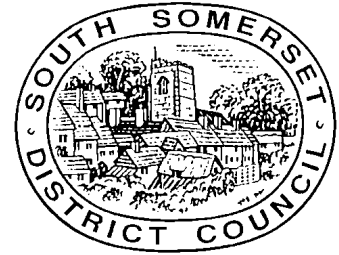


South Somerset District Council

Notice of Meeting



Area South Committee

Making a difference where it counts

Wednesday 2nd September 2015

2.00 pm

**Council Chamber
Council Offices,
Brympton Way,
Yeovil
BA20 2HT**

(disabled access is available at this meeting venue)



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

The public and press are welcome to attend.

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Jo Boucher 01935 462011**, website: www.southsomerset.gov.uk

This Agenda was issued on Monday 24 August 2015.

Ian Clarke, Assistant Director (Legal & Corporate Services)

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



INVESTORS IN PEOPLE

Area South Committee Membership

Cathy Bakewell
John Clark
Gye Dibben
John Field
Nigel Gage
Peter Gubbins
Kaysar Hussain

Andy Kendall
Sarah Lindsay
Mike Lock
Tony Lock
Sam McAllister
Graham Oakes
Wes Read

David Recardo
Gina Seaton
Peter Seib
Alan Smith
Rob Stickland

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 & 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 consideration of the planning applications will commence immediately after Item 6 at approximately 2.15pm. 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 Office should be included in the Agenda in May and November. Alternatively, they can be contacted direct 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 South Committee are normally held monthly at 2.00pm on the first Wednesday of the month at the Council Offices, Brympton Way, Yeovil.

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

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

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

Public Participation at Committees

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

Public Question Time

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

Planning Applications

Comments 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 South Committee

Wednesday 2 September 2015

Agenda

Preliminary Items

- 1. Minutes of previous meeting**
- 2. Apologies for absence**
- 3. Declarations of Interest**

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

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. As a result of the change made to the Code of Conduct by this Council at its meeting on 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 District Council's Regulation Committee

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

Councillors Peter Gubbins, Graham Oakes, David Recardo and Gina Seaton.

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

4. Public question time

This is a chance 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 individual planning applications at the time the applications are considered.

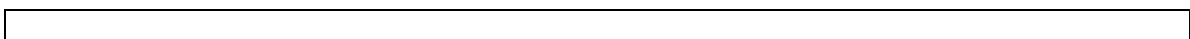
5. Chairman's announcements

6. Reports from representatives on outside organisations

This is an opportunity for Members who represent the Council on outside organisations to report items of interest to the Committee.

Items for discussion

- 7. Schedule of Planning Applications to be Determined by Committee (Pages 8 - 9)**
- 8. Planning Application 15/03002/FUL - Yeovil District Hospital, Higher Kingston, Yeovil (Pages 10 - 28)**
- 9. Planning Application 15/03475/R3C - Primrose Hill Primary and Nursery School, Cabot road, Yeovil (Pages 29 - 35)**
- 10. Planning Application 15/02683/FUL - Heathfield, 21 Manor Street, West Coker (Pages 36 - 46)**
- 11. Planning Application 15/03206/FUL - 16 Northbrook Road, Yeovil, Somerset (Pages 47 - 50)**
- 12. Arts and Entertainment - Service Update (Pages 51 - 58)**
- 13. Annual Report Outlining the Work of the Economic Development Team (Pages 59 - 66)**
- 14. Update Report on Birchfield Park (disused landfill), Yeovil (Pages 67 - 89)**
- 15. Report on the replacement of 'Welcome to Yeovil' gateway signage (Pages 90 - 91)**
- 16. Area South Committee Meeting Times Review (Pages 92 - 95)**
- 17. Forward Plan (Pages 96 - 98)**
- 18. Appeals (For Information Only) (Pages 99 - 108)**



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

This does not apply to decisions taken on planning applications.

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Agenda Item 7

Schedule of Planning Applications to be determined by Committee

Strategic Director: Rina Singh, Acting Chief Executive
Assistant Director: Martin Woods, Economy
Service Manager: David Norris, Development Control 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 South Committee at this meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered at 2.00pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 1.45pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
8	YEOVIL CENTRAL	15/03002/FUL	The construction of a new multi storey car park with new link road and access, demolition of 3 properties, construction of new residents car park and relocation of oxygen tank enclosure	Yeovil District Hospital, Higher Kingston, Yeovil, Somerset, BA21 4AT	Yeovil District Hospital NHS Foundation Trust
9	IVELCHESTER	15/03475/R3C	New primary school with nursery, new access road, car parking and playing fields	Primrose Hill Primary and Nursery School, Cabot Road, Yeovil	Somerset County Council
10	COKER	15/02683/FUL	Alterations and the erection of an extension above existing garage to provide additional residential	Heathfield, 21 Manor Street, West Coker	Mrs Louise Crocker

			accommodation		
11	YEOVIL EAST	15/03206/FUL	Erection of a shed (Retrospective)	16 Northbrook Road, Yeovil, Somerset	Mr Ryan Ferrari

Further information about planning applications is shown below 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 had 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 8

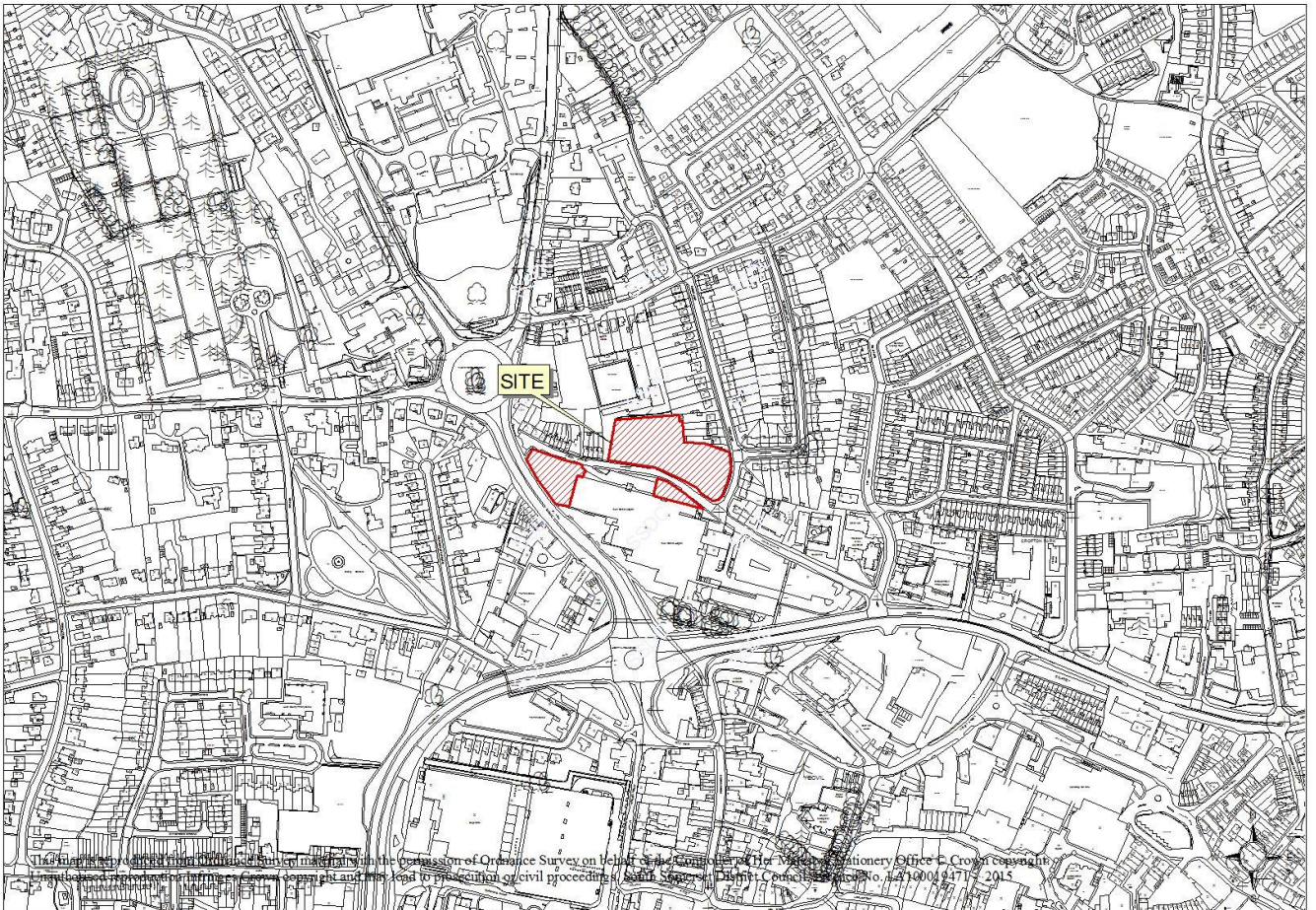
Officer Report On Planning Application: 15/03002/FUL

Site Address:	Yeovil District Hospital Higher Kingston Yeovil
Ward :	Yeovil (Central)
Proposal :	The construction of a new multi storey car park with new link road and access, demolition of 3 properties, construction of new residents car park and relocation of oxygen tank enclosure. (GR 355505/116348)
Recommending Case Officer:	Simon Fox – Area Lead Officer (South)
Target date :	28th September 2015
Applicant :	Yeovil District Hospital NHS Foundation Trust
Type : 05	Major Other f/space 1,000 sq.m or 1 ha+

REASON FOR REFERRAL

This application is referred for Committee consideration at the request of the Development Manager in accordance with the scheme of delegation and with the agreement of the Chairman, also as Ward Member, to allow the application to be debated in public given the concerns raised locally and the significance of the development.

SITE DESCRIPTION AND PROPOSAL





The application site is situated within the Yeovil District Hospital site. The site is separated from the town centre by the Reckleford highway, which also forms part of the boundary of the Conservation Area (Princes Street).

The proposal, whilst one project, can be viewed in two distinctive elements:

1. construct a four storey 654 space multi-storey car park and create a pedestrian access to the main hospital entrance; and
2. create a new vehicular exit onto Kingston.

The application is supported by the following documents:

- Design and Access Statement
- Transport Assessment
- Ecological Survey
- Tree Survey
- Air Quality Assessment
- Noise Impact Assessment
- Ground Investigation
- Flood Risk Assessment
- External Lighting Appraisal Report

Part 1

Part 1 of the project is to construct a multi-storey car park. This part centres on an area opposite the main hospital frontage on Higher Kingston, with one longer south side adjoining Higher Kingston and a shorter east side to Roping Rd. Parts of the northern and western boundaries adjoin the Yeovil Bowling, Squash and Tennis Club grounds. Otherwise the

boundaries adjoin residential gardens. The area contains 2 single storey buildings (Caeburn and Kenwyn) previously used for a children's nursery (up to 45 children), now vacant, and formally two blocks of flats. One was 6 storey's high and was called Cheverton Tower and the other was 3 storey's high as was called Cheverton House. Between them they accommodated 121 bedrooms within 33 flats, which were used by hospital staff. The Cheverton buildings were demolished in late 2014 and a new surface level car park was constructed pursuant to planning application 13/02965/FUL. The remainder of this part of the application also includes No.3 Roping Rd, a two-storey detached dwellinghouse which is to be demolished. The site is such that the northern boundary is some 5m higher than its southern boundary at Higher Kingston. The site has been excavated to varying degrees and retaining walls on the northern side are evident.

The proposed multi-storey car park is rectangular in floorplan and on its Higher Kingston frontage stands at circa 12m, with the central stairwell standing at nearer 14m tall. The length of the Higher Kingston frontage is circa 114m and that facing Roping Rd circa 35m. There are elements of brickwork on the sides and rear, to break up the mass, for fire protection and also aligned to the internal up and down slopes between the floors to mitigate headlight glare and noise. The brickwork elements on the rear and Roping Rd side will also have vertical planting on wires installed. The plan does include the removal of a prominent London Plane but the retention of a Holm Oak.

The central stairwell is the main design focus on the front elevation in brickwork and materials that allow the corporate colours of the hospital to be echoed. Otherwise the car park is proposed to be clad in light grey vertical profiled tubes. On the frontage these are also to have indentations to provide a flowing pattern.

The car park will function in a manner whereby vehicular access via a separate lane is achieved at the eastern end via an altered Higher Kingston/Roping Rd junction. Within the body of the car park two entry lanes will exist before the barriers are reached. The exit from the car park is located at the western end of the building. The highway between entrance and exit is modified to the extent of allowing one-way traffic only. Current roadside parking will be altered to create dedicated spaces for the Police and for ambulances with six bays retained for general parking in accordance with the current Traffic Regulations. Importantly a crossing point is to be created linking the main stairwell of the car park to the main entrance of the hospital. This includes a flight of steps and the consequential proposed removal of three Norway Maple trees protected by a 2011 Tree Preservation Order. A ramped access is also provided to a separate crossing point to the main entrance of the hospital.

Part 2

This part of the site is located to the east of the main hospital building adjacent to Kingston. It currently comprises a small car park for hospital staff and is where the hospital's oxygen tanks are located. The proposal includes creating an exit for vehicular traffic onto Kingston, relocation of the oxygen tanks and the creation of a car parking area.

The area is located a couple of metres above the level of Kingston, retained by the distinctive retaining wall inclusive of tree planting. A sloped exit is proposed, and so some more retaining structures will be required. 10 trees would be removed. 14 spaces are proposed in a car park that the Hospital Trust suggests could be made available to local residents at Higher Kingston, subject to management arrangements being firmed up. The slight deflection in the alignment of Higher Kingston, in the vicinity that access is achieved to the Badger car park, means there would be some roadside spaces lost and so the extra car parking is seen as compensation and dedicated to local residents rather than general use.

The impact of this exit, the layout of the multi-storey car park and the alterations to the

junction of Higher Kingston and Roping Rd is the creation of a one way system that would preclude vehicles turning west back towards Roping Road.

The whole proposal is accompanied by a full landscape strategy inclusive of a commitment to replacement/additional tree planting.

It is understood the current main patient/visitors car park would be closed once the multi-storey is used for the first time.

Work is planned to start in January 2016 and last until January 2017.

HISTORY

Most relevant:

13/02965/FUL: The demolition of Cheverton Tower, Cheverton House, Caeburn and Kenwyn bungalows and the use of land as a temporary car park for the Hospital: Application permitted with conditions: 25/09/2013

POLICY

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

On 5th March 2015 South Somerset District Council, as Local Planning Authority, adopted its Local Plan to cover the period 2006 to 2028.

On this basis the following policies are considered relevant:-

South Somerset Local Plan (2006-2028):

SD1 - Sustainable Development
SS1 - Settlement Hierarchy
TA3 - Sustainable Travel at Chard and Yeovil
TA4 - Travel Plans
TA5 - Transport Impact of New Development
TA6 - Parking Standards
EQ2 - Design & General Development
EQ3 - Historic Environment
EQ4 - Biodiversity
EQ5 - Green Infrastructure
EQ7 - Pollution Control

National Guidance - National Planning Policy Framework:

Chapter 4 - Promoting Sustainable Transport
Chapter 7 - Requiring Good Design
Chapter 11 - Conserving and Enhancing the Natural Environment
Chapter 12 - Conserving and Enhancing the Historic Environment

Other

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

Yeovil Town Council:

Support the principle due to evident need but wish to see issues relating to:

- landscaping, trees, ecology;
- residential amenity; and

- pollution

considered in light of neighbour representations before referral to Area South Committee.

Highway Authority (Somerset County Council):

"As the Planning Officer will be aware this application was the subject of pre application discussions in line with government advice and that the Highway Authority was involved in a number of these meetings providing advice and guidance where necessary on the various technical aspects of the proposed development.

