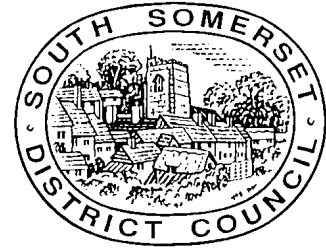


South Somerset District Council

Notice of Meeting



Area East Committee

Making a difference where it counts

Wednesday 11th May 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, **Angela Cox 01935 462148**, website: www.southsomerset.gov.uk

This Agenda was issued on Tuesday 3 May 2016.

Ian Clarke, Assistant Director (Legal & Corporate Services)

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



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 SSSC council office, to see what executive/key decisions are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

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

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

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

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

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

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

Public Participation at Committees

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

Public Question Time

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

Planning Applications

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

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

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

The order of speaking on planning items will be:

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

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

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

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

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

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

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

Area East Committee

Wednesday 11 May 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 April 2016 and the meeting held on 9th March 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 8th June at 9.00 am.

7. Chairman Announcements

Items for Discussion

8. Area East Development Plan (Pages 9 - 21)

9. Local Housing Needs in Area East (Pages 22 - 26)

10. Community Health and Leisure Service Update (Pages 27 - 35)

11. Area East Committee Forward Plan (Pages 36 - 37)

12. Planning Appeals (For information only) (Pages 38 - 47)

13. Schedule of Planning Applications to be Determined by Committee (Pages 48 - 49)

14. 16/00666/OUT - Land at The Barn House, Woolston Road, North Cadbury (Pages 50 - 56)

15. 16/00381/S73 - Grove Farm Quarry, Lime Kiln Lane, Pitcombe (Pages 57 - 61)

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

Area East Development Plan

<i>Portfolio Holder:</i>	<i>Cllr Nick Weeks</i>
<i>Strategic Director:</i>	<i>Rina Singh, Place & Performance</i>
<i>Assistant Director:</i>	<i>Helen Rutter/ Kim Close, Communities</i>
<i>Service Manager:</i>	<i>Helen Rutter, Area East Development Manager</i>
<i>Lead Officer:</i>	<i>Helen Rutter, Area East Development Manager</i>
<i>Contact Details:</i>	<i>helen.rutter@southsomerset.gov.uk or (01963) 435012 or (01935) 462060</i>

Purpose of the Report

To approve the Area East Development Plan (ADP)for 2016/17.

Public Interest

The plan sets out the work being planned and undertaken locally by the Council to invest in communities across this Area, based on needs analysis, Councillor and community concerns and priorities.

Recommendation

To approve the Area East Development Plan 2016/17.

Background

The Area East Committee revises local priorities on an annual basis within the framework of the overall Council Plan. Through the ADP and other means, it seeks to make progress on these priorities by allocating resources and working with partners and other services within SSDC to achieve results. Area budgets enable the Committee to pump prime the work and projects it wishes to implement or support. The use of resources is also reviewed annually. Progress against the ADP is monitored monthly by staff and reported to Committee at 6 months and then at the year end.

The new Council Plan will be published April 2016. At the time of writing the significance of this for the Area Development Team (ADT) is still being assessed. The draft delivery plan for 2016/17 is attached at Appendix 1. Each Councillor will be issued with an updated Ward Profile by beginning June setting out key facts and contact details for their ward, along with a profile from 2011 Census and S 106 information. Members have identified particular problems and issues affecting their ward, which have been taken into account. The ADP captures the main projects and programmes that the ADT will work on over the year. This is in addition to the normal, day-to-day responsive work with Councillors to address problems and issues that arise throughout the year. It is important to set realistic expectations and prioritise, given the reduced capacity available due to budget pressures.

Area East Priorities

The draft Plan is Appendix 2 to this report. It consists of core work such as the enquiry service and direct support to communities, existing projects that have been rolled forward for completion and new work strands developed in response to AEC priorities.

A range of projects and initiatives are underway to progress the 4 main priority themes which are:

- Town centre & neighbourhood management
- Economic development, job creation & regeneration schemes
- Community-led planning & development
- Improving access to services & facilities to reduce inequality

Members met in a special economic focused workshop in February 2016 to review progress and to discuss their local priorities. The priorities firmed up in discussion have been used to inform discussions with the newly formed Area Regeneration Board, which met for the first time in March 2016.

In addition the Committee and ADT are continuously looking at ways to maintain effective links with parishes and community groups, improve the cost effectiveness of the ADT and increase income to offset costs.

Financial Implications

The Team consists of a half time ADM & half-time PA/Projects Officer, 3 Neighbourhood Development Officers (2 FTE) and a 2 person Community Support Team (1.7 FTE) who provide a front office service in Wincanton along with administrative and project support. The creation of the Transformation Project will lead to some further staffing changes at the Team Leader level and a verbal update will be given at the meeting.

Corporate Priority Implications

The priorities have been developed taking into account the current draft Council Plan see Appendix 1. The key aspects relevant to our work programme are:

- agree a prioritised action plan to deliver local projects with Regeneration Boards
- support district-wide roll out of superfast broadband
- progress work hubs
- transfer Castle Market House to community
- support at least 50 community projects

Carbon Emissions and Climate Change Implications

This is considered on an individual project and programme basis as appropriate. The overall priority is to seek to create more balanced communities where people can live, work and get access to the services and facilities they need on a daily basis

Equality and Diversity Implications

This is considered on an individual project and programme basis as appropriate. All Area Development teams have done an Equality Impact assessment and have an improvement plan in place.

Background Papers

Area East Development Plan and notes of Members' priorities workshop February 2016

Appendix 1 : Annual Action Plan on a Page

Purpose: The Annual Plan outlines agreed high level actions for each year. It will be updated each year, with an annual monitoring report to Full Council.

Priority Levels: Council Plan delivery is designed to be flexible to allow urgent projects to be added mid-year. To aid flexibility, actions are prioritised as **High**, **Medium** and **Low**. Lower priority actions or those in italics will start when capacity allows, when the opportunity arises or if external resource is identified within the project plan.

Our plans for 2016-17

High quality cost effective services

- H** Commence the delivery of the Transformation programme
- H** Set up Income Generation Board and develop prioritised action plan.
- M** Optimise council assets to increase use or receive income.
- H** Take a full role in the Demerging Devolution discussions to ensure the best outcome for South Somerset communities.
- H** Work with Sedgemoor District Council on the formation of a strategic alliance to increase influence, resilience and savings.

Economy

- H** Engage pro-actively with the LEP to maximise investment in South Somerset.
- H** Progress key strategic projects such as Lufton 2000 and Chard Regeneration.
- H** Agree a prioritised action plan to deliver local projects with Regeneration Boards.
- H** Progress the key infrastructure projects that unlock development.
- M** Support district-wide roll out of superfast broadband.
- H** Progress work hubs in Chard and Yeovil.
- H** Progress options to improve access /regeneration of Yeovil Town Centre.
- H** Continue to support intern and apprentice scheme.

Environment

- H** Agree a new waste and recycling collection model to enhance recycling and reduce costs.
- H** Maintain levels of street cleanliness and increase the joint work with parishes via the parish ranger scheme.
- H** Improve gateway to Ham Hill CP through road and high profile signage scheme.
- H** Increase visitor numbers (and YCP café income) via an exciting events programme.
- H** Diversify volunteering opportunities to increase capacity for projects in all Country Parks.
- M** Begin installing 4km of paths within our open spaces to improve 'access for all'.
- H** With SRA, deliver Enhanced Maintenance Programme.
- M** Deliver or enable a range of energy reduction projects

Homes

- H** Increase housing supply to meet local needs by the agreed investment of £2.4m.
- H** Contribute to the review of DFG effectiveness led by the Health and Wellbeing Board.
- H** Work with partners to secure supported hostel and move on accommodation for vulnerable individuals.
- M** Continue to bring empty properties back into use.
- M** Continue to work with CSE on fuel poverty schemes.
- M** Promote Careline to increase take up and enable people to continue living independently.
- M** Develop a Lettings Agency project.
- M** Explore an enhanced landlord accreditation scheme.

Health and Communities

- H** Support residents through national benefit changes including universal credit.
- H** Agree lease, refurbish and relaunch WLC Sport, Conference & Entertainment Facilities.
- H** Deliver Healthy lifestyles projects inc Yr 1 of project to deliver integrated interventions to those with diabetes and hypertension.
- M** Transfer Castle Cary Market House to community.
- H** Enable enhancement of at least 8 play & youth facilities.
- H** Support Huish Episcopi academy community swimming pool project.
- M** Work with partners on public sector hub in Yeovil.
- H** Support at least 50 community projects.
- H** Prepare a plan to develop & deliver leisure facilities in Chard.

Area East Development Plan (2016-17)

Portfolio Holder – Councillor Nick Weeks

Manager – Helen Rutter

This is what we do:

Work with communities, Councillors and service providers across our Area supporting the development of stronger communities, promoting economic vitality and helping to create better, more self-sustaining places to live and work



What do we do?	Why?	Budget (2016/17)	Key Achievements in 2015/16
Support town centre management and regeneration	<ul style="list-style-type: none"> • 5 main centres provide services and shopping facilities to residents and surrounding villages • To improve town centres: to increase footfall in high streets; adapt to changing consumer demand; improve traffic and parking management • Work with Town/Parish Councils to take more control over locally important infrastructure • Address social impact of housing developments • Work with local councils, Police & other partners to tackle antisocial behaviour, road safety and other local priorities • Work as local facilitators to tackle derelict sites/buildings & encourage their re-use 	20% FTE Neighbourhood Development Officer (Economy) 10% ADM 50% FTE Neighbourhood Development Officer (Communities)	<ul style="list-style-type: none"> • Completion of asset transfer of Castle Cary Market House • Riverside Walk project in Bruton complete (MTIG £22,000) • Castle Cary progressed Gateway signage without MTIG funding • The Deansely Way group is a model that can be replicated to coordinate multi-agency response to resolve issues on new developments • Closed toilets in Bruton have been sold for use with community benefit • Closed toilets in Wincanton sold pending finalisation of legal work • Encouraged take up of small business rate relief scheme
Promote and support the local economy Page 13	<ul style="list-style-type: none"> • Councillor priority • Local firms being affected by recession with some firms contracting or closing • Understand skills gaps, communication technology & workspace needs. Develop practical responses if needed • Economic potential of area not well known to relocating businesses • Value of A303 and other transport links not being exploited sufficiently • Work with local organisations to improve sustainable growth of towns & increase average income 	20% FTE Neighbourhood Development Officer (Economy) 30% FTE Neighbourhood Development Officer (Communities)	<ul style="list-style-type: none"> • Survey underway to establish land/business premises not currently being marketed, to bring these to market • New Regeneration Board will agree projects for further workspace • 6 RSI grants awarded • Assisted Heart of Wessex LEADER programme to identify & support projects • Hot desks in the Lime Room at Churchfield from 1st May 2016 • Demand study to be undertaken in May 2016 • Survey work completed for planning application for Common Lane multi-user path • “Brand Bruton” – new website, step into Bruton leaflet, new logo for the town – all completed • Re-launch of Wincanton carnival • C Cary TC has a dedicated Marketing & Promotions Manager • Progressing Limington to Yeovil multi-user path, which is subject to SCC’s timetable
Community development and supporting community-led planning	<ul style="list-style-type: none"> • Councillor priority • Help communities to get organised to tackle own priorities and needs • Support community-led plans that gather evidence to influence services, agree priorities based on local needs and 	50% FTE Neighbourhood Development Officer (Communities) 5% NDO (Economy) 5% ADM	<ul style="list-style-type: none"> • Queen Camel Neighbourhood Plan supported to draft stage • Wincanton Neighbourhood Plan supported by planning consultant with key documents produced • C Cary Neighbourhood Plan group have a draft plan in development – 2 consultation events held • C Horethorne – household & housing needs surveys completed

