern end is located within flood zones 2 and 3, however this area is to remain undeveloped as part of the proposal. The remainder of the site is not within an area that is known to be at risk of flooding. Some local concerns have been raised with regard to increased surface water run-off as a result of the solar park and the accompanying bund however the Environment Agency is satisfied with the submitted Flood Risk Assessment and that the proposal will not result in any increased run-off to that currently experienced. Therefore there is no evidence to support the view that the proposal will lead to any new substantive drainage or flood risk issues.

**Other matters:**

Other concerns raised by local residents include increased noise from military aircraft due to loss of ground absorption as a result of the introduction of the solar panels and also increased light position due to glint and glare from the panels. There is no evidence however to support these suggestions and the Environmental Protection Officer has raised no concerns in this regard. A final matter raised relates to noise from the heavy plant machinery used during the construction phase. Whilst there is likely to be some additional noise generated from the construction activities, given the distance of the site from the nearest properties and the short term nature of the works the level of disturbance it is not considered to be so severe an issue as to cause a demonstrable loss of amenity to local residents or to be unduly harmful to the rural amenities of the area.

**Conclusion:**

In summary, the solar farm accords with the government objective to encourage the provision of renewable energy sources and raises no substantive amenity concerns. The previous aviation safety concerns have now been fully addressed to the satisfaction of the MOD through the provision of the earth bund and with the accompanying landscaping scheme it is accepted that the presence of the bund can be adequately mitigated without resulting in any substantive harm to landscape character or visual amenity. In all other respects the proposal is considered to be acceptable and as such is recommended for approval.

**RECOMMENDATION:**



Grant consent for the following reason:

Notwithstanding local concerns it is considered that the benefits in terms of the provision of a renewable source of energy, which will make a valuable contribution towards cutting greenhouse gas emissions, outweigh the limited impact the proposal will have on the local landscape character. As such the proposal accords with the aims and objectives of Policies SD1, TA5, TA6, EQ1, EQ2, EQ3, EQ4 and EQ7 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

Subject to the following:

1. 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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans drawings numbered:
  - 2466\_201\_Rev E, 1095-0201-01 (issue 12), 2466\_200\_Rev G received 11/06/2015; and
  - Site location, block plan, 001 (issue 01), 004 (issue 01), 9999-0208-71, XXXX-0206-00, 34523-01-00 (issue B) and 002 (01) received 20/01/2014.

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

3. The development hereby permitted shall be removed and the land restored to its former condition within 25 years of the date of this permission or within six months of the cessation of the use of the solar farm for the generation of electricity, whichever is the sooner, in accordance with a restoration plan to be submitted to and approved in writing by the local planning authority. The restoration plan will need to include all the works necessary to revert the site to open agricultural land including the removal of all structures, materials and any associated goods and chattels from the site.

Reason: In the interest of landscape character and visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan.

4. The position and heights of the panels and bund structure (across its entire length) shall accord with the details set out on drawings numbered 1095-0201-01 (issue 12), 2466- 200 (Rev. G) and 2466 – 201 (Rev. E) and the associated schedule of the coordinates received 11 June 2015. The position and height of the bund and panels shall thereafter not be permanently maintained.

Reason: In the interest of aviation safety.

5. The bund structure shall be installed in full accordance with approved drawings numbered 1095-0201-01 (issue 12), 2466- 200 (Rev. G) and 2466 – 201 (Rev. E) and the associated schedule of the coordinates received 11 June 2015 prior to the commencement of any works relating to the solar park element of the permission hereby granted, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of aviation safety.

6. No works shall commence on site unless details of all plant equipment, cranes and other temporary structures as well as details of any air navigation warning lighting have been submitted to and agreed in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the agreed details.

Reason: In the interest of aviation safety and to ensure that any plant equipment and temporary structures will not impede the operation of the transmitter / receiver installation at RNAS Yeovilton or otherwise obstruct the movements of air traffic to and from the aerodrome.

7. No works shall commence on site unless details of a scheme of monitoring and maintenance of the earth bund, to ensure that it continues to be an effective screen to solar farm from the PAR at RNAS Yeovilton over the lifetime of the development, has been submitted to and agreed in writing by the local planning authority. Such approved details shall thereafter be fully implemented for the lifetime of the solar park.