As such much of the initial work was undertaken prior to the submission of the application to the LPA and this has enabled the Highway Authority in this particular case to provide the LPA with a prompt consultation response, which can confirm that from planning policy viewpoint the Highway Authority has no objection in principle to the proposed multi-storey car park.

In terms of the detail of the application, both the traffic impact of the development on the network and the safety / technical aspects of the application have been reconsidered by the Highway Authority for completeness and to ensure that any details that may have been previously agreed have not changed or altered in the intervening period.

Therefore following an in depth analysis of the plans and documents submitted with the application to SSDC, I can confirm the following:-

- Firstly that the overall impact of the development on the highway network is considered to be acceptable, with all relevant impacts on the network having been considered by my colleagues in the traffic modelling team who have confirmed that once completed, the development would not have a detrimental impact on the operation of the surrounding junctions.
- Secondly that following a Stage 1 Technical and Road Safety Audit I can confirm that the proposed access arrangements and off site works being proposed (including the provision of a left slip lane onto the A37) are considered to be generally acceptable to the Highway Authority, subject to some minor alterations at the detailed design stage which will follow the grant of planning consent should it occur.

That said, it will of course be necessary to ensure that both the on and offsite highway works themselves (including the provision where necessary of Traffic Regulation Orders (TRO's) in the vicinity of the site to control or restrict car parking) are referred to in suitably worded negative planning conditions to ensure they all take place in a timely manner, although in the case of the TRO's, these will need to be included with the S278 Agreement as they themselves subject to a public consultation exercise and therefore cannot be guaranteed to be successful and as such cannot be the subject of a planning condition(s).

Furthermore the on and off site highway works themselves will need to be enshrined within a separate suitable legal Agreement (eg S278 Highways Act 1980) between the applicant and the Highway Authority to ensure that they occur without having a detrimental effect on highway safety or physically on the existing highway network.

It will also be necessary to ensure that a number of other planning conditions are attached to any consent controlling the traffic movements which will result during the construction phase, as well as others relating to parking, turning, visibility, drainage etc details of which will be sent to the LPA in due course along with the previously mentioned negative planning conditions".

SSDC Ecologist:

The ecological survey does not identify any particularly significant issues. No recommendations to make.

SSDC Environmental Protection Unit:

"I have assessed the applicant's noise, lighting and air quality assessments and I am satisfied with the information provided and have reached the view that there will be no significant adverse impact.

I do however have concerns regarding the potential for noise and air quality impacts during the construction phase". Condition proposed.

SSDC Tree Officer:

"The proposal includes the loss of x 3 of the highest quality trees on-site - x 2 Tulip trees (T 38 & T 39) adjoining the new junction onto Kingston and the superb London Plane (T100) adjoining the frontage of the proposed car-park. Whilst I accept that the removal of the x 2 Tulip trees appears necessary to accommodate the new road layout, I cannot understand why it is proposed to remove the London Plane (T100).

Good care was taken to avoid damaging Plane T100 during the recent demolition of the former accommodation block. In the vicinity of the Plane, the proposed footprint of the carpark appears quite similar to that of the former accommodation block. The Plane is young, vigorous and ought to be adaptable to changes in its environment. The Plane offers far greater amenity value than anything that has been proposed to be planted and it ought to continue increasing in value for the next couple of centuries.

The positioning of the large bicycle shed adjoining the London Plane street-tree within Roping Road is also a concern - the concrete slab floor could be rather damaging - I'd be grateful if it could be relocated beyond the Root Protection Area. A more prominent, secure location might also help to encourage its use by cyclists.

Whilst the Tree Survey details appear accurate, the tree protection details are not satisfactory - I would be grateful if a condition could be imposed to ensure a revised scheme of tree protection, including on-site arboricultural supervision and a pre-commencement site-meeting attended by the appointed Project Manager and myself.

It is encouraging to note that there are proposals to plant trees. However, the submitted tree planting scheme lacks installation detail, species-diversity and appears inappropriate matched for the site conditions. For example, the use of *Acer rubrum* (Canadian Maple) as street trees, with *Sorbus aria* and *Betula pendula/utilis* 'Jacquemontii' planted elsewhere. The well-known tree nursery - Barcham Trees; provide the following warning about the use of *Acer rubrum*:

"However, as a warning note, for all the attributes of this tree it is very rarely seen thriving in the UK as it is dependent on accessing the trace element manganese which it can only derive from acid soils."

Therefore, I would also be grateful if you could ensure a revised scheme of tree planting".

SSDC Engineers and Flood Authority:

No objections.

Archaeologist:

No comments received.

Access For All:

Initial verbal consultation raised no objections.

Crime Prevention Officer:

No objections, subject to detailed design advice being followed.

Wales and West Utilities:

No objections, apparatus may be at risk during construction works and so the applicant is advised to take note and discuss with WWU to ensure to impact on infrastructure.

Somerset Waste Partnership:

No objections.

REPRESENTATIONS

64 neighbouring properties to the site have been notified in writing, 2 site notices have been displayed and a press advert placed (Major Development).

Several representations have been received, a summary of comments:

No.5 Roping Road - The objection relates to the scale of the building and the devaluation in property value to the noise and emissions from the car park.

No.6 Roping Road - The objection refers to poor design not at all in keeping with any surrounding architecture. 4 storeys seems excessive. This height will block light. Smells and pollution is another concern. Noise will be amplified by the multi-storey design. Increase in traffic in Roping Road. Pedestrian safety will decrease.

No.7 Roping Road - The objections refers to the height of the car park and concerns regarding privacy, noise pollution and anti-social behaviour (especially on the grass area to the rear of the building). The design seems to have changed from earlier public meetings. The design is not in keeping. Property value will decrease. Shadow will be cast especially with a low sun in winter. Traffic congestion backing up from dual-carriageway a worry.

No.9 Roping Road - The objection relates to the impact on residential amenity by reason of overlooking, loss of privacy and overshadowing, security and anti-social behaviour, visual impact, highway safety and risk to pedestrians.

No.15 Roping Road - The proposal is oversized and not in keeping with the area. Light pollution and noise suffered from the existing car park on site. Far too high.

No.26 Roping Road - The structure and design is totally out of keeping for a primarily red-bricked residential area. The car park will not be used as there is free on-street parking in the area. A scaled down subtle design should be thought of.

The full representations can be viewed in the officer's case file or via the online file on the council's website.

CONSIDERATIONS

The application raises several issues that will be considered in turn.

Principle/Need

The need for better car parking provision at Yeovil District Hospital has been an issue for many years both in terms of overall provision and the arrangements of access and layout. The experience for patients and visitors would be improved considerably by the presence of readily available, safe and convenient parking.

As part of the wider ambitions of the Hospital Trust a series of public meetings has taken place over the last two years. A final exhibition was held in May 2015 to present the plans that now comprise this application. SSDC Area South Members were given a presentation by the CEO in May 2014 concerning the masterplan that had been formulated in consultation with the SSDC planning department. This application represents the second element of that masterplan, following the demolition of Cheverton House and Tower, and is part of a bigger picture.

A supporting paper has been produced by the Hospital Trust reinforcing the importance to them of this project and how it fits into opening up the opportunity for other projects that more directly support the clinical and care services provided to the town and surrounding area. For completeness this supporting paper is attached as **APPENDIX 1**.

To reinforce this further an application to provide a further 24 bed spaces has already recently been approved, ref 15/03130/FUL.

We clearly have an application to enable the future growth and adaption of health services which are under greater demand than ever. It is not all about building buildings per se but often criticism is levelled at the development industry, the local authority and the NHS that infrastructure lags behind population growth. Here is an opportunity to allow the progression of the masterplan, and by consequence provide the potential for better services to be delivered to the town and its hinterland.

Design, Layout, Landscaping and Impact on Residential Amenity

The proposed erection of a multi-storey car park does, to an extent, limit the architectural flare available to impart on the design. Representations from local residents have criticised the design and many have said it is not in keeping. It is a functional building and this is reflected in its efficient shape and layout. It is also worth pointing out that it will sit within the shadow of the main hospital building, an 8 storey building from the Higher Kingston side and on the site of the former Cheverton House and Tower (3 and 6 storeys respectively) all buildings of a distinctive style in their own right (and arguably not in keeping?). It is known from the extensive pre-application discussions that have taken place and evident from the plans that there has been considerable attention paid to the design of the car park resulting in elevations that create interest in the street scene and in the building itself. The central stairwell, inclusive of corporate colours, creates a focal point visually and in terms of the function of the building. The landscaping scheme and the general topography of the site will also help couch and anchor the building into its surroundings.

Overall, whilst clearly different in style and in materials from other adjacent buildings the elevation design of the building is considered acceptable in its context for the purpose identified. One unifying aspect to the design is the brick stairwell towers that echo that of the main hospital building and that of Cheverton Tower itself.

All of the representations received refer to the potential impact on residential amenity. This relates to overlooking, overshadowing and creating a dominant relationship. Each of these factors will now be assessed.

At its Higher Kingston elevation the predominant part of the building would stand at 12m high. The building floor level is proposed slightly higher than road level. The garden level to No.5 Roping Road to the north, and the nearest property to the proposal, is some 5m above the proposed ground floor level of the car park. Its ridgeline is marginally higher than the predominant height of the car park, excluding the rear emergency stairwell towers.

With No.3 Roping Road to be demolished, the proposed building would run at an angle to the next nearest property, No.5 Roping Road, and as such certain parts of the proposal are closer to certain parts of No.5 and some are further away. The emergency stairwell tower in the northeast corner of the car park would be approx. 9m from the side gable of No.5 (which contains no windows) and be several metres above its ridge. The building almost touches the south-western corner of the garden boundary to No.5 which is located 27m away from its back elevation. The proposed elevation plans show that above a standard fence height of 2m the top 5m of the rear elevation of the car park would be visible.

Sun-path drawings supplied by the applicant illustrate, and local evidence confirms, that during winter months the main hospital building blocks natural sunlight to the north and properties on Roping Road. It is considered the main hospital building is the most significant factor affecting the natural effect of daylight to those nearest properties to the proposed car

park.

It is felt that given Roping Road rises to the north and therefore the impact of the developments height and proximity diminishes as you move north and so it is No.5 Roping Road on which the greatest impact will be felt.

The composition of the visible elevation to No.5 along its 27m length of the garden is mostly solid brickwork. There are two 'void' panels which are comprised of a solid vehicle barrier for the first 1.1m and then a mesh is used to infill the remainder. The nature of this mesh is an expanded metal sheet that has very limited visibility through it, but maintains airflow for ventilation. This type of mesh is used on the upper two decks (the top floor screen height is 1.8m) and extends beyond the ends of the gardens to properties in Roping Road to expressly mitigate any opportunity for overlooking. The same mesh is proposed on the east and west elevations to similarly protect the amenity of those properties facing the proposed car park across Roping Road and those side on to the car park at Higher Kingston.

It should be remembered that both Cheverton House and Cheverton Tower had windows on their respective north elevations. Views northwards could also be sought, if desired, from Level 4 and above of the main hospital building.

Upon a site visit to No.5 Roping Road to assess the impact of the development it was observed that on the southern boundary to No.3 there was a single storey pitched roof garage building, circa 3m on the boundary line with a line of established trees and shrubs at circa 4m high which together comprised 20m of the 27m boundary length. This illustrates that the garden is already bound by a dominant boundary.

The proposed plans show the planting of trees between the car park and No.5. The nature of this planting, its height, species and density could be agreed with the owner of No.5 out of courtesy should the application be approved. This could also include any new solid boundary treatment (means of enclosure) and the retention of the existing planting on the boundary.

Other concerns raised relate to noise and artificial lighting from cars and ceiling lights. Specialist reports concerning lighting and noise have been submitted in support of the application.

The car park will be internal lit on the parking levels by LED-based enclosed luminaires. Lighting for the top deck will be from lighting columns fitted with lanterns having cut-off characteristics that seek to prevent upward spill. The report assesses the impact of such lighting using modelling software.

The east elevation model result show predicted vertical illuminance to those properties on Roping Road facing the development to be well within the lux limit pre-curfew but slightly above recommended level at post-curfew (10pm-6am).

The model for the northern elevation facing No.5 Roping Road shows a high spot towards the rear gardens of Nos. 5-9 Roping Road. Again the post-curfew level is slightly exceeded.

The report concludes that careful positioning and selection of luminaires within the main parking decks, particularly at ramp locations, will ensure obtrusive light spill is eliminated. In addition at night during curfew hours a reduction in lighting levels by 50-65% is recommended as there will be less traffic and occupancy during this period and safety would therefore not be unduly compromised. It is also noted that that inclusion of the dense mesh on the upper levels to preclude overlooking will have also changed the vertical illuminance levels to an extent but this later change to the elevation design will not have been captured

by the lighting report and so it is envisaged this will create betterment. As such it is proposed that a condition relating to the detail of the lighting scheme, hours of operation and illuminance levels throughout the day is imposed with the comfort that a scheme can be agreed that would not cause undue harm to residential amenity.

The noise report assesses current background levels against that likely from the proposed car park. The calculations indicate that levels for noise breakout from the car park will be below the lowest night time background sound level. Assessment concludes a low impact at the nearest dwelling at Roping Road and Higher Kingston both in terms of internal standards at all time of the day when windows are open and within preferred limits for gardens.

Whilst an objection has come from a resident of Roping Road that faces the east elevation no representations have come from any residents of Higher Kingston, to the west of the proposed car park. It is considered that given the assessment given here for mainly those properties north of the proposed car park on Roping Road that the main conclusions are equally applicable to other properties facing the site on Roping Road and those properties at Higher Kingston.

Whilst this assessment on the impact on residential amenity has concentrated on the 'as built' situation it is also necessary to consider the construction period. As is fairly standard for construction projects in residential areas a condition could be imposed limiting construction hours. A construction management plan can also be requested seeking commitments to hoardings, dust suppression and vibration mitigation. The comments of the Environmental Protection Officer are noted in this regard.

It is noted the Town Council made reference to residential amenity and noise/light pollution and it is considered these issues have been adequately assessed and mitigated where possible/necessary.

It is concluded that whilst on balance a degree of harm could result to the very nearest properties to the north of the car park the impact of this has been mitigated with good design, landscaping and technical assessment and recommendation.

Landscaping, Trees and Ecology

There are few landscape features on the site of the car park other than two large trees, one Holm Oak and one London Plane plus planting carried out under application 13/02965/FUL. Whilst the Holm Oak can be retained as part of this scheme the London Plane is currently proposed to be removed. The London Plane is considered to be a category A tree and was retained with some effort by both the LPA and the Hospital Trust during the demolition works of Cheverton House and Tower. The Tree Officer is of the opinion it could be retained under the current plans and therefore discussions will take place with the applicant to see if that can be achieved. Comments relating to the location of the cycle shelter relative to an off-site London Plane will similarly be discussed.

The creation of the pedestrian crossover point with steps also requires the removal of three Norway Maples, subject to a 2011 Tree Preservation Order. There are also 10 removals proposed to create the vehicular exit to Kingston. Whilst any tree removal is to be viewed cautiously the benefits of the scheme are deemed significant and there is a firm commitment on plan to replant circa 40 trees with the additional proposal of a birch copse at the car park entrance. Whilst there is a committee to plant some of the species are considered to be inadvisable and a new planting specification is sought via condition. Tree protection will be afforded to those retained trees via details secured by condition.