What do we do?	Why?	Budget (2016/17)	Key Achievements in 2015/16
	<ul style="list-style-type: none"> aspirations Evidence of need can be used to secure better community infrastructure from planned growth Help to share good approaches & get everyone involved Responding to Government legislation & policy eg: Localism Help to quantify housing need and advocate for local lettings policies & schemes that meet needs of the ageing population Support development of small village schemes that are designed to meet local needs for affordable housing 		<ul style="list-style-type: none"> Charltons – planning a feedback event on their research & consultation Sparkford – completed household survey Bruton and Milborne Port are being assisted to design a process that will help update their priority projects via community plan Draft template of a parish s 106 account has been produced
<p>Community Grants</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 14</p>	<ul style="list-style-type: none"> Financial support to get quicker results and to help attract other funding into the area 	<p>Ring-fenced grants budget - allocated grants budget of £16k small grants and £32k Capital grants to attract up to £721k of investment</p> <p>10% time of Neighbourhood Development Officer (Communities)</p> <p>5% NDO (Economy)</p>	<ul style="list-style-type: none"> Balsam Centre – new 5-year mental health service launched – “Like Minds” – with lottery and local funding
<p>Front desk services, access to services and information</p>	<ul style="list-style-type: none"> To provide local, face-to-face access to SSDC services in Wincanton To work with Town Councils and other partners to improve local access & information for visitors & residents LICs Increase focus on the community office service to address the needs of more vulnerable people 	<p>1.7 FTE Community Support Assistants</p>	<ul style="list-style-type: none"> Customer survey completed – 99% satisfaction rate; 98% of customers said that the CSA had been able to provide the information or help that was required, with 2% of customers being referred to another agency Renewed SLAs complete – Wincanton, C Cary & Bruton SLAs awarded
<p>Address inequality. Improve access to local services and facilities in rural areas</p>	<ul style="list-style-type: none"> Some parts of the area have more elderly and vulnerable groups Small communities have few services and little or no public transport. Support & evaluate the programmes that improve what village halls can offer Support Parishes to provide better local recreational facilities 	<p>40% FTE Neighbourhood Development Officer (Communities)</p>	<ul style="list-style-type: none"> Volunteer-run Youth Club established in Henstridge Work commenced on the Symphony pilot for Wincanton Galhampton village hall being supported Supporting Bruton TC to develop plans for new pavilion Supporting M Port PC with improved plans for village hall Supporting Bruton TC steering group with proposed plans to include new pitch layouts, proposed pavilion, play park & new MUGA

What do we do?	Why?	Budget (2016/17)	Key Achievements in 2015/16
	<ul style="list-style-type: none"> • Improve employment prospects & reduce economic inequalities • Help groups and communities work with support agencies to provide more youth activities • Support self-help, young people and older people • Support community/Parish led improvements to public access, open spaces, food & growing schemes, emergency planning etc. and sharing of best practice • Carry out research if needed to gain better understanding of local impact of issues 		
Support for Councillors and democratic engagement	<ul style="list-style-type: none"> • Assist Members in their community leadership and local advocacy role • Support work of Area Committee • Support Members to respond to emerging community issues 	20% FTE ADM 10% FTE Neighbourhood Development Officer (Communities)	<ul style="list-style-type: none"> • Annual Parish Meeting held in January 2016; 18 parishes were represented. Event focused on: Streetscene, resourcing your projects, Section 106 & CIL and running a successful social enterprise • Monthly Committee meetings supported

Who do we work with? *We work with the following services, agencies and organisations to achieve our priorities:*

1.	SCC Somerset Skills & Learning, DWP, Job Centre Plus (local workforce training, job clubs and placements)
2.	SCC Youth & Community Service (funding source, DoE)
3.	SCC Adult Social Care
4.	SCC Highways (road safety improvement schemes and local highway maintenance)
5.	Fire Service (work with vulnerable people to prevent accidents)
6.	Avon & Somerset Constabulary (share base with neighbourhood policing team and work together to tackle antisocial behaviour)
7.	NHS Somerset (links to local doctors' surgeries)
8.	Environment Agency (flooding and Parish-led emergency planning)
9.	Community Council for Somerset (village hall and rural services advocacy and advice)
10.	Yarlington Housing Group / other housing providers in the area (neighbourhood management and funding support for community-led initiatives)
11.	Town & Parish Councils (joint work to deliver & fund local priority projects and plans)
12.	Parish & Community Plan Groups (joint work to deliver community priorities)
13.	Heart of Wessex Rail Partnership (support for station improvements in Castle Cary and Bruton)
14.	Local Chambers of Commerce/ business groups (joint work to promote local offer of market towns)
15.	Balsam Centre (Wincanton Community Venture) Healthy Living Centre, Conkers nursery (work together to support vulnerable local people)
16.	Somerset Rural Youth Project (support to address youth issues)
17.	CATbus (work together to develop local transport solutions)
18.	Schools in Wincanton, Bruton, Castle Cary and Milborne Port
19.	Heart of Wessex LEADER Programme (support for projects in Area East)

Our Priority Areas for 2016/17 are:

1.	Town centre & neighbourhood management
2.	Economic development, job creation & regeneration schemes
3.	Community-led planning & development
4.	Improving access to services & facilities to reduce inequality
5.	Effective democratic engagement

Service Standards for 2016/17 (our core work)

1.

Community Grants

SSDC is committed to supporting community development and projects, for which we offer a range of grants. The standards that we expect to fulfil are:

- Grant application pack to be sent out within 48 hours of request
- Acknowledgment letter to be sent out within 3 days of receipt of application form
- Award letter and conditions to be sent out within 5 days of Scrutiny call in period

2.

Front Office

The Council have staff available in the Area Community office providing advice & guidance on all Council services, in particular:

- Verification and processing of housing benefit applications, including fast track applications
- Planning applications and decision notices are available to view, as are minutes of Area Committee meetings, which include planning decisions
- A Planning Duty Officer is available at Churchfield on Monday mornings

3.

Community Development and Regeneration

SSDC's Area Development Team aims to:

- Answer all community development and regeneration queries and questions received within the timescales set by corporate service standards
- Offer advice and support to any community group within Area East wishing to produce a Parish Plan or Neighbourhood Development Plan
- Enable one business event and maintain regular contact with local business associations
- Respond to Sole Traders' and Companies' enquiries within the timescales set by corporate service standards
- Encourage participation and give at least 6 weeks' notice of workshops, meetings or consultations, which will always be held in accessible venues
- Ensure that communities are consulted and engaged with all of our major physical improvement projects through a communications plan
- Offer funding advice to local associations and voluntary groups and signpost to grant assistance for possible sources of funding
- Coordinate & arrange meetings & workshops in response to demand from AEC, Parishes & community organisations, which bring together key partners and community representatives to jointly tackle issues relating to the well being of residents in the Area
- Check our SSDC website pages once a month to make sure they are up-to-date and relevant
- Actively market the Area as a place to live and work, promoting key towns through communications plan

Service Action Plan: *Top level actions – more detail is within individual work programmes/project plans*

Priority Area	Action	Who	Resource	When	Outcome	Performance Measure
1. Town centre & neighbourhood management	Support “Town Teams” in market towns with projects that enhance & market attractiveness of High Streets	PW/JD CSAs	24 days 5 days	2017	At least one priority project agreed, resourced and delivered in each town	Report to AEC on project performance
	Transfer of specific SSDC town centre assets to local Councils if required & support the disposal of unwanted assets	NDO	6 days	Ongoing 2016	Towns & Parishes control locally important assets if they wish to. SSDC retains its most relevant assets & staff time is freed up for priority work	Assets transferred, agree way forward Report to AEC annually
	Encourage take up of business & charity rates relief schemes	CSAs	Within existing resources	2017	Higher %age of eligible businesses & charities apply & gain BR relief	Report to AEC
2. Economic development, job creation & regeneration schemes	Project to establish land/ business premises not currently being marketed and bring these to market	PW	12 days initially Phase 2	Stage 1 report to AEC June 2016	Better marketing of vacant commercial land & premises	Report on hypothesis that more land & premises can be brought back into use
	Progress local priority projects 1) Assessment of options & feasibility of extensions to existing Business Parks or new site, as appropriate 2) Small work space/hub	PW	Est 10 days To be prioritised & agreed corporately in conjunction with Economic Dev Team Corporate regeneration funds	March 2017	Improved supply of office/ workspace to help businesses form and grow in the Area	Reports to AEC Feasibility of Sports Ground/pavilion units developed
	Enhanced Retail Support Initiative in Wincanton & general RSI elsewhere in Area	PW CSA	15 days allocated capital & revenue funding	Ongoing	Fuller support package offered to new retailers, reduction in empty shops	Number & leverage of investment reported to AEC. Analysis of car park usage & vacancies to assist with targeting
	Encourage eligible projects to bid for Heart of Wessex LEADER funding	ADT	10 days £6,778 ring fenced to support project development/ implementation	Report April 2017	Early support for prospective projects results in investment	Report on performance of programme to AEC April 2017

Service Action Plan: *Top level actions – more detail is within individual work programmes/project plans*

Priority Area	Action	Who	Resource	When	Outcome	Performance Measure
Page 19	Project feasibility for a work/retail incubation unit within Area	PW	10 days initially £7,000 ring fenced to support the development of work hubs in AE	March 2017	Trialling of Lime Room in Xfield as a hub, evaluate effectiveness To explore opportunities with local businesses to bring forward work or retail hub in one of our High Streets	Report to AEC
	Common Lane multi-user path	PW CSAs	10 days £5,500 SSDC budget 5 days	2017	Safe link established from Deanesly Way area to sports ground facilities. Planning submitted by June 2016	Route opened
	Limington to Yeovil multi-user path	JD	10 days	March 2017	Support establishment of multi-user link (subject to Phase 2 of the small improvement scheme implementation fund SCC)	Report to AEC on progress of scheme
	Receipt of land & exercising option on car park at Waterside, Wincanton	PW	5 days Capital funding £30k	March 2017	Better maintenance of car parking and environment at Waterside	Report to AEC & DX
	Pre-feasibility study & survey for potential south access to Bruton Station & associated footpath	JD	4 days £450 pre-feasibility, bid for detailed feasibility via GWR	Spring 2017	Establish viability and obtain accurate costing for the scheme	Completed feasibility study
3. Community-led planning & development	Completion of Queen Camel Neighbourhood Plan	TC CSAs	8 days £20k CLG 2 days	March 2017	Support consultation exercise to update primary research to test policies and inform a new Community Plan. Support the PC to reach a decision on taking the draft plan through the final statutory stages.	Final Report and lessons from Front Runner AEC/DX
	Support Neighbourhood Plan Wincanton	TC	15 days	March 2017	Support the plan process through to examination stage.	Plan informed by needs identified, draft plan completed

Service Action Plan: *Top level actions – more detail is within individual work programmes/project plans*

