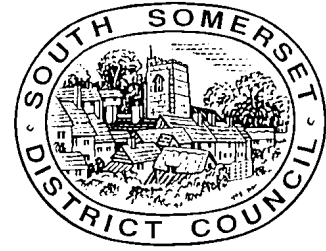


South Somerset District Council

Notice of Meeting



Area East Committee

Making a difference where it counts

Wednesday 10th February 2016

9.00 am

**Council Offices
Churchfield
Wincanton
BA9 9AG**

(disabled access and a hearing loop are available at this meeting venue)



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

The public and press are welcome to attend.

Please note: Consideration of planning applications will commence no earlier than **10.45am**.

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Kelly Wheeler, 01935 462038**, website: www.southsomerset.gov.uk

This Agenda was issued on Tuesday 2 February 2016.

Ian Clarke, Assistant Director (Legal & Corporate Services)

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



INVESTORS IN PEOPLE

Area East Committee Membership

Mike Beech
Tony Capozzoli
Nick Colbert
Sarah Dyke-Bracher

Anna Groskop
Henry Hobhouse
Tim Inglefield
Mike Lewis

David Norris
William Wallace
Nick Weeks
Colin Winder

South Somerset District Council – Council Plan

Our focuses are: (all equal)

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

Scrutiny Procedure Rules

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

Consideration of Planning Applications

Members of the public are requested to note that the Committee will break for refreshments at approximately **10.30 am**. Planning applications will not be considered before **10.45 am** in the order shown on the planning applications schedule. The public and representatives of Parish/Town Councils will be invited to speak on the individual planning applications at the time they are considered. Anyone wishing to raise matters in relation to other items on the agenda may do so at the time the item is considered.

Highways

A formal written report from the Area Highways Officer should be on the main agenda in May and November. A representative from the Area Highways Office should attend Area East Committee in February and August from 8.30 am to answer questions and take comments from Members of the Committee. Alternatively, they can be contacted 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 SSDC council office, to see what executive/key decisions are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

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

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

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

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

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

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

Public Participation at Committees

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

Public Question Time

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

Planning Applications

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

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

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

The order of speaking on planning items will be:

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

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

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

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

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

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

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

Area East Committee

Wednesday 10 February 2016

Agenda

Preliminary Items

1. Minutes of Previous Meeting

To approve as a correct record the minutes of the previous meeting held on Wednesday 13th January 2016.

2. Apologies for absence

3. Declarations of Interest

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

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

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

Planning Applications Referred to the Regulation Committee

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

Councillors Sarah Dyke-Bracher, Tony Capozzoli and Nick Weeks.

Where planning applications are referred by this Committee to the Regulation Committee for determination, in accordance with the Council's Code of Practice on Planning,

Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

4. Public Participation at Committees

a) Questions/comments from members of the public

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

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

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

6. Date of Next Meeting

Members are asked to note that the next scheduled meeting of the committee will be at the Council Offices, Churchfield, Wincanton on Wednesday 9th March at 9.00 am.

7. Chairman Announcements

Items for Discussion

- 8. Exclusion of the Press and Public** (Pages 9 - 10)
- 9. Wincanton Community Sports Centre Update Report (Confidential)** (Pages 11 - 17)
- 10. Tolbury Mill Funding Contributions (Confidential)** (Pages 18 - 20)
- 11. Streetscene Service Update** (Pages 21 - 24)
- 12. Balsam Centre - Allocation of Healthy Living Centre Funding** (Pages 25 - 30)
- 13. Neighbourhood Plan Progress Report** (Pages 31 - 36)
- 14. Area East Annual Town/Parish Council Meeting Update Report** (Pages 37 - 41)
- 15. Area East Committee Forward Plan** (Pages 42 - 43)
- 16. Planning Appeals (For information only)** (Pages 44 - 52)

17. **Schedule of Planning Applications to be Determined by Committee** (Pages 53 - 54)
18. **15/01500/FUL - Land at Furge Lane, Henstridge** (Pages 55 - 72)

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.

Recording and photography at council meetings

Recording of council meetings is permitted, however anyone wishing to do so should let the Chairperson of the meeting know prior to the start of the meeting. The recording should be overt and clearly visible to anyone at the meeting, but non-disruptive. If someone is recording the meeting, the Chairman will make an announcement at the beginning of the meeting.

Any member of the public has the right not to be recorded. If anyone making public representation does not wish to be recorded they must let the Chairperson know.

The full 'Policy on Audio/Visual Recording and Photography at Council Meetings' can be viewed online at:

<http://modgov.southsomerset.gov.uk/documents/s3327/Policy%20on%20the%20recording%20of%20council%20meetings.pdf>

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Agenda Item 8

Exclusion of the Press and Public

The Committee is asked to agree that the following item (agenda item 2) be considered in Closed Session by virtue of the Local Government Act 1972, Schedule 12A under paragraph 3: "Information relating to financial or business affairs of any particular person (including the authority holding that information)." It is considered that the public interest in maintaining the exemption from the Access to Information Rules outweighs the public interest in disclosing the information.

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Agenda Item 9

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Agenda Item 10

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

Agenda Item 11

Report for Area East Committee on the Performance of the Streetscene Service

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

Purpose of the Report

To update and inform the Area East Committee on the performance of the Streetscene Service in the Area for the period October 2015 – January 2016.

Recommendation

Members are invited to comment on the report.

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

- Routine cleansing and grounds maintenance
- Highway weed control

Operational Works

Over the last few months we have focussed on the normal pattern of seasonal matters such as leaf clearance, rural road litter clearing, ditch maintenance and cleaning around seasonal events.

We are midway through the second spray of the highway weed killing operation and we have delivered the second application in all of the market towns. When the spring arrives we will continue this work and carry out the final weed control in the villages throughout the district. The herbicide that we use is Round-up pro-biactive which carries no hazard classification and when coupled with an approach of spot spraying individual weeds rather than 'blanket spraying' vast areas, does I believe provide the safest cost effective method of weed control available to us when considering the size of the area that we maintain.

As mentioned in the last Area Report, we have fitted weed removal brushes onto the road sweepers and have focussed on removal of soil & weeds that have built up on kerbed areas of the roads around the Area. We have made a notable impression into this work plan so far in the Area we have cleaned the A30 and roads from Sparkford through to Bruton and Henstridge through to Ansford. In addition to these routes, we have swept the roundabouts and splitter islands on the A303. Over the coming months we will continue with this schedule and work along from Somerton to Ansford and Ilchester to Keinton Mandeville.

At Christmas we worked with the Wincanton Town Team and Castle Cary Town Council to carry out targeted cleaning works to compliment seasonal activities. Should other towns or villages wish to organise similar types of events, we would be delighted to work with them or simply offer resources to support their work. If members would like more details about how to progress these kinds of ideas, please feel free to call me to discuss.

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

AREA EAST	Oct -15	Nov-15	Dec-15	TOTALS
Abbas & Templecombe		2		2
Alford				0
Babcary				0
Barton St David				0
Bratton Seymour				0
Brewham				0
Bruton	1			1
Castle Cary & Ansford		2		2
Charlton Horethorne				0
Charlton Mackrell	1			1
Charlton Musgrove				0
Chilton Cantelo	1			1
Compton Pauncefoot	1	1		2
Corton Denham				0
Cucklington	1			1
Henstridge	4	1	4	9
Holton				0
Horsington		1	2	3
Ilchester		1		1
Keinton Mandeville				0
Kingsdon		2		2
Kingweston				0
Limington				0
Lovington				0
Maperton	1			1
Marston Magna				0
Milborne Port			1	1
Mudford	2	2	2	6
North Barrow		1	1	2
North Cadbury				0
North Cheriton				0
Penselwood				0
Pitcombe	1			1
Queen Camel			2	2
Rimpton				0
Shepton Montague		0		0
South Barrow		1		1
South Cadbury				1
Sparkford	2			2
Stoke Trister		2		2
West Camel				0
Wincanton	2	2	5	9

Yarlington	0			0
Yeovilton		1		1
TOTAL AREA EAST	17	17	19	53

In Area East we find that the levels of tipping between April to the end of July show 53 instances of dumping compared to 66 reported fly tips for the same period last year. This continued improvement in numbers of fly tips removed is very encouraging and we continue to work to reduce these figures even further. We recognise that dumping on private land is not included in this recording and in certain locations this is a problem for members of our community. We will be working to develop ways in which we can assist landowners to address these issues over the coming months.

As is usual, the teams spent a number of weeks removing leaves during the autumn and we are investigating ways that we could use what we collect to recycle as mulch.

In the last report we informed members that we were looking to trial a night shift road sweeping round that focussed on sweeping the main roads around the district; while the remaining rounds were re-worked to pick up the cleansing of the towns and villages. After some minor teething issues we have successfully introduced a system that is both effective and acceptable to the staff involved. The results of this change are very encouraging as they are allowing us to sweep major routes around the district that are dangerous to access 'during the day'.

The pavement sweepers that we took delivery of late last year have been deployed in Ilchester and are moving to clean Marston magna, Sparkford and 'The Camels' over the coming weeks.

The rounds are being scheduled to prevent conflicting with refuse/recycling days. We are finding that the quality of cleansing is notably better than from simply litter picking areas.

The Parish Rangers employed by the team have been very busy and feedback on the contribution they have made to their respective parishes continues to be very good and we are continuing to develop the scheme with more parishes as requests are received.

During early January we held the first meeting of Parish Environmental Wardens at Lufton Depot.

The idea of the scheme is to develop a network of key individuals in each parish which will develop relationships with the service to work with us to address a wide range of environmental issues – from reporting a problem through to working with our teams to deliver locally important projects.

Should members or Parishes be interested in joining this group, please give me a call on the number listed above for a chat or to arrange for us to come and talk with the Parish Council about the scheme.

Our horticultural teams have completed the winter ditch maintenance schedules and are working through the winter shrub bed maintenance and hedge cutting programs. We also completed the maintenance of Public Rights of Way in South Somerset in line with the County Councils work program.

Since the summer period 2015, the team has been working very closely with the Yeovil Cemetery Team and together we are making notable improvements to the delivery of this service. This is a very specialised area of work and there is considerable expertise available within the service. In order to maximise good practice across the district we are available to work with other burial organisations to compare work practices and ensure that best work

and health & safety practice is being followed. Should you be interested in discussing this in more detail, please contact us to arrange a meeting.

Finally, this year we offered free Christmas tree shredding in the towns around the district and we recycled a number of trees in Henstridge, Wincanton, Bruton, Milborne Port and Cucklington. The scheme received a good response from residents and we aim to repeat this next Christmas.

What's coming next?

- Completion of the main road litter control program
- Completing the second herbicide application of the highway weed control program
- Deployment of the Parish Warden Scheme
- Ongoing development of our depot facilities

Financial Implications

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

Implications for Corporate Priorities

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

Background Papers

Progress report to Area Committees on the Performance of the Streetscene service

Agenda Item 12

The Balsam Centre – Allocation of Healthy Living Centre Funding (Executive Decision)

Assistant Director: Helen Rutter/ Kim Close, Communities
Service Manager: Helen Rutter, Area Development Manager East
Lead Officer: James Divall, Community Development Officer
Sue Place, The Balsam Centre Project Manager
Contact Details: James.divall@southsomerset.gov.uk or (01963) 435023

Purpose of the Report

To update members on the position at the Balsam Centre and to consider the allocation of funding ring-fenced for Healthy Living Centres.

Public Interest

Supporting and helping the Balsam Centre to improve the work of voluntary community organisations in the towns and villages across Area East

Recommendations

It is recommended that members

- 1) Note the report
- 2) Award the £10,000 ring fenced for Healthy Living Centres to the Balsam Centre for the delivery of the work programme.

Background

The Balsam Centre was established in 1998, with the purchase of the former memorial hospital in the centre of Wincanton. Extensive refurbishment of the building and the setting up of services was enabled through a Lottery grant and support from a range of funders, including SSDC. The project was established to specifically meet the needs of Wincanton and the surrounding area (this includes some 40 settlements with a population of 30,000) due to an identified gap in services in the area, particularly in mental health services.

The Balsam Centre delivers a range of integrated health and wellbeing projects and initiatives, most of which directly link with physical activity, healthy eating and mental health support alongside participation in community based activities, supported social engagement and learning.