The application is supported by an ecological assessment. No evidence of bats was found,

the 'soft' demolition of the single storey buildings on the site will need supervision by an ecologist. If work has to take place during the bird breeding season then similarly an ecologist should check any affected trees. Although there is a badger sett approx. 80m to the northwest there was no evidence of badger activity on the site. Enhancement measures are proposed and these can be carried through by condition.

It is noted the Town Council made reference to landscaping, trees and ecology but the substance of any issue with the proposal in this regard was not sufficiently articulated. It is felt the proposal in terms of its impact on trees and ecology is acceptable.

Parking and Highway Impact

The Highway Authority has been involved in the pre-application discussions held by the LPA. As such the applicant has been advised and guided as to the approach to take with regards the highway matters.

The formal consultation from the Highway Authority states that the impact on the highway network is considered to be acceptable and that the proposed access arrangements and off-site works being proposed, including the exit onto Kingston, is also generally acceptable. This is important to note given works planned for the hospital roundabout in due course.

There will be a requirement for on-site and off-site Traffic Regulation Orders, to create the one-way traffic flow between the hospital building and the proposed car park, serving the exit to Kingston and to enact parking restrictions in the vicinity of Kenmore Drive and Milford Dip. The two latter TRO's have been suggested by Cllr Gubbins to seek to solve perceived on-street parking issues at Kenmore drive by hospital staff whilst the parking on each side of Milford Dip, again alleged to be hospital staff creates effectively a single lane, which affects the general flow of traffic including that of local buses. The TRO for Kenmore Drive would consist of an extension to the existing residents parking scheme evident at Roping Road, Mitchelmore Road and Sparrow Road whilst it is intended to install double yellow line along the southern side of Milford Dip. TRO's are themselves subject to public consultation and therefore cannot be guaranteed to successful and as such cannot be subject to planning conditions. As such the commitment on the part of the applicant is to provide sufficient funding to the Highway Authority to enact the TRO process. If the Kenmore Drive and Milford Dip TRO's fail, they will do so because the public do not want those changes to take place.

In terms of the creation of a one-way system in front of the hospital no objections have been made to the planning application and so it is envisaged so objections will be made to the TRO application either.

Moving to the proposed car park there are currently 202 visitor parking spaces and 316 staff parking space on site across several car parks. In terms of the proposed multi-storey car park it is noted that during the course of the application the floor plans were amended to replace 7 disabled parking spaces on the first floor with 11 ambulant spaces meaning a net gain of 4 spaces, raising the total to 654 spaces overall. In total there would be 25 disabled spaces on the ground floor. The removal of the first floor disabled spaces was due to mistaken overprovision that did not take into account the 10 disabled spaces being formed adjacent to the main entrance to the hospital.

So, with 654 proposed at the multi-storey, the retention of the Badger Car Park and the disabled parking spaces and drop off spaces at the front entrance of the hospital there would be circa 800 spaces on site. General parking on the current main visitor car park will not be permitted by the hospital (but not by planning condition). It should be noted that some capacity is also created for future development proposals at the hospital including the health campus.

In terms of usage, visitors will be allowed unlimited use of the multi-storey car park but must pay for the time spent. Staff will have a permit (to be paid for). Entry will be via a barrier system. It is unclear whether a ticket will be issued or the system administered by automatic number plate recognition. Given issues experienced with the main visitor car park the two entry barriers are recessed within the body of the car park, this allows two lines of traffic to queue without backing onto the highway. The entry and payment arrangements are seen to be acceptable.

Part of the proposal is to create separate car park of 14 spaces which the Hospital Trust suggests could be made available to local residents at Higher Kingston, subject to management arrangements being firmed up. The slight deflection in the alignment of Higher Kingston, in the vicinity that access is achieved to the Badger car park, means there would be some roadside spaces lost and so the extra car parking is seen as compensation and dedicated to local residents rather than general use. This is seen as a big improvement for those local residents and a valuable gesture on the part of the Trust.

The proposal includes the relocation of the oxygen tanks to ensure the suitable delivery vehicle can access it. Somerset Waste Partnership has also been consulted regarding the refuse and recycling collections and has raised no objections.

A new cycling shelter is proposed, along with improved crossing points for pedestrians moving between the car park and the hospital. The one-way traffic system will also improve pedestrian safety.

Planning conditions concerning highway matters are still awaited from the Highway Authority and so these will be orally updated.

Surface Water Drainage

The surface water issues envisaged with the multi-storey car park are considered as no greater than the current situation. Water will be collected on the top deck and then piped to an attenuation feature underground for controlled release. The comments of the LLFA are noted.

Access For All

The proposal has taken into account access for all members of society, referencing disabled parking spaces, a lift to all floors of the car park, a ramped level access to the highway and from the highway to the main entrance of the hospital. As such it is considered the design makes very reasonable provisions to ensure access for all.

Air Pollution

A comprehensive report concerning air quality impacts arising from the development has been submitted. The construction works have the potential to create dust and as such a package of mitigation will be required via planning condition. It should be recognised however that the local community may experience occasional short-term dust annoyance as the mitigation measures cannot be guaranteed given variations in weather etc.

The operational impacts of increased traffic emissions arising from the additional traffic on local roads shows that the impact is judged to be not significant.

The comments of the Environmental Protection Officer are noted in this regard.

Archaeology

The site is within an area of high archaeological potential but no comments have been

received from the Archaeologist. No comments were similarly received when the Cheverton site was cleared and the current car park constructed.

Crime Prevention

This relates to the concerns raised locally regarding public safety and the potential for anti-social behaviour. It should be noted that the building has been designed to achieve Park Mark Accreditation. The Park Mark Safer Parking Scheme is an initiative of the Associations of Chief Police Officers and is aimed at reducing both crime and the fear of crime in parking facilities

The management of the car park will be carried out by the Hospital Trust. CCTV, security boundary treatments and further security considerations as suggested by the Crime Prevention Officer will ensure concerns are well addressed. The lighting design in the car park has been a balancing exercise in both achieving suitable lighting for security & functional purposes and also ensuring that the lighting does not pollute the site and surrounding environment.

It is considered that concerns have been suitably addressed and mitigated to avoid issues occurring.

RECOMMENDATION

Grant planning permission for the following reason, subject to:

- (a) the prior completion or submission of an appropriate legal mechanism (in a form acceptable to the Council's solicitor) before the decision notice granting planning permission is issued, to:
 - (i) secure the necessary funding for Somerset County Council to progress Traffic Regulation Orders in the vicinity of Higher Kingston, Kenmore Drive and Milford Road.
- (b) the imposition of the planning conditions set out below on the grant of planning permission.

This proposal, for which there is an evident need, represents an appropriately designed development in its context, improves traffic flows and on site car parking provision and does not bring rise to significant demonstrable harm to residential amenity that outweighs the wider public benefits of the proposal. As such the application accords with the aims and objectives of the National Planning Policy Framework; the SCC Parking Strategy and policies SD1, SS1, TA3, TA4, TA5, TA6, EQ2, EQ3, EQ4, EQ5 and EQ7 of the South Somerset Local Plan (2006-2028).

SUBJECT TO THE FOLLOWING:

- 01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.
- 02. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - a) Location Plan, Drawing No. DR-1-002
 - b) Proposed Highway Layout, Drawing No. 26 RevB
 - c) Proposed Elevations, Drawing No. DR-1-001 RevF
 - d) Landscape Illustrative Masterplan, Drawing No. DR-5-003 RevE
 - e) Landscape Site Sections, Drawing No. DR-5-004 RevA

- f) Sections, Drawing Nos. 15-016(28)01 RevC, 15-016(28)02 RevB, 15-016(28)03 RevB, 15-016(28)06 RevC, 15-016(28)07 RevB, 15-016(28)17 RevB, 15-016(28)18 RevB, 15-016(28)19 RevB, 15-016(28)20 RevB, 15-016(28)21 RevC, 15-016(21.1)04 RevB, 15-016(21.1)05 RevA, DR-1-101
- g) Floor Plans, Drawing Nos. 15-016(43)01 RevH, 15-016(43)02 RevH, 15-016(43)03 RevG, 15-016(43)04 RevF
- h) Drainage, Drawing No.15-016(52)01 RevB

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

03. The specific materials (including samples where appropriate) for the following aspects shall be submitted to and approved in writing by the Local Planning Authority, prior to their use.

- a) Brickwork for all stairwells/plinths to the multi-storey car park;
- b) Brickwork for new freestanding/retaining walls at the approved exit to Kingston;
- c) Brickwork and surfacing details of the pedestrian crossing point, ramp and steps;
- d) The colour and finish of the PPC vertical tubes and vehicle barriers; and
- e) The expanded mesh for all high level screens.

Reason: In the interests of visual amenity to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).

04. The high level mesh screens as shown on Drawing No. DR-1-001 RevF shall be installed prior to the first use of the multi-storey car park hereby approved and shall be retained in perpetuity thereafter.

Reason: To safeguard the amenity of local residents to accord with the National Planning Policy Framework and policy EQ2 of the South Somerset Local Plan (2006-2028).

05. No works shall take place until details of a petrol/oil interceptor to the surface water management system have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with those agreed details and the petrol/oil interceptor shall be permanently retained and maintained thereafter.

Reason: To safeguard the water environment from organic compounds to accord with the National Planning Policy Framework and policy EQ2 of the South Somerset Local Plan (2006-2028).

06. Prior to the installation of any internal or external lighting to the multi-storey car park hereby approved a detailed scheme based on the recommendations of the submitted External Lighting Appraisal Report (Henderson Green Ltd, June 2015) shall have been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall explicitly reference the reduction in lux levels during curfew hours (10pm-6am). The lighting shall thereafter be installed and operated in line with the approved scheme unless any written variation is agreed with the Local Planning Authority.

Reason: To safeguard the amenities of the local area and that of local residents to accord with the National Planning Policy Framework and policies EQ2 and EQ7 of the South Somerset Local Plan (2006-2028).

07. Prior to the first use of the multi-storey car park hereby approved a comprehensive tree and hedge planting scheme (to include the vertical planting) shall have been submitted to and approved by the Local Planning Authority based on submitted Drawing Nos. 005 RevA and DR-5-002 RevE. All planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the facility or the completion of the development, whichever is the sooner; and any trees or plants which within a period of fifteen years from the first use of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

- Reason: To integrate the development into its environs and build on local character to comply with the National Planning Policy Framework and policy EQ2 of the South Somerset Local Plan (2006-2028).
08. No works shall take place, including demolition, until a revised scheme of tree protection measures (phased if necessary and based on Drawing No.001) have been submitted to and approved in writing by the Local Planning Authority. The agreed revised tree protection scheme shall be implemented in its entirety for the duration of the construction of the development.
Reason: To preserve the health, structure and amenity value of retained trees to comply with the National Planning Policy Framework.
09. In tandem with Condition 07 a scheme for the boundary treatment with No.5 Roping Road shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The agreed scheme shall thereafter be implemented prior to the first use of the multi-storey car park hereby approved.
Reason: In the interests of residential amenity to accord with the National Planning Policy Framework and policy EQ2 of the South Somerset Local Plan (2006-2028).
10. In order to reduce the opportunity for anti-social behaviour and reduce the fear of crime:
- a) A scheme of gates/fencing to prevent public access to the area to the rear of the multi-storey car park hereby approved shall be submitted to and approved in writing by the Local Planning Authority and such preventative measures shall be installed prior to the use of the multi-storey car park hereby approved.
 - b) The cycle store shall be an open sided canopy to reduce the opportunity of a hiding place.
- Reason: To maintain a safe environment where crime and disorder and the fear of crime does not undermine the amenities of the area to comply with the National Planning Policy Framework.
11. Prior to the first use of the multi-storey car park hereby approved the recommendations contained within the submitted Ecological Survey (Abricon, 11 May 2015) shall have been fully carried out.
Reason: To protect and enhance biodiversity to accord with policy EQ4 of the South Somerset Local Plan (2006-2028).
12. Construction works (including the operation of any machinery) and the delivery or dispatching of any construction materials, shall not take place outside 0830 hours to 1800 hours Mondays to Fridays, and 0830 hours to 1300 hours on Saturdays and not at any time on Sundays, Bank or Public Holidays.
Reason: In the interests of residential amenity to accord with the National Planning Policy Framework and policy EQ2 of the South Somerset Local Plan (2006-2028).
13. Prior to the commencement of development, including demolition, a Construction Traffic Management Plan (phased if necessary) providing details on the routes for the delivery of the materials and equipment to the site plus compound parking area; shall be submitted to and approved in writing by the Local Planning Authority and fully implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and residential amenity to accord with the National Planning Policy Framework and policy EQ2 of the South Somerset Local Plan (2006-2028).
14. Prior to the commencement of development, including demolition, a Construction Environmental Management Plan (phased if necessary) shall be submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust (and other air-borne pollutants), surface water run-off and site lighting. This should include the use of hoardings on sensitive boundaries where the Local Planning Authority deems necessary.

Reason: In the interests of residential amenity and to avoid unnecessary air, light and water pollution to accord with National Planning Policy Framework and policies EQ2 and EQ7 of the South Somerset Local Plan (2006-2028).

Informatives:

01. South Somerset District Council encourages all contractors to be 'Considerate Contractors' when working in the district by being aware of the needs of neighbours and the environment. With regards to Condition 14 the applicant is advised to devise procedures for maintaining good public relations including complaint management, public consultation and arrangements for liaison with the Council's Environmental Protection Team. Mitigation measures as defined in BS 5528: Parts 1 and 2:2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
02. In connection with Condition 08 the applicant is advised to refer to British Standard 5837: 2012-Trees in relation to design, demolition and construction. A pre-start site meeting with the Council's Tree Officer is advised (please contact Philip Poulton 01935 462670).
03. The applicant is reminded of the advice of Wales and West Utilities in their letter of representation on this application, dated 8th July 2015.
04. To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. The applicant is also advised to seek approval for any proposed piling operations.

Supporting paper - new car park at Yeovil District Hospital

How the proposed new car park is vital for the hospital's future

The new car park and access road is an integral part of the Trust's Five Year Strategic Plan 2013-2018, which aims to ensure YDH will be financially, operationally and clinically sustainable by 2018. Our strategy is very clear – to create an integrated care organisation delivering health and care services to the local community.

The estates element, including the new car park, is critical, since without it the improvements in services won't be possible, as the current estate can't support all of the plans.

The Trust is committed to improving the health of the population and to finding innovative new ways of meeting people's needs and aspirations for health care. The way in which people want to access services is changing and as the population becomes older, it is more important for health and social care organisations to work together.

As well as exploring new methods of managing services to make them more co-ordinated and responsive, the Trust has also been looking at ways to physically co-locate care services – bringing all of the advice, support and treatment together into one place. The central location of our hospital makes it the perfect place and plans are underway for an exciting, new 'Health Campus'. Here, hospital care, community and primary care health services, social care support and therapies could be delivered in a single location. This innovative idea to create quality care does however rely on patients being able to access it easily and of course car parking and the road network around the hospital site is central and critical to this vision becoming a reality.

The construction of a new car park is an enabling project; until an accessibility and parking solution has been completed further improvements and developments cannot take place. Without it projects such as the Health Campus, as well as a Day Surgery Unit and a bespoke facility for a Career College, all currently in early development discussions, won't be able to progress.