Priority Area	Action	Who	Resource	When	Outcome	Performance Measure
Page 20	Support Neighbourhood Plan Castle Cary	PW	28 days	March 2017	Draft policies for consultation in July 2016. Plan to exam stage by March 2017	NDP completed
	Support parishes to carry out quality community research (inc Housing Needs Assessments) to prioritise & achieve planned projects or influence growth Bruton, M Port & K Mandeville (Refreshed Community Plans) Charlton Horethorne & Charltons (new plans) CaryMoor (Housing Needs Survey) .	JD TC	12 days 15 days Within existing resources CSAs	April 2017	Improved evidence of need is used to enable a wide range of projects Help communities gather evidence to achieve optimum development via policy SS2 in Local Plan.	Completed parish plans are endorsed at AEC
	Comment on impact of significant planning applications Encourage parish engagement with applications and S106 negotiations Link community projects with locally available S106	ADT	Within existing resources	March 2017	Community infrastructure improvements can be achieved more quickly with S106 adding value to wider investment Ward Members & Parishes have better awareness of S106 monies	Clearer reporting of 106 investment projects to AEC S106 annual statement in update of Ward profiles.
4. Improve access to services & facilities to reduce inequality	(a) Run a high quality access point & advice service for the public at Churchfield (b) Support development of Town/ parish led LICs	HR/ LD CSAs	(a) 149 days (b) £500 / SLA	Ongoing	Improved customer experience & service Integration of front desk services with other agencies Improved access to local information and sign post advice	Annual report AEC To achieve 98% customer satisfaction rate Reduce cost whilst improving service offered
	Support development of Balsam Centre services in response to local needs	TC	10 days £10,000	March 2017	Delivery of high quality mental health programme to people in rural communities Self-sustaining community led healthy living services	Annual Report to AEC

Service Action Plan: *Top level actions – more detail is within individual work programmes/project plans*

Priority Area	Action	Who	Resource	When	Outcome	Performance Measure
Page 21	Audit of community-led youth work & youth opportunities in Wincanton, C Cary & Bruton with a view to creating a directory 0-18 Development of Henstridge Templecombe and Milborne Port youth work programme	TC/JD	8 days Funding tbc	March 2017	Community-led youth provision established in main centres and some development work to establish local interest in target area. Benchmark standards adopted in all key clubs	Annual report to AEC
	Explore potential for developing community/leisure hub facilities across the towns /villages of East Somerset	ADT	8 days – project brief and initial mapping	Ongoing	Existing resources mapped for discussion with relevant stakeholders	Report to AEC
	Development of Wincanton Hub to improve people's access to services & facilities	TC CSAs	20 days Bid for external resources 3 days	Ongoing	Improved access to healthy living support and extra-curricular activities in local schools.	Report to AEC
	Improved community buildings Ilchester pavilion – initial feasibility work completed. Sparkford feasibility work to build stage Investigate potential for improved use of the David Sharp centre.	TC/ JD	15 days	April 2017		At least 2 buildings helped to build ready stage. Report to AEC
	Support preparation of a master plan for Jubilee Park, Bruton	JD	5 days	Ongoing	Detailed plans for programme of improvements to the park with at least one deliverable element progressed in the current year	Report to AEC
5. Effective democratic engagement	Arrange annual parish meeting & workshops in response to demand from AEC, Parishes & community organisations	ADT	Within existing staff resources	March 2017	A forum for debating important local issues & agreeing best solutions. Raise awareness of opportunities	Report to AEC

In addition, the service will deliver actions to deliver key corporate strategies, comply with corporate policies, deliver savings, monitor performance, review and monitor complaints and manage risk within the service.

Agenda Item 9

Local Housing Needs in Area East

Assistant Director: Steve Joel, Health and Wellbeing
Service Manager: Kirsty Larkins, Housing and Welfare Manager
Lead Officer: Kirsty Larkins, Housing and Welfare Manager
Contact Details: Kirsty.larkins@southsomerset.gov.uk or (01935) 462744

Purpose of the Report

The purpose of this report is to give Councillors an update on housing need in Area East.

Public Interest

The report gives an overview of numbers on the Housing Register (Homefinder Somerset) in Somerset and the demand for housing in Area East.

Recommendation(s)

That:

1. Members discuss matters of interest to the local area arising from the reports and presentation
2. Members identify further or future information to be considered by the Area East Committee or other forum.

Background

Homefinder Somerset (HFS) was launched in December 2008 in partnership with the other four Somerset Authorities.

Increased provision of affordable, good quality, homes in South Somerset remains a high priority. This has been evidenced by the countywide Sustainable Community Strategy 2008-2026, and by South Somerset District Council's "Our Plan- Your Future" 2012-2015.

Housing Need across Somerset

Information from the Somerset Housing Register

Table 1 sets out the numbers of applicants on the Homefinder Somerset register as at 18th April 2016 within each Local Authority area.

Local Authority	Emergency	Gold	Silver	Bronze	Grand Total
Mendip District Council	1	157	675	600	1433
Sedgemoor District Council	2	234	646	1676	2558
South Somerset District Council		272	698	1062	2032
Taunton Deane Borough Council		290	442	1103	1835
West Somerset	1	78	164	383	626

Council					
Grand Total	4	1031	2625	4824	8484

Over the last few years numbers on the housing register have declined we believe this can be attributed; better administration of the register by local authorities and more fraud checks at the start of the application.

Housing Need in Area East

Table 2 summarises the figures for households on the Homefinder Somerset Register expressing their first choice of location for Area East as at 18th April 2016 compared with previous years

Parish	No of applicants on the register					Parish	No of applicants on the register				
	2012	2013	2014	2015	2016		2012	2013	2014	2015	2016
Abbas & Templecombe	40	43	28	25	13	Kingsdon	4	6	4	1	1
Alford	6	5	1	0	0	Limington	2	1	3	0	2
Aller	0	0	0	0	3	Lovington	2	1	0	0	0
Ansford	10	6	3	0	2	Maperton	0		1	0	0
Babcary	1	1	0	0	0	Marston Magna	5	6	6	1	3
Barton St David	14	19	6	0	1	Milborne Port	65	69	48	32	28
Bratton Seymour	0	0	0	0	0	Mudford	26	15	5	3	1
Brewham	2	2	1	0	0	North Barrow	0	0	0	2	1
Bruton	65	83	54	25	40	North Cadbury	12	12	4	2	3
Castle Cary	89	122	70	42	40	North Cheriton	1	1	1	0	1
Charlton Adam	3	2	0	0	1	Penselwood	2	1	1	0	0
Charlton Horethorne	1	4	3	2	1	Queen Camel	24	25	18	24	0
Charlton Mackerell	1	5	2	1	0	Shepton Montague	2	2	1	1	0
Charlton Musgrove	1	1	0	0	0	South Barrow	3	2	0	0	0
Chilton Cantelo	1	1	0	0	0	South Cadbury	7	4	2	1	2

Compton Pouncefoot	1	1	0	0	1	Sparkford	6	8	10	9	6
Corton Denham	1	0	0	1	0	Stoke Trister	1		0	0	0
Cucklington	2	2	0	1	1	West Camel	3	2	3	3	1
Henstridge	58	63	30	13	20	Wincanton	240	234	152	92	81
Holton	1	0	0	0	1	Yarlington	12	21	15	16	7
Horsington	3	3	0	0	1	Yeovilton	5	10	9	1	0
Ilchester	54	50	28	18	17	Total applicants	782	841	513	317	283
Keinton Manderville	6	8	4	1	4						

Table 3 below shows the number of households and their bedroom requirements by band in Area East as at 18th April 2016. Members should note that this may include applicants not currently resident in Area East.

Bedroom Size	Bronze	Silver	Gold	Grand Total
1	83	30	17	130
2	45	49	8	102
3	11	25	4	40
4		9	1	10
5		1		1
Grand Total	139	114	30	283

Demand for one and two bedroom properties remains high.

Table 4 The number of properties let between 1st April 2015 and 31st March 2016 in Area East

Row Labels	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Grand Total
Abbas and Templecombe	4	5	3		12
Yarlington Housing Group	4	5	3		12
Ansford	1		1		2
Yarlington Housing Group	1		1		2
Barton St David		2	1		3
Stonewater			1		1
Yarlington Housing Group		2			2
Bruton	6	6	4		16
Knightstone HA			1		1
Yarlington Housing Group	6	6	3		15

Castle Cary	5	5	2		12
Knightstone HA	2				2
Stonewater		1			1
Yarlington Housing Group	3	4	2		9
Charlton Adam				1	1
Yarlington Housing Group				1	1
Henstridge	5	2	5		12
Yarlington Housing Group	5	2	5		12
Ilchester	1	3	1		5
Magna HA Ltd			1		1
Yarlington Housing Group	1	3			4
Kingsdon		2			2
Yarlington Housing Group		2			2
Marston Magna		1	2		3
Yarlington Housing Group		1	2		3
Milborne Port	5	6	5	1	17
Stonewater	2		1		3
Yarlington Housing Group	3	6	4	1	14
Mudford		2			2
Stonewater		1			1
Yarlington Housing Group		1			1
North Cadbury			1		1
Yarlington Housing Group			1		1
Queen Camel	6	1	1		8
Hastoe HA		1	1		2
Yarlington Housing Group	6				6
Sparkford		4	5		9
Stonewater		3	4		7
Yarlington Housing Group		1	1		2
Wincanton	12	25	4		41
Jephson HA	1	4			5
Knightstone HA	2	2	2		6
Stonewater	4	6			10
Yarlington Housing Group	5	13	2		20
Grand Total	45	64	35	2	146

Financial Implications

None

Corporate Priority Implications

Focus Three: Homes

Minimise impact to our residents of the major changes to housing and council tax benefits proposed by Government

Minimise homelessness by providing advice, support and housing options

With Partners, enable additional new homes to meet the needs of the district, including mixed housing schemes to buy or rent that are affordable.

Background Papers:

Agenda Item 10

Community Health and Leisure Service Update

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

1. Purpose of the Report

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

2. Public Interest

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

3. Recommendation(s)

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

4. Background

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

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

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

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

5. Report

5.1. Healthy Lifestyles

Core Work:

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

Area East Achievements/Delivery in the last 12 months:

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

- Walk figures for the first six months of 2015/16 (April to September) is as follows; 4404 attendances, up 1100 on the half way stage in 2014/15 and 166 new walkers have joined the scheme so far this year. Remaining walk data still being uploaded to the database.
- 2 training days have been held for volunteers, 18 leaders have been trained from across the district. A Thank You Event was held in April 2015 to reward our committed volunteers, 35 attending.
- 5 Walk Leaders have received their Bronze pin badge for leading 50 Health Walks since April 2014. The pin badges have been designed by the team to recognise volunteers and their dedication to Walking for Health
- There are currently 20 walks taking place across the district, most occurring weekly. Area East has 2 Health Walks and 2 Buggy Walks.
- A new Health Walk Directory has been produced with 1000 circulated across the district. This can also be accessed on line at www.southsomerset.gov.uk/healthwalks

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

- 1 Flexercise workshop has been delivered in area East, with 10 new leaders trained.
- A New Age Kurling and Boccia session has been delivered in Charlton Musgrove for the Wincanton branch of Parkinsons UK, with a total attendance of 20.
- Sport50 sessions continue to run in Bruton and Mudford, with one planned in Ilchester.
- Active Somerset classes run in Area East include (attendances in brackets); Core and Flexibility in Charlton Adam (4), Healthy Hearts in Henstridge (12), Yoga in Bruton (9), Yoga for beginners in Queen Camel (6).
- Activity finder website Zing continues to be updated and promoted to advertise the number of exercise and activity opportunities in the district and a range of venues. www.zingsomerset.co.uk

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

- Delivered a weight management programme alongside Wincanton Health Centre with 43 people accessing, a total weight loss of 137.61lbs was achieved. Participants learned the benefits of healthy eating and keeping active. For each lb of weight lost the healthy lifestyles team provided a £ towards lifestyle interventions in the area. Using the money earned, the healthy lifestyles team purchased a high quality set of scales for use of Wincanton residents. This set of scales is free to use and is located at Wincanton Health Centre. Wincanton Health Centre plan to run more weight management programmes now they have their own high quality set of scales.
- Supported Yarlington Housing Group delivering a healthy living pilot to Castle Cary and Wincanton residents. This was accessed by 19 residents with small reductions seen in blood pressure, pulse and blood sugar. The main aim of the pilot was to make lifestyle changes resulting in weightloss. Of the 7 residents to weigh more than once 4 lost weight, with 2 residents achieving a weight loss of 12lbs.
- 3 training courses have been offered at discounted rates to anyone working in health promotion in South Somerset. Courses include; Level 3 NVQ in Nutrition (9) Encouraging Physical Activity (15) and Understanding Behaviour Change (11). The team then work with those trained to deliver initiatives across the district.
- 6 Staff from Yarlington Housing Group have been trained in basic health promotion messages that up skill staff in how to support residents to become more active, eat healthily and manage their weight.
- A Healthy workplace weight loss challenge has run for 6 weeks with 3 staff accessing it from SSDC Area East offices in Wincanton, losing 25.63lbs between them.