The Centre is a Children's Centre and until recently the Balsam Centre was contracted by Somerset County Council to deliver child and family health and social services, linked to skills and achievement. This service delivery is still operating within the Balsam Centre building but through the new County Council delivery arm of the 'Get Set' programme. This still enables the Centre to deliver targeted and universal services to a wide range of families, with a clear focus on prevention. Many users of the 'Get Set' service now link in to other services offered at the Balsam Centre.

Current tenants are also considered to be on site partners and include The Balsam Nursery, Midwives, CAT Bus, Transition Vision Media Company, the Growing Space and Health Visitors. The presence of other key services helps to provide integrated, seamless services

that make people using the Centre feel safe, welcome and supported. The C.A.B runs a twice weekly outreach session on a drop in basis to offer help with a range of issues including welfare benefits and debt management advice. The Centre has exceptionally strong links with the local health visitors' team and works closely with Children's Social Care, local schools, pre-schools, and other partners supporting families. The Balsam Centre has now extended this strand of service by running its own nursery at Churchfields, South Somerset District Council offices.

SSDC has supported the Balsam Centre through both core funding and project grants, since it began. In the past, core funding has been allocated through the Healthy Living Pooled Fund; a budget set up jointly by SSDC, NHS Somerset and SCC, and reported annually to the South Somerset Health and Wellbeing Partnership (SSH&WP).

Members will recall that this budget was originally established to support Healthy Living Centres across the whole of the District but as the only eligible organisation is based in Area East, the budget was transferred and subject to local monitoring by AEC.

Current programme & future work

Most of the work of the Balsam Centre focuses on reducing health and social inequalities, in particular working with individuals and families who are disadvantaged, vulnerable and have little other support. The project is particularly successful at working closely with people to improve their own, and their families' life chances. There is a still a strong focus on mental health and this has been reinforced through securing the 'Like Minds' project, a successful Big Lottery application (Reaching Communities).

The 'Like Minds' programme will make a reduction in high numbers of people experiencing poor mental health or distress in the Balsam Centre's area of benefit. The Balsam Centre will work with people of all ages and all backgrounds with low or moderate mental health support needs, whether medically diagnosed or not. Identified beneficiary groups will include families on low income, lonely and isolated people and those with long term and limiting conditions. In particular it will work with young people who have emerged as a very vulnerable and high priority group with serious high levels of self-harm and associated concerns.

The 'Like Minds' programme will work at different levels; from preventative activities and early intervention to preventing deterioration when a condition has become entrenched. In all cases help with addressing the immediate problem (which may be a crisis) will be the first step, followed by the appropriate support to enable each person to make improvements that lead to recovery and lasting changes. The project's philosophy is to provide a social (as opposed to a medical) model of health and to address the inequalities that are at the root of these problems.

The Balsam Centre's strong partnership approach has been built up over many years with Health & Social Care, Schools, Children Centre's and local charities, local authorities, housing associations as well as their own projects such as the Growing Space (on site social and therapeutic horticulture) and the 'Men's Shed' initiative. The partners have a vital role in making referrals to the 'Like Minds' programme, underpinning and endorsing its role.

People referred or self-referring to the project will have access to one-to-one counselling, social and therapeutic groups, cooking and sharing food, walking and talking and other activities appropriate to their needs. New groups will be encouraged and develop as people using the projects pursue common interests.

Additionally the Balsam Centre has continued to increase and develop its programme and have included new projects such as Forest School for children and families as well as the expansion of the 'Men's Shed' project which is increasing in numbers and helping combat isolation and poor mental health.

The Centre continues to generate income from use of the building and marketing the building is an ongoing priority. The weekly 'Loose Ends' café has made a big difference and has increased footfall and increases local understanding of the centre and the services available. Total weekly 'uses' of the centre exceed 1000 with a range of community groups meeting and running classes/activities which include Painting and Drawing, Health Walks, Pilates, Textiles, Job Club, Beginners' IT and Patchwork and Quilting. There is a strong Volunteering project with around 60 active volunteers.

The Balsam Centre's 'Like Minds' project will be carefully monitored, using a range of performance monitoring indicators and measures against their identified project outcomes.

Outcome 1	People of all ages will have improved access to mental health support and recover or manage their conditions better
Outcome 2	People who are lonely or isolated will have increased opportunities to socialise in their own communities.
Outcome 3	Young people will have greater confidence and self-worth and improved school, family and work relationships.
Outcome 4	People of all ages will be able to enter or return to employment, training or learning.

Its management will include quarterly reports to the Big Lottery to ensure high quality delivery. This will also be replicated to the South Somerset District Council Neighbourhood Development Officer. The Balsam Centre through its current work with the University of the West of England will enable future (in house) analysis of Social Return on Investment.

Financial Implications

There is £10,000 transferred to Area East from the Healthy Living Pooled fund for allocation in 15/16. If members agree the above recommendation, this will all be allocated for this year.

Council Plan Implications

Focus Four: Health & Communities: encouraging communities to be healthy, self-reliant and with individuals who are willing to help each other.

Carbon Emissions & Climate Change Implications

None as a direct result of the report.

Equality and Diversity Implications

The loss of services designed to meet the needs of the most disadvantaged in target communities is likely to have a significant effect over time.

Background Papers

N/a

Table 1 Outcomes 2015/16

Activity	Description	Staff	Numbers of clients 2015/16	Outcomes
Health Walks	Weekly walks accessible for all	Volunteer co-ordinator and trained volunteer leaders	12 - 20 people each week	Promoting physical activity, social benefits, and committed volunteers.
Short Health Walks	Twice weekly walks for people with physical conditions that cause limited mobility; people with learning difficulties or those new to walking for health. One walk leaves from Balsam Centre, one leaves from the Health Centre.	Volunteer co-ordinator and trained volunteer leaders	15 – 20 people each week	Promoting physical activity, social benefits, and committed volunteers. In combination with other lifestyle changes, some walkers reduce their BMI significantly
Children’s Centre provision in two reaches, covering large area of Area East delivered until end of June 2015	Provision of a comprehensive range of health, social and educational child and family focussed services and activities. Play and Learn groups, Bumps and Babies, Buggy Walks, Toddler Groups, Toy Library, Mums 4 Mums post natal support, Child Contact, Supervised Contact, Swimming, Balsam Burblers, Home Visits, outreach to villages, work with Child Protection, Incredible Years parenting support and specialist support groups.	CC Manager, Family Support Workers, Early Years Development Worker, admin/project staff, health & social care professionals & partner agencies	In combined reach area of 1411 children aged 0 - 4, covering 18 LSOA's 62% (average) are registered users of centre with over 90% of children in the 3 Wincanton LSOA's registered. Average annual use of centre for each child is X 13 p.a.	To reduce health, social and educational inequalities and improve lives and life chances for children and families
Children’s Centre Buggy Walks, Playdays and Special Events	Outdoor and physical activity sessions, using the local countryside and Stourhead Estate	Early Years Development Worker, Family Support Workers, Family Workers and Lead Centre Officer	400 + children and parents	Children and families taking more exercise, enjoying outdoor play and socialising with their peers.
Job Done!	Provide support and training for those experiencing difficulties gaining and maintaining employment. To support some people into employment, others into training and or volunteering.	Job Done! Volunteer	2 – 5 people supported weekly	Building personal confidence and skills, volunteering and work experience opportunities & improved employability
Volunteering	Recruitment and management of volunteers and provision of a range of volunteering roles/opportunities.	Volunteer Co-ordinator	61 active volunteers.	Volunteers gain skills, confidence and experience which can lead to employment. Projects can run more effectively with volunteers. Skilled volunteers support individuals and groups.

Wellbeing	Mental health support for people with low to moderate mental health conditions, primarily depression and anxiety, using a range of interventions.	Wellbeing Worker	128 people supported in last 12 months	People with a range of mental health support needs are less dependent on medication and better able to cope with life. People have improved diet and physical health, greater confidence and improved personal and family relationships
Loose Ends Café	Weekly café for older and isolated people with young volunteers	Volunteer Co-ordinator and young volunteers	Average 20 people attend each week	Healthy, affordable lunch for older people and social contact with younger people. Volunteering opportunities for young people.
Touch Wood Forest School	Early interventions for families needing additional support, using Forest School approach.	Early Years Development Worker	80 children and parents supported	A better start for vulnerable young children, improved family health.
Touch Wood Men's Shed	Creative social project for isolated and older men based on woodworking and activities using natural materials.	Volunteer Co-ordinator	21 men supported	Improved mental health and wellbeing of men who are isolated or alone or who have long term limiting or degenerative condition. Pathways to other services.
Touch Wood Wellbeing groups	Social and therapeutic groups and activities	Wellbeing Worker	22 people attending groups weekly	Improved socialisation and social networks, increased confidence, skills and resilience
CAB	Twice weekly sessions	Reception	tbc	Free advice and support from trained advisors
Flexercise	2 weekly groups of chair based exercise	Trained volunteer	12 + people per week	Increased physical activity, improved mobility, social networks

Community groups	Pilates, Textiles, Painting and Drawing, Beginners' IT, Country Market, Games Club, Patchwork and Quilting, talks and events, WEA courses	Reception	250 people each week	Physical activity opportunities, creative, learning, cultural and community activities.
Partners	Balsam Nursery, Growing Space, Health Visitors, CAT Bus, Wholemeal Media, Midwives	Reception	450 + people each week	Accessible health and social services.

Food	One to one or small group cooking skills for parents and older adults and cooking as a sociable and nurturing activity for individuals and groups	Wellbeing Workers, Project Workers and Volunteers	5 - 15 people weekly	Access to good quality fresh food at low cost; learn how to cook healthy food on a budget. Social time with a shared meal builds self-esteem & networks
Toy Library	Low cost hire of extensive range of toys and equipment for under 5's.	Reception	Available to groups and outside agencies for their activities at the Centre. 10 -20 users weekly	Resources available on site for e.g. Children's Social Care, getset..
Growing Space	Independent 'sister' charity providing social and therapeutic horticulture	Project Manager	60 + regular users, plus school children twice weekly	Supported mental health work, peer support, focus on additional needs and learning difficulties. Horticultural skills.
Building use/hire	Developing health, social and community use of the centre	Centre Admin, Receptionist, Finance Officer and Centre Manager.	Total weekly 'uses' of Centre 1000 +	Income generation. Development of community resource. Base for multi-agency working.
Tenants	CAT Bus, Transition Vision (media co.), Health Visitor Team, Midwives, Balsam Nursery.	Centre Admin, Finance Officer	62 place Balsam Nursery currently at 90%+ occupancy	Income generation. Operational partners in building increase multi-agency working.

Agenda Item 13

Neighbourhood Plan Update (Executive Decision)

Portfolio Holder & Ward Member: Cllr Mike Lewis, Cllr Nick Weeks, Cllr Henry Hobhouse, Cllr Colin Winder, Cllr Nick Colbert
Assistant Director: Helen Rutter, Communities
Service Manager: Helen Rutter, Area East Development Manager
Lead Officer: Tim Cook, Community Development Officer
Contact Details: tim.cook@southsomerset.gov.uk or (01963) 435088

Purpose of the Report

The purpose of this report is to update Members on the Queen Camel Neighbourhood Plan, review the process and key lessons and report on the progress of other Neighbourhood Plans that are underway in Area East.

Public Interest

The Localism Act 2011 provides the legal framework for communities to take more control over land use planning by producing local planning policies and site specific local orders in order to increase the prospects of achieving wanted growth and development.

Recommendation

That Area East Committee note and comment on the report

That the remaining £15,264 of the funds secured from DCLG towards the Queen Camel Frontrunner, be retained and used for supporting Neighbourhood Plans.

Background

The Localism Act, which received Royal Assent on 15th November 2011, introduced new rights and powers to allow local communities to shape new development by preparing neighbourhood plans.

Neighbourhood planning can be taken forward by two types of body - town and parish councils or 'neighbourhood forums' however; forums can only be the accountable body in areas without a Parish or Town Council.

Parish and Town Councils can use new neighbourhood planning powers to establish general planning policies for the development and use of land in a neighbourhood. These are described legally as 'neighbourhood development plans.'

In Area East, three Neighbourhood Plan areas have been designated, Queen Camel, Wincanton and Castle Cary/Ansford.

Members will recall that SSDC was awarded a grant of £20,000 from DCLG through the Vanguard Scheme for the Queen Camel Neighbourhood Plan. The Vanguard programme was designed to generate good practice and to help Local Authorities and communities understand how the legislation could be applied.