<p>Clinical drivers - The car park and link road will enable many future improvements and changes planned for the site. Currently the Trust has a number of drivers for change:</p>	<p>Critical project - A critical project for YDH is the creation of a health and social care campus, which it is hoped, will be a single location for hospital care, community health services, social care support and therapies, including:</p>
<p>Growing and aging population - pressure on service provision</p>	<ul style="list-style-type: none"> • Step-down care; • GP unit; • Health park with out-patient clinics, imaging and primary and secondary care; • Therapies, day services and private gym; • Education facilities; and • Patient and visitor accommodation. <p>As previously stated, this visionary project cannot go ahead until an access and parking solution has been completed, as the current provision will be unable to cope with the extra demand this would place on it.</p>
<p>Existing operational issues - car parking, patient arrival, departmental location and space requirements</p>	
<p>Need to realise space/operational efficiencies</p>	
<p>Improve patient and visitor experience;</p>	
<p>Focus on co-ordinated and responsive service provision and management</p>	
<p>Income generation to support overall Trust strategy</p>	
<p>Opportunity to co-locate wider care services</p>	

Case for change

Why change?

Currently the hospital doesn't have enough parking spaces for those wishing to access its services. Last year the Trust employed a team to analyse the current parking provision and it found that at peak times during the day/week the car park has an inadequate number of spaces to cope with the demand – and this will continue to worsen as more people try and access hospital services. The research also estimated that around 150 staff and visitors were parking on the nearby roads.

Current situation

At present the hospital provides some 530 on-site car parking spaces. If the new 650 space car park was to be permitted that would provide an additional 335 spaces for both staff and visitor to use.

Current provision		Future provision if car park goes ahead	
Main Visitor Car Park	143	MSCP	650
Badger Car Park (staff)	130	Badger Car Park (staff)	130
		Front of hospital	21
Bowling Green (staff)	82	Women's Hospital (staff)	64
West End (staff)	45		
Front of Hospital	21		
Cheverton (temporary)	45		
Total (on-site)	530	Total (on-site)	865

What difference will a new car park make?

More car parking spaces will improve the patient, visitor and staff experience and give enough capacity to not only accommodate the current demand but also for the future. This scheme will also free-up the space required to create a health campus to meet the requirements of our strategy.

The scheme also includes a new one-way road system and link road. Currently the hospital's location on Higher Kingston Road leads to wider accessibility and congestion problems in the area due to existing vehicles joining at a congested section, where drivers must travel for some distance to a roundabout to access the correct direction of travel. Staff and visitors then use the local residential streets as 'short cuts'. The proposed link road ensures vehicles can more easily access and exit the hospital site without causing an inconvenience to local residents.

Scheme objectives

To create a solution that will lead to the following benefits:

- Increased car parking capacity on site for patients visitors and staff
- Improved traffic management and accessibility across the entire hospital site
- Reduced inconvenience to local residents as a result of hospital users parking on nearby streets
- Provides a high quality parking solution that allows visitors, patients and staff access to a safe, welcoming, and easy to access provision that enhances their time while on the YDH site
- Provides capacity for future expansion of services provided from the site
- Be completed in such a way that causes as little disruption to the live hospital site as possible with minimum impact on the patient experience

Quality

Currently the parking provision isn't adequate enough to cover demand at peak times but, as well as increased capacity or provision, the quality needs to be raised i.e. making the parking safer (through design and CCTV) and easier to access. Higher quality parking will inevitably attract more people to use the hospital and park on site, which will increase income for the hospital which will in turn allow it to provide more services for the people of Yeovil.

The aim is also to adopt a barrier and ticket system (incl. ANPR technology) whereby everyone takes a ticket on entering the car park and pays on exit, ensuring payment is only for the time used rather than the current pay-and-display system. The new technology will enhance the efficiency and operation of the car parking.

Conclusion

The proposed car park is a vital project for the future of Yeovil District Hospital, without it a series of improvements in the estate to facilitate better healthcare services for the people of Yeovil could be put in jeopardy. Patients need to be able to access all services easily, which the new car park and access road will provide. In addition the land which currently acts as a patient/visitor car park is the only available area on the site on which to co-locate health and care services to build a new, visionary health campus.

Agenda Item 9

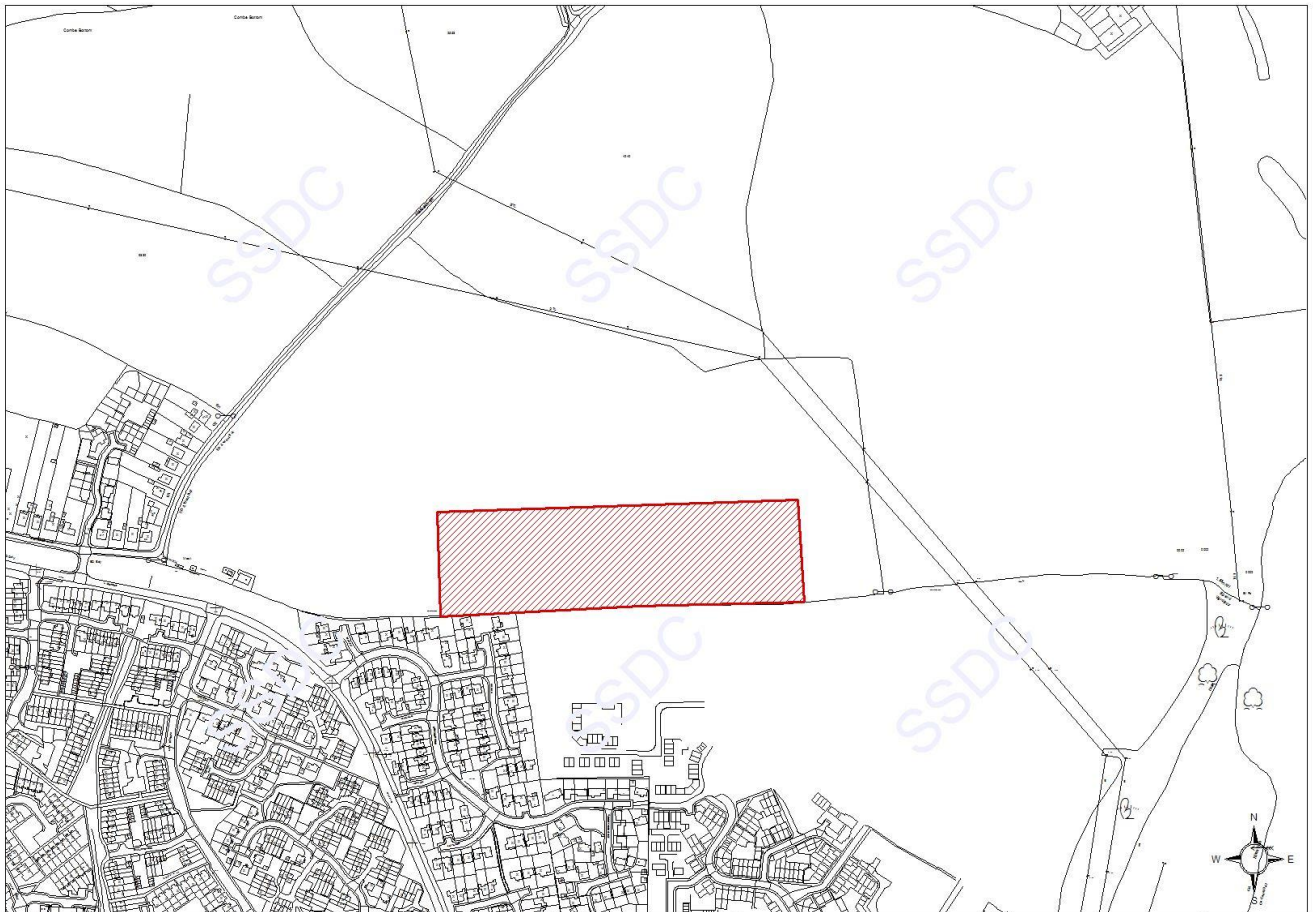
Officer Report On Planning Application: 15/03475/R3C

Site Address:	Primrose Hill Primary and Nursery School, Cabot Road, Yeovil
Ward :	IVELCHESTER
Proposal :	New primary school with nursery, new access road, car parking and playing fields
Recommending Case Officer:	Simon Fox – Area Lead Officer (South)
Target date :	19th August 2015
Applicant :	Somerset County Council
Type : 19	Non PS1 and PS2 return applications

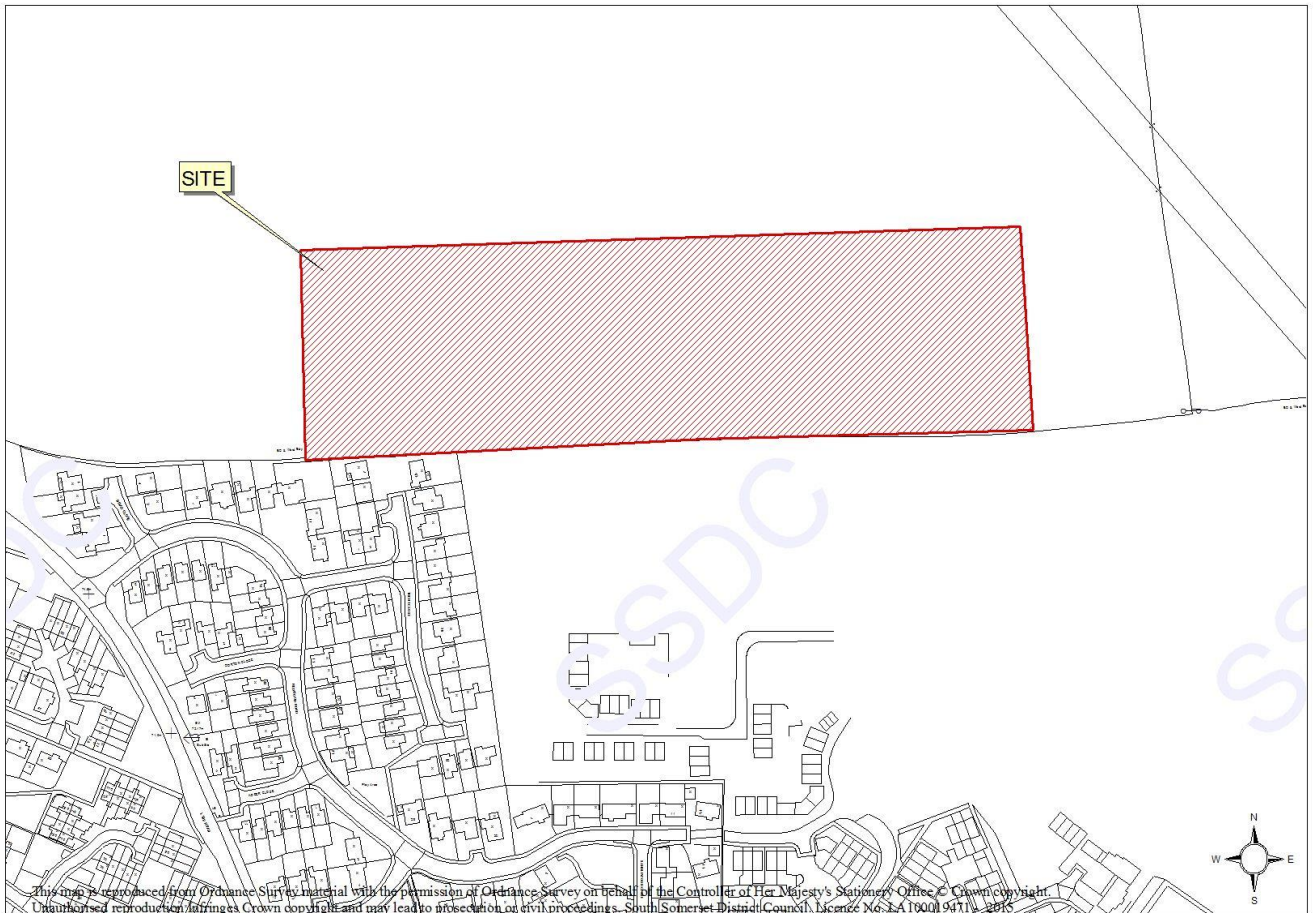
REASON FOR REFERRAL

This application is referred for Committee consideration at the request of the Development Manager with the agreement of the Chairman, to consider the Council's response to this Somerset County Council planning consultation.

SITE DESCRIPTION AND PROPOSAL



The application site extends to approximately 2.64 hectares (6.5 acres) of agricultural land to the north east of Yeovil. The land lies within the parish boundary of Mudford (Area East), on the boundary with Yeovil Without PC (Area South).



The application site is bound to the south by the hedged boundary to Redwood Road, Trent Close, Collingwood Road and land allocated for a 7 classroom primary school at Wyndham Park. The hedge, which stretches from Primrose Lane to the River Yeo (approx. 650ms long), contains several trees subject to Preservation Orders. Otherwise the application site is unbound forming part of a larger field that itself is defined by further hedgerows. On its long southern-side the site measures approx. 300m east to west; it projects 85m northwards.

The wider field slopes from south to north from the ridge of the escarpment to Up-Mudford. The application site itself has a fall of 5-6m from the south to its northern boundary. There is a slight dip in the middle of the site.

The site does however command long views over countryside towards Cadbury Castle Hillfort, RNAS Yeovilton, the A303 at Camel Hill and Trent, including its Church. Conversely, due to its northerly hillside aspect the site is visible from the north, northeast viewpoints.

There are no designated or non-designated heritage assets located on the application site. However, in the vicinity several designated heritage assets exist:

- Green Acres, C18 Farmhouse, Grade 2 listed (Ref 242, 6, 105). North of site boundary.
- Manor Farm House, 1630 Manor House, Grade 2* (Ref 242, 6, 106). Northeast of site boundary.
- Archaeological Site, Shrunken Village, Up Mudford

There is a known badger sett along the application site's boundary with Redwood Road/Trent

Close with further entrances and a latrine situated across the southern boundary of the proposed site.

There are no public footpaths through the site or in the immediate vicinity.

The proposal seeks to erect a combined primary school and nursery. The establishment would be known as Primrose Hill Primary and Nursery School. Phase 1 is a 7 classroom school with 26 nursery places with the provision to subsequently extend to a 14 classroom school with 52 nursery places in the future. The Design and access Statement states that the building has been designed to allow for out of hours community use should the need arise.

Access to the site will be by extending the existing road off The Circus at Wyndham Park, called Cabot Road, through the hedged boundary and then creating an access off into the school. All day-to-day traffic will access the school via Wyndham Park. There would be 12 parking spaces provided.

The building is single storey with a maximum height of 6.5m. The ground levels will be altered by a cut and fill approach by cutting in to the south (by up to 3m) to raise the northern edge (up to 2m) in order to create a more level site.

Materials include timber effect cladding, render with architectural blue and yellow coloured panels. The roof is to be an aluminium powder coated standing seam system in grey. A planting scheme has been submitted including native species. A 5m badger corridor is included along the southern boundary.

The application is accompanied by a number of reports as follows:

- Design and Access Statement
- Transport Statement
- School Travel Plan
- Flood Risk Assessment and Drainage Strategy
- Noise Impact Assessment
- Geo-environmental and Geotechnical Assessment
- Land Quality Statement
- Badger Mitigation Strategy
- Arboricultural Constraints Report
- Archaeological Evaluation Assessment Report

HISTORY

14/02554/OUT: Outline application for development of Sustainable Urban Extension to comprise up to 765 dwellings, 65 bed care home, employment land (Use Class B1), retail units (Use Classes A1, A2, A3, A5), primary school, community building, health care facility, landscaping, open space and drainage infrastructure, access and associated highway works: Pending Consideration

POLICY

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

On 5th March 2015 South Somerset District Council, as Local Planning Authority, adopted its Local Plan to cover the period 2006 to 2028.