Area East Priorities for 2016/17:

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

- Offer free Health Walk Leader training to community volunteers
- Develop opportunities for people to become more active through walking
- Report data to The Ramblers using Walking for Health database and provide feedback and support to volunteers
- Promote walking opportunities through printed directories and maps, local communication channels and online resources
- Maintain the standards required to be an accredited Walking for Health scheme
- Promote green spaces for healthy growing and eating of food
- Support mental health organisations to access the outdoors in order to increase physical activity levels
- Development of 321 running routes across the district, promoting these facilities through flyers, local communication channels and online
- Work as a part of the Zing Somerset Team to deliver 'Playing Out' – a programme designed to engage families in low cost outdoor activity.

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

- Keep online resources such as the Healthy Lifestyles pages on SSDC website and promote these resources to local residents, health professionals and community organisations
- Develop new opportunities and promote existing physical activity opportunities utilising Active Somerset funding
- Support the ageing population to maintain independence into later life through a range of targeted initiatives such as falls classes, physical activity classes, health testing, Pop Up Sport/Sport50, Golden Age Olympics and the Flexercise programme.
- Utilise available funding to develop new physical activity opportunities

- Continue to offer and develop both internal and external healthy workplace programmes including a range of different initiatives

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

- Offer support and deliver a range of initiatives to Children's Centres and Primary Schools across the district to promote a healthy weight e.g. active clubs training, buggy walks, health testing and weight management programmes.
- Utilise available funding to develop healthy weight interventions in local areas in partnership with GP surgeries and community groups
- Deliver healthy weight initiatives at workplaces as part of healthy workplace programme, e.g. weight loss challenge
- Deliver health testing at community groups/organisations to raise awareness of the importance of a healthy lifestyle and encourage people to take responsibility for their own health
- Keep online resources up to date on SSDC website and sign post to additional services such as the Zing Somerset service

5.2. Sports Development

Core Work:

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

Area East Achievements/Delivery in the last 12 months

- Delivered Schools Tennis Coaching programme with both Wincanton and Queen Camel Tennis Clubs, attended by 121 young people from 9 primary schools.
- Continue to deliver a programme of winter and summer junior tennis competition for junior tennis players across the district. 321 junior players took part in the 2015 Summer Series. Both Wincanton and Queen Camel Tennis Clubs have hosted tournaments as part of this programme.
- Supported Queen Camel Tennis Club to deliver a Great British Tennis Weekend last summer at the club, which encourages families to come along and try tennis for free.
- Officers organised a Badminton England Smash Up young leader's course which was attended by students from both Ansford Academy and King Arthurs Community School. Ansford now have 30 Year 7 and 8's that attend a regular Smash Up Club at the Academy.
- Delivered a schools gymnastics programme for the 6th year, in partnership with Orchard Gymnastics in Yeovil. 42 teams and 210 children took part, 4 teams were from Area East schools. These were from Charlton Mackerel primary school.
- Organised Year 6 Hockey Area Finals at Yeovil AGP, which was attended by 8 schools and 80 young people, Keinton Mandeville and Countess Gytha (Queen Camel) attended from Area East.
- Officers organised High 5 Area Netball finals at Westfield Academy in Yeovil. Keinton Mandeville primary school attended and was supported by Keinton Mandeville Netball Club at the tournament.
- Officers have organised a volleyball competition attended by Keinton Mandeville primary school.
- Officers supported Castle Cary Rugby Club to deliver a number of primary and secondary rugby events. They have supplied club coaches, facilities and equipment to enable these competitions and sessions to take place.
- Started to plan for pilot *In It Together* to deliver badminton and netball courses in Wincanton, this is a Sport England funded project to increase the number of women

and girls taking part in sport and physical activity across South Somerset. We are also in discussions with Queen Camel Tennis Club to run a Beginners Tennis course.

- Officers have worked with Somerset FA to access £3,000 funding from the English Schools FA to deliver a Futsal project across South Somerset. This has resulted in a club being developed at Sexey's School, attended by 15 students on a weekly basis. 12 leaders were also trained to support the taster sessions attended by Horsington and Castle Cary primary schools.
- Continue to deliver the Junior Athletics community programme which includes Fundamentals, Junior Athletics and the Academy. In 2015, 156 (7% increase on 2014) young people were registered on our Junior Athletics programme with between 20 and 48 athletes attending our weekly short courses. We have a number of young people who attend from Area East.

Area East Priorities for 2016/17

Sports Specific Development

- Continue to deliver a programme of sports specific development opportunities in partnership with key community sports clubs and NGB's to include: Tennis, Badminton, Hockey, Gymnastics, Athletics and Swimming.
- Deliver 'In It Together' within Area East, funded by Sport England Community Sport Activation, a project to increase the participation of women and girls across South Somerset. The total project cost was £258,844, with £163,294 from Sport England.
- Work with tennis clubs in Area East to support Great British Tennis Weekend 2016. People of all ages and abilities can just turn up with equipment provided for free. Roll out South Somerset Play Tennis over Summer 2016 with interested tennis clubs to encourage more families to play tennis over the Summer.

5.3. Play and Youth Facilities

Core Work:

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

Area East Achievements/Delivery in the last 12 months

Last year the team supported successful playground improvements at:

- Barton St David Recreation Ground with a capital award of £19,033 towards project cost of £38,824 for the installation of new basket swing, mobilus roundabout, teacup twister, buddy board, talking flowers and windows in the village hall.
- Abbas & Templecombe Recreation Ground with a capital award of £22,340 towards the installation of a new basket swing, aerial runway, see saw, tree planting and general upgrade of the play area.
- Provided advice and non-financial support to South Cadbury Village Hall with the refurbishment of their existing play area.
- Provided extensive support to Wincanton Town Council in relation to their planned improvements to the play area at Cale Park. With internal and external funding now secured the £185,000 project (including £34,750 SSDC capital award) will start being

constructed in May 2016 with the installation of a 18m long pedestrian footbridge being installed across the River Cale. The new play equipment, landscaping and general infrastructure will see the play area completely transformed and provide a destination play area for Wincanton and the surrounding hinterland.

Area East Priorities for 2015/16

The team will be developing plans, in consultation with Bruton Town Council and expect to provide a new play area at Cuckoo Hill, Bruton utilising the £55,000 secured through a S106 agreement with the sites housing developer.

The team will also continue to support the delivery of the Cale Park improvements in Wincanton.

5.4. Opportunities for Young People

Core Work:

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

The support that is given by the Young People Officer includes small grants of up to £500 through the Youth Development Fund, advice on start-up and examples of standard documents including Model Constitutions, Health & Safety Statement, Accident Reporting records, Model Child Protection Policy Parental consent forms.

The Young People Officer can arrange for youth group volunteers to be checked through the Disclosure and Barring service. (Previously known as CRB check)

The Young People's Officer works closely with Area Development Staff and in particular the Neighbourhood Development Officer. This ensures that local groups and organisations delivering youth provision benefit from the external support, funding, good practice and advice.

Training & Development

Training for voluntary youth groups is offered during the year. Recent courses include; First Aid, Food Hygiene level 2 and Introduction to child protection.

Gold Star – Celebration of Volunteers Working with Young People

A packed house at the Octagon saw volunteers from across the District recognised. The audience also enjoyed 5 great acts performed by young people from across the district.

Play Days

Play Days in Area East continue to be very popular there were Play Days in the following places:

Wincanton (2 days)
Bruton (2 days)
Henstridge (1 day)

Activities Young People enjoyed at these events included, water rockets, arts and crafts, sports and games, circus skills, water wars, sumo suits, bouncy castle.

Youth Day at Henstridge, Ilchester and Wincanton

The three Youth Days were enjoyed by a great number of young people last summer. Activities on offer included, climbing wall, DJ taster sessions, slacklining, dance workshops, green woodworking, moped workshop taster, refreshments.

Area East Priorities for 2015/16

- Continue to support the delivery of play and youth days in Area East and across the district.

5.5 Leisure Facility Development and Management

Core Work:

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

Area East Achievements/Delivery in the last 12 months

- Officers are supporting Castle Cary Cricket Club to replace their outdoor cricket nets and this project will be supported via S106 funding.
- Henstridge Parish Council have also been able to take advantage of S106 to improve facilities at their recreation ground.
- To January 2016, £412,959 of S106 funding (capital and revenue contributions), have been banked as a result of the teams obligation requests via the planning process. Of the money received, £92,905 has been spent to date on enhancing or delivering new infrastructure in the area

Area East Priorities for 2016/17

- Support Bab Cary Parish Council to improve access to 'The Hut' at their recreation ground via S106 funding.
- Potentially support Sparkford Cricket Club to make improvements to their facilities via S106 funding.
- Support Henstridge Parish Council to make further improvements to their recreation ground.

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

Play, Youth and Leisure Strategy refresh

- Our previous play, youth and sports strategies have now expired. Four area workshops took place in 2015 to research what stakeholders think about current play, youth and sports provision in the district and to identify future delivery priorities. Due to the imminent release of a new Sport England strategy and capacity of the team during the latter half of 2015 the production of a new draft leisure strategy has been delayed until this year.

New District Playing Pitch Strategy

- In line with updated national planning guidance, the Community Health and Leisure team is working with Sport England and National Governing Bodies of Sport to produce a new playing pitch strategy. This strategy help to protect existing pitch/changing room provision, identify district development priorities, underpins requests for developer contributions and helps the Council and other pitch providers to secure external funding.

A considerable amount of auditing of pitch provision and changing room provision has taken place during 2015 by team members. The strategy is expected to be finalised by the summer. Members will be asked to comment on and approve the final strategy.