Queen Camel Neighbourhood Plan

Queen Camel was chosen from a number of towns and parishes interested in producing a plan on the basis that the community had a good track record of community led planning with a locally adopted 'development plan' which had identified needs that had land use implications namely, affordable housing, a new school and improved community facilities.

The Parish Council established a local steering group to work on the plan with support from Area Development and Spatial Planning. Other services have provided support and guidance on specialist or technical elements of the plan. The Steering group included representatives from local organisations including the school governors and officers from the SCC Education Planning Team also attended the meetings to provide updates on the provision of a new school.

The local group was very comfortable with the community engagement and consultation stages of the process and decided to use a well-established consultation tool called 'Planning for Real'©. This approach involved making a large scale map of the parish and used flags to suggest issues and solutions. It enabled the group to test the suggestions on sites for development alongside developing the existing evidence base and gathering information about other local issues without the need for a household survey. A total of 7 events were held including two special sessions with young people who had not been well represented at the village events.

The results of the Planning for Real consultations were presented at the Annual Parish Meeting in June 2012. Work then began on carrying out an appraisal of all land identified as potential development opportunities. Archaeology was identified as a priority area for further investigation on a number of potential development locations. This work, along with the SCC negotiations on land for the new school and work to establish the CLT to move forward on the housing scheme delayed the progress on the Neighbourhood Plan.

In June 2013, an application was made to Locality for technical support from Planning Aid to provide help translate the data and consultation responses into draft policy intentions and planning policies. The steering group was allocated a fixed period of time with planning consultant, Liz Beth. During the drafting process South Somerset District Council (SSDC) planning officers gave feedback on the wording of the proposed policies; and carried out Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) screening. This concluded that a SEA/SA was not required. A draft plan was presented to Queen Camel Parish Council at a workshop in December 2014. Further minor changes were suggested and incorporated. A copy of the draft plan is available on the Queen Camel website www.queen-camel.co.uk/front-runnerparish-plan

The next main stages of the plan are:-

- Six week local consultation on the draft document
- Review and update the draft, addressing consultation responses
- Submission to SSDC
- Six week formal consultation
- Examination (To determine conformity with the Local Plan etc)
- Referendum (If deemed to be sound by examiner)

Membership of the Parish Council changed significantly at the election in May 2015 when six people, including key members of the Fronrunner Steering Group, did not stand for re

election. After a period of taking stock and induction of new members, the parish council held a workshop to revisit the Neighbourhood Plan. Concerns were expressed by the new council. After a further, more detailed workshop, the decision was made to pause, shelve the plan, return to primary research and work towards an update of the Community Plan. At this time, SSSC Spatial Planners reviewed the draft plan and concluded the following:-

- The key objectives of the NP have already been successfully delivered, e.g. affordable housing and a new school with community facilities.
- Since work began on the NP the South Somerset Local Plan 2006-2028 has been adopted (March 2015). Therefore, whilst SSSC recognises that a significant amount of hard work and dedication has gone into producing the draft NP, the proposed 19 policies mainly replicate the policies in the South Somerset Local Plan and/or national planning policy. As such, SSSC maintains that the vast majority of what is being sought by the NP –affordable homes, new employment development, and housing for older people – can be achieved through the use of the South Somerset Local Plan.

Despite the disappointment of not getting to the end of the process, the Queen Camel Frontrunner has contributed to the delivery of significant development in the parish with the affordable housing scheme completed and a new school facility nearly completed. The process also secured enhanced facilities for community use as part of the new school.

One of the concerns raised by the Parish Council was regarding the content of the indicative plan for the existing school site. The plan was developed in discussion with the landowners, SCC. It was hoped that this would help safeguard the future use of the land for the community. This remains a significant issue and a potential project which has land use implications. The draft Neighbourhood Plan includes an indicative master plan for the site and although it is hoped that this will influence decisions about the future, it has no legal status.

If the process remains stalled, the parish council will not benefit from the enhanced (25% rather than 15%) local allocation of Community Infrastructure Levy that may be secured through future development.

Lessons learned from supporting the process are detailed in Appendix A.

Castle Cary Neighbourhood Plan

A small but highly skilled group (which includes two representatives of the Town Council) is working on the plan. They typically meet monthly but this year they have been meeting weekly. Work on a NDP for Castle Cary is progressing well.

Document drafting is underway covering the following themes:

Employment + enterprise
Housing
Town Centre
Transport
Social/community infrastructure
Conservation + Heritage
Green infrastructure + open spaces
Tourism
Education

There has been good participation at consultation events to inform and refine the drafting of the plan. These events have been tailored to attract a good cross section of the community, the most recent of which held at the secondary and primary schools to target parents provided particularly useful feedback. The group is working towards having a draft document completed by the end of this month. They will share this with Ward Members and obtain consultant advice ahead of consulting more widely on the draft document.

Wincanton Neighbourhood Plan

The Town Council applied for Wincanton to become a Neighbourhood Plan area in March 2013. A steering group led by the Town Council has met monthly to take the plan forward. A Project Manager has been employed to support the local group to assess all existing data and test a number of priorities at an open event. This preliminary work will help to ensure that the plan will be a targeted piece of work focusing on establishing a broad direction of growth for housing, a better idea of the actual need for employment land and some specific policies to help influence the type of housing built. The group is engaging with all local landowners and developers to get a clear picture of local aspiration for both housing and employment.

Wincanton Town Council has successfully applied for £8,000 of Government funds from 'Locality' to employ a planning consultant to support the technical elements of work. This work will include a place-check assessment of land identified in the SHLAA and support to help the group draft policies that will influence the type of development coming forward. The group is aiming to have draft policies ready for consultation by the end of March 2016.

Financial Implications

The original funding awarded to SSDC by DCLG was towards trialling the whole process, including the examination and the referendum. £15,264 remains from the original DCLG award of £20,000.

Supporting the Neighbourhood Plan has had significant resource implications for SSDC. It is estimated that 79 days of Area Development Officer time has been spent alongside advice and guidance from spatial planning officers, conservation and housing.

Corporate Priority Implications

Assisting Queen Camel to complete their Neighbourhood Development Plan and use the lessons from this pilot scheme to help other communities to develop their plans in the future is an action under Focus Four: Health & Communities

Appendix A – Lessons from the Queen Camel Frontrunner

Supporting Queen Camel Parish Council through the Vanguard/Frontrunner programme has been a useful exercise which has helped us learn a number of lessons.

Make sure that a Neighbourhood Plan the right tool for the job.

It has been possible to deliver the 20 units of affordable housing and a new school, within the existing policies of the SSDC Local Plan and SCC which could lead to the conclusion that a Neighbourhood Plan was not needed.

The process has helped to reinforce the priority of the work in Queen Camel and keep agencies engaged. The consultation responses have influenced the scale and design of the affordable housing scheme and the design and inclusion of additional community facilities at the school.

Writing policy is a technical piece of work that requires input from planning specialists.

The Neighbourhood Plan process has to be locally driven but the Plan itself is a technical document which needs to broadly conform to other local policies and needs to be written in way that can be applied in the planning environment. Very few communities will have the local skills and expertise in this area and will therefore have to buy in some specialist support.

The rules keep changing.

Government policy is constantly changing which makes it very difficult for local groups to keep up. For example, a policy written to try to improve the energy efficiency of any new housing to reduce running costs in an area that is 'off gas' could not proceed due to the abolition of the energy codes for sustainable construction.

Projects do not stand still and wait for the plan.

It is very difficult to write a plan and deliver the projects at the same time. The delivery of a housing scheme and a new school became possible because of time limited funding opportunities. The community and agencies reacted to these opportunities which led to several delays in the neighbourhood plan process.

It is essential to have a dedicated local individual coordinating the process.

Getting the right people involved in the steering group is essential but keeping them involved is very difficult and requires someone driving the process. This role was taken on by a Parish Councillor who had been involved in the original Community Plan and Development Plan. This is a challenging role which requires good organisation, and good facilitation skills.

It is important to manage expectations about scope of influence.

Officers from SCC attended meeting of the Steering Group and provided updates at various stages of the new school development. When the NP process began it was hoped that the site identification and planning could have been achieved as part of the Neighbourhood Plans and options were presented and tested during the Planning for Real sessions.

Securing a site for the new school was dealt with by SCC without local input or reference to the preferred local solution which damaged the local perception of the value of the process.

Effective tools for community engagement

Public engagement is something that we already have a lot of experience of and do well. The use of the Planning for Real method was quite expensive in the first instance but proved to be a very effective way to engage. It is a very inclusive approach which can involve a wide range of people in the various stages.

Community Capacity – Finite local resources

A number of the local steering group members were also instrumental in establishing the Community Land Trust to develop the local housing scheme. Taking advantage of funding opportunities and moving to deliver the above projects stretched the local resources. This inevitably delayed the progress of the plan.

Implications of change in leadership

The draft plan was presented informally to Queen Camel Parish Council in December 2014 and was supported apart from some suggested minor amendments. A number of local issues put the next formal stage of the plan process back and in May 2015, six Parish Councillors decided not to stand for election. This has been the main factor in the process stalling at this late stage.

Agenda Item 14

Area East Annual Parish & Town Council Meeting Summary of Issues Raised – For information

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

Purpose of the Report

To inform Members of the topics discussed and the issues raised at the Annual Parish and Town Council Meeting

Public Interest

All Area East residents are represented at the local level by their Parish Councillors. Issues that are not within their direct control can be taken up with the District Council, County Council and other public service organisations. This Annual Meeting covered topics of interest to Parishes and this year had a focus on planning, environmental work and a community led social enterprise

Recommendation

That the report be noted.

Background

Each year the Area Committee hosts an Annual Parish Meeting. This enables the District Council to share information about topics we know to be of interest to parishes. It also enables parishes across Area East to come together to discuss locally important issues and raise matters of concern with the District Council. The Area East Committee receives a summary of the event with any issues raised and actions taken arising from the meeting.

The Event

This was hosted at Churchfield on Tuesday 26 January 2016. Half an hour was allocated before the meeting started to enable informal discussions with Officers and invited drop-in guests from other services, including Streetscene, Development Control and Area Development.

The event was well attended with 18 Parishes represented (36 people), 8 District Councillors and 7 SSDC/Agency staff present. Cllr Nick Weeks welcomed Parishes.

- Feedback helps us to making best use of our AEC resources and setting priorities for the coming year.
- Parishes were asked to fill out the feedback forms about the service, that had been sent out the previous week
- A further survey would be sent out looking for details of any empty workshops or offices premises, not currently in occupation, in order that we could work with owners to bring these back into use.

The Area Development Manager outlined some of the pressures facing SSDC and its communities during the period of prolonged austerity by the Government. She highlighted that SSDC has to find a further £4m of budget savings over the next 3 years as rate support grant disappears. This is a good time for parishes to work with other local authorities to take

more control over locally important assets and services to protect and enhance community life. SSDC is open to ideas and proposals from parishes. She went on to explain the roles of the individuals within the team and the specialisms and patches within which they worked.

Chris Cooper, Street Scene Manager – Street Scene work

- Chris explained the wide scope of the service and the specialist facilities, resources and services that they provide. The overall service costs in the region of £1m to provide and he is keen to provide additional services, such as the Parish Ranger service to parishes, who wish to purchase extra help to tackle local priorities. His team is happy to work with volunteers for clean-up campaigns etc.
- He is hoping to extend the community payback into every Parish in the District to supplement the workforce in getting environmental works done
- He asked for Parishes to nominate Parish Wardens as a direct link, as these eyes & ears on the ground are very helpful for targeting work that is a local priority

Q&A session:

- *Ilchester PC – have a significant problem with dog excrement, fly tipping in the Pilbridge Lane area, waste left by recycling vehicles and a destroyed waste bin in The Mead, how is it replaced?*
- There is an enforcement team who can go out to particular areas where there is a need, run a campaign and do some educational work. Replacement waste bins are the responsibility of the Town or Parish Council – his team is charged with emptying the ones that are in approved locations. With all fly tipping it's important to register an accurate report and his team will get round to it as quickly as possible. He is in close contact with Somerset Waste Partnership but the problem here is about the design of the waste collection boxes and the ability of lightweight waste to blow out of the back of lorries. It is an extensive problem and he would welcome Parishes giving their own feedback to Somerset Waste Partnership.
- *Castle Cary TC – asked if there were any schemes such as 'Key Britain Tidy' to help generate pride in the environment by the wider population.*

Chris reported that a 'Clean for the Queen' initiative is due to start shortly but at any point in time they will come out and support a local campaign and there are numerous communities that make use of this service.