On this basis the following policies are considered relevant:-

South Somerset Local Plan (2006-2028):

SD1 - Sustainable Development

SS1 - Settlement Hierarchy

SS6 - Infrastructure Delivery

EP9 - Retail Hierarchy

YV2 - Yeovil Sustainable Urban Extensions

YV5 - Delivering Sustainable Travel at the Yeovil Sustainable Urban Extensions

EP15 - Protection and Provision of Local Shops, Community Facilities and Services

TA3 - Sustainable Travel at Chard and Yeovil

TA4 - Travel Plans

TA5 - Transport Impact of New Development

TA6 - Parking Standards

EQ1 - Addressing Climate Change in South Somerset

EQ2 - Design & General Development

EQ4 - Biodiversity

EQ5 - Green Infrastructure

EQ7 - Pollution Control

National Guidance - National Planning Policy Framework:

Chapter 1 - Building a Strong, Competitive Economy

Chapter 2 - Ensuring the Vitality of Town Centres

Chapter 4 - Promoting Sustainable Transport

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

Chapter 8 - Promoting Healthy Communities

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

Chapter 11 - Conserving and Enhancing the Natural Environment

Chapter 12 - Conserving and Enhancing the Historic Environment

Other

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

This application has been submitted by Somerset County Council to Somerset County Council, given the proposal concerns infrastructure for the education authority.

SSDC has been consulted on the application and this report serves to collate and provide as comprehensive response as possible, hence referral to both Area South and Area East Planning Committees.

The following bodies/organisations have been consulted by SCC:

Mudford PC

Yeovil Without PC

Yeovil Town Council

County Highway Authority

National Grid

HSE

Wessex Water

Police

SCC Division Members (Cllrs Lewis and Lock) and Cabinet Member for Education (Cllr Nicholson)

In order that other bodies and organisations be made aware of the application SSDC also notified:

Queen Thorne PC (Dorset)
West Dorset DC (Planning)
English Heritage
Yeovil Chamber of Commerce

These bodies have been advised to direct comments to SCC.

Officers from various internal departments were notified to aid the response from SSDC:
Area Development
Landscape Architect
Conservation Manager
Ecologist
Tree Officer
Environmental Protection Officer

Any additional consultation responses received will be orally updated.

The respective Ward Members for Ivelchester (Cllr Capozzoli) and Yeovil Without (Cllrs Lock, Dibben and Oakes), the two Area Chairs (Cllrs Gubbins and Weeks) and the Leader have also been notified.

REPRESENTATIONS

Neighbouring properties to the site have been notified in writing by Somerset County Council and 4 site notices have been displayed in the locality and a press advert placed.

Local residents wishing to make comments/representations will do so directly to SCC.

CONSIDERATIONS

The considerations raised by this application are numerous. As such a draft response has been prepared outlining these matters for SCC to consider in making the final decision.

RECOMMENDATION

SSDC is consultee on this application. SCC is the determining authority.

As such the recommendation is:

1. That Member's views are sought on the application.
2. That Member's may consider sending the attached draft response to SCC as a formal consultation response to application 15/03475/R3C.

Draft proposed response to SCC

Somerset County Council is advised that in principle South Somerset District Council raises *no objection* to the proposed combined Primary School and Nursery, but there are issues that need addressing before planning permission is granted.

SCC is aware that the proposed application site forms part of the north-east area direction of growth for the location of one of two planned Sustainable Urban Extensions. This was validated by the adoption of the Local Plan (2006-2028) in March 2015; policies YV1 and YV2 apply. The Sustainable Urban Extension policy (YV2) includes the requirement for a primary school.

SSDC is currently considering application 14/02554/OUT which seeks planning permission for a Sustainable Urban Extension amounting to some 765 homes and the inclusion of one primary school.

As such the provision of a primary school is in accordance with the aspirations of policy YV2 and furthermore the current indicative masterplan submitted as part of application 14/02554/OUT shows that school to be located in the area now subject to this SCC application.

It is worth noting the context in which this application is seemingly submitted. With the prospect of the Sustainable Urban Extension creating greater demand for school places in the future, the currently allocated 7 classroom school site on Wyndham Park, off the Circus, was not considered large enough to be able to be upgraded with a further 7 classrooms plus the necessary outside play court and playing fields. The move northwards of the hedged boundary into land covered by policy YV2 provides the opportunity to provide a site future proofed to cater for increased future demand. It is also envisaged that the 7 classroom school site on Wyndham Park could then become a potential site for a community hall and enhanced recreational/community facilities subject to the agreement and cooperation of Barratt/David Wilson Homes.

A decision on the Sustainable Urban Extension is unlikely to be made in 2015. As such at this time SSDC can only comment on the proposal for the 14 classroom primary and nursery school based on the plans now submitted. In doing so reference is made to policy YV2 and the issues raised so far during public consultation and through consultations responses in that application.

SSDC considers the most significant issues to assess are landscape, impact on heritage assets, design, ecology (in particular badgers), drainage, contaminated land, archaeology and highways. These issues may need to be balanced against the need for school places which should be given the appropriate weight as a material planning consideration.

Generally the proposal is acceptable in terms of landscape impact and design. Further single specimen trees should be planted along the south boundary to complement those skyline features and provide a robust backdrop to the development. In terms of the materials palette the use of 'azurite blue', pale render and the timber effect cladding should all be carefully considered.

Whilst the school site itself is reasonably catered for it is considered the spur road being proposed to provide vehicular access to the school would be left relatively exposed visually outside those landscaped school boundaries. The levels indicate the road will be circa 500mm above ground level at its northern edge with vehicle movements and headlights left to wider view until such time as the Sustainable Urban Extension extends to this area. As such it should be strongly considered to include an element of robust, but ultimately sacrificial, landscaping around the north-east corner of the spur road.

A full and detailed landscaping proposal should be drawn up with involvement from SSDC. The application does not contain a great deal of information concerning tree protection, given the presence of protected trees, and so a scheme is necessary.

SCC is also reminded to seek the views of English Heritage on the impact on designated heritage assets.

The application contains a specific report concerning the resident badger population and proposed mitigation measures given in Section 3 ('Mitigation and Management Strategy') of the report are generally supported.

Surface Water Drainage has been raised as an issue in considering the Direction of Growth

during the Local Plan process and throughout the application consideration. It is strongly advised that SCC take the advice of the Lead Local Flood Authority Service Manager and the Environment Agency on this matter.

The means of access for the construction phase should be carefully considered in terms of traffic volume plus its impact on residential amenity. Day-to-day operational school traffic through Wyndham Park should also be assessed incl. arrangements for the dropping-off and collection of children so as not to impact local residents or the estate roads of Wyndham Park, plus promotion of walking and cycling through the travel plan. Consideration should also be given to coach/bus access to the site and which route this should take through Wyndham Park. The Highway Authority's view on this application is awaited.

Concerns regarding contaminated land, especially the potential for anthrax contamination have been raised. Whilst the school application site has not been explicitly referenced by local residents as a potential hotspot, the Council is looking at the matter proportionally on the wider Sustainable Urban Extension site. To date a number of samples to the west of Primrose Lane have been taken, under supervision and consultation with SSDC Environmental Health, and as of yet no evidence of contamination has been found. The latest tests were in February 2015. The investigation process is ongoing and will include further sampling.

We are content that comments regarding archaeology will be sought from the Senior Historic Environment Officer at the Somerset Heritage Centre.

SSDC Planning Officers have consistently requested that space be left for a linkage in the south west corner of the site to safeguard the opportunity to link the proposed neighbourhood centre at the Sustainable Urban Extension to the potential community facility at Wyndham Park. This link should be 3m wide for a combined cycle/pedestrian path. Current fencing plans do not show allowance of this provision. The proposed buffer planting on the southern boundary of the school site should also take into account this link so as to maintain security and safety.

SSDC Officers remain available to assist SSC with resolution of these matters.

Agenda Item 10

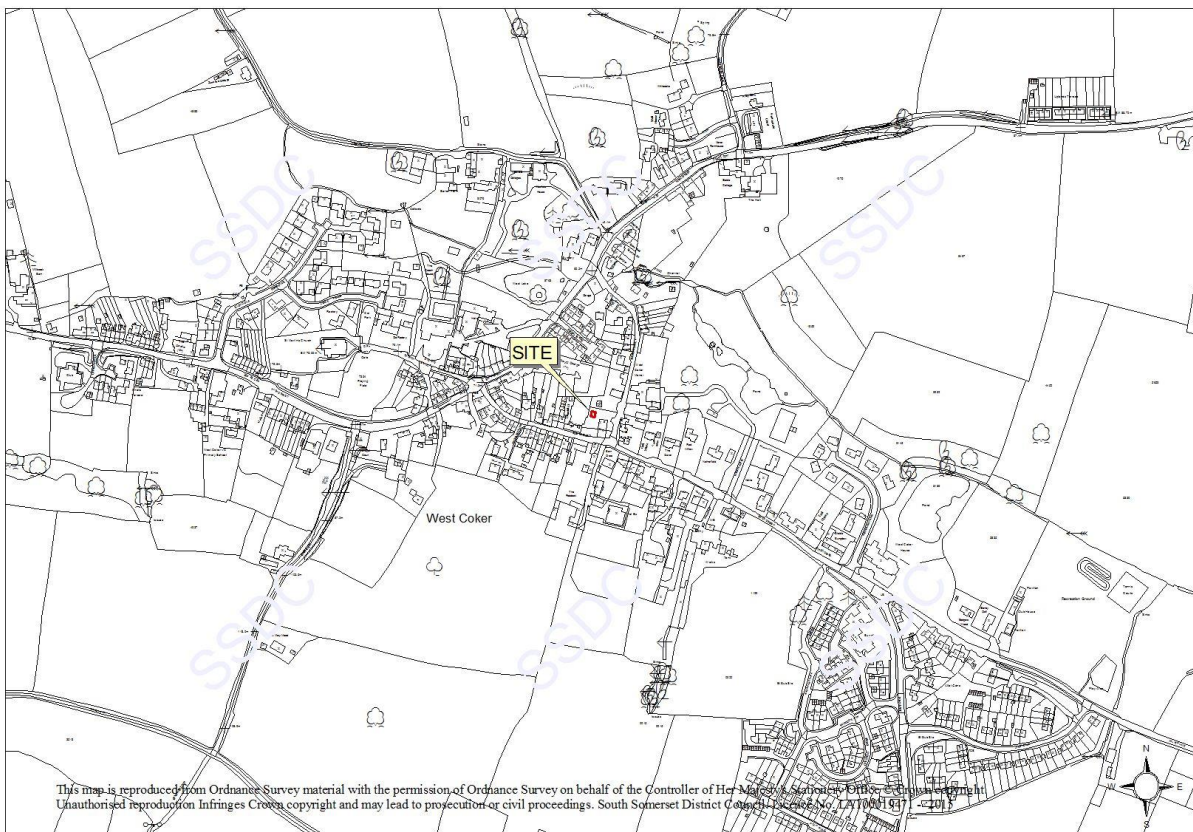
Officer Report On Planning Application: 15/02683/FUL

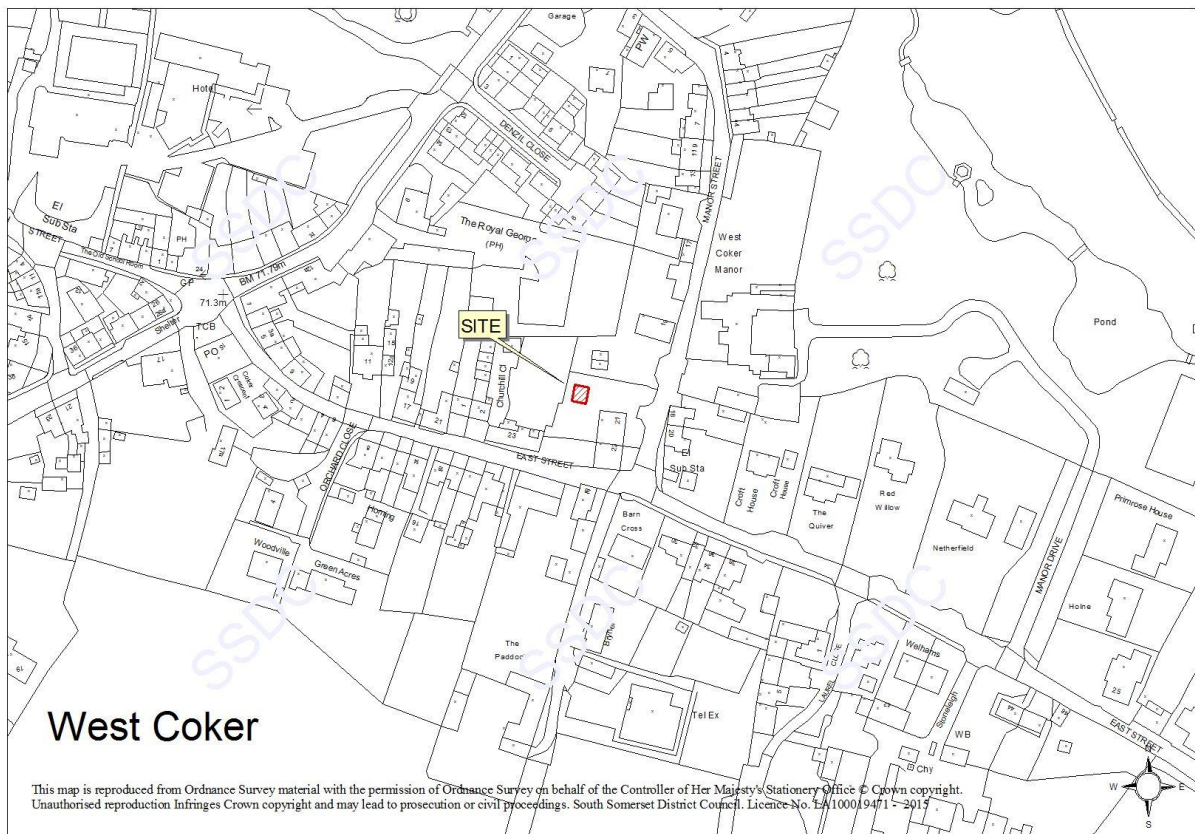
Proposal :	Alterations and the erection of an extension above existing garage to provide additional residential accommodation (GR 351944/113486)
Site Address:	Heathfield, 21 Manor Street, West Coker
Parish:	West Coker
COKER Ward (SSDC Member)	Cllr G Seaton Cllr Cathy Bakewell
Recommending Case Officer:	Andrew Collins Tel: 01935 462276 Email: andrew.collins@southsomerset.gov.uk
Target date :	29th July 2015
Applicant :	Mrs Louise Crocker
Agent: (no agent if blank)	James Ewart Fox, 55 The Park Yeovil Somerset BA20 1DF
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL

This application is referred for Committee consideration at the request of the two Ward Members and with the agreement of the Chairman to allow the application to be debated in public given the concerns raised by local residents and West Coker Parish Council.

SITE DESCRIPTION AND PROPOSAL





The site is located on the western side of Manor Street, near the junction with East Street. The property is a semi-detached dwelling and is on the northern side of the pair.

The site is within the designated Conservation Area, the property to the Western boundary, 23 East Street is a Grade II listed dwelling. Located to the northeast of the site, on the eastern side of Manor Street is The Manor House, a Grade I listed building.

Towards the rear of the site is a mainly flat roofed double garage with attached workshop to the side. The garage has a parapet to the front and the roof slopes gradually to the rear. This is located in close proximity (400mm) to the northern boundary with Birch Court, 19 Manor Street and 3.1m from the western boundary with The Old Dairy House, 23 East Street. The garage structure is 1.5 - 2m lower than the neighbouring surrounding level. There is an existing 1.2m high boundary fence between the application site and no 19 Manor Street. Under permitted development in front of this fence it is proposed to erect a 2m high fence. The current garage is a maximum of 2.7m in height.