Reason: In the interest of aviation safety.

8. 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 alterations to the approved design or layout of the solar park and bund without the prior express grant of planning permission from the local planning authority.

Reason: In the interest of aviation safety.

9. 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 interest of the site in accordance with policy EQ3 of the South Somerset Local Plan.

10. The development hereby permitted by this planning application shall only be undertaken in accordance with the approved Flood Risk Assessment (Ref: J-4119.12-FM dated March 2013 and prepared by H20K) specifically including the following measures detailed within the FRA:

1. All access routes to have permeable surfaces constructed of either mown grass or unbound stones.
2. Swale features are installed prior to any other construction works associated with the proposed development.
3. All surface water drainage features are maintained appropriately, over the lifetime of the development.
4. No culverting of the drainage ditch.

Reason: To prevent any increased risk of flooding associated with installation of the solar park development.

11. No development shall commence unless an ownership and management plan for the surface water run-off limitation scheme for the site, as shown in the Flood Risk Assessment (Ref: J-4119.12-FM dated March 2013 and prepared by H20K), has been submitted to and approved in writing by the local planning authority. The

approved scheme shall be implemented and maintained in accordance with the approved programme and details.

Reason: To prevent any increased risk of surface water flooding associated with installation of the solar park development.

12. Prior to the commencement of development a construction traffic management plan providing details on the delivery of the material for the bund, the photovoltaic panels and equipment to the site, details of the parking and storage area; and any alterations to the vehicular access shall be submitted to and approved in writing by the Local Planning Authority (and Local Highway Authority) and fully implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

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

13. The applicant shall ensure that all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site, details of which shall have been agreed in advance in writing by the Local Planning Authority and fully implemented prior to start of construction, and thereafter maintained for the duration of the construction phase.

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

14. Prior to, and not earlier than 2 months before, commencement of any works, a survey for badger setts will be undertaken, and if any are present within 30 metres (including on adjoining land) of the development site, the works shall not commence until a method statement for the protection of badgers has been produced and any necessary Natural England licences have been obtained. The method statement shall be implemented in full.

*Reason: For the conservation and protection of legally protected species in accordance with Policy EQ4 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981, and The Protection of Badgers Act 1992.*

15. The development hereby permitted shall be carried out in accordance with the ecological enhancements set out within section 8.2 of the Ecological Appraisal dated November 2012, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of conservation and to accord with policy EQ4 of the South Somerset Local Plan and paragraph 188 of the National Planning Policy Framework.

16. The development hereby permitted shall not be commenced unless 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.

Reason: In the interest of landscape character and visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan.

17. No works in respect of the solar park hereby permitted unless details of the finished colour of the security fencing and the finished colour and position of the CCTV equipment has been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the agreed details.

Reason: In the interest of landscape character and visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan.

18. No means of audible alarm shall be installed on the site without the prior written consent of the local planning authority.

Reason: In the interest of residential amenity and the rural amenities of the area to accord with Policy EQ2 of the South Somerset Local Plan.

19. No means of external illumination / lighting shall be installed without the prior written consent of the local planning authority.

Reason: In the interest of visual amenity and to safeguard the rural character of the area to accord with Policies EQ2 and EQ7 of the South Somerset Local Plan.

20. The supporting posts to the solar array shall not be concreted into the ground.

Reason: In the interest of sustainable construction and to accord with part 10 of the National Planning Policy Framework.

#### Informatives:

1. The developer is advised to refer to the informatives set out within the EA's letter dated 11/02/2014.
2. The developer is reminded that a condition survey of the existing public highway will need to be carried out 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. Under Section 59 of the Highways Act 1980 allows the Highway Authority to recover certain expenses incurred in maintaining highways, where the average cost of maintenance has increased by excessive use. The condition survey will be used as evidence should damage to the highway network occur during the construction phase of the development.