Another Parish mentioned that a dog charity can offer a complete campaign pack for tackling and educating dog owners and she would find the link and send this to Castle Cary.

- *Ansford PC – requested a link to Chris to discuss issues in the Parish.*

Chris agreed that he would give his direct dial contact number to anyone who wanted it and this would also be noted in the minutes that are circulated from the meeting. (Tel No: 01935 462840; Email: chris.cooper@southsomerset.gov.uk)

- *Keinton Mandeville PC – thanked Chris for the very helpful staff that clean in the village. They feel they get a great service.*
- *Bruton TC – enquired about a programme for cleaning litter from rural roads.*

This takes place in the winter when the rubbish is easier to see and prior to the weed killing programme that starts up in the spring. They were currently working across the District from West to East to clear litter from rural roads. If, however, there is a particular hotspot then please contact the team direct for some targeted work.

- *Charltons Parish – flagged up a problem that they have with the growth of weeds at the corner of 2 roads, which creates a safety hazard for drivers.*
- This would be addressed in the spring through the weed clearing programme and direct contact welcome about specific locations.

Resourcing your project Tim Cook and James Divall, Neighbourhood Development Officers

- Slides were used to highlight some of the key points to consider when parishes are seeking to deliver a successful project. The NDOs can help parishes navigate through all the permissions required from SSDC, advise of funding sources and help them to access specialist help

Paul Wheatley, Principal Spatial Planner & David Norris, Development Manager Section 106 and CIL

The presentation was given, key points included:

- SSDC is the charge Authority for CIL and will collect all CIL contributions and administer the scheme when it's adopted
- The introduction of CIL has been delayed by priority being given to the adoption of the Local Plan. Now this is complete CIL consultation will start shortly with a view to adopting it this autumn
- CIL is payable on commencement with phasing for larger developments to ease cashflow. This means the money is obtained more quickly than many 106 payments
- No decision has been taken about how the monies received will be distributed to important infrastructure projects, however, anything on the Regulation 123 list will not be eligible for Section 106 monies
- All onsite infrastructure will still be dealt with through 106 Agreements
- Parish & Town Councils will receive 15% of the CIL tariff; if they have adopted Neighbourhood Plan they will receive 25% of the tariff raised in their area

Q&A session:

- *Charlton Horethorne PC – “is CIL payable for adopted Community Plans?” No.*
- *Keinton Mandeville PC – “where there is an outline planning permission and detail has yet to be granted, will CIL become payable?”* By and large if there is a 106 Agreement signed & sealed then no CIL will be payable, however, on some larger developments where there is phasing over several years then CIL may be payable on some of the later stages. There will be a transition period and in some instances there may be a renegotiation during this period.
- *Castle Cary TC – “your slides say that CIL is designed to enable future development – this gives us concern when 106 money was about mitigating the impact of approved development. Are CIL payments only allowed for enabling future development? What are the parameters?”* 106s were designed to mitigate the impact of development, however, the regime that we have adopted in recent years has moved beyond the strict remit of what was envisaged and so, under the new regime, 106s will be used for very specific essential infrastructure. The CIL payments made to Parishes will be ring-fenced to specific additional infrastructure that can mitigate impact and enable further suitable development.

In reference to a further question it is anticipated that if all the stages are passed successfully then it will come into force autumn 2016. Also there is an expiry period on Parish CIL payments of 5 years.

Cllr Wallace asked if there was benchmarking with regard to charging regimes in neighbouring areas to make sure that we didn't set our tariff too high and inhibit development? Officers reassured everyone that the CIL tariffs in adjacent areas are set higher than what is being proposed in South Somerset.

Cllr Lewis expressed concern that due to the nature of the Up Mudford development this will be excluded from the CIL regime and therefore there would be no benefit for the Parish of Mudford, within which most of the development will occur. It was clarified that the needs of the development at Up Mudford will be covered through an extensive 106 Agreement, as there are massive infrastructure costs associated with major greenfield sites such as this urban extension.

- *Ansford PC – asked if “development will be affordable if there is some charging for 106 and CIL on the same development?” Officers clarified that CIL is not retrospective.*
- *Ilchester PC – will 106 or CIL fund all of the infrastructure required? Officers confirmed that this is not the case. It won't fund all of it, however, it will be match funding for schemes that can be funded and supported through other pots such as government funding grants, etc. S 106 money is for very specific works, which are pre-agreed at the approval stage.*

Cllr Groskop commented that infrastructure in places like Bruton with very narrow roads, can never be resolved and the traffic generated creates a significant problem with no real prospect of a proper solution. If the impact of a scheme is great in terms of the traffic impact and the limitations of the roads, then this should be taken into account and a planning permission should not be granted.

Eric Russell, Kingsdon Community Shop – Running a successful social enterprise

This was an inspirational story about a whole village effort to recreate a social hub after the village school closed. The shop and café was made possible by SCC granting a 25 year peppercorn lease on the old school building. The shop has exceeded all expectations and over 10% of the village are volunteers. The tea room is the focus and numerous events have run and are planned.

The community have ambitious plans to expand the shop and tea rooms. They commented that the help of the NDO had been invaluable in navigating through the planning system and helping raise the cash required.

Feedback on the event responses

Abbas & Templecombe PC

“Help with Village Hall improvements without support work may not be able to go ahead”

“Highlights the importance of the Area system and the need to understand the importance of our rural communities”

Ansford PC

“An example of a Development would be helpful”

Barton PC

“It could be improved with more time”

Castle Cary TC

“Very friendly event, thank you”

“All very helpful, no need to improve”

Charlton Horethorne PC

“Nothing could be improved, shame more people didn’t attend – they missed out”

Henstridge PC

“Nothing could be improved, shame more people didn’t attend – they missed out”

Wincanton TC

“Could be improved by use of microphones for speakers”

Note:

Out of 15 feedback forms handed in, 8 rated the evening ‘good’ and 7 ‘excellent’

All 15 agreed the content was ‘relevant’

7 have responded to the ADT survey, 8 have not

There were 5 *new* Parish/Town Councillors

Future Events for Town and Parish Councils

An Annual Parish & Town Council Meeting is held in each of the 4 Areas. In between times the Area teams arrange other workshops and events for Parishes depending on need. Parishes enjoy a close working relationship with their Ward Councillors who will discuss and advise on how to take up matters of local concern. In addition they receive agendas for and are warmly invited to attend the monthly Area East Committee meetings where they can raise any topics of interest or concern to their residents.

Financial Implications

There are no new financial implications as a direct result of this report

Corporate Priority Implications

This meets the following Corporate Aim:

- *To deliver well managed cost effective services valued by our customers*

Carbon Emissions & Climate Change Implications

Equality and Diversity Implications

Background Papers: *Notes of the Area East Annual Parish & Town Council Meeting held on 26th January 2016;*

Agenda Item 15

Area East Committee Forward Plan

Head of Service: Helen Rutter, Area Development Manager
Lead Officer: Kelly Wheeler, Democratic Services Officer
Contact Details: kelly.wheeler@southsomerset.gov.uk or (01935) 462340

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; Kelly Wheeler.

Background Papers: *Forward plan document attached*

Appendix A

Area East Committee Forward Plan

Meeting Date	Agenda Item	Background and Purpose	Lead Officer
9 March 16	Environmental Health Service update report	To provide members with a brief update of the work of the Environmental Health Service	Alasdair Bell
9 March 16	<i>Henstridge Airfield (Confidential)</i>	<i>To update members on issues at the airfield</i>	<i>Angela Watson/David Norris</i>
9 March 16	Village Halls	An annual update on Village Halls within Area East	Tim Cook
9 March 16	SSDC Welfare Advice Work	Annual update on the work of the service	Catherine Hansford
9 March 16	Youth Programme in Area East	Annual report reviewing youth support across Area East	Steve Barnes / Tim Cook
13 April 16	LEADER Programme for rural Economic Development	The programme went live in November -overview of progress 2015/16	Helen Rutter AD Communities
13 April 16	Area Development Plan	Report on achievements 2015/16	Helen Rutter Area Development Manager (East)
13 April 16	Community Health and Leisure Service Update	Annual update to members on the work of the service	Lynda Pincombe
11 May 16	Somerset Highways Report	To update members on the total works programme and local road maintenance programme.	John Nicholson SCC
8 June 16	Community Leisure & Grant applications	To consider any SSDC community grant applications	Tim Cook / James Divall / Pam Williams
8 June 16	AE Community Capital Grant programme 2015/16	To give a summary of community projects and activities from across the area supported with grants during 2016/16	Tim Cook / James Divall / Pam Williams SSDC

Provisional items shown in italics

Agenda Item 16

Planning Appeals

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

Purpose of the Report

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

Recommendation

That the report be noted.

Background

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

Report Detail

Appeals Received

14/03377/OUT – Land at Gainsborough, Milborne Port
Outline application for the development of 54 residential units, care home, allotments and heritage interpretation board(s) together with associated access, parking, landscaping and infrastructure (Appeal against refusal)

15/04301/FUL – Land at Combe Lane, Keinton Mandeville
Erection of a one and a half storey dwelling, associated single storey garage and barn renovation (Appeal against refusal)

Appeals Allowed

No appeals have been allowed.

Appeals Dismissed

15/02847/OUT - Land At Eden Nursery, Charlton Musgrove
Outline application for the erection of a dwelling

15/00284/FUL – Land to the rear of 24 High Street, Wincanton
Erection of 9 dwellings

The Inspector's decision letters are attached

Background Papers: None

Appeal Decision

Site visit made on 7 December 2015

by H Butcher BSc (Hons) MSc MRTPI

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

Decision date: 19 January 2016

Appeal Ref: APP/R3325/W/15/3132164

Eden Nursery, Charlton Musgrove to Leigh Common, Charlton Musgrove, Wincanton, Somerset BA9 8EZ

- 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 Miss Kerry Skinner against the decision of South Somerset District Council.
 - The application Ref 15/02847/OUT, dated 18 June 2015, was refused by notice dated 31 July 2015.
 - The development proposed is the erection of one dwelling.
-

Decision

1. The appeal is dismissed.

Preliminary Matter

2. The proposal is for outline planning permission. The application form indicates that approval is also sought at this stage for the access with all other matters reserved. I have therefore considered the appeal on this basis.

Main Issues

3. The main issues are:
 - (i) Whether the proposed development would provide a suitable location for a house, having regard to the principles of sustainable development;
 - (ii) The effect of the development on the character and appearance of the surrounding countryside, and;
 - (iii) The personal needs of the appellant.

Reasons

Sustainability

4. The appeal site is located within the parish of Charlton Musgrove which is a large rural parish. The area surrounding the appeal site is predominantly open countryside, although adjoining the site to the south-east is a bungalow. The wider site which forms Eden Nursery, of which the appeal site is part, includes two buildings that have been converted into dwellings and recently granted planning permission for this use (refs 15/01010/FUL and 15/01008/FUL).

5. Policy SS2 of the South Somerset Local Plan (2006-2028) (LP) recognises the need to provide new housing in rural areas in order to enhance or maintain their sustainability. Such development is, however, to be strictly controlled and limited to that which meets an identified housing need. It also sets out that proposals for housing development should only be permitted in Rural Settlements that have access to two or more key services. The overriding aim of this policy, as set out in the supporting text, is to allow future occupiers of new homes in Rural Settlements to live as sustainably as possible by having easy access to basic facilities that provide for their day to day needs.
6. I have not been made aware that the proposal would meet an identified housing need. It is located well away from any recognised settlements. The site is some 2.6 miles (approximately a 7 minute drive) from Wincanton where retail, health and social facilities are available. Nevertheless, Wincanton is not within easy walking distance and I am not aware of any public transport links between here and the appeal site. I note the appellant's comment that the site is within walking distance from the Hunting Lodge public house. However this is not a facility which could reasonably be expected to provide for a person's day to day needs.
7. The site has direct access to the B3081 which in turn provides access to the A303 trunk road. The location of the appeal site is such that future occupants of the proposed dwelling would have to rely heavily on the use of a car to access local services and employment given the limited choice of alternative modes of transport that would be open to them.
8. With the above points in mind a new dwelling in this location would be contrary to policy SS2 which promotes sustainable development. This is in line with the National Planning Policy Framework (the Framework) of which one of the core planning principles is to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. The proposal would clearly conflict with these aims.