Communications

- **Posters / Promotional material:** A huge range of posters and promotional material have been produced in the last 7 months which have contributed towards the increased success of activities including Health Walks, Playdays, Youth Days, Healthy Communities and the wide range of activities at Yeovil Recreation Centre. This work has included creating a new brand from scratch for the Click into Activity project. The ability to be able to produce this material in house is a significant cost saving to the Council.
- **Electronic Newsletter:** The service produces a monthly communication to our Health & Well Being newsletter mailing list. In excess of 1,000 people read the electronic newsletter every month with an average of 160 people actively clicking on specific articles in each newsletter
- **Press Releases:** The service directly generated 20 press releases in the last 7 months
- **Social Media:** Engagement on Facebook has continued to increase in the last 7 months with the Yeovil Recreation Centre and Play/Youth Facebook pages now reaching 3,000 likes between them (up from 2,000 in June 2015). Social media has been used extensively to promote the hugely popular Playdays during the Summer and also the Family Fun Day at Yeovil Recreation Centre. Have also set up a 'Healthy Somerset' Twitter account which along with a Yeovil Recreation Centre account now has in excess of 100 followers.

Play Areas - The team directly manages and inspects 56 play areas across the district, 8 in Area North, 3 in Area East, 39 in Area South and 6 in Area West.

Passport to Leisure Card

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

The service administers the scheme (free of charge) and as of January 2016 there were

314 valid cards; 19 in Area North, 56 in Area East, 229 in Area South and 10 in Area West

The Community Resource Service/Scrapstore

- This service was transferred to The Hub from 1st April 2013 for five years and the service continues to oversee contractor delivery. The Hub agreed to take on the future delivery of the Resource Service from their own premises in Yeovil from September 2015 after only 2 years, without any further subsidy from the Council.

6. Financial Implications

No new implications.

7. Corporate Priority Implications

The work of the Community Health and Leisure service contributes to Health and Communities priority with the Council Plan; specifically:

- Helping people to live well by enabling quality cultural, leisure, play, sport and healthy lifestyles facilities
- Working with our partners to tackle health issues such as diabetes and hypertension

8. Equality and Diversity Implications

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

Background Papers

None

Agenda Item 11

Area East Forward Plan

Assistant Directors: Kim Close / Helen Rutter, Communities
Service Manager: Helen Rutter, Area Development Manager (East)
Lead Officer: Kelly Wheeler, Democratic Services Officer
Contact Details: Kelly.wheeler@southsomerset.gov.uk or 01935 462038

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: None

Appendix A

Area East Committee Forward Plan

Meeting Date	Agenda Item	Background and Purpose	Lead Officer
8 June 16	Retail Support Initiative update & S215	6 monthly outturn report	Pam Williams SSDC
8 June 16	Somerset Highways Report	To update members on the total works programme and local road maintenance programme.	John Nicholson SCC
8 June 16	Workspace Progress Report	To update members on progress with bringing forward workspace	Pam Williams SSDC
8 June 16	Appointments of outside bodies	Annual appointments report	Angela Cox SSDC
8 June 16	Community Grant applications	To consider any SSDC community grant applications	Tim Cook / James Divall / Pam Williams
13 July 16	AE Community Grant programme 2015/16	To give a summary of community projects and activities from across the area supported with grants during 2015/16	Lisa Davies Community Support Manager SSDC
13 July 16	Transport Support for Community and public transport and SSCAT	Annual report on corporate support for community and SSCAT bus	Nigel Collins SSDC
13 July 16	Local Neighbourhood Policing for 2015-16	Overview of operational arrangements and policing issues relating to East	Avon and Somerset Constabulary
10 August 16	Heart of Wessex Rail Partnership Funding Programme	Update report	Helen Rutter SSDC
14 September	6 monthly Streetscene update	To provide an update of the service	Chris Cooper SSDC
12 October 16	S106 update	Annual update report	Neil Waddleton SSDC
12 October 16	Annual report on the Careline service	To update members	Alice Knight SSDC
12 October 16	Work Hubs	To update members on the latest position regarding work hubs	Pam Williams SSDC

Agenda Item 12

Planning Appeals

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

Purpose of the Report

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

Recommendation

That the report be noted.

Background

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

Report Detail

Appeals Received

No appeals have been received

Appeals Allowed

14/05525/FUL – Monarchs Way Farm, Limington
Erection of a dwelling and stables in relation to existing equestrian facility.

The Inspector's appeal decision is attached.

Appeals Dismissed

No appeals have been dismissed.

Background Papers: None

Appeal Decision

Hearing held on 6 April 2016

Site visit made on 6 April 2016

by Alison Partington BA(Hons) MA MRTPI

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

Decision date: 19 April 2016

Appeal Ref: APP/R3325/W/15/3133305

Monarchs Way Farm, Limington, Somerset BA22 8EG

- 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 and Mrs D Vincent against the decision of South Somerset District Council.
 - The application Ref 14/05525/FUL, dated 9 December 2014, was refused by notice dated 26 February 2015.
 - The development proposed is the erection of a dwelling and stables.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of a dwelling and stables at Monarchs Way Farm, Limington, Somerset BA22 8EG in accordance with the terms of the application, Ref 14/05525/FUL, dated 9 December 2014, subject to the conditions set out in Annex A.

Background and Main Issues

2. The Council have raised no objection to the proposed stable block which would be located adjacent to the barn. Part of this area already houses some portable stable buildings. The proposed stables would have a functional appearance, typical of equestrian buildings found in rural areas. As such I see no reason to disagree with the Council's conclusion regarding this part of the application.
3. In the light of the above, the main issues in the appeal are:
 - Whether, having regard to the National Planning Policy Framework and the development plan which seek to avoid isolated new homes in the countryside, there is an essential need for a dwelling to accommodate a rural worker; and
 - The effect of the proposed dwelling on the character and appearance of the area.

Reasons

Essential Need

4. The appeal site is located on the northern side of the road that runs through the village of Limington. At present the site contains a barn used for equestrian and storage purposes and a number of portable stables to the west

- of the existing access, and open grazing land with a few field shelters to the east.
5. In the interests of sustainable development, paragraph 55 of the National Planning Policy Framework (the Framework) indicates that isolated new houses in the countryside should be avoided. One of the few circumstances for permitting such homes within the countryside is to meet the essential need for a rural worker to live permanently at, or near, their place of work in the countryside.
 6. Whilst the Framework, does not give any guidance on what constitutes an essential need, Policy HG9 of the *South Somerset Local Plan (2006 – 2028) (adopted March 2015)* (SSLP) sets out a number of criteria to assess the need for new housing for rural workers. These include that there is a clearly established existing functional need, that the business is economically viable, that provision on site (or in the immediate vicinity) is necessary for the operation of the business, and that no suitable accommodation exists (or could be made available) in established buildings on the site or in the vicinity.
 7. At present the farm is used for the breeding of Oldenburg horses and pedigree sheep. The appellants have kept and ridden horses for a considerable number of years, and the business has developed from this interest. Currently there are 4 high quality brood mares on the site, one of which has recently had a foal, and others of which are due to give birth in coming months. In addition there are 2 young stallions that have been bred by the appellants that are being trained so they can be sold as “backed” horses. As well as these horses, the appellants have 2 other high quality brood mares and their foals which are being kept at a stud in Devon due to a lack of stable space on the appeal site. It is also proposed to buy another brood mare, in foal, in the summer.
 8. It is clear that the care and management of brood mares and their foals is demanding. At present this work is done virtually entirely by the appellants, and has to be done at either end of the working day, and at weekends. From what I was told at the hearing, the work that is required on a daily basis is the equivalent of at least one full time worker.
 9. Moreover, as foaling generally happens at night, is very difficult to predict, and the foaling period extends from March until September, there is a considerable period of time when care needs to be provided around the clock. Even if the foaling is straight forward, several hours of care is necessary for the new born foal. In addition, it was highlighted that serious illnesses, such as colic, can develop very quickly, and the horses can get “cast” in their stable. In both cases prompt action is required. Whilst modern technology can assist, it is limited in what it can monitor, and it is no substitute for regular observation and checks in person.
 10. I was also told that at other times of the year additional care can be required as the horses can be unsettled and frightened. These include the period around Bonfire Night when fireworks are regularly being let off which includes a display at the nearby public house, at the time of the air show at the nearby airbase, and when the local hunt is in the vicinity.
 11. The care and management of the sheep is generally less time consuming and requires limited “out of hours” care. Lambing generally takes place in a morning, and is for a much shorter period of the year, although the fact that

- the appellants lost 4 lambs born in cold weather last year, indicates that quick human intervention can be needed at times. Regular observation is also beneficial to avoid illnesses such as "fly strike".
12. The fact that, as the business has been developing, the horses have been kept on the site for several years without a permanent presence would seem to indicate that an on-site presence, although desirable, is not essential for animal welfare. However, I was told the appellants' make routine visits to the site late in the evening, and that on many occasions one or other of them has had to be at the site throughout the night, and a small caravan has been put within the barn for this reason. Moreover, as the number of horses on the site increases, the necessity and regularity of such stays on the site would be likely to increase.
 13. Overall, I consider that the given the number of horses, the frequency and length of the foaling season, the value of the horses and the foals, and the risk of sudden illness, there is an essential need for someone to reside either on the site, or in the immediate vicinity.
 14. The appellant has provided a Business Plan for 2014 – 2023. This shows that by 2016 the business would be profitable. The accounting years for the business do not accord directly with the Business Plan years. It was confirmed that for the years ending 31 Aug 2013 and 2014 the business made a loss, and the accounts for the year ending 31 Aug 2015 would also show a loss. The losses incurred to date reflect the upfront costs of buying the mares, and the fact it was decided to delay the sale of the 2 stallions until they were "backed". However, with a number of foals to sell this year, a profit is expected for the year ending this August, and with most of the mares expecting a foal this year, I expect this would continue.
 15. The prices expected for the foals is based on the appellants' experience and thorough knowledge of the sector in which they are working. As their reputation as a breeder develops, the Business Plan anticipates that the price they will be able to achieve for the foals will increase quite significantly. Given that it was confirmed that the majority of their foals to date have been assessed as 'premium' grade Oldenburg foals, I see no reason to consider that this assumption is not realistic. Although it was confirmed that the marketing costs had not been included in the Business Plan, as this would largely utilise the internet and social media, the overall costs would be limited, and the impact on the estimated profit levels would not be significant.
 16. In addition, it was confirmed that there was a developing market for the pedigree sheep, and that the price for such ewe lambs has remain stable in recent times whilst prices for other sheep have fallen. It was also highlighted that there is growing interest from local restaurants in the meat.
 17. The appellants have already made significant investments in the business, and I am satisfied that the business has been planned on a sound and realistic financial basis. Consequently it is likely to be economically viable.
 18. At the hearing it was confirmed that the appellants have recently moved to a property within Limington. At the site visit, I established that this is about a 5 minute walk from the site, and thus provides relatively quick and easy access to it. Whilst the property has views over the fields where their animals graze, views of the proposed stable block would not be possible. Nor would it be

- possible to hear the animals, such as a horse cast in its stable. Nevertheless, combined with the use of modern technology, whilst not ideal, this property could enable the appellants to provide the necessary care for their animals.
19. However, the appellants' home also needs to be able to cater for their son who has a number of severe and complicated medical problems. From the considerable written and verbal evidence presented to me, it is clear that his condition is such that he needs continuous care. This can only be provided in a specialist residential institution, such as the one in Surrey, where he is currently living, or by living with his parents in a specially adapted home. From the evidence presented to me, I am in no doubt that it is in his best interests to have that care provided in his own home, primarily from his parents supported by carers.
 20. Whilst the appellants' new house is more suitable for their son than their previous home, in that it is single storey, it still has significant limitations, many of which are likely to remain, even if certain adaptations were possible. Moreover, his condition is such, that although the house is close to the site, the distance is still too great to enable his care to be combined with the work required on the farm.
 21. Ordinarily, at this stage of a developing business, when a functional need for a dwelling is established, a temporary dwelling would be recommended to ensure sufficient time to ascertain that the business will indeed be viable. However, in the case, a temporary house would not be feasible, or realistic, as it would be unable to provide the specialist facilities needed for the care of the appellant's son his care. As such, a temporary house would prevent them being able to care for their son for several more years, which would not be beneficial to him.
 22. Given the family's requirements, I am satisfied that the essential need for a dwelling I have identified arises from the business, can only be satisfied from the provision of a dwelling on the site. As there are no suitable buildings on the site, the proposed new dwelling is justified.
 23. Of the other criteria set out in Policy HG9 the proposed dwelling would not replace one recently disposed of as a general market dwelling. The proposed dwelling would provide a specifically designed 'wing' for the son. It would therefore be larger than specifically required for the operational needs of the business, but this reflects the specific circumstances of this case. The policy also requires the siting and landscaping of the dwelling to minimise its impact on the local landscape character which I address below.