## APPENDIX A - Conservation Consultation Response - Landscape

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TO: Alex Skidmore  
FROM: Robert Archer  
DATE: 07 February 2014

**APPLICATION: 14/00215 – Land S of Southfield farm, Yeovilton**

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Alex, I have reviewed the above re-application and its associated documentation submitted in support of the above proposal, which seeks to construct a PV solar array on a land of 22.74ha that lays to the south of the local Yeovilton – Queen Camel road, and circa 1.0km south of West Camel and 1.5km east of RNAS Yeovilton. I am familiar with the wider landscape context of the proposal, and recollect the earlier submission – as this is effectively the same proposal, my earlier comments follow with little amendment.

To assist both PV developers and our own assessment of such proposals, SSDC has set out a number of landscape criteria within its guidance note on PV installations that proposals should aim to satisfy, to ensure potential impacts are not significantly adverse. These criteria include:

- (1) Site selection - array proposals should ideally be guided toward previously developed land. 'Greenfield' site proposals should express a relationship with existing development presence.
- (2) Landscape character - the proposal should complement the character of the local landscape, particularly its scale and pattern, and be located within land areas that equate to typical field/plot sizes, and are suited to the uniformity of a PV array;
- (3) Visual impact - the array should be sited to limit its visual profile, with minimal overlooking from sensitive public vantage points;
- (4) Cumulative impact - there should be no overly cumulative effect of PV sites arising from consents given in any one area, and;
- (5) Site detail - site layout and design should be landscape-sympathetic.

This application includes an assessment (L&VIA) of potential landscape and visual impacts that may arise from the installation of an array at this site. It assesses the landscape features that define and contain the site - primarily hedgelines and small copses - to be robust and typical of the locality. It identifies the general character to be typically rural, but notes the intrusion of activity associated with the local air base. It considers there to be few sensitive visual receptors, and judges the local landscape to be capable of absorbing an array, due to the strong tree and hedgerow structure, both surrounding the site, and providing a wider context for site assimilation.

In relation to the above criteria, and the findings of the L&VIA, my detailed comments follow:

- (1) SSDC's PV guidance note advises that array proposals on 'greenfield' sites should be located to express a relationship with existing development presence. In this instance, the relationship with established built form is tenuous. Whilst a local lane runs to the southwest of the site, and a singular farm holding abuts the northern boundary, there is otherwise no built form or other development presence into which this proposal can be anchored. Hence

in relation to the lack of a development context, I am not persuaded that the application site is suitably located.

(2) With regard to potential landscape character impact, the array is proposed to lay within three fields that are typical of the scale of the local fields that characterise this part of the lowland vale. These fields are primarily defined by managed hedgerows that broadly correspond to a rectilinear 'enclosure' pattern. The bounding hedgerows offer a fair degree of enclosure and containment, which goes some way toward enabling the site's assimilation into the wider landscape pattern. Also to advantage is the relatively flat topography of the vale floor, which enables the array to nestle in the base of the vale. Hence in this respect, I would concur with the L&VIA, that the character of this local landscape appears capable of absorbing an array.

That is not to say that landscape character impacts are fully satisfied however. The concept of landscape character also considers the appropriateness of the context for development, as touched upon in (1) above: In this instance, an array circa 22.74 ha. is clearly a substantial area, and whilst this is minimal compared to the scale of RNAS Yeovilton to the west, it is in the main larger than the surrounding fields. Its expression of panel forms within security fencing can be viewed as being 'industrial' in character. Such character is in most part at variance with this landscape setting, which has a predominant sense of rural character as expressed by the pattern and strength of the hedgerow network; extensive farmland; and the low level of development presence. This incongruity reinforces the concerns raised in site selection (1) above, to an extent that the proposed development within such a rural context is difficult to support.

(3) The relatively flat topography of the site potentially enables the proposed array to nestle into the broad base of the vale, which will assist in reducing the number of low-level views into the site. The L&VIA notes that there are few sensitive receptors, and the closer views of the site are partial and low-trajectory, and disrupted by intervening hedges to thus limit public prospect. Higher level views are at a greater distance from the site, and again prospect is limited. I note however, that the regional footpath – the Leland Trail – is not assessed, and I consider this to be a sensitive receptor. From my own assessment of the site, I note views from the Trail to be low trajectory, and intercepted by intervening hedgerows. I also note that the L&VIA proposes mitigation in the form of a new native-species woodland belt to the most sensitive boundary, along with supplementation of hedge boundaries to break-up the mass of the array, and a raising of the hedge height, to thus reduce any potential visibility. I agree these proposals to be appropriate, and necessary to reduce the potential visual impact upon local visual receptors. Overall, I agree the findings of the L&VIA that the site – despite its scale – will not create a significantly adverse visual impact.