Character and appearance

9. The appeal site includes a low barn as well as a mix of trees, shrubs and grass. The appellant states that the appeal site forms part of the curtilage of one of the houses on site. I have no other evidence before me in this respect. Whilst I did observe a climbing frame at the time of my site visit, in all other respects the site had a predominantly undisturbed and natural appearance, in keeping with the rural and largely undeveloped character of the surrounding area.
10. Whilst noting the appellant's comment that the proposal would result in the removal of some existing outbuildings, any form of dwelling on the site would undoubtedly increase the amount of built form in this location. It would also result in the loss of some of the existing mature trees and landscaping which extend across much of the site. In addition to this the proposal would result in the general domestication of the site, evidenced by such things as parked cars and garden equipment, which would reasonably be expected around a house in this location. Taking the above points together the proposal would harm the rural and predominantly undeveloped character of the area.
11. For the above reasons the development would be harmful to the character and appearance of the surrounding countryside. It would therefore conflict with policy EQ2 of the LP which, amongst other things, seeks to conserve and

enhance the landscape character of the area. Similarly the Framework requires the conservation and enhancement of the natural environment.

Personal circumstances

12. The appellant has provided evidence in relation to her personal circumstances which are put forward as justification for the development. I understand that the appellant and her former partner have had the land valued for the purposes of the court and are trying to reflect the valuation produced as well as to make better sense of the planning situation at Eden Nurseries. However, the evidence supplied on this subject seems to relate more to the recent planning approvals for use of the two buildings on site as dwellings (refs 15/01010/OUT and 15/01008/FUL).
13. Nevertheless, given the very rural location of the appeal site away from any recognised settlement, in my opinion, the proposal would constitute a new isolated home in the countryside. The Framework makes it clear that this should be avoided unless there are special circumstances. It outlines such circumstances where this might be the case, but none of these relate specifically to personal circumstances.
14. Notwithstanding the above, as set out in Planning Practice Guidance, in general the courts have taken the view that planning is concerned with land use in the public interest, so the protection of purely private interests such as the impact of development on land value cannot be a material consideration. On the evidence before me I do not consider the personal circumstances of the appellant to be so exceptional so as to outweigh the conflict between the proposed development with local and national planning policy, and the harm to the character and appearance of the surrounding countryside.

Other matters

15. The appeal site has a complex planning history. I have considered the appellant's comments that previous planning permissions allowed a substantial amount of built form on the appeal site but note the Council's comments that these works included the conversion of a building no longer in existence. I also note the appellant's statement that a residential caravan has been in continuous use on the site in excess of 14 years but at the time of my site visit the caravan had been removed. I have been provided with very limited evidence in relation to all of these matters which accordingly limits the weight which I can attach to them. In any event, I must determine the appeal on the planning merits of the case regardless of any previous history.
16. There is no dispute that given the size of the site it would be possible to provide a dwelling with sufficient garden space, and which did not result in harm to the living conditions of neighbouring properties. Nevertheless, these considerations do not override the harm outlined above. Similarly the limited contribution this development would make towards addressing demand for housing in the district would not outweigh the harm I have identified.

Conclusion

17. The proposal would conflict with the objectives of both the development plan and the Framework in promoting sustainable development, and would also cause harm to the character and appearance of the surrounding countryside. The appellant's personal circumstances do not outweigh this harm. Therefore,

for these reasons, and having regard to all matters raised, the appeal is dismissed.

H Butcher

INSPECTOR

Appeal Decision

Site visit made on 27 October 2015

by H Baugh-Jones BA(Hons) DipLA MA CMLI

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

Decision date: 22 January 2016

Appeal Ref: APP/R3325/W/15/3049412

Land to rear of 24 High Street, Wincanton, Somerset BA9 9JF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr David Thackeray against the decision of South Somerset District Council.
 - The application Ref 15/00284/FUL, dated 13 January 2015, was refused by notice dated 23 April 2015.
 - The development proposed is erection of 9 No. dwellings.
-

Decision

1. The appeal is dismissed.

Procedural matters

2. Since the application was determined, a High Court judgement of 31 July 2015¹ resulted in the Court making a Declaration Order on 4 August 2015 confirming that the policies in the Ministerial Statement of 28 November 2014 made by the Secretary of State for Communities and Local Government must not be treated as a material consideration in the exercise of powers and duties under the Planning Acts. Consequently, paragraphs 012-023 of the Planning Practice Guidance (PPG) on planning obligations have been removed. Accordingly, the Council now requires the appeal scheme to make provision for affordable housing and contributions to community facilities. Whilst this is accepted by the appellant and a draft Unilateral Undertaking (UU) has been submitted, I do not have a duly executed planning obligation before me. As these matters have been set out in detail in the evidence, I have therefore reflected them in the main issues.
3. It is apparent from the planning history that the site was occupied by a number of buildings that have since been demolished. I note that the Council questions the legality of the demolition works. However, such matters fall outside the scope of this appeal and the Council can seek remedy by other means. Consequently, I do not need to have regard to this matter in my decision.

Main Issues

4. The main issues in this appeal are (i) whether the proposal is acceptable in the absence of any mechanism to provide affordable housing and any additional need for community facilities arising from the development and (ii) whether the

¹ West Berkshire District Council and Reading Borough Council v Secretary of State for Communities and Local Government [2015] EWHC 2222 (Admin)

proposal makes adequate provision for parking such that it would avoid compromising highway safety.

Reasons

Affordable housing and community facilities

5. Policy HG3 of the South Somerset Local plan (2015) (LP) requires developments of 6 or more new dwellings to provide on-site affordable housing at a rate of 35%. The policy also provides for off-site contributions where this would make a scheme unviable. The appellant has accepted the requirement for affordable housing and proposes that it would be met on-site. Accordingly, in the absence of any information to the contrary, and given that the LP has been recently adopted after having been found sound by the examining Inspector, I have no reason to doubt the need for affordable housing in South Somerset. Furthermore, given the modest dwellings proposed, I am satisfied that on-site provision would be possible without the need for material alterations to the proposed development.
6. The Council has also set out a requirement for capital contributions totalling £14,202 towards community facilities including equipped play space, youth facilities, playing pitches and changing rooms. Additionally, related revenue contributions totalling £5,400 are also sought. LP policy SS6 requires development to contribute to infrastructure delivery where necessary which the Council seeks to secure by means of planning obligations.
7. I have reviewed the Council's evidence relating to these contributions and they appear to me to be generally in line with LP policy HW1 that requires provision to be made for a range of outdoor and community facilities where a need would be created by new housing development. The proposed development of five 2-bed and four 1-bed dwellings would generate a sufficient number of occupants to place additional pressure on existing facilities.
8. The detailed requirements for the targeting of contributions are set out in the Council's Infrastructure Delivery Plan (2012) and I note that the Council has been specific in identifying local projects towards which, contributions would be directed. The contributions sought would prevent deterioration to the quality of facilities arising from additional pressure on their use. I am therefore satisfied that they would be necessary to make the development acceptable, would be directly related to the development, and fairly and reasonably related to it in scale and kind.
9. Importantly, the Council has confirmed that the requirements set out in relation to the appeal scheme would not amount to the pooling of more than 5 contributions and no evidence to the contrary has been submitted. Consequently, I am satisfied that the proposed contributions would accord with Regulation 123 of the Community Infrastructure Levy Regulations 2010 (CIL Regulations).
10. Taking all this into account, the affordable housing requirements and the community facilities contributions meet the tests set out in paragraph 204 of the National Planning Policy Framework (the Framework), Planning Practice Guidance (PPG) and CIL Regulation 122(2).
11. However, and notwithstanding the above, whilst I recognise that a planning obligation has been prepared by means of a UU, I do not have a final signed

copy before me. Therefore, in the absence of a duly executed planning obligation, as the situation stands, the appeal proposal would fail to make provision for necessary affordable housing and other relevant contributions. This being the case, the appeal proposal conflicts with LP policies HG3, HW1 and SS6.

Parking and highway safety

12. The appeal proposal would provide a total of 6 on-site parking spaces. It would therefore be reasonable to expect that the parking needs of future occupiers and their visitors would in part be reliant upon the use of the adjacent public car park. This is part of a series of linked car parks that sit behind High Street.
13. Significantly, the scheme before me is no different to that permitted on appeal (ref APP/R3325/A/11/2149309) although the main issues dealt with in that case were broader in scope. However, I note the conclusion within my colleague's decision that the modest level of proposed parking would not result in future occupiers being disadvantaged or that there would be a significant level of overspill parking that had a knock-on effect on the town centre.
14. However, in the intervening period between the date of my colleague's decision and this appeal, the Council adopted its Local Plan. LP Policy TA6 sets out that parking provision should be design-led and based upon site characteristics, location and accessibility. The policy requires development to meet the parking standards set out in the Somerset County Council Parking Strategy (2012) (the Parking Strategy). Further, LP policy TA5 seeks to ensure that traffic generated by development does not result in detrimental effects on the highway network or the character of an area. It is therefore clear that the development plan policy basis for assessing the proposal has changed since determination of the previous appeal.
15. As the starting point for my decision must be the statutory development plan, the appeal proposal falls short of the parking requirements set out in LP policy TA6 when reading across Chapter 5 of the Parking Strategy which relates to residential parking standards. These seek to strike a balance between discouraging over-reliance on the car whilst ensuring adequate provision to prevent inappropriate parking and therefore cluttered streets. I have no evidence to suggest that the Parking Standards are not credible.
16. Nevertheless, the actual physical circumstances relating to the development and its surroundings are no different to those considered by my colleague and his decision still has relevance to the current appeal.
17. I made my site visit during late morning and observed that whilst the car parks were busy, there were parking spaces available. Notwithstanding this, occupiers of the proposed dwellings would be most likely to require parking outside of working hours and I am satisfied that there would be sufficient availability of spaces to meet any parking need generated by the development during these times.
18. Taking into account the current evidence, the decision of my colleague and the continued public parking availability, I have reached the conclusion that, on balance, given the site specific circumstances, the level of car parking needs generated by the development would not result in detrimental effects that supported a dismissal of the appeal on highway safety grounds. Consequently,

there would be no overall conflict with LP policies TA5 and TA6. Further, Framework paragraph 32 is clear that development should only be refused on transport grounds where the residual cumulative impacts of development are severe and I do not consider that this would be the case here.

19. The matter of the future security of parking has been raised. However, this would be a matter for the appellant to address with the car park owner and as I have not been provided with any evidence to show that there is any risk in this regard, I therefore give this argument only very limited weight.

Other matters

20. The appeal site is located within the Wincanton Conservation Area (CA) and directly to the rear of Nos 22 and 24 High Street which are Grade II listed. The site is currently of derelict appearance and therefore detracts from both the character of the CA and the immediate setting of the listed building. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act (the Act) 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of CAs in the exercise of planning functions. Further, in considering the impact of a proposed development on the significance of a designated heritage asset or its setting, paragraph 132 of the Framework requires great weight to be given to its conservation, setting out that the level of weight given should be proportionate to the asset's importance.
21. The design of the proposed dwellings, would be well-related to the general character of No 22 by way of their form, materials and fenestration. This would also be the case in relation to No 24 although the listing description makes it clear that this building has been much altered during the 20th Century. The current appearance of the appeal site detracts from the setting of the listed building and from the character and appearance of the CA.
22. Moreover, the Inspector in the previous appeal did not find that harm to the significance of these heritage assets would arise from the proposal and I have no reason to take an alternative view. For this reason and those given above, I consider that the appeal scheme would not result in harm to the significance of designated heritage assets.

Conclusions

23. I have not found that the proposed level of parking would result in any materially detrimental effects on highway safety. Further, there would be no harm to the significance of designated heritage assets. However, the absence of a duly executed planning obligation means that the appeal scheme would not secure necessary affordable housing and contributions to community facilities.
24. For the above reasons and having had regard to all other matters raised, the appeal does not succeed.

Hayden Baugh-Jones

Inspector

Agenda Item 17

Schedule of Planning Applications to be Determined by Committee

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

Purpose of the Report

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

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 10.45am.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 10.45am.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
19	BLACKMOOR VALE	15/01500/FUL	Residential development, erection of 20 dwellinghouses with associated roads and parking	Land at Furge Lane, Henstridge	Mr David Matthews

Further information about planning applications is shown on the following page and at the beginning of the main agenda document.