Character and appearance

24. Limington is a long linear village, located largely either side of the road that passes through it. Whilst there is a distinct settlement core, at either end of the village the built form is more sporadic and interspersed with agricultural land, although at either end of the village there is a terrace of around 6-8 dwellings. The countryside surrounding the village is open in nature and the gently undulating nature allows some extensive panoramic views. Field boundaries, especially along the roadside, are marked by hedges. Beyond the village there are only a limited number of isolated and sporadic farmsteads and dwellings.

25. The appeal site is located on the fringe of the village in a stretch of more open land between the core of the village and Fairview Terrace. This area is more rural in character than the settlement core. The dwelling has been positioned adjacent to the roadside which reflects the general character of dwellings in the village. Apart from two barns belonging to another farm, the other side of the road remains open in nature. Therefore I am satisfied that the more rural and open character of this part of the village would not be significantly affected by the new dwelling.
26. Whilst the low height of the building, together with the roadside hedgerow will limit views from the road, the dwelling will be clearly visible from the public footpath that crosses the appellants' fields to the north. However, from here it will be seen in the context of the adjacent stables and barns, and the core area of the village, that people are either approaching or leaving. As such, the dwelling would not appear as an incongruous or isolated feature. Moreover, the position of the proposed dwelling on the site, particularly in relation to the barn, means that there would be very limited visibility of it from any of the houses within the village.
27. The proposed dwelling would have a contemporary design but would use materials that reflect the locality. Whilst the dwellings in the village are more traditional in design, there are a variety of designs which reflect the way the village has grown and changed over time. In my view the proposed dwelling would reflect the continuing evolution of the village.
28. Therefore, I consider that the proposed dwelling would respect the prevailing character and appearance of the village, and the design of the building, and its position within the site would minimise its impact on the local landscape. Consequently it would not be contrary to Policy EQ2 of the SSLP which requires development to achieve a high quality of design that preserves or enhances the character and appearance of the district.

Other Matters

29. It was agreed by both parties that the Council cannot demonstrate a 5 year housing land supply. It was also noted that the site is within walking distance of the facilities within the village, and within 2 miles of Ilchester which has a wider range of services. Whilst the provision of a new dwelling would be a benefit in this regard, the contribution to housing delivery would be minimal.

Conclusion and Conditions

30. To conclude; I am persuaded that there is an essential need for the proposed dwelling to support the operation of the equestrian business at the appeal site, and that due to the appellants particular requirements it is essential that it is provided on the site. Consequently there would be no conflict with the Framework or with Policies HG9 and SD1 of the SSLP, the latter of which requires that development reflects the sustainable development principles set out in the Framework.
31. For the reasons set out above, I therefore, conclude that the appeal should be allowed.
32. In addition to the standard implementation condition, I have imposed a condition specifying the relevant plans as this provides certainty. As the dwelling is permitted on the basis that it is needed as a rural workers dwelling,

I have attached a condition restricting the occupancy of the building. In the interests of the character and appearance of the area a condition is required to control the external appearance of the building, and the landscaping of the site. For the same reason, and in order to ensure the purity of the design is maintained, I have restricted a number of permitted development rights. Due to the proximity of the site to RNAS Yeovilton, a condition is necessary to ensure the dwelling has adequate acoustic insulation.

Alison Partington

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Janet Montgomery MRTPI Brimble Lea
MRICS
David Vincent
Jacqueline Vincent

FOR THE LOCAL PLANNING AUTHORITY:

Andrew Collins BA (Hons) BTP Planning Officer
MRTPI
Robert Archer Dip LA CMLI Landscape Architect

DOCUMENTS SUBMITTED AT THE HEARING

1. Site Location Plan dated 13 January 2015 submitted by the Local Planning Authority
2. Planning Statement and Design and Access Statement dated December 2014 submitted by the appellants.
3. Appeal Decision for Clover Farm, Webbington Road, Compton Bishop, Axbridge, Somerset BS26 2HW – reference APP/V3310/A/11/2160672 submitted by the appellants.

Annex A

Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan dated 13 January 2015; Proposed Ground Floor Plan – Drawing No 3211/101 Rev E; Proposed Ground Floor Plan – Drawing No 3211/101 Rev D; Proposed First Floor Plan – Drawing No 3211/102 Rev D; Proposed Roof Plan – Drawing No 3211/103; Proposed South and East Elevations – Drawing No 3211/201; Proposed North and West Elevations – Drawing No 3211/202; Sections – Drawing No 3211/202; and Floor Plan and Elevations for Stable Block – Drawing No 3211/202.
- 3) The first occupiers of the dwelling hereby permitted shall be limited to a person solely, or mainly, working, in the equestrian business at Monarchs Way Farm, Ashington Lane, Limington and to any resident dependants. Thereafter, the occupation of the dwelling hereby permitted shall be limited to a person solely, or mainly, working, or last working, in the locality in agriculture or forestry, or a surviving partner of such a person, and to any resident dependants.
- 4) No development shall take place until the following have been submitted to, and approved in writing by, the local planning authority.
 - i) Details of the materials, including the provision of samples where appropriate, to be used in the construction of the external surfaces of the buildings hereby permitted.
 - ii) A sample panel, to be prepared for inspection on site, to show the mortar mix and coursing of the external walls of the dwelling.
 - iii) Details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows and doors of the dwelling; and
 - iv) Details of the rainwater goods, eaves and fascias of the dwelling.Development shall be carried out in accordance with the approved details.
- 5) No development shall take place until details of the hard and soft landscaping of the site, including details of the species, siting and numbers to be planted, have been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in the first planting season following completion of the development, or following first occupation/use, whichever is the earliest. The approved scheme shall be maintained thereafter for a period of not less than 5 years beginning with the date of completion of the scheme. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by one of the same size and species, unless the local planning authority gives written approval to any variation.

- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the dwelling hereby permitted shall not be enlarged or altered under the provisions of Schedule 2, Part 1, Class A to G inclusive of that Order.
- 7) No development shall take place until details of the acoustic insulation for the dwelling hereby permitted have been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.

Agenda Item 13

Schedule of Planning Applications to be Determined by Committee

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

Purpose of the Report

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

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 10.45am

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

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
14	CARY	16/00666/OUT	Outline application for the erection of a detached single storey dwelling	Land the The Barn House, Woolston Road, North Cadbury	Mr and Mrs P Randall
15	TOWER	16/00381/S73	Removal of condition 1 (occupancy) attached to 13/03252/S73A	Grove Farm Quarry, Lime Kiln Lane, Pitcombe	Mr R Comer and D York

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

The Committee will consider the applications set out in the schedule. The Planning Officer will give further information at the meeting and, where appropriate, advise members of letters received as a result of consultations since the agenda has been prepared.

Referral to the Regulation Committee

The inclusion of two stars (**) as part of the Development Manager's recommendation indicates that the application will need to be referred to the District Council's Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The Lead Planning Officer, at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to District Council's Regulation Committee even if it has not been two starred on the Agenda.

Human Rights Act Statement

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However when a planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this authority's decision making takes into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be referred to in the relevant report.