This application seeks permission for the erection of a first floor extension over the existing garage. During the course of the application the design has been amended and the proposed use has been clarified.

It was originally proposed to be a self-contained annexe. Now it is proposed to be used as additional residential accommodation. On the ground floor the double garage will be retained with a change to more sympathetic doors and a study located to the rear. At first floor is a bed / sit area and a bathroom.

The extension over the existing garage / workshop was originally proposed to have dormers on the eastern and southern elevations and a decking area to the rear. Due to concerns

expressed by the Conservation Officer amended plans were submitted.

The amended plans have removed the dormer windows, created a lower eaves level and changed the materials. A traditional pitched roof is proposed over the existing building. At the southern end of the building a gable end is proposed. Whilst on the northern elevation a half hip is proposed. Following a meeting on site and at neighbouring properties with representatives from the Parish Council, Planning and Conservation Officers from SSDC, the agent and a Ward Member further amended plans have been submitted. The eaves height for the building will now be at 2.1m and the ridge height is at 5.5m. Two conservation rooflights are proposed on the eastern elevation and a vertical sun tube is to serve a bathroom on the western elevation in place of a rooflight.

The roof and the side (north and south) walls of the building are to be finished in slate. Slate hanging is proposed to the walls. Clay tiles are now proposed along the ridge.

HISTORY

15/01681/TCA - Notification to fell a Silver birch tree within a designated conservation area - Application Permitted - 07/05/2015

841099 - The replacement of flat roofs to dwellinghouse with pitched roofs - Conditionally approved - 17/7/84

62972/J - Formation of vehicular access - Conditionally approved - 14/3/74

740429 - Erection of double garage - Conditionally approved - 31/7/74

(NB. It is noted that there was a building control application - 88/01992/LUDBN for a workshop extension to garage in 1988).

POLICY

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

On the 5th March 2015 the South Somerset Local Plan (2006 - 2028) was adopted. Therefore it is considered that the development plan comprises this plan.

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

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy TA5 - Transport impact of New Development

Policy TA6 - Parking Standards

Policy EQ2 - General Development

Policy EQ3 - Historic Environment

National Planning Policy Framework

Chapter 7 - Requiring Good Design

Chapter 12 - Conserving and Enhancing the Historic Environment

Other Relevant Considerations

Somerset County Council Highways Standing Advice

CONSULTATIONS

WEST COKER PARISH COUNCIL - Initially commented;

The Parish Council objects to the application for the following reasons:

Design:

The extension is an inappropriate development for a conservation area and within close proximity of both Grade I & Grade II listed properties. It is considered to be overdevelopment of the site as the roofline proposed is too high.

Parking and Congestion:

The proposed extension will increase the traffic and parking problems in the area. It is often difficult to drive along Manor Street and East Street due to the number of vehicles parked on the street and the possible addition of more vehicles will compound this issue."

On the basis of the amended plans;

"The West Coker Parish Council discussed the amended plans for the above application at the meeting held on the 30th July 2015. After much deliberation, it was agreed the amended plans were not accurate and detailed enough to arrive to a final decision. The Councillor's main concern is the height of the garage which was not noted in the amended drawings.

Cllr C Bakewell was also in attendance and with the support of the Parish Council she will suggest to SSDC the application goes to the Committee for determination."

COUNTY HIGHWAY AUTHORITY - Standing advice applies. In this case ensuring that there is sufficient parking on site.

SSDC HIGHWAYS CONSULTANT - No significant highways issues provided proposed annex is ancillary to main residence. Parking demand may increase but there appears to be sufficient space within the site to accommodate an additional car parking space if required.

ARCHAEOLOGIST - Limited or no archaeological implications to the proposals.

CONSERVATION OFFICER - Initially raised an objection with the following comments provided;

"Heathfield, 21 Manor Street, West Coker is a semi-detached property located within the historic core of West Coker village. There are several Listed properties in the vicinity. To the north east of the application site there is Grade 1 Listed West Coker House. To the western boundary of Heathfield is Grade 2 Listed 23 East Street (The Old Dairy House) and the car park of Grade 2 Listed The Royal George. To the south of the application site, beyond East Street itself is Grade 2 Listed 26 and 28 East Street. An intrusion of modern residential development punctuates the Conservation Area directly to the north of the property in 19 and 15 Manor Street, along with Denzil Close. Barn Cross to the south east of Heathfield is also modern. On the 1930 map the car park to The Royal George (Grade 2 Listed) and the garden of 23 East street is wooded, possibly orchard, and has clearly seen change in the modern period. Considering the setting of the many Listed Buildings and the Conservation Area this is clearly a sensitive historic environment. However this part of the Conservation Area has seen quite significant change since the 1888 and 1903 maps and contains several more modern structures.

The starting point for the consideration of planning applications which affects a listed building or its setting is the statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' (section 66).

Section 72 of the Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a

conservation area.

The Court of Appeal has made it absolutely clear that the statutory duties in relation to sections 66 and 72 do not allow a local planning authority to treat the desirability of preserving the settings of listed building and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. When an authority finds that a development would harm the setting of a listed building or character or appearance of a conservation area, it must give that harm considerable importance and weight. Finding of harm gives rise to a strong presumption against planning permission being granted. This presumption is a powerful one, but not irrefutable. It can only be outweighed by material considerations powerful enough to do so.

The South Somerset Local Plan (2006-2028) (Adopted 2015) policy EQ3 similarly positions that proposals should seek to safeguard or where appropriate or enhance the significance, character, setting and local distinctiveness of heritage assets.

Whilst the application site and the plot of the Grade 1 Listed Building are close there is over approximately 45 metres between the two buildings themselves. The proposed annexe is set back from Manor Street by over approximately 20 metres. The application building is at a higher ground level however there is a much higher raised area of garden, bounded by a stone wall, between the garages at number 21 and number 19, which has its own modern garages. On top of this boundary is planting and a fence in the back half of the plot where the conversion is located. West Coker Manor, since at least the 1888 map has been historically been associated with quite a high and changing level of development on the west edge of Manor Street. I have considered the setting of the Manor House in this context. Whilst the proposal does increase the height and visibility of the proposed conversion a clear visual separation is maintained between the proposed conversion and the Manor House. There is a relatively large distance between the two properties and a limited public view from this direction, with a well screened raised border. Furthermore the view approaching the Manor House from the south from Manor Street is mostly screened by the form of 23 and 21 Manor Street. Therefore I do not consider that there is any effect on the setting of the Grade 1 Listed Building.

It is difficult to assess the exact impact of this proposal on other surrounding properties and the Conservation Area when there are concerns over the accuracy of the plans, particularly with the boundary treatments. Notwithstanding this; the building would be increasing in height from approximately 2.7 metres, although varying degrees of this is dug into the ground along the profile, to approximately 5.9 metres. Despite the digging in (from the plans submitted approximately 1.9-2 metres at its greatest) this still represents a substantial increase in the height. The garages are mostly hidden at present from views from the north, south and west and thus the visual impact of this structure on the Conservation Area is significantly increased by this proposal. The greatest impact will however be on the east of the site. The garages that it is proposed to alter are directly in line with the gates to the property. This provides a clear and strong view of the existing building when looking directly into the site from Manor Street.

Due to the proposed annexe being on higher land than the cottage its prominence is increased. The timber boarded section exacerbates the scale by providing a strong set of parallel horizontal lines. The proposed waney edged timber boarding is not part of the local vernacular. With the height of the roof, and amount of features proposed, there is a danger that the planned annexe building would not appear subservient to the main dwellinghouse. This could detract from the simple, attractive, cottage frontage.

I am also concerned with the scale and amount of dormers proposed. Dormers are uncharacteristic of the West Coker Conservation Area. Where dormers do exist here they appear generally appear to be smaller, older structures. The proposed dormers on the east elevation, facing Manor Street, appear particularly large, taking up the majority of the roof slope. They also have unusually wide cheeks. The east and south elevations where these dormers are proposed are potentially the most publically visible elevations. The hipped gables of the roof are also uncharacteristic of the West Coker Conservation Area.

I have further concern that the building begins to intrude on the setting of Grade 2 Listed, 23 East Street although until we know we have accurate sections it is difficult to make a full assessment of this.

Due to the height and form of the proposed building and its massing overall massing from the size and amount of proposed features, it is considered inappropriate in the setting of this Conservation Area. As such I object to this proposal.

As an alternative a pitched roof could be formed directly over the existing building providing for a basic level of accommodation within the roofspace, perhaps lit with flush conservation rooflights rather than dormers."

On the basis of the amended plans raises the following comments;

"I know the area well, and have reviewed the many photos we have from the road, from within the site and from within neighbouring gardens. I note the previous comments from my colleague Chris Goodwin, which were prepared in full consultation with me. I also note the content of the various objections that have been lodged.

The new roof will sit directly over the garage doors in a traditional manner, with a low eaves. The roof will be steeply pitched, again matching traditional building forms. The bulky form of the previous proposal resulted from the dormers and half storey form, and was made worse by the horizontal waney edge boarding. These matters have been addressed.

The section plans have been revised so we can no more accurately assess the impact on the neighbouring listed building. In terms of the listed building to the rear the view will change, but only a limited area of traditional slate roof will be visible, set back from the boundary, in an area of garden that is distant from the listed building. I do not consider this to harm the setting of the listed building.

I consider the amended scheme to be a significant improvement. I suggest that it will enhance the appearance of the existing building, which in its current form could be considered to have a negative effect on the character of the area. Therefore, I can confirm that this revision addresses our concerns and we no longer object.

Should you be minded to approve the scheme I suggest the use of the following conditions covering materials, details of the rooflights, details of any external services (boiler flue, soil pipes etc) and a drawing of the eaves (at a scale of 1:5)."

ARBORIST - Verbally discussed the application in relation to trees along the northern boundary. As the site is located within the Conservation Area consent would be required to carry out works to the trees. It was suggested that a condition requiring a Tree Protection Plan be included to protect the trees and that hedgehog gutter guards be included on the building.

REPRESENTATIONS

Letters of objection have been received from a resident of West Coker and 5 neighbours to the site, with one neighbour being particularly vociferous writing 9 letters / emails during the course of the application. The same neighbours have also raised objections to the submitted amended plans. The following concerns are raised (summarised);

- Traffic is a problem within Manor Street and concerns that the proposal will increase vehicles in the area.
- Considered to be an overdevelopment of the site.
- The proposed fence should be retained under a condition.
- The building could easily be converted into a separate dwelling in the future.
- Considers that other options would be more favourable. Has the applicant considered extensions to the existing dwelling to the rear / west?
- Adverse effect upon the neighbouring listed building - The Old Dairy House, 23 East Street.

- The proposals would have an overbearing impact and cause overshadowing.
- Impact upon light and overlooking to property on opposite side of Manor Street.
- Affect upon Conservation Area.
- The proposal would block light, cause overshadowing and have an overbearing impact upon a small area of private garden to Birch Court, 19 Manor Street that is south facing.
- Proposal could set an undesirable precedent.
- Concerns over inaccurate plans.
- Concerns over potential overlooking from the rooflights.

CONSIDERATIONS

Principle

The existing garage is located within the residential curtilage of a dwellinghouse and therefore subject to material planning considerations the principle is deemed to be acceptable.

Impact upon Visual Amenity

There is an existing garage on the site. This is faced with stone to the east elevation with render to the remainder of the building. The building is set into the site but is considered to be unsympathetic to the Conservation Area.

The existing building is at a lower level (1.5m - 2m) than the surrounding land and whilst set into the site an extension on top in relation to visual amenity, is acceptable. .

The plans have been amended during the course of the application to have a design and form that reflected the conservation area. At 5.6m in height, the building would still be subservient to the main dwelling in terms of scale and design.

Conditions are proposed by the Conservation Officer and subject to these details the proposal is appropriate. On this basis it is not considered that it would harm the character of the property or have a detrimental impact on the visual amenity of the area.

Impact upon Historic Assets

In addition to the impact upon the Conservation Area which is detailed above, the setting of listed buildings is a key consideration.

The site is located next to The Dairy House, 23 East Street which is a Grade II listed building and The Manor House located to the northeast is a Grade I listed building.

Section 72 of the Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area.

The Court of Appeal has made it absolutely clear that the statutory duties in relation to sections 66 and 72 do not allow a local planning authority to treat the desirability of preserving the settings of listed building and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. When an authority finds that a development would harm the setting of a listed building or character or appearance of a conservation area, it must give that harm considerable importance and weight. Finding of harm gives rise to a strong presumption against planning permission being granted. This presumption is a powerful one, but not irrefutable. It can only be outweighed by material considerations powerful enough to do so.

Further information and amended plans have been received in relation to the setting of The Dairy House, 23 East Street. This includes a section through the building and also an increased section including part of the garden of 23 East Street. On carefully considering these aspects, the proposal is not considered to have an adverse effect upon the setting of the listed building.

Concerns have been raised over the setting of The Manor House. The existing building is set back, 20m from the highway edge and there is existing trees / shrubs located along the northern boundary of the site and in the north-eastern corner adjacent to Manor Street. As such the Manor House cannot be seen from the site and the proposed extension cannot be seen from the Manor House. Therefore in assessing all the above, it is not considered that the proposal has an adverse effect upon the setting of the Grade I listed Manor House.

It is therefore considered that the proposal complies with Policy EQ3 of the adopted Local Plan.

Impact upon Residential Amenity

Concerns have been especially raised over the impact upon residential amenity. The two properties most affected by the proposals are Birch House, 19 Manor Street and The Dairy House, 23 East Street. Both of these properties share a common boundary with the application site and the existing garage / workshop is located in the north-western corner of the site.

Both of these properties have gardens at a higher level and the existing boundary fence to Birch House, 19 Manor Street is a maximum of 300mm higher than the existing building. The existing height of the building is 2.7m and the proposed ridge height is 5.5m. Therefore the increase in height is 2.8m. The raised garden area of Birch House, 19 Manor Street only extends to a small area on their western boundary behind their existing double garage. They have a much larger garden area to the north of their dwelling, but this they claim is the space that attracts the most sun. Therefore an assessment is needed as to whether the proposal would demonstrably affect residential amenity. In considering this, reference is made to the GPDO 2015 in relation to permitted development rights. In relation to Part 1 Class E, Outbuildings it is possible to extend up to 2.5m within 2m of the boundary without planning permission. The Technical Guidance clarifies that this is from natural ground level. When assessing this in relation to the extension we are considering an extra 1.6m from permitted development. This is just above the half hip of the extension. On assessing the above, it is not considered that an addition 1.6m would result in a demonstrable impact upon residential amenity.

Concerns have also been expressed over potential overlooking of Birch Court, 19 Manor Street from the proposed rooflights on the eastern elevation. The section through the building indicates that the rooflights are at eye levels. However along the northern boundary are mature trees within the applicant's ownership that effectively screen the neighbour's property. As the trees are within the Conservation Area they require formal consent for works to be done or for them to be felled. Whilst noting that the trees are deciduous, the area of land immediately adjacent the site is not a private area with parking and turning for the property that can easily be seen from the road. Therefore it is not considered that the proposal would result in demonstrable harm to residential amenity to Birch Court, 19 Manor Street.

In relation to the Dairy House, 23 East Street, the amended plans have resulted in the omission of a rear, western door, decking and a rooflight. The ground level to rear of the Dairy House, 23 East Street is actually at a slightly higher level than Birch Court, 19 Manor Street. Therefore the impact upon residential amenity is even less. Due to the amended

plans, only a slate roof will be visible above the existing boundary fence. The rooflight has now been omitted to the bathroom in the rear roof slope and instead replace with a vertical sun tube.