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 18

AREA EAST COMMITTEE Officer Report On Planning Application: 15/01500/FUL

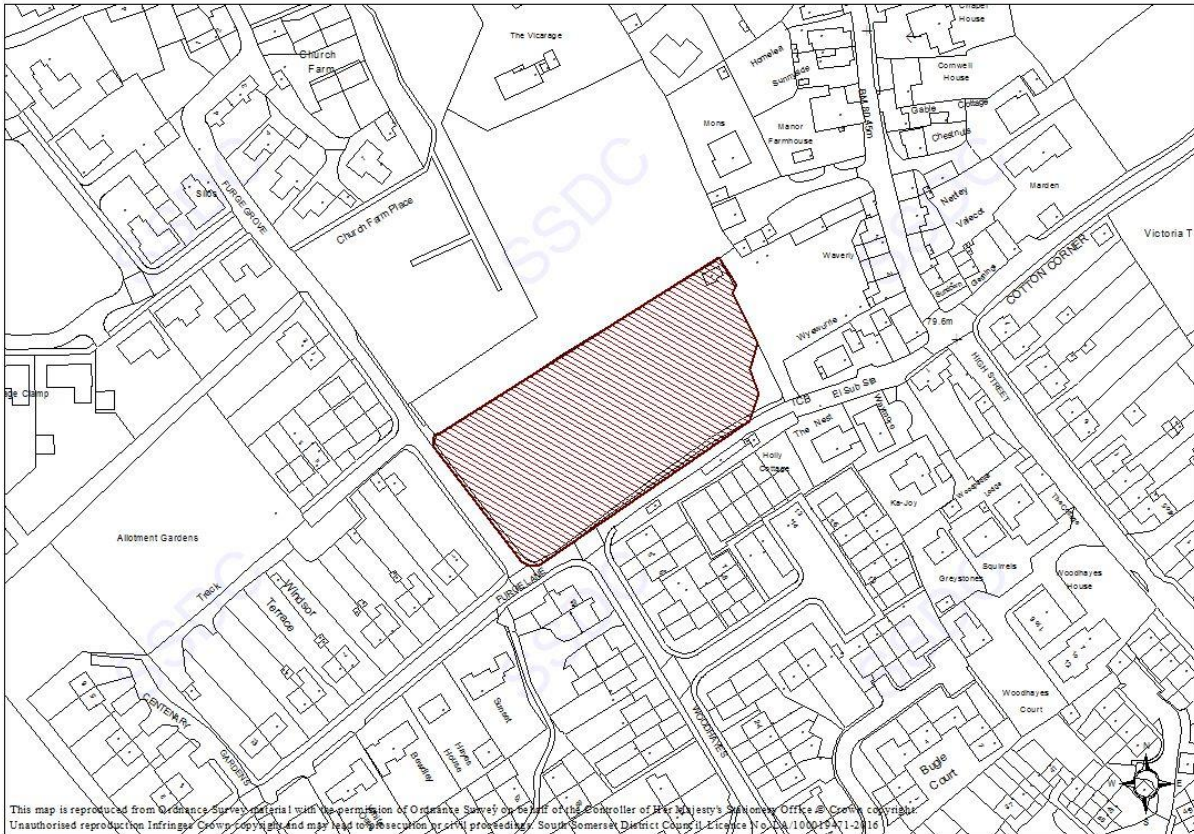
Proposal :	Residential development, erection of 20 dwellinghouses with associated roads and parking (GR 372366/119606)
Site Address:	Land At Furge Lane Henstridge
Parish:	Henstridge
BLACKMOOR VALE Ward (SSDC Member)	Cllr Tim Inglefield Cllr William Wallace
Recommending Case Officer:	Adrian Noon Tel: 01935 462370 Email: adrian.noon@southsomerset.gov.uk
Target date :	20th July 2015
Applicant :	Mr David Matthews
Agent: (no agent if blank)	Miss Christine Skaar 9 Lower Compton Road Plymouth PL3 5DH United Kingdom
Application Type :	Major Dwlg's 10 or more or site 0.5ha+

REASON FOR REFERRAL

This application is referred to Committee at the request of the ward members with the agreement of the Chairman, to enable the concerns of the Parish Council and local residents to be debated.

SITE DESCRIPTION AND PROPOSAL





This level 0.56 hectare site is located to the south of the church, bounded to the south and west by Furge Lane/Furge Grove and to the east by the conservation area. Whilst it is surrounded by residential properties to the east, south and west and a further area of open space to the north, it is not within the defined settlement boundary of Henstridge. The site is currently grassed with hedgerows to the south, west and north boundaries. There is a protected walnut tree (TPO SSDC (HENS 01) 2015) in the north east corner of the site

The application is supported by a design and access statement, an ecology statement, flood risk and drainage statement, a tree report, a travel statement, an archaeological evaluation and a protected species survey. An access statement has been provided during the application (21/09/15) and the flood risk and drainage statement has been updated and a first set of revised plan provided (19/10/15). Further amended plans have been received (19/11/15) to address the comments made. Subsequently additional revisions have been made (10/12/15) to address concerns about the level of parking.

This is a full application, originally for 21 dwellings but now reduced to 20 (including 7 affordable homes). As amended proposes a mix of properties comprising:-

- 4 one-bedroom flats
- 12 two-bedroom houses
- 4 three-bedroom houses
- 42 parking spaces + 2 motor cycle spaces
- Access from Furge Lane and associated works
- An area of public open space
- Provision of a pavement/footpath to the road side perimeter of the site

The materials would be render and tile with brick detailing and uPVC windows.

HISTORY

12/01887/OUT Outline permission for 17 dwellings refused. Appeal allowed 06/06/13.
The Inspector observed:-

“With development of the site much of the existing hedge would be lost and the appearance of this part of Furge Lane would change, but with careful design of housing and landscaping I consider its rural village character would be retained.”

POLICY

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

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

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

SS1 – Settlement Strategy

SS2 – Development in Rural Settlements

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

SS5 – Delivering New Housing Growth – sets out a figure of at least 2,242 dwellings to be delivered over the plan period in Rural Settlements

SD1 – Sustainable Development

SS6 – Infrastructure Delivery

HG3 – Provision of Affordable Housing

HG5 – Achieving a Mix of Market Housing

TA1 – Low carbon travel

TA4 – Travel Plans

TA5 – Transport Impact of New development

TA6 – Parking Standards

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

EQ1 – Addressing Climate Change in South Somerset

EQ2 – General development

EQ3 – Historic Environment

EQ4 – Biodiversity

EQ5 – Green Infrastructure

National Planning Policy Framework

Part 1 - Building a strong, competitive economy

Part 4 - Promoting sustainable transport

Part 6 - Delivering a wide choice of high quality homes

Part 7 - Requiring good design

Part 8 - Promoting Healthy Communities

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

Part 11 - Conserving and enhancing the natural environment
Part 12 - Conserving and enhancing the historic environment

Other Material Considerations

On 3 September 2015 a report was accepted by the District Executive that confirmed that the Council is currently unable to demonstrate that it has a 5 year supply of deliverable housing land as required by paragraph 47 of the NPF. In such circumstances paragraph 49 is engaged, this states:-

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

CONSULTATIONS

Henstridge Parish Council – initially objected:-

- 1. Whilst acknowledging that outline planning permission for 17 dwellings already exists, the Council sees no justification for an increase to 21 units as this represents an unacceptable level of overdevelopment on the site;*
- 2. The level of development means that a number of properties are unacceptably close to the adjacent existing properties in Waverley Farm Court and the walnut tree (which the Council pleased to note is now the subject of a TPO);*
- 3. The development is contrary to the Local Plan, in particular Policy SS2;*
- 4. Para 5.41 of the Local Plan states that occupiers of new homes in rural areas have access to a number of local facilities; given that there is no GP practice in Henstridge and that the local primary school is full, the Council believes that this development fails the test of this paragraph;*
- 5. Similarly it is difficult to see how the proposed development satisfies para 5.43 of the Local Plan;*
- 6. Paras 5.44 and 5.45 of the Local Plan would presumably require some guarantee that the development would target local people in need of affordable housing (see also (7) below);*
- 7. Whilst there is some evidence of unmet need for affordable housing in Henstridge, past experience suggests that there will be no priority for Henstridge residents for the housing and that the area will be used to relocate problem families from other areas of South Somerset;*
- 8. Any development on the site will increase the risk of surface water flooding along Furge Lane, which is already a substantial reality whenever there is heavy rain. Whilst the developer is proposing underground storage of water run-off (though their proposals are worryingly vague), the Council does not believe that this will be sufficient to deal with run-off from surrounding areas and that their measures will be overwhelmed, being designed solely to take surface water generated within the proposed development.*
- 9. Experience of foul water drainage in Henstridge suggests that without a local pumping facility on site the disposal of sewage will be insufficient to meet the demands of the proposed development;*
- 10. The local sewage treatment works, serving Henstridge, Stalbridge and part of Marnhull, is currently operating at full capacity and there are no immediate plans to expand this facility;*

11. *The development will generate significant additional traffic; given the one-way nature of that part of Furge Lane there is great concern that, without changes to traffic management in the area, considerable additional traffic would exit from the Furge Lane area via Church Street, which is a narrow road through a conservation area and unsuitable for additional traffic;*
12. *There are already concerns from local residents that the one-way nature of Furge Lane is ignored by some motorists and the increase in traffic due to the proposed development will only increase the likelihood of further potentially dangerous infractions;*
13. *Given the lack of primary school places in Henstridge and the increase in families that the proposed development would bring into Henstridge, any development should be subject to a s106 agreement aimed at securing additional educational resources and community recreational amenities in the local area.*

Objection maintained in relation to subsequent revisions:-

- *The **density of the dwellings** is too great. No more than 17 dwellings should be allowed on the site, as per the outline planning application (12/01887/OUT). It should also be noted that point 14 of the Planning Inspectorate's appeal report in relation to the outline permission, states that the development should not exceed 17 dwellings.*
- *Although the applicant has performed some inspection of the **surface water drainage** system in Furge Lane, it was felt that an independent report should be sought from Wessex Water to ensure that the condition of the drains can be verified impartially. Any remedial works should be checked before, during and after completion to ensure they are of a suitable standard.*
- *Plans for **foul drainage** have not been seen by the Parish Council. It is suspected that the foul drainage system is currently running at capacity. Input from Wessex Water would be needed to determine how these additional dwellings could be catered for in terms of foul drainage.*
- *The proposed development is adjacent to the boundary of the **Conservation Area**. It was agreed by everyone that the overall design of the site and the individual units should still be responsive to the character of the traditional part of the village, rather than the character of modern day housing estates.*
- *It was felt that the **Village Design Statement** had not been taken into account by the developer, in terms of the design of the dwellings, the materials used and the layout of the site. The design of the whole site was felt to be generic and did not reflect the traditional design aspects found in Henstridge.*
- *Although the Parish Council was pleased to see that much of the current native hedging was to be retained in order to preserve the character of the lane, it was disappointing to note that dwellings 19 and 20 were located far too close to the **walnut tree** on site. This walnut tree is subject to a Tree Preservation Order (Hens 237) and SSDC's own Tree Officer has stated in his report of 12th May 2015, that the proximity of the dwellings to the tree is not acceptable in terms of maintaining the health of the tree. It would also cause an unreasonable reduction in light to the closest dwellings. In addition, the boundary fences are located too close to the tree.*
- ***Pedestrian and highway safety** need to be addressed as the roads surrounding the proposed development are already dangerous. Vehicles routinely mis-use the one way system at the bottom of Furge Lane where it joins the A357. The Parish Council regularly receives information about near-misses on the roads surrounding the site (i.e. Furge Lane, Furge Grove and Church Street), which is used intensively by pedestrians taking children to and from school. All residents must*

use these narrow, un-paved roads to access the Church, school, shop, bus stops and other amenities. Consideration must be given to the addition of a 2m footway along the edge of the site, as per the SSDC's Highway Consultant's comments of 28th October 2015. It seems unreasonable to argue that this development should go ahead based on the amenities available in Henstridge only to omit to make these amenities accessible.