(4) This proposed array lays to the north of a recently constructed PV installation at Chilton Cantello, with little more than a 1km distance between them. This gives the potential for a cumulative impact to arise. The context of both sites is the wide lowland vale, that lays between the low hills to the south of the River Yeo, and the ridge formed by Camel and West Camel Hills to the north. This is a broad area, within which the substantial scale of RNAS Yeovilton is the dominant element, and field sizes vary to include large areas of single crops. Within this context, both PV installations will only have a significance in their immediate vicinity, and it is noted that whilst the L&VIA indicates the two sites in a number of its photos, there will be few locations that will perceive the two in the same sightline, and in those

instances, perception will be minimal. Consequently, the cumulative impact is not deemed sufficiently adverse to tell against this application.

5) Turning to site detail, I note that the height of the array is stated as being 2.43m whilst a weldmesh fence surround of circa 2.0 m height is cited. It would appear that no site-levelling works are intended, and PV mounting is limited to a fixed racking system with its toes driven into the ground without need for concrete, and I view this as a positive approach. I have not seen an indication of how grid connection will be achieved, which should not involve any overhead cabling, nor is it clear (i) what the height of CCTV camera mounts will be, (ii) the tone finish of the mounting, nor (iii) where they will be located. Clarity is needed on these items.

Looking at the application overall, it is clear that whilst the location selected is not well related to built form, and I have some apprehension of the proposal's incongruity within an agricultural landscape, I would acknowledge that the scale of the proposal can be accommodated within the context of the wider vale without undue impact, and the site's visual profile is low. Hence whilst there are potentially grounds on which to base a landscape objection, mindful that national government guidance is heavily weighted in favour of renewables, and that LPAs are urged to approve renewable energy schemes providing impacts can be made acceptable, then I do not consider the extent of landscape impact to be sufficiently adverse to generate an over-riding landscape objection.

Should you be minded to approve this application, I would advise that we first seek confirmation of;

- (a) Detail of grid connection, and;
- (b) Details of CCTV installations;  
and condition;
- (c) The planting works to conform with the landscape masterplan (drawing 2556.200A) and the planting detail (drawing 2466.201) and;
- (d) A detailed site management proposal to be submitted covering the long term management of the site's vegetation and landscape features.

Do get back to me if you require clarification on any of the above points, or if there are any other issues related to this application that I may have overlooked at this stage.

**Robert Archer**  
**Landscape Architect**

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telephone: 01935 462649

e-mail: [robert.archer@southsomerset.gov.uk](mailto:robert.archer@southsomerset.gov.uk)

*File: renewable/pvs/apps/yeovilton13-05*

# Agenda Item 16

## **Henstridge Airfield– Verbal update (Confidential)**

This item will involve a confidential verbal update by the Development Manager

### **Confidential - Exclusion of Press and Public**

By virtue of the Local Government Act 1972, Schedule 12A under paragraph:

- 3, information relating to the financial or business affairs of any particular person (including the authority holding that information).

Members are asked to pass a resolution to exclude the press and public during consideration of this item as the public interest in maintaining the exemption from the Access to Information Rules outweighs the public interest in disclosing the information.



# Agenda Item 17

## **Henstridge Airfield– Update (Confidential)**

*Strategic Director*  
*Assistant Director*  
*Service Manager*  
*Contact Details*

*Rina Singh, Place & Performance*  
*Martin Woods Economy*  
*David Norris*  
[David.norris@southsomerset.gov.uk](mailto:David.norris@southsomerset.gov.uk) or 01935 462382

### **Purpose of the Report**

The Development Manager will provide Area East Committee members with a verbal update on Henstridge Airfield

### **Recommendation**

- (1) That Area East Committee members note the contents of the presentation