Therefore it is not considered that the proposal would result in demonstrable harm to residential amenity to the Dairy House, 23 East Street.

Residents of 18 Manor Street have raised an objection regarding overlooking. In considering the garage is set 20m back into the site and the width of the road there is 28m between the application building and this neighbouring property. Also there are already windows in the main dwelling of the 21 Manor Street looking towards 18 Manor Street. Therefore there is no additional impact upon residential amenity on this dwelling.

In assessing all the above, it is not considered that the window layout and general bulk of the extension is such that it would give rise to undue overlooking / loss of privacy or an overbearing relationship with neighbouring properties. Therefore the proposal would not harm local residential amenity.

Accordingly the proposal is considered to comply with policy EQ2 and is as such recommended for approval.

Highways

During the course of the application the use of the building has been revised from a self-contained annexe to ancillary living accommodation. The existing double garage is to be retained as a garage and there is sufficient parking and turning on the existing driveway to meet the parking requirements.

As such the proposal complies with policies TA5 and TA6 of the adopted South Somerset Local Plan.

Other Considerations

Concerns have been raised over setting an undesirable precedent. Each application has to be assessed on its own individual merits and every site has its own constraints.

Neighbours have also suggested that other extensions should be considered. In determining a planning application it needs to be assessed as to whether the proposal is acceptable, rather than suggesting other alternatives. Notwithstanding the above, the agent has confirmed that the existing building has been examined by a builder and the external layout is not appropriate for further extensions.

Conclusion

The proposed extension is considered to be appropriate in the Conservation Area, not adversely affect the setting of neighbouring listed buildings or cause a demonstrable harm to residential or visual amenity. As such the proposal complies with Policies SD1, SS1, TA5, TA6, EQ2 and EQ3 of the adopted South Somerset Local Plan (2006 - 2028) and the aims and objectives of the NPPF.

RECOMMENDATION

Grant planning permission for the following reason:

01. In having regard to the size, scale and proposed materials the proposed extension is appropriate in the Conservation Area, does not adversely affect the setting of neighbouring

listed buildings or cause a demonstrable harm to residential or visual amenity. As such the proposal complies with Policies SD1, SS1, TA5, TA6, EQ2 and EQ3 of the adopted South Somerset Local Plan (2006 - 2028) and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: amended location and block plans, received 14 July 2015 and proposed elevation, floor and section plan received 18 August 2015.

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

03. The accommodation hereby permitted shall be used solely in connection with the use of the existing house, known as Heathfield, 21 Manor Street as a single family dwelling and shall not at any time be used as a separate unit of accommodation.

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

04. No development shall be undertaken unless particulars of following have been submitted to and approved in writing by the Local Planning Authority;

- a. details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
- b. details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
- c. details of any external services, boiler flue, soil pipes, etc
- d. details of the rainwater goods and eaves
- e. details of the eaves and fascia details and treatment at a scale of 1:5.

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

Reason: To safeguard the character and appearance of the area in accordance with Policies EQ2 and EQ3 of the adopted South Somerset Local Plan (2006 - 2028).

05. No windows, other than those shown on the plan(s) hereby approved, shall be constructed in the wall or roof of the building that faces north and west without the prior written consent of the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

06. The rooflight in the west elevation shall be glazed with obscure glass when installed, with such glazing type thereafter retained. There shall be no alteration or additional windows in this elevation without the prior written consent of the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028)

07. The proposed 2m high fence on the northern boundary shall be installed prior to occupation of the building and shall thereafter be retained at that height, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

08. Prior to implementation of this consent, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree protection measures relating to the adjoining protected trees shall be submitted to and agreed in writing with the Council and it will include the following details:

- rigidly-braced HERAS tree protection fencing;
- a commitment to avoiding machinery movements, ground-works, amendments to the soil (including rotavating & additions to soil-grade), the storage of materials, the mixing and discharge of cement liquids, the lighting of fires & the installation of below-ground services (including drainage & soak-aways) within the Root Protection Areas of the adjoining protected trees;

Upon approval by the Council, the measures specified within the agreed scheme of tree protection measures, shall be implemented in their entirety for the duration of the construction of the development, inclusive of landscaping measures.

Reason: To preserve the health, structure and amenity value of existing landscape features (trees) in accordance with the objectives within Policy EQ2 of the adopted South Somerset Local Plan.

Informatives:

01. In relation to condition 07 you are advised to contact the Council's Tree Officer (Phillip Poulton 01935 462670) to arrange a pre-commencement site meeting between the appointed building/groundwork contractors and the Council's Tree Officer, in order to ensure compliance with the submitted scheme of tree protection fencing and other tree protection measures.
02. You are reminded of the requirement to comply with the Party Wall etc Act 1996.
03. The use of hedgehog gutter guards for the building is suggested by the Council's Tree Officer.

Agenda Item 11

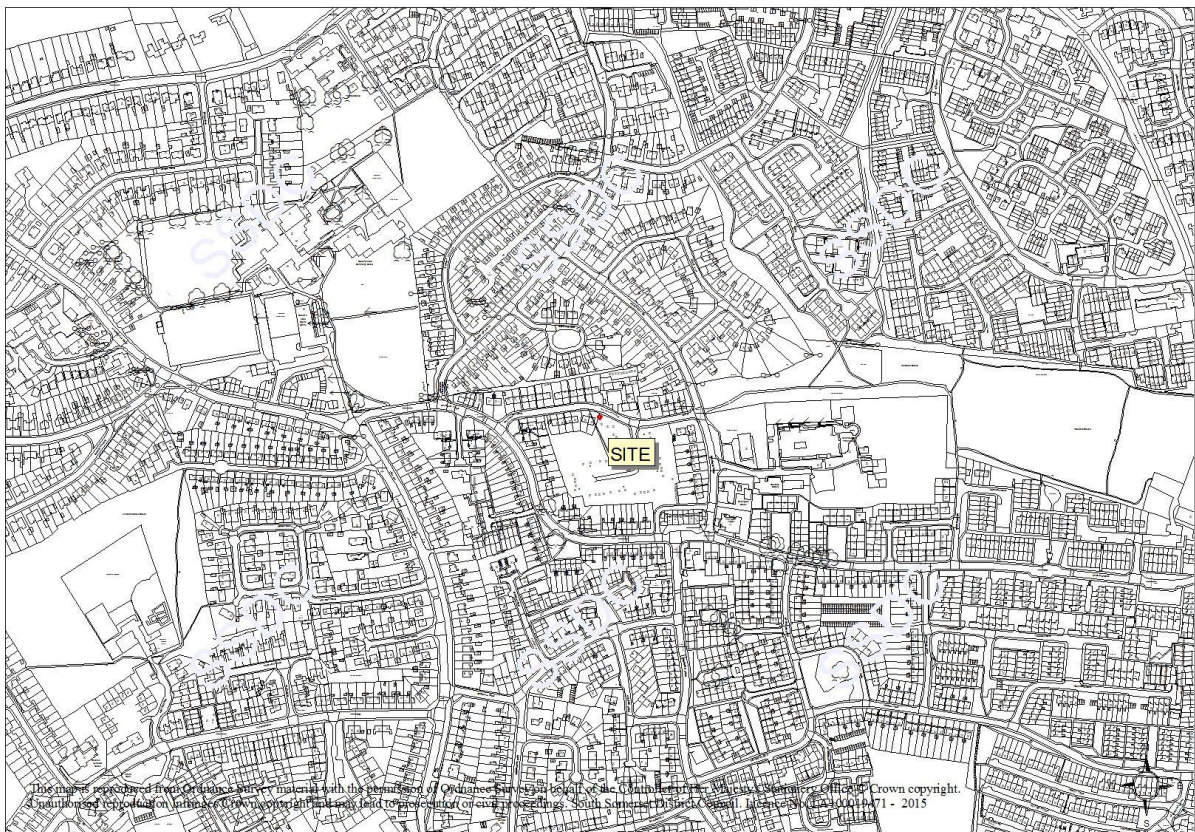
Officer Report On Planning Application: 15/03206/FUL

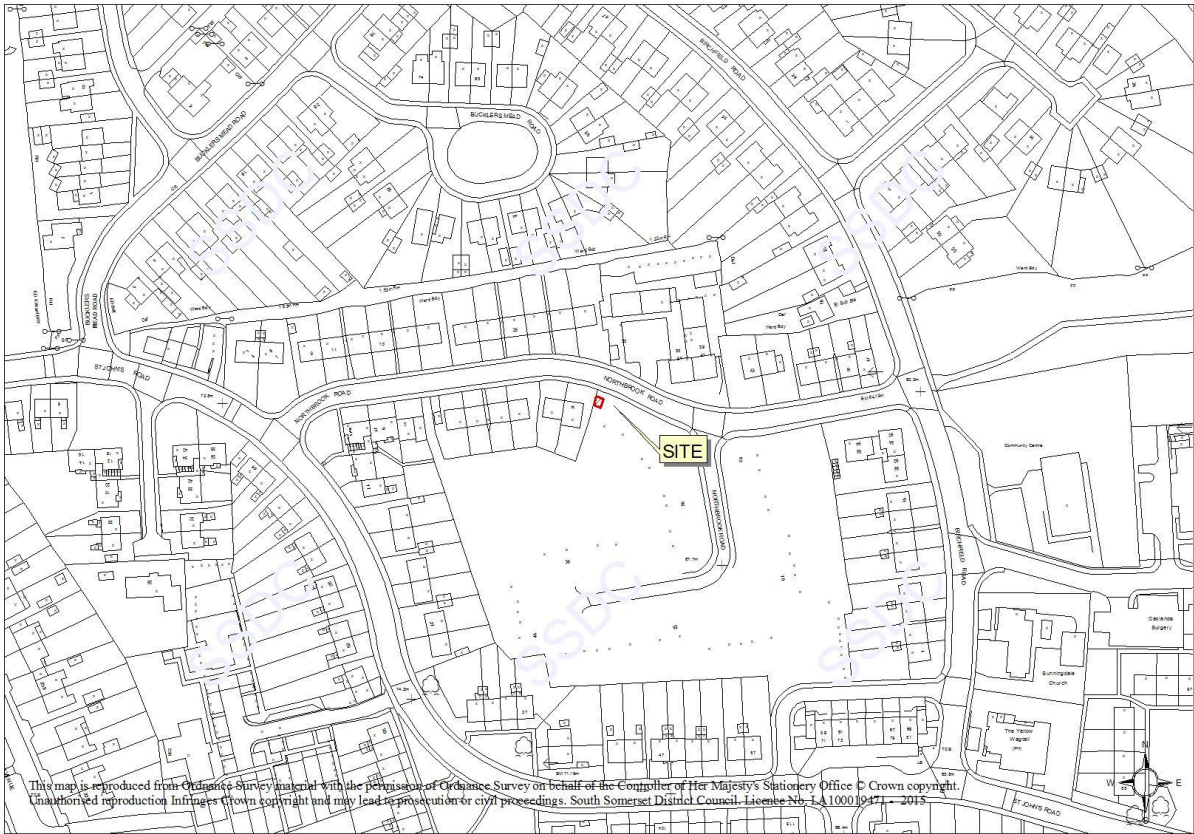
Proposal :	Erection of a shed (Retrospective)(GR 356584/117451)
Site Address:	16 Northbrook Road, Yeovil, Somerset
Parish:	Yeovil East
Yeovil (East) Ward (SSDC Member)	Cllr D Recardo Cllr R Stickland Cllr T Lock
Recommending Case Officer:	Jane Green Tel: 01935 462079 Email: jane.green@southsomerset.gov.uk
Target date :	3rd September 2015
Applicant :	Mr Ryan Ferrari
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL

This application is referred for Committee consideration at the request of the three Ward Members and with the agreement of the Chairman to allow the application to be debated in public given the concerns raised by Yeovil Town Council.

SITE DESCRIPTION AND PROPOSAL





16 Northbrook Road is an end of terrace unit constructed from red brick. The terrace of three properties benefit from dedicated car parking immediately on their frontage. Side access to the property is also provided.

This retrospective application seeks permission for the retention of a shed installed between the parking spaces and the side access gate. The shed is constructed from green metal measuring approximately 2.02ms by 1.37ms in floor area with a height of 1.89ms to the ridge of shallow pitched roof.

The shed is located forward of the front elevation, hence the need for planning permission.

A supporting letter has been submitted with the application detailing the use of the shed. It is used to store medical supplies for one of the occupants of the property the details of which have been authorised to be publically viewable by the applicant.

Should the application be refused consideration should be given to instigating formal enforcement action.

HISTORY

None relevant.

POLICY

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

On the 5th March 2015 the South Somerset Local Plan (2006 - 2028) was adopted. Therefore it is considered that the development plan comprises this plan.

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

SD1 - Sustainable Development

SS1 - Settlement Hierarchy

EQ2 - General Development

National Planning Policy Framework (March 2012)

Chapter 7 - Requiring Good Design

CONSULTATIONS

Yeovil Town Council - Object - Out of keeping with the existing area due to its location and design

COUNTY HIGHWAY AUTHORITY - No observations

SSDC HIGHWAYS CONSULTANT - No significant highway issues if the shed is used for domestic purposes

REPRESENTATIONS

2 neighbours were notified in writing and a site notice was displayed, no representations were received

CONSIDERATIONS

This proposal is for development within the curtilage of a domestic property and therefore the principle of development is acceptable.

Principle of Development

This proposal is for an outbuilding to be used ancillary to a domestic property and therefore the principle of development is acceptable. The main consideration of the application lies with policy EQ2 of the Local Plan, which requires development to be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district. It also requires development proposals to protect the residential amenity of neighbouring properties.

Whilst the applicant has sought to justify the development with the supporting letter this reason is not a material planning consideration that is given significant weight.

Visual Amenity

Policy EQ2 of the South Somerset Local Plan states that development will be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district. The recently adopted National Planning Policy Framework (NPPF) also highlights the importance of high quality design.

In this case the property is located in an established residential road but within a group of properties recently constructed as part of the regeneration of part of the area.

The property is an end of terrace and to the front is a small grassed area between the two parking spaces and a boundary fence. The shed is located on this grass area already and is constructed of metal in a grey and green colour. Its position is against the timber fencing and due to the change in levels, set back position and modest size sits relatively discreetly in the street.

Whilst this type of development is often not favoured to the front of the property due to the prominence in the wider area and the comments of Yeovil Town Council are noted, it is

considered in this case the proposal is not overly intrusive.

As proposed, on balance, it is considered that the outbuilding is of a form and scale that is acceptable in this particular case and would not harm the character of the property or have a detrimental impact on the visual amenity of the area.

Impact on Residential Amenity

No neighbour objections have been received on the application. Future occupants of the neighbouring properties are however considered. Policy EQ2 (General Development) of the South Somerset Local Plan (2006-2028) states the development proposal should protect the residential amenity of neighbouring properties. Likewise, the Core Planning Principles of the NPPF (paragraph 17) states that "planning should always seek to secure high quality design and a good standard of amenity to all existing and future occupants of land and buildings".

Having regard to the scale and nature of the proposed development it is considered it would have an acceptable impact on the residential amenity of neighbouring properties, in that it would not unacceptably overlook, cause disturbance to, or be overbearing on such properties.

The development is therefore considered to be in accordance with the aims and objectives of Local Plan policy EQ2 and with the Core Planning Principles at paragraph 17 of the National Planning Policy Framework.

Highway Safety

There are no considerations for highway safety with the proposal.