- The Parish Council felt that an independently produced **road safety plan** was essential and that the application should not be approved without this.
- The Parish Council would also like to see a guarantee that any **social housing on the site is offered to residents of Henstridge or their families** in the first instance and would like to see some input from SSDC's Housing Policy Officer to determine the level of need for social housing in the village.
- Aspects of the **site layout** were felt to be lacking. These included the
 - island block of one bedroom units;
 - sea of parked cars dominating one end of site;
 - four cul de sacs now plus one main road in – previously three;
 - gap between units 6 & 7 and 9 & 10 to allow for access to rear gardens – children can climb up between gable ends. Suggest building over at first floor level with doors at ground level each end.
 - 14 no. unallocated parking spaces may create 'free for all' and disputes.
 - Car parking to one side of public open space adversely affects the access and enclosure of the public open space.
 - Large opening in hedgerow in entrance location.
 - The fencing at units 19 and 20 will cause a significant reduction in light and privacy for the residents of Waverly Farm Court
- Some **layout improvements** were:
 - Remove unit 20 and extend public open space to walnut tree and place lean to garage on end of unit 19. Also improves badger route.
 - Reconsider position of one bed unit block to avoid road both sides. Could existing entrance road be eliminated so that this unit then helps to enclose the public open space.
 - Provide additional pedestrian access out of site crossing Furge Grove in vicinity of existing lamp post
 - Plant hedgerow to enclose boundary nearest Wyewurrie
 - Maybe able to introduce a minimum 900mm wide footpath if road width narrowed on one way section, subject to SCC Highways input.
 - Use natural stone walling at site entrance to create traditional entrance to site. Also appropriate at a few key locations to create traditional feel.
- Some negative aspects to the **design of the dwellings** were highlighted:
 - Two storey boxes all the same with extremely bland rear elevations.
 - GRP canopies not acceptable for either look or longevity
 - Horizontal brick soldier course and plain one, two and three light casement windows.
 - White upvc and render used throughout
 - Clay effect interlocking roof tiles used throughout
 - No chimneys.
 - No single storey elements eg. Lean to or pitched roof open garage structures.

The Parish Council's comments in relation to the final set of amended plans:-

It was proposed and agreed to recommend refusal of this application because the new information provided does not address the problems identified by the Parish Council and local residents.

The Parish Council also agreed to re-submit their previous report (attached) detailing how the development could be improved to meet the needs of the parish and current and new residents, and also to ensure that the design is in keeping with the historic style of the village, as described in the Village Design Statement.

The Clerk was further instructed to relay the deep disappointment felt by the Parish Council and local residents, who have worked extremely hard to find means to improve the development and to make it acceptable. The Parish Council feels that the developer has failed to engage with the community despite the production of many pages of useful pointers for improvement.

County Highway Authority – no objection to access arrangement subject to conditions. Initially raised a concerns about the level of parking which should include 44 spaces for residents, 4 motorcycle spaces and 20% visitor spaces to optimal for the mix of dwellings proposed. In relation to the final revisions:-

The SCC Parking Strategy highlights that for a development of this size the parking requirements would be either;

- *On the basis of allocated parking - 46 spaces (42 allocated spaces for the houses plus 4 visitor spaces)together with suitable motorcycle parking and bicycle storage facilities*
- *On the basis of unallocated parking - 42 car parking spaces (if 50% of the spaces are unallocated), together with suitable motorcycle parking and bicycle storage facilities*

Whilst the proposal illustrates provision of 42 car spaces for the site, this only allows for 17 visitor spaces for the site as opposed to the required 21.

LLFA – in initially objected to proposal to discharge surface water to a foul sewer. Subsequently raises no objection to revised flood risk and drainage statement subject to securing the detail by condition.

Wessex Water – initially advised that the proposal to discharge surface water to their public foul sewer on Furge land was unacceptable.

SSDC Tree Officer – originally objected to the proximity of the proposed houses to protected walnut tree and potential impact on hedgerow to northern boundary of site.

Subsequently he has advised:-

Matters still appear rather constrained within Plot 20, so some concerns regarding the poor availability of direct sunlight and ambient daylight still remain.

Perhaps increasing the size of windows, use of fully glazed French doors, avoidance of internal partition walls and installation of dual-aspect windows might improve daylight to the main rooms of Plot 20.

I have suggested that perhaps the tall hedgerow all along the Northern boundary could be subjected to some sympathetic traditional hedgerow management, e.g. laying & coppicing but promoting some of the better stems of well-spaced Field Maple as

'standards' (e.g. selected stems can be allowed to grow into modest-sized trees as they are relatively slow-growing and respond well to trimming).

In a minor way, this might help to improve the availability of light for all of the adjoining dwellings (incl. Plot 20) in the late afternoon and evenings.

Following these comments the applicant's arboriculturalist provided a hedgerow management proposal for the northern hedge and a turfing plan within the area around the protected walnut tree. The tree officer as accepted that these would improve the availability of daylight to the adjoining gardens and main rooms and the ground conditions beneath the walnut tree.

SSDC Landscape Architect – originally advised that:-

the site lies within the village envelope and is characterised by housing to three sides. Whilst the field to the north lays alongside the parish graveyard, and forms a frontage to the main face of the vicarage, to thus have value as an undeveloped area, I do not place any particular landscape value to the village on the retention of this open space, hence have no landscape objection to the principle of development should it be justified in planning policy terms.

Turning to the proposed site arrangement, the proposal before us is more urban in form than the previously submitted scheme, and in that respect says little of Henstridge. Relative to that scheme, there are a number of design elements within this proposal that I consider to be unsatisfactory;

- 1) *Car parking arranged immediately alongside the site entrance road;*
- 2) *Car parking eroding the open space area, and;*
- 3) *The lack of enclosure between the face of plot 8 and side of plot 7:*

Whilst I welcome the intention to utilise planting to enhance site amenity, there are elements of the landscape strategy (drawing 309/SK03) that I would suggest are revised;

- (a) *Hedging is arranged to contain the site frontage to Furge lane – not only does this present a more uniform frontage, it also helps infill the level differential between the site and lane that is present in the east corner of the public open space (POS);*
- (b) *Remove the intended native hedging to the west side of the POS, to enable better surveillance of the space;*
- (c) *Consider use of hedging to assist enclosure of car parking court between plots 7 and 8, and;*
- (d) *I agree the suitability of hornbeam, pear and the hardier cherries for tree planting, but would advise against sorbus, which doesn't fulfill its growth potential on local soils.*

Finally, the position of the existing walnut that is to be retained is indicated differently in this application from the previous submission, and the RPA is placed very close (within 0.5m) to the proposed rear face of the housing (plots 20 and 21). I suggest Phil provides you with a view of whether there is sufficient separation of the tree and its RPA, from the proposed housing edge.

Subsequently it is commented that *"the amended plans address the majority of the earlier concerns that I had raised. Consequently, I have no further comments to make on the layout*

and landscape treatment, which is satisfactory.”

SSDC Conservation Manager – initially considered the layout poor in a number of aspects:-

1. *Parking - poor siting prominently on the access road and compromising the open space should be revised to more discrete locations.*
2. *Character in the locality is one of houses set back behind front gardens, repeated now on the site immediately to the south, so I consider that, although houses should address the road frontages, they would be best set back with at least small front gardens which should also be properly enclosed for the long term – knee rails inadequate. Fenced boundaries fronting any public spaces are not acceptable; they need walling or hedging.*
3. *Poor relationship with adjacent Waverley Farm Court – plot 21 needs to be moved well back off boundary to allow hedging to improve privacy.*
4. *Tree adjacent to plot 20 - check RPA necessary to retain this*
5. *There are a series of wasteful spaces of no defined use in the layout –eg adjacent plot 7, behind plots 12 -21*
6. *It is not that easy a site to layout. The difficulties evident are the result of too high a number of units.*

In relation to the final revisions comments:-

In the context of the surroundings I do not feel that the shortfalls with the layout of the proposal are now sufficient to justify a recommendation for refusal on design grounds. Having said that there are matters of detail that it would be appropriate to identify and require change:-

- *Materials – The block closing the view down Woodhayes, plots 1-7, would better integrate with its context built in recon stone as the existing in Woodhayes. Brick detailing to windows in rendered walls is not in the local character – render walls better without the brick arches and sills but with recon sills. Red brick is also a feature of Henstridge so is an alternative walling material.*
- *The proposed loss of the hedge on south and east boundary requires I suggest replacement with metal railing with domestic hedge planting contain the front gardens.*
- *Side and rear garden boundaries where they front public spaces should be walls not fences to ensure a sustainable good quality appearance. This applies to rear of plots 1-7, 8-11 and side of plot 12.*
- *Strengthened boundary treatment necessary on east, Furge Grove, adjacent to the parking area.*

SSDC Leisure Policy Co-ordinator – requests a total contribution of £54,055 (£2,703 per dwelling) as follows:-

- £13,581 towards the enhancement of the equipped play area at Ash Walk Recreation Ground
- £2,667 towards the enhancement of youth facilities at Ash Walk Recreation Ground
- £8,830 as a commuted sum towards the above
- £28,442 towards the enhancing community hall provision in Henstridge
- £535 as an administration fee

Housing Development Officer – requests 7 affordable units, 5 for ‘social’ rent and 2 shared ownership or other intermediate solutions. Suggests:-

- 2 x 1 bed
- 3 x 2 bed
- 2 x 3 bed

SSDC Ecologist – initially raised concerns about out of date bat surveys and insufficient badger mitigation measures. Subsequently accepts additional detail subject to safeguarding conditions in relation to hedgerow protection, badger and bat mitigation measures and biodiversity.

Somerset Wildlife Trust – initially objected to the lack of detail regarding planting, the provision of bird and bat boxes and external lighting.

SCC Archaeologist – conditional approval.

Police Architectural Liaison Officer – no objection subject the securing better natural surveillance of parking areas, repositioning rear accesses and amended boundary treatments to public open space. Subsequently confirms acceptance of amended scheme.

REPRESENTATIONS

25 letters of objection received following the initial consultations:-

- Loss of greenspace
- Loss of hedges and trees
- Development outside boundary of Henstridge
- Lack of amenities/infrastructure in Henstridge
- Over development of site
- Impact on drainage
- Impact on wildlife (slow worms, birds, hedgehogs)
- Additional traffic in Furge Lane, Church street and other narrow routes to the High Street which are well used by pedestrians and cyclists, including children walking to school;
- Lack of pavements in Furge Lane
- Furge Lane one way system is ignored
- Lack of analysis of existing traffic
- Houses too small
- No bungalows
- Adverse impact on character of areas from cumulative developments
- Impact of further construction traffic
- Impact on Waverley Farm Court – loss of light and privacy
- Low mains pressure
- Additional strain of sewerage system
- Too many houses – densification of approved scheme
- Not enough parking
- Noise from green open space
- An Environmental Impact Assessment should be provided
- No benefit to Henstridge

One writer suggests that the one way system should be extended and improvements made to footpaths and the road. There should be a play area with the proposal. It is accepted that Henstridge will grow by the loss of this green site is questioned.

A further 9 letters were received to the second round of consultations, generally the re-iterate comments previously made, however the following new observations are provided:-

- more affordable housing is not needed in Henstridge which is already over provided.
- The school is full and would have to build on the playing fields
- Impact on protected tree
- Houses not needed
- Reduction by one dwelling does not overcome proviso objections.
- Lack of public transport

CONSIDERATIONS

Principle

The extant permission and the fact that Henstridge is a Rural Settlement where SS2 applies are considered to firmly establish the principle of development on the site. It is not therefore considered reasonable to dispute that this site is appropriate for some form of development or that it is in an unsustainable location.

The current lack of a 5 year housing land supply means that policies that seek to constrain housing development should be considered out of date and a recent inspector's decision has highlighted the simple fact that residential development coming forward "*in the right place at the right time in line with the economic role of sustainable development and the Government's aim of boosting significantly the supply of housing*" should be supported.

Accordingly the application should be determined in the context of striking the appropriate balances between the significant benefits stemming from the delivery of much need housing, in a sustainable location, that would contribute toward the Council's current shortfall and any harm that might arise from the proposal.

Highways Safety

Clearly there are strongly local concerns, however these are not supported by the highways officer and the access point remains as approved at the outline stage. It is not considered that there are any new circumstances that could now justify rejecting an access arrangement considered acceptable less than 3 years ago. In response to local concerns the applicant has agreed to include a modest build out to the east of the access to emphasise that this section of Furge Lane is one-way.

The proposal includes 3 more houses than originally envisaged; however the highways authority accepts that the associated increase in vehicle movements can be accommodated by the local road network. The provision of a footpath around the site is considered to be a benefit that has been consistently offered by the development of this site and accepted by the Inspector. The applicant has been requested to consider extending this to the east of the access to the entrance to Waverly Farm Court. Whilst this has not been requested by the highways officer it is considered that this would be a beneficial and an oral update will be made.