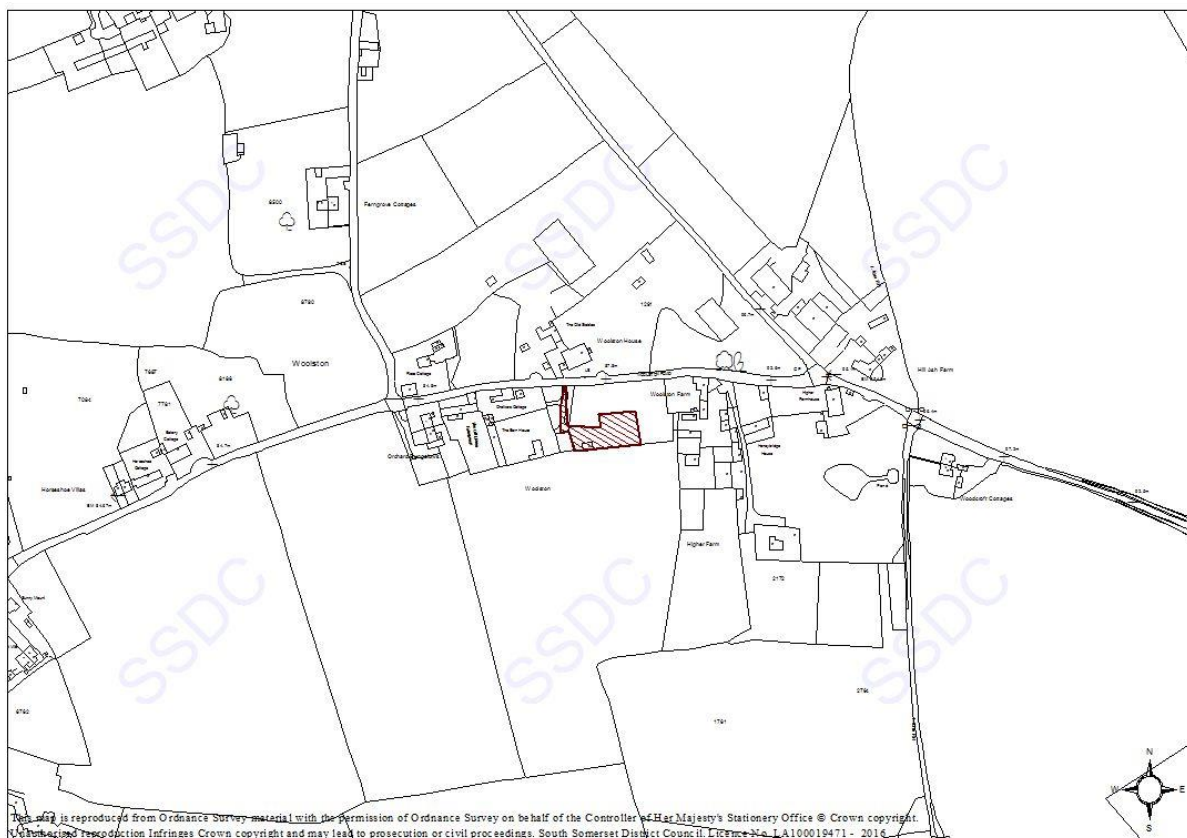
Agenda Item 14

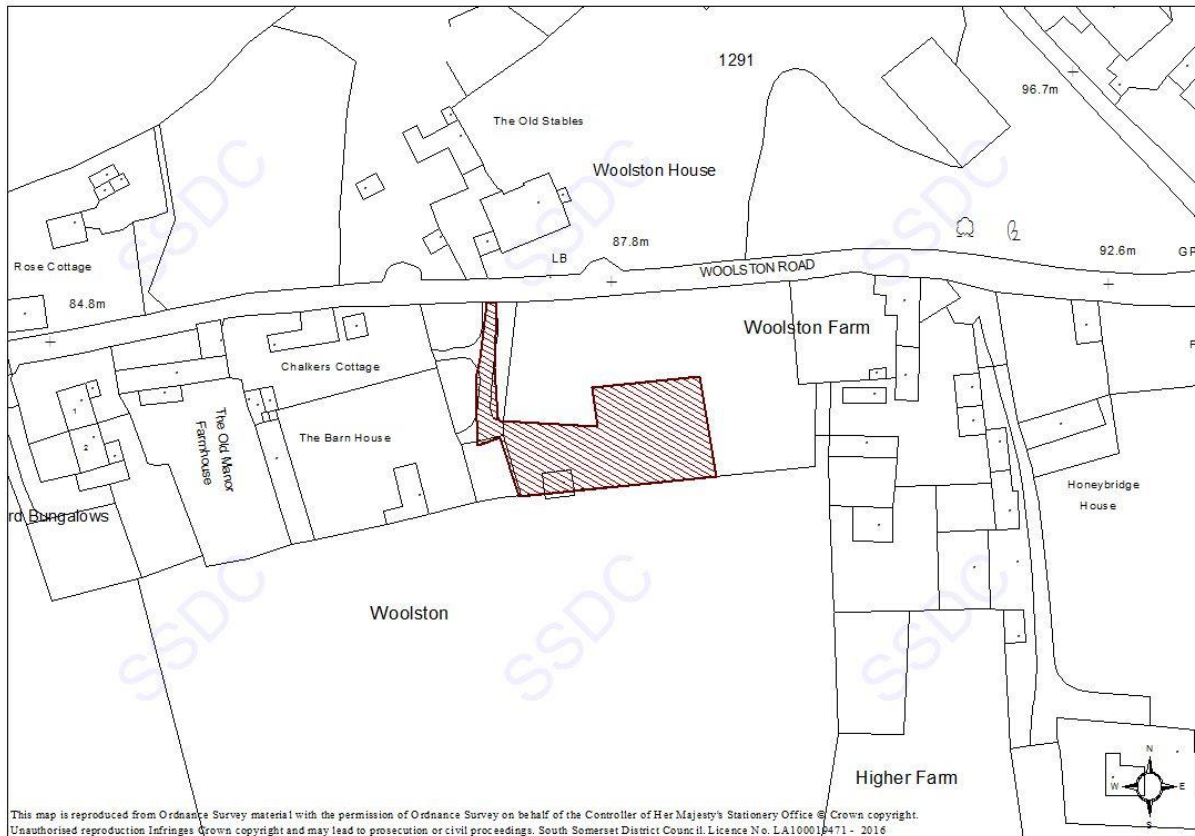
Officer Report on Planning Application: 16/00666/OUT

Proposal :	Outline application for the erection of a detached single storey dwelling
Site Address:	Land At The Barn House Woolston Road North Cadbury
Parish:	North Cadbury
CARY Ward (SSDC Member)	Cllr Nick Weeks Cllr Henry Hobhouse
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	12th April 2016
Applicant :	Mr & Mrs P Randall
Agent: (no agent if blank)	Mr Matt Williams Wessex House High Street Gillingham Dorset SP8 4AG
Application Type :	Minor Dwellings 1-9 site less than 1ha

The application is before the committee at the request of the ward members, and with the agreement of the area vice-chair, in order to allow local support for the scheme to be publicly debated.

SITE DESCRIPTION AND PROPOSAL





This application seeks outline permission for the erection of a single storey dwelling. All matters, with the exception of access are reserved for future consideration. The site consists of a field laid to grass, containing a small, open-fronted, agricultural building. The site is located outside of the development area as defined by the local plan. The site is close to various residential properties and open countryside.

It is proposed to derive access from an existing driveway that currently serves two dwellings.

HISTORY

None relevant

POLICY

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

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

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

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

Policy TA6 - Parking Standards

Policy HG4 - Provision of Affordable Housing: Sites of 1-5 Dwellings

National Planning Policy Framework

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

CONSULTATIONS

North Cadbury and Yarlington Parish Council - Noting that would be need for further consideration at the detailed planning stage, the parish council recommended approval of the outline application.

County Highway Authority - Standing advice applies

SSDC Highways Consultant - Initially raised concern that improvements to the existing access are likely to be required but that no details of any such improvements had been provided. On the receipt of details of possible highway improvements from the applicant he confirmed (verbally) that without the improvements the scheme is unacceptable, and even with the possible improvements the available visibility is still substandard.

SSDC Conservation Officer -

"Woolston is a small hamlet with a scattering of historic farmsteads and larger houses. It has seen little change during the C20th. The architectural and historic interest of the area is recognised through the designation of a conservation area. The field identified for development has some value as an open space within this context - in fact many of the gaps between the buildings in an area of scattered built form such as this are important to the character of the area. It appears to have historically been used as an orchard and is likely to have been easily viewed from the road without the current evergreen hedge. The open intervening fields relate to the former agricultural use of the surrounding buildings. Opposite the site is a fine detached C19th property, which although not listed is of great value as a component of the conservation area. This property was most likely orientated to enjoy an open view to the south across the fields.

I am afraid I consider the principle of introducing a new dwelling into this context to cause harm to the character of the conservation area. In accordance with paragraph 134 of the NPPF it is difficult to see what public benefit the building could offer, so I suggest that the application should be refused."

SSDC Landscape Architect - Agrees the comments of the conservation officer.

REPRESENTATIONS

Letters of objection were received from the occupiers of 2 neighbouring properties. Objections were raised on the following grounds:

- Concerns over highway safety dues to an existing substandard access
- Concerns over the impact on the character of the conservation area, and potential for setting an undesirable precedent.
- Concerns that additional hedge planting will have an adverse impact on the open aspect of the neighbourhood.

One letter was received from the occupier of a neighbouring property raising no objections to

the principle of development but raising concerns that the proposal should be in keeping with the surrounding houses.

Letters of support from the occupier of 4 neighbouring properties were provided by the applicant. Support was expressed for the following reasons:

- General support.
- The building will have no adverse impact on the character of the area, as it would be well screened from the road.
- The building will be well away from neighbouring properties.

CONSIDERATIONS

Principle of Development

The site is located outside of the development area as defined by the local plan, where development is usually strictly controlled. Policy SS2 of the local plan allows for some scale development in rural settlements with basic facilities, such as North Cadbury. However, whilst the site is in the parish of North Cadbury, the hamlet of Woolston is some distance from the main settlement of North Cadbury (with the site being some 1.3km from the main built up area of North Cadbury), along a road with no pavements or street lights. As such, the future occupiers of any dwellings on this site are likely to be dependent on the private motor vehicle for their day to day needs. The site is not considered to be within the rural settlement of Woolston and, consequently, the exceptions to restrictive rural development policies set out by policy SS2 are not considered to apply.

In any case, the applicant has argued that, in the absence of five year supply of housing land, policy SS2 should be set aside and the development considered against the sustainability criteria set out in the NPPF. They argue that the development would fulfil an economic role by providing employment within the construction sector, by increased demands for local goods and services, as well as the financial benefit of the New Homes Bonus and subsequent taxation. They state that the social role would be fulfilled by contributing to local housing supply and by providing a specific type of dwelling that will meet the needs of an ageing population. They also argue that the dwelling will help to maintain the vitality of the rural community and will provide a contribution towards the provision of affordable housing. They argue that, in terms of the environmental role, that the development would not have a detrimental impact on the local landscape, that it will be located where there are opportunities for sustainable travel which can reduce carbon emissions, that it will not add to flood risk, that there are opportunities to provide net gains in biodiversity, that there will be no adverse impact on heritage assets, and that a the dwelling could be designed to ensure a safe and comfortable living environment is provided for the occupants of the property.

It is accepted that the development will offer a small economic benefit in providing employment within the construction sector, and that there will be a social benefit in providing a contribution towards the supply of housing within the district, and a possible social benefit if the occupation of the dwelling was restricted to people of retirement age, as suggested by the applicant. However, there will, notwithstanding the arguments of the applicant, clearly be an adverse impact on the environment in terms of the likely reliance of future occupiers on the private motor vehicle for all of their daily needs. The applicant has argued that North Cadbury, and the services it offers, are within walking distance of the site. However, it is considered that, in the absence of street lights and pavements, it is unlikely that anybody would attempt this walk for any of their daily needs. It is not considered that the benefit of providing a single dwelling towards the housing supply in South Somerset, even when combined with the other small benefits of the development identified above, is significant enough to outweigh the harm to the

environment that would be created by the provision of a dwelling in this location outside of any significant settlements and remote from services, facilities, and employment opportunities. Furthermore, the scheme does not meet any of the criteria laid out in paragraph 55 of the NPPF for diverging from restrictive countryside development policies.

As such, the principle of a single dwelling in this location is not considered to be acceptable, and does not accord with the policies of the local plan and the aims and objectives of the NPPF.

Highways

It is considered that there is sufficient space on site to achieve an appropriate level of parking and turning in accordance with the Somerset Parking Strategy. This would have to be assessed in detail as part of any reserved matters application.

Local concerns have been raised as to the impact of the scheme on highway safety, in relation to the substandard vehicular access. The highway authority was consulted as to the impact of the scheme. They referred to their standing advice. The SSDC Highways Consultant was consulted and raised an objection to the scheme on the grounds of highway safety. The existing access is clearly substandard in terms of the visibility offered, and the proposal represents a fifty percent increase in its use. The applicant has offered to make improvements to the access but, even with such improvements, has not been able to demonstrate that the required level of visibility can be achieved. For some reason they have shown a visibility splay to the east to the offside carriageway edge, rather than the nearside edge as it should be measured. If measured to the nearside edge, as it should be, the amount of visibility on land within the applicant's control is approximately 16.5 metres. If the visibility is measured to the centre of the carriageway, as it could be argued is appropriate when considering traffic approaching from the left, the available visibility is approximately 30 metres. Whilst the applicant has suggested that actual vehicle speeds are likely to be significantly lower than the 60mph speed limit, they have not demonstrated that vehicle speeds are as low as 20-25mph, which would be the maximum appropriate for the available visibility to the east, if the visibility is measured to the centre of the carriageway (as based on the figures in Manual for Streets). If the visibility is measured to the nearside carriageway, as set out in the highway authority standing advice, the visibility is only sufficient for vehicle speeds of 15mph.

As such, it is considered that it has not been demonstrated that a safe and efficient means of access to the site can be achieved, contrary to policy TA5 of the South Somerset Local Plan.

Visual Amenity

The site is located in a rural area and with a conservation area. As such, the SSDC Landscape Architect and the SSDC Conservation Officer were consulted as to the impact of the development on the visual amenity of the area. The conservation officer considers that the open spaces within the conservation area contribute significantly to its character, and the specific open space in question is important to the setting of a fine detached C19th property, which although not listed is of great value as a component of the conservation area. He contends that this property was most likely orientated to enjoy an open view to the south across the fields. He therefore considers the principle of introducing a new dwelling into this context to cause harm to the character of the conservation area. The SSDC Landscape Architect concurs with this view. Whilst the harm to the heritage asset is arguably less than substantial, there are no clear and convincing public benefits arising from the development to outweigh such harm. As such, in accordance with local concerns, it is considered that the proposed development does not preserve or enhance the character of the conservation area contrary to policies EQ2 and EQ3 of the South Somerset Local Plan and the aims and

objectives of the NPPF.