It is accepted that the proposal complies with policy TA5 and that, notwithstanding local concerns, it is not considered that a refusal on the grounds of highways safety could be sustained in this instance.

Parking Standards

The Country parking standards require 40 car parking spaces to meet the needs of residents, plus 4 visitor spaces, 4 motorcycle spaces and 40 bicycle spaces. On this basis, the proposal does not comply with the County's standards being 2 visitor spaces, 2 motorcycle space and 40 bicycle spaces short. However given the possibility of parking 'on-street' within the development it's not considered that this minor deficiency in visitor and motorcycle parking spaces could justify withholding permission.

The applicant has agreed to provide indicative details of how secure bicycle storage could be provided (e.g. in a small garden shed) and a condition is suggested to agree the detail.

On this basis it is considered that any conflict with policy TA6 is minor and should only be attributed limited weight in the planning balance.

Visual Amenity

The principle of the development of this site has been accepted, along with its capacity to accommodate development. In this respect the addition of 3 houses is not considered to materially affect the principle of the development of this site. The issue now is whether for not the scheme is designed and laid out appropriately. As the previous inspector observed "*with careful design of housing and landscaping... [the]... rural village character would be retained.*"

The landscape officer has long been of the view that the development of this field would not attract a landscape objection should the principle be accepted. He has advised on the detail of the current proposal and the applicant has now provided an amended scheme that addresses his concerns in terms of the parking arrangements, means of enclosure and the detail of the planted scheme. Whilst there are strong local concerns about the loss of the existing hedge, this needs to be balanced against the benefits, in the context of the accepted development of the site, of providing a footpath to the perimeter of the site.

It is considered that these benefits carry significant weight that off-sets the loss of the hedge and is further mitigated by the ability to provide a replacement hedge, albeit of most proportions. If this can be achieved in a manner suggested by the conservation manager, which can be conditioned, it is considered that this would satisfy the requirements of both policy TA5 and EQ2.

Turning to the design, again there are strong local concerns. The applicant has sought to address these with the inclusion of amended chimney and porch details along with revisions to the materials and detailing. Whilst there is a local concern that these are bland structures not reflective of traditional building materials and styles in Henstridge, it is considered that the proposed buildings would not sit uncomfortably in their context

It is accepted that there are more traditional properties at Waverley Farm Court and at the eastern end of Furge Lane, however, elsewhere there is a mix of property types ranging from the pre-war houses at Windsdor terrace and the 1950/60 houses and bungalows in Furge Lane to the west to the redevelopments at Woodhayes to the south and Furge Grove to the west carried out in the last 15 years.

As noted by the conservation manager, the scheme could benefit from some changes to the detail. It is considered that these can be agreed by condition and on this basis it is not considered that the design and detailing of the proposed could reasonably be rejected and as such complies with policy EQ2.

Residential Amenity

It is considered that, subject to the agreement of cycle and bin stores by a condition, the proposed development would adequately meet the needs of future occupiers, with sufficient private and shared amenity space. It is considered that there is sufficient separation to avoid any due impact on the amenities of existing residents either over dominance or overlooking/loss of privacy. There is particular local concern about the relationship with properties at Waverley Farm Court. The gable end of proposed plot 20 would c. 15 from the rear elevation of 10 and 11 Waverley Farm Court, which sit on slightly lower ground.

Notwithstanding the levels difference, and allowing for normal boundary treatments (i.e. a 'permitted' fence of up to 2m), it is not considered that this relationship is objectionable. On this basis it is considered that the amenity impacts of the scheme as a whole are acceptable and in this respect the proposal complies with policy EQ2.

Drainage

Whilst there are local concerns neither Wessex Water nor SCC as the Lead Local Flood Authority (LLFA) objects to proposed drainage measures. The original wholly objectionable proposal has been amended to meet the requirements of these bodies, and in doing so, blockages in the local drainage system have been identified that would be fixed as part of this proposal.

Accordingly on the basis that the as designed would not increase the risk of flooding, and would in fact resolve an existing problem, it is considered that the proposal complies with policy EQ1.

Ecology

It is accepted that the proposal would result in the loss of a green field and some hedgerow boundary that has local wildlife value. Nevertheless the applicant proposed mitigation strategies that would minimise any impact on protected species (bats and badgers). The scheme includes provision for replacement and supplementary planting with suitable native species and bat and bird boxes.

In this respect the proposal is accepted by the Council's ecologist and is considered to comply with the biodiversity requirements policy EQ4.

Planning Obligations

Whilst the applicant is agreeable to the requested/ planning obligations (35% affordable housing and leisure contributions) as requested as required by policies HG3 and HW1. The concerns about the impact on the school is noted, however it is not shared by the local education authority. The proposal is anticipated to generate the need for 4 additional primary school places, for which there is capacity locally.

Conclusion

This is a site where development has been accepted and there is an extant permission for up to 17 houses. This proposal for 20 dwellings creates no fundamental objections in terms of design, layout, landscaping, drainage, ecology or highways impacts. Whilst it is marginally short on visitor and motorbike parking it is considered that this minor harm in terms on non-compliance with the strict requirements of policy TA6 should be considered against the

benefits in terms of the provision of housing to meet the District housing need, including 35 % affordable housing. The benefit of providing a footpath around the site is also considered significant and the economic benefits of activity in the construction section must be acknowledged along with the future contribution occupiers of these houses would have locally.

It is considered that these benefits outweigh any harm that would arise as a result of the proposal and as such it is recommended for approval.

RECOMMENDATION

That, application 15/01500/FUL be approved subject to the prior completion of a section 106 planning agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to secure:-

- (i) Contributions towards offsite recreational infrastructure, to the satisfaction of the Development Manager in consultation with the Assistant Director (Wellbeing) broken down as:
 - £13,581 towards the enhancement of the equipped play area at Ash Walk Recreation Ground
 - £2,667 towards the enhancement of youth facilities at Ash Walk Recreation Ground
 - £8,830 as a commuted sum towards the above
 - £28,442 towards the enhancing community hall provision in Henstridge
 - £535 as an administration fee
- (ii) At least 35% of the dwellings as affordable dwellings of a tenure and mix that is acceptable to the Development Manager in consultation with the Corporate Strategic Housing Manager.

and the following conditions.

Justification

Notwithstanding local concerns, the proposed development is of an appropriate design and layout that would not adversely affect highways safety, residential amenity or the character and appearance of the locality. As such the proposal complies with the policies of the south Somerset Local Plan and the National Planning Policy Framework.

Conditions

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. Unless agreed otherwise by other conditions of this permission the development hereby permitted shall be carried out in accordance with the following drawings:-
 - 887-310 Proposed Site Layout Rev F
 - 887-313 Proposed Site Sections Rev C

- 887-320 House type A Rev B (plots 1-4)
- 887-321 House type B Rev B (plots 8-16)
- 887-322 House type C Rev C (plots 6, 7, 19 & 20)
- 887-324 House type E Rev 0 (plots 5, 17 & 18)

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

03. Notwithstanding the details shown on the drawings hereby approved, no development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority;

- details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
- 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;
- details of all hardstanding and boundaries
- 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 policies EQ2 and EQ3 of the South Somerset Local Plan 2006-2028.

04. Prior to commencement of this planning permission, site vegetation clearance, demolition of existing structures, ground-works, heavy-machinery entering site or the on-site storage of materials, the tree and hedgerow protection measures as detailed within the submitted Tree Protection Plan, Arboricultural Method Statement and Turf Management Plan as prepared by Hellis Trees & Landscapes shall be implemented and made ready for inspection. A site-meeting between the appointed Project Arboriculturist, the appointed Site Manager and the Council's Tree Officer shall then be arranged at a mutually convenient time. The locations and suitability of the tree and hedgerow protection measures (specifically the fencing & signage) shall be inspected by the Tree Officer and confirmed in-writing by the Council to be satisfactory prior to commencement of the development. The tree and hedgerow protection requirements as detailed within the submitted Tree Protection Plan and Arboricultural Method Statement as prepared by Hellis Trees & Landscapes shall remain implemented in their entirety for the duration of the construction of the development and the protective fencing & signage may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve the health, structure and amenity value of existing landscape features (protected trees and hedgerows) in accordance with the following policies as stated within *The South Somerset Local Plan (2006 - 2028)*; EQ2: *General Development*, EQ4: *Bio-Diversity* & EQ5: *Green Infrastructure*.

05. Prior to the occupation of any dwelling, hereby approved, a 'Landscape Plant and Landscape Management Plan', including long term objectives and management responsibilities, together with maintenance and planting schedules for all landscaped areas (other than small privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. Such plan should include the

recommendations of Hedgerow Management Plan and Turfing Method Statement by Hellis Trees and Landscapes..

All planting, seeding or turfing comprised in the approved 'Landscape and Landscape Management Plan' shall be carried out in the first planting and seeding seasons following the occupation of the dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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 give written approval to any variation.

Reason: In the interests of visual amenity and to safeguard the ecological, interest and biodiversity of the site in accordance with policies EQ2 and EQ4 of the South Somerset Local Plan 2006-2028

06. No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of the programme of archaeological work according with the written scheme of investigation submitted by the applicant as part of the application documentation and approved by the local planning authority

Reason: To safeguard heritage assets in accordance with policy EQ3 of the South Somerset Local Plan 2006-2028.

07. No development hereby approved shall be carried out until such time as details of the proposed levels have been submitted to and agreed in writing by the local planning authority. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual and residential amenity in accordance with policy EQ2 of the South Somerset Local Plan 2006-2028.

08. No development hereby approved shall commence until a detailed surface water drainage scheme for the site, generally in accordance with the submitted Flood Risk Assessment by John Grimes Partnership has been submitted to and approved in writing by the local planning authority. Such scheme shall include measures to prevent the run-off of surface water from private plots onto the highways. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

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

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

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

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

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

11. No dwelling hereby permitted hereby permitted shall be occupied until its parking space(s) and a properly consolidated and surfaced turning space for vehicles have been provided and constructed within the site in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Such parking and turning spaces shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highways safety and to ensure adequate parking is provided in accordance with Policies TA5 and TA6 of the South Somerset Local Plan 2006-2028.

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

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

13. No development hereby approved shall take place until details of the proposed access to Furge Lane has been submitted to and approved in writing by the local planning authority. Such access must be at least 5m wide and shall include the appropriate visibility splays. Once approved such access shall be provided prior to the commencement of development and shall be maintained at all times thereafter.

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

14. No dwelling hereby permitted hereby permitted shall be occupied until has been provided with secure cycle and bin store area(s) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate cycle and bin storage stage is provided in the interests of the amenities of future occupiers is provided in accordance with Policies EQ2 and TA6 of the South Somerset Local Plan 2006-2028.

15. Prior to the commencement of development, a 'lighting design strategy for biodiversity' shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) identify those areas/features on site that are particularly sensitive for legally protected species;
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent legally protected species using their territory or having access to their breeding sites and resting places.
 - c) include an impact assessment and supporting information for the lighting proposals from a licenced bat consultant.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy, unless otherwise agreed in writing with the local planning authority.

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

16. The development shall be implemented in accordance with the 'Badger Mitigation Plan' (Encompass Ecology Ltd, April 2015), unless otherwise approved in writing by the local planning authority.

Reason: For the protection of legally protected species in accordance with the Wildlife and Countryside Act 1981, and Protection of Badgers Act 1992.

17. Prior to the commencement of the dwellings hereby approved details of measures for the enhancement of biodiversity, which shall include the provision of bat and bird boxes (including provision for swallows and swifts) and tree/shrub planting generally in accordance with drawing 887-310 rev. F, shall be submitted to and approved in writing by the Local Planning Authority. Once approved, such biodiversity enhancement measures shall be implemented as part of the development and maintained at all times thereafter in accordance with the approved details unless otherwise approved in writing by the local planning authority.

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

Informative

01. The applicant should be aware that it is likely that the internal layout of the site will result in the laying out of a private street, and as such under Sections 219 to 225 of the Highways Act 1980, will be subject to the Advance Payments Code (APC). Given the constraints of the existing access, it will not be possible to construct an estate road to a standard suitable for adoption. Therefore in order to qualify for an exemption under the APC, the road should be built and maintained to a level that the Highway Authority considers will be of sufficient integrity to ensure that it does not deteriorate to such a condition as to warrant the use of the powers under the Private Streetworks Code.