Residential Amenity

Due to the size of the plot and the position of adjoining dwellings, it is considered that a single dwelling could be accommodated on site without causing demonstrable harm to the residential amenity of adjoining occupiers.

Therefore, subject to a satisfactory detailed design at the reserved matters stage, the proposal is considered to have no adverse impact on residential amenity in compliance with policy EQ2 of the South Somerset Local Plan.

Contributions

Policy HG4 requires a contribution to be paid towards the provision of affordable housing; in North Cadbury this is payable at a rate of £40 per square metre of internal floor space within the development. The applicant has indicated that they would be willing to provide a unilateral undertaking to secure such a contribution.

Other Matters

A concern has been raised locally that additional hedge planting will have an adverse impact on the open aspect of the neighbourhood. However, hedge planting is not development and therefore cannot be restricted through the planning system.

Conclusion

Whilst the impacts of the development, subject to suitable details at the reserved matters stage, are considered to be acceptable in relation to residential amenity, the principle of development, notwithstanding local support, is not considered to be acceptable. The benefit of a single dwelling towards the supply of housing in the district is not considered to outweigh the harm of allowing a dwelling in this open countryside location. Furthermore, it is considered that the proposal would have an adverse impact on the character of the conservation area, and it has not been demonstrated that a safe and efficient means of access to the site can be achieved.

RECOMMENDATION

Refuse for the following reasons:

SUBJECT TO THE FOLLOWING:

01. The proposal would represent new residential development in open countryside, for which an overriding essential need has not been justified. The application site is remote from local services and as such will increase the need for journeys to be made by private vehicles. This identified harm is not outweighed by the contribution of the proposal towards the supply of housing in the district or by any other benefit arising from the scheme. The proposed development therefore constitutes unsustainable development that is contrary to policies SD1, SS1 and SS2 of the South Somerset Local Plan (2006-2028) and to the aims and objectives of the National Planning Policy Framework.
02. It has not been adequately demonstrated that a safe and efficient means of access to the site can be achieved, contrary to policy TA5 of the South Somerset Local Plan.

03. The proposed development, by reason of its siting in an open area important to the character of the conservation area, will fail to preserve or enhance the character of the conservation area contrary to policies EQ2 and EQ3 of the South Somerset Local Plan and the aims and objectives of the NPPF.

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
- offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case there were no minor or obvious solutions to overcome the significant concerns caused by the proposals.

Agenda Item 15

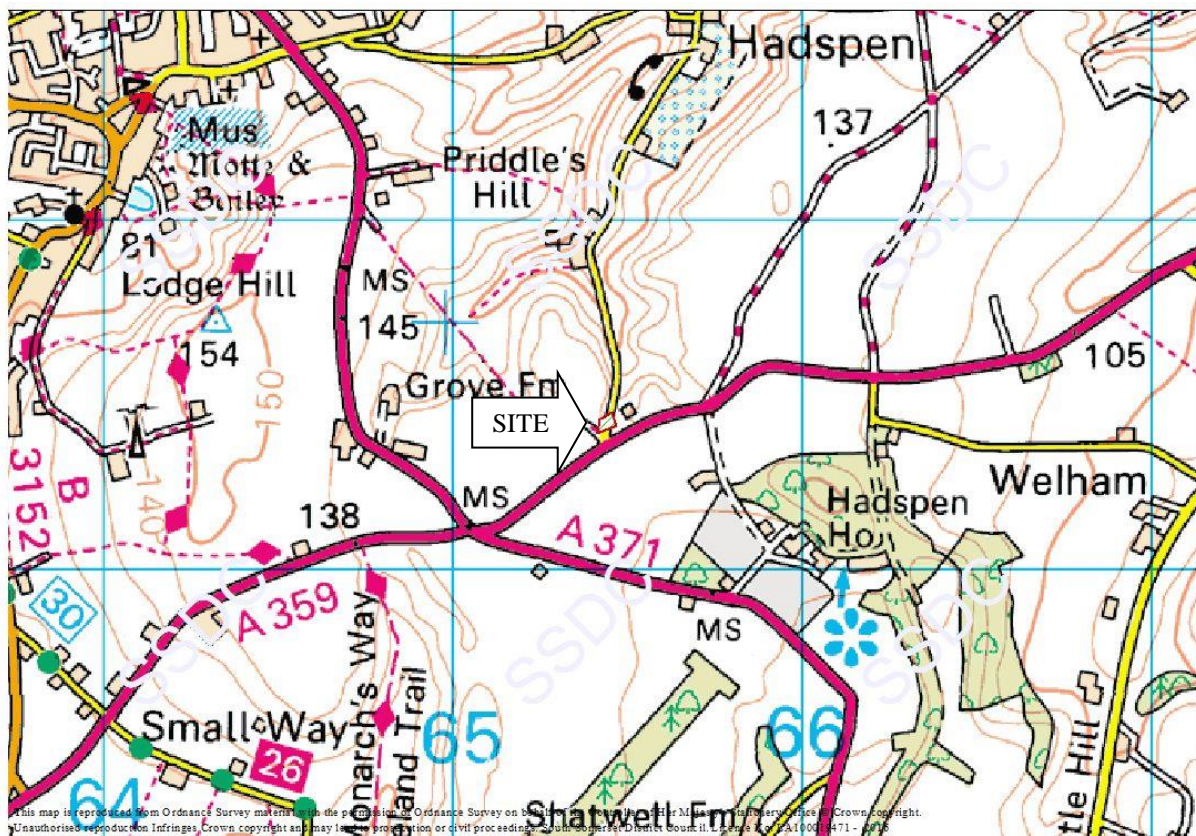
Officer Report On Planning Application: 16/00381/S73

Proposal :	Removal of condition 1 (occupancy) attached to 13/03252/S73A (GR:365434/131408)
Site Address:	Grove Farm Quarry Lime Kiln Lane Pitcombe
Parish:	Pitcombe
TOWER Ward (SSDC Member)	Cllr Mike Beech
Recommending Case Officer:	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
Target date :	24th March 2016
Applicant :	Mr R Comer And D York
Agent: (no agent if blank)	
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL

This application is referred to the committee at the request of the Ward Member with the agreement of the Area Chairman to enable local concerns to be fully debated.

SITE DESCRIPTION AND PROPOSAL





The application site is located adjacent to the A359 near Hadspen. The site is located outside of the development area and has a lawful use as a quarry. The front section of the site contains the worked out quarry in which stands the dwelling house originally approved under application 07/04546/FUL. A later permission ref: 13/03252/S73A permitted variation of the occupancy condition (2) attached to the 2007 permission re-issuing condition 2 as condition 1 of 13/03252/S73A that is now proposed to be removed.

Condition 1 reads:

'The occupation of the dwelling hereby approved shall be limited to a person, or persons, solely/mainly working or last working in the adjacent quarry and to any resident dependants or relatives.

Reason: The Local Planning Authority would not have been prepared to grant planning permission but for this special need to accord with policy ST3 of the South Somerset Local Plan.'

HISTORY

13/03248/FUL - Conversion of sub-floor void area into annexe, Approved.

13/03252/S73A - Vary condition 2 (occupancy condition) of planning permission 07/04546/FUL to allow habitation of dwelling to those other than dependents, Approved. OFFICER Note: This is the condition quoted above and the additional wording was: 'and to any resident dependants or relatives'.

12/02562/NMA - Application for a non-material amendment to planning permission 07/04546/FUL for the removal of dormers and change of roofing materials (Retrospective),

approved.

11/03337/NMA - Application for a non-material amendment to planning permission 07/04546/FUL for alterations to porch, doors and windows – Approved.

07/04546/FUL - Erection of quarry managers workplace/ home and change of use of land from agricultural to domestic curtilage, Approved.

07/001705/FUL - Erection of dwelling house for Quarry Manager, formation of new vehicular access and change of use of land from agricultural to domestic curtilage, Approved.

07/01623/CPO (Consultation with County Planning) - Proposed 0.3 hectare extension to allow further building stone extraction and new access road, Approved.

04/03514/CPO (Consultation with County Planning) - Extension of quarry into adjoining land and retention of existing quarry infrastructure to service the extension, Approved.

96/02208/CPO (Consultation with County Planning) - The continued use of quarry for the extraction of building stone, Approved.

POLICY

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

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

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

HG10 - Removal of Agricultural and other Occupancy Conditions, reads:

'Planning permission for the removal of a restrictive occupancy condition for an agricultural, forestry or other similar worker on a dwelling will only be given where it can be evidently shown:

- That there is no longer a continued need for the property on the holding or for the business,
- There is no long term need for a dwelling with restricted occupancy to serve local need in the locality,
- The property has been marketed locally for an appropriate period (minimum 18 months) at an appropriate price and evidence of marketing is demonstrated.'

EQ2 - General development

Regard shall also be had to:

National Planning Policy Framework - March 2012

Paragraph 123

National Planning Policy Guidance

Other Relevant Documents

Somerset Highways Standing Advice - June 2015.

CONSULTATIONS

Pitcombe Parish Council had no objections or observations to make on it.

County Highway Authority - No objection

REPRESENTATIONS

None

CONSIDERATIONS

Principle of Development:

The applicant's Planning Statement is noted however their case simply reiterates the purpose for why there is planning support for occupancy conditions, to quote: 'It is generally accepted that property and land values with occupancy conditions are somewhat in the region of at least a third less than they would have been without the restriction'. Isn't this the purpose for the imposition of an occupancy condition; the approach, as already stated, that is criticised by the applicant, is considered the basis for an occupancy condition that is fully supported in planning terms. There can be no weight given to the applicant's argument for removal of the occupancy condition.

Policy HG10 is the applicable policy approach that offers a clear policy context in considering the removal of occupancy conditions. The application fails to address the policy requirement. The planning statement is also clear that there is no intention of marketing the property on the basis that they want to continue to occupy the dwelling.

The occupancy condition was originally attached by Area Committee. Members at the time considered that a case had been made to support a dwelling in that there was a proven need and that the application satisfied the criteria for an occupational dwelling for a quarry worker. With this established and that we are dealing with a planning permission that dates from 2007, but more importantly there is continuing quarrying activities, it is considered that in this instance there is no reason not to adhere to the local plan policy framework. There are no other material circumstances brought forward or engaged by the current application to relax the approach taken by Policy HG10 that requires the submission of a marketing appraisal. On the basis that the application fails to provide any marketing appraisal evidence there can be no 'in principle' support.

Other Matters:

Removal of the occupancy condition is considered would not have any negative impact on character and appearance, or highway safety, however there would be a potential residential amenity concern in the event the dwelling was separated from the on-going quarrying activity.

RECOMMENDATION

Refuse to remove condition

Reasons for Refusal:

01. The applicant has failed to demonstrate that the restricted occupancy dwelling is not needed to meet the needs of the quarrying business. No marketing for a reasonable

period of time has been undertaken or submitted contrary to policy HG10 of the South Somerset Local Plan 2006- 2028.

02. Loss of the occupancy condition would result in a dwelling whose potential occupancy was unconnected to the adjacent quarrying activity that introduces residential amenity concerns that would be to the detriment of the long term quarrying business contrary to Policy EQ2 of the South Somerset Local Plan 2008- 2028 and paragraph 123 of the National Planning Policy Framework.

Informatives:

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

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

In this case, the applicant/agent did not take the opportunity to enter into pre-application discussions.