RECOMMENDATION

Grant permission for the following reason:

01. The proposed development, due to its scale, position and materials, is not considered to result in any demonstrable harm to visual or residential amenity or to be prejudicial to highway safety and therefore accords with the aims and objectives of EQ2 (General Development) of the South Somerset Local Plan (2006-2028) and the principles of the National Planning Policy Framework (2012).

SUBJECT TO THE FOLLOWING:

01. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from the 20 March 2015.

Reason: To comply with Section 73A of the Act.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan/Location Plan (scales 1:200 and 1:1250) and 3 photo montages with measurements

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

Agenda Item 12

Arts and Entertainment – Service Update

Strategic Director: Vega Sturgess, Operations and Customer Focus
Assistant Director: Steve Joel, Health and Well-Being
Service Manager: Adam Burgan, Arts & Entertainment Manager
Lead Officer: Adam Burgan, Arts & Entertainment Manager
Contact Details: adam.burgan@southsomerset.gov.uk or 01935 845911

Purpose of the Report

This report provides an update on the work of the Arts & Entertainment Service in Area South.

Public Interest

The Arts & Entertainment Service at South Somerset District Council (SSDC) works to provide access to high quality cultural events across South Somerset. Through Arts Development the service supports and encourages various arts agencies and organisations to deliver arts activity across South Somerset. The service operates the Octagon Theatre – Somerset’s premier theatre for arts and entertainment. This report details arts activities taking place in Area South which is supported and initiated by the Service and the development of the Octagon Theatre which attracts audiences from across South Somerset and beyond.

Recommendation

That the Area South Committee notes the report and identifies:-

- Suggestions to improve service delivery;
- Potential projects it wishes to see incorporated into the 2016-17 service planning process.

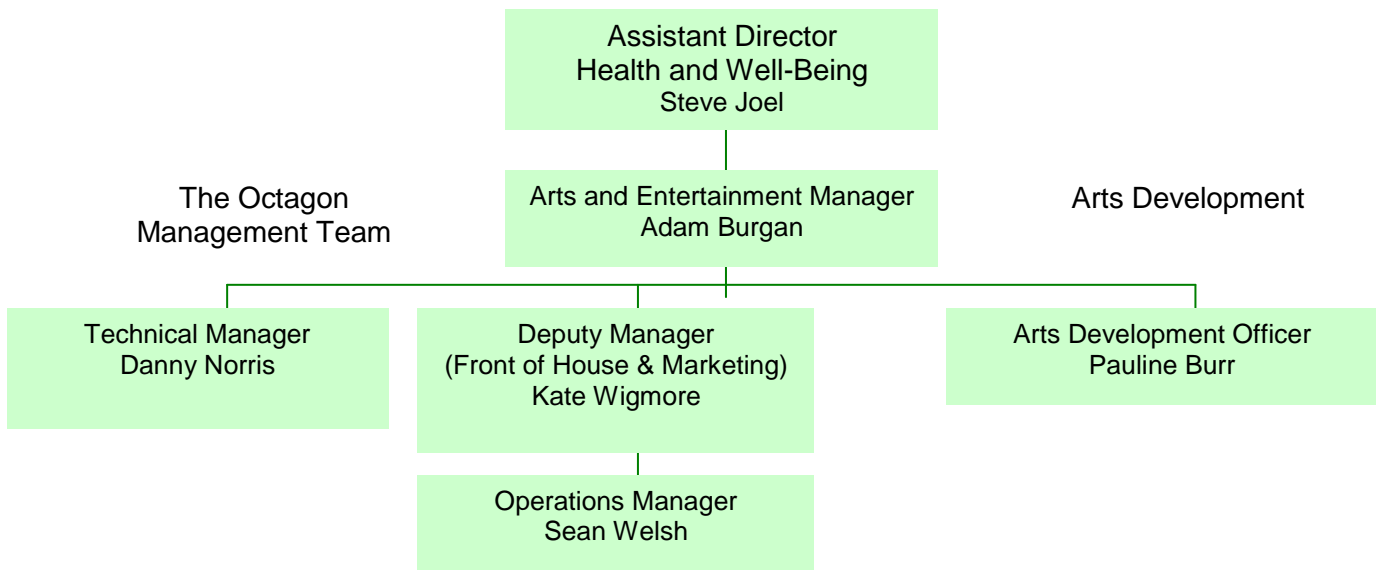
Background

The Arts & Entertainment Service aims to provide access to high quality cultural events across South Somerset. Using the Octagon Theatre as a hub of creativity we work with our partners to engage the residents of South Somerset in arts activities and encourage visitors to the region. We aim to deliver a programme which inspires, educates and ultimately enriches the lives of those taking part making South Somerset an ever improving place to live and work.

Report

The Arts & Entertainment Service consists of the Octagon Theatre and Arts Development and is part of Health and Well-Being under Assistant Director, Steve Joel. We aim to offer a cohesive approach to developing and promoting the arts in South Somerset with the Octagon as a ‘cultural hub’ for the District.

Arts & Entertainment Structure



The Arts Development Service

The Arts Service works in partnership with a number of arts delivery agencies to bring a range of arts activities to the district, SSDC's on-going financial support ensures that this district maintains a good level of service for our communities. Our core funding helps the organisations to attract funding through grants, sponsorship and payment for services and gives a high level of return for the authority's investment.

These organisations include:

Take Art!

The Take Art Live In addition to bringing 22 live performances to 14 venues across the district, last year they co-ordinated a short pub tour, which included 3 pubs in South Somerset one of which was the Old Barn Club. The rural touring programme continues to be a successful and popular strand of their work; audience levels are maintained at 70% capacity and above.

Word/Play Over the two years, Performance Poets worked with groups of adults from Chard Intentional Peer Support Group and South Somerset Mind in Yeovil running regular weekly workshops at the Octagon. Following on from the success, Take Art formed a productive new partnership with Yarlinton Housing Group. A programme of 8 spoken word and poetry workshops were set up at the Octagon for South Somerset residents. These were well attended and culminated in two performances including one at the Yeovil Literature Festival as well as a specially featured programme recorded for Yeovil Radio.

Support to Performance Practitioners: Through County Council funding Take Art have been running a small Seed Fund initiative to help emerging theatre and dance practitioners. They have also set up an Action Learning Set to support 7 people working in the dance and theatre industry and 2 of those places have been taken up by South Somerset based artists.

InspirED is a partnership project between Take Art, Somerset Film, Somerset Art Works and SPAEDA to support arts in education projects funded by SCC Compact. During this year in South Somerset, Take Art co-ordinated; a *Drama Festival for Secondary Schools* at the Octagon; offered 3 high quality touring shows by *Theatre Centre, China Plate, Travelling*

Light and as a result delivered shows to Sexey's School, Bucklers Mead, Huish Academy. Take Art also coordinated a special tour of a new theatre piece '*Transition*' by Huish Sixth students about the 'transition' of students from primary to secondary schools. This workshop and show package went to West Chinnock, Preston, Huish Episcopi and Hambridge Primary Schools.

Geminus was an Early Years dance commission, made by French company, Compagnie Ubi. It was a visually and musically stimulating show, tailor-made for children aged 3-5 years and their families. Take Art worked in partnership with Yeovil College Childcare Centre to bring an audience of 120 to two performances at the college. College performing arts students were also invited and took part in a stimulating post show discussion with the company and explored with them the idea of working in this specialist field.

Spring Forward Youth Dance Platform will take place at the Octagon Theatre on 3rd March with over 200 dancers taking part from across the South West (including 3 groups from Westfield School, Somerset Youth Dance Company who are company in residence at the Octagon Theatre and 3 groups based at Yeovil College).

Octagon Dance Development Project – Take Art have worked in partnership with the Octagon Theatre to support their Grants for the Arts project to develop dance at the venue. This includes supporting a steering group of young people from Yeovil in running a community dance event, Big Dance Urban Jam. **Somerset Youth Dance Company** continue to be Dance Company in residence at the Octagon Theatre, one Yeovil dancer has been selected to be a National Youth Dance Ambassador with Youth Dance England.

Actiontrack:

Actiontrack works collaboratively with individuals and groups to get involved with originally devised music, drama, dance and the visual arts. The organisation develops and delivers wholly accessible projects, predominantly with children and young people and often with marginalized groups.

They are a delivery agency, providing music provision in Pupil Referral Units, on behalf of Sound Foundation Somerset, the county's service for music in education.

Somerset Art Works:

SAW 2014 – Somerset Open Studios Event:

The SAW Open Studios festival took place between 20th September to 5th October 2014, attracting visitors into the county and generating sales for small, independent businesses and additional custom for local services. In our district 36 venues took part; they received over 18,000 visits, generating more than £100,000 worth of sales for local artists. Data collected for direct and indirect spend at local facilities indicates that visitors spent on average £68.79 during Art Weeks.

Each year SAW produces an education pack to encourage schools to view Somerset Art Weeks as a fantastic resource right on their doorstep. There are many ways for schools to get involved and discover opportunities for inspiring creativity and learning outside the classroom. The pack includes: advice on visiting venues, organising tours, engaging with artists, workshops, setting homework activities and a range of activity resources.

Somerset Art Works was commissioned by SSDC Countryside team to create a temporary arts installation in Yeovil Town centre to investigate the kind of activities local people would like to see in the country park. As a result a successful application was made to the Arts Council England for a three year programme in Yeovil Country Park. Each year an artist will be engaged to lead a programme of participatory arts with local groups that have been hitherto under-represented in visiting the park.

During the first commission artist, Deborah Westmancoat has worked with Fairmead School, a group supported by RAISE (Racial Awareness, Inclusion and Support in Education) and with families who have disabled children on the theme of water. Many of the children and families had not explored the park before and were delighted with what it has to offer. An exhibition of the work will be shown during Art Weeks 2015 in the Octagon Gallery. As a result of the project, Fairmead will engage Deborah to deliver a further programme of art sessions in the school next year.

Momentum is the theme of Somerset Art Works' creative programme between 2015 – 2017. Local artist, Simon Lee Dicker, based in West Coker has received a bursary from SAW for a six month residency at Dawes Twinetworks, where he will creatively explore the heritage and process of rope making. This compliments a programme of exhibitions and events at the artist's studio, OSR Project Space in West Coker.

Somerset Film

Somerset Film provides support for local community groups and individuals, professional and amateur, in the use of digital media.

In 2014 they worked with the Arts and Entertainment Service, the 'iSNAP' phone/tablet photographic competition and exhibition at the Octagon Theatre. The project provided an opportunity for the community to submit their photographs to an online gallery and winning entries featured in the Octagon showcase. Alongside the open competition they delivered phone/tablet photographic workshops in schools in South Somerset.

During the summer of 2014 Somerset Film created a Pop-up Engine Room in the Quedam Shopping Centre, offering a week of activities including drop in, screening, animation workshop and film in a day workshop. They also showcased work generated through the digital training sessions and work by other artists in the unused retail units.

Their main base at the Engine Room in Bridgwater currently offers the BFI Film Academy – a programme of master-classes, screenings and filmmaking for 16 – 19 year olds with bursaries and travel support to help young people access the facilities.

In addition to the work of these arts organisations, the Arts Development Officer continues to support voluntary and professional groups and individuals in South Somerset, in developing their own projects at a grass roots level.

"Golden Oldies" continues singing sessions for elderly people in the Milford area of Yeovil and has now extended to two further sites in the district. As part of the WW1 commemorations, Goldies from Yeovil visited Holy Trinity School. As part of an HLF funded project, the Golden Oldies organisation developed a project where people of both generations would come together to sing songs of the First World War.

Working with local performers, arts enthusiasts, Yeovil College and Yeovil Town Council we have encouraged singing in the town centre by helping to develop Yeovil's "Buskfest," providing entertainment for the annual Gardeners' Fair, raising money for local charities and showcasing local talent.

In addition to supporting the visual artist programme in Yeovil Country Park, we have been working with our colleagues from the Countryside Team on a number of projects. Armed Forces Day was celebrated with a show of flags in the park, created in a community workshop that we helped to co-ordinate. Plays in the Park, brought together playwright and producer Nick White, the Yeovil Writers Group and students from Yeovil College in a

promenade piece performed in the park in July. We continue to work with the team on a commission of 12 sculptural pieces that will be created over the next two years and installed throughout the length of the country parks in Yeovil.

We were happy to support Nick's theatre company with a small grant to support their tour of "Giants", an original piece of theatre inspired by and performed at Yeovil Town Football Club.

Eastville Project Space is a new contemporary art space in the Newtown area of Yeovil. We have supported a successful application to the Arts Council England for a programme of artist residencies, talks and publications. The first talk by photographer and film maker, Maria Mochnacz was enjoyed by an audience of more than 50 people; digital artist Gavin Morris is their first artist in residence.

2014 saw the revival of the ever popular Well Dressing event in Ninesprings. Responding to requests from the local community, the Arts Service worked with Countryside Rangers and Friends of Yeovil Country Park to adorn the springs and pools in the Valley Garden. The public were invited to enjoy the site by candlelight, with music provided by our wandering minstrel.

The Octagon Gallery:

We continue to offer a varied programme of exhibitions in the Octagon Gallery. In addition to the ever popular Yeovil Arts Group and Yeovil Camera Club, we encourage local artists, photographers and printmakers to exhibit with us and celebrate our local talent. To complement this year's panto, we produced our own exhibition that traced scenes from our pantomimes in photographs.

The Octagon Theatre

Background

The Octagon Theatre is the council's flagship venue for high quality professional theatre, music, dance, comedy, entertainment, visual arts and literary events. The theatre is the keystone of our cultural provision across the district and provides:

- One of the largest theatres in Somerset with 626 seats.
- 260 events per annum (25% local organisations / 75% professional performance companies).
- Octagon Academy – The Octagon's participatory programme.
- CRE8ive Writing – The Octagon's literary section.
- The Johnson Studio – The Octagon's rehearsal studio and home of The Octagon Academy that is also available for hire, functions and seminars.
- The Foyer Club – The Octagon's team of volunteers who greet our customers at performances and show them to their seats. The Foyer Club is a charity who also undertake fundraising activity to support the development of The Octagon.
- The Footlights Club – The Octagon's special service to support regular attendees of the theatre.

The theatre was completely refurbished in 2003, and has excellent facilities, not only for staging performances but also in providing a bar, café bar and restaurant as well as a rehearsal studio.

It has an annual turnover of £1.8m and has the lowest net revenue subsidy of any theatre in the South West of England. Subsidised by South Somerset District Council by £296,469 that equates to £1.87 per year, per person or 7p per household per week. While no recent economic impact assessments have been done for the Octagon, Shropshire Council recently published a report by an independent body who estimate that Theatre Severn in Shrewsbury (638 seats) contributed £5million to the local economy over an 18 month period.

Between fifty to seventy percent of the population of South Somerset use the theatre throughout the course of the year and satisfaction levels are consistently high (80-90%) and has been rated as the top SSDC service (86%) used by residents in the 2005 BMG Research survey used to underpin the development of the corporate plan.

The mailing list contains 20,000 households and 35,000 Preview brochures are distributed to drive ticket sales three times a year. Customers come predominantly from Somerset and Dorset. Ticket sales are supported by effective marketing through a well-maintained website, posters, flyers, press and ad-hoc promotions through local radio.

The service is delivered by an extremely capable, specialist and dedicated staff team with just 9.8 FTE.

Report

The Octagon Theatre has enjoyed another successful and busy year welcoming approximate 190,000 people throughout the year. Here are some of the key points:

- Continued development of programme. Highlights included Paul Carrack, Richard Alston Dance Company, The Grand State Opera of Belarus, Jasper Carrott, Bournemouth Symphony Orchestra, Ruby Wax, Joan Armatrading, Kate Rusby, Al Murry, Show of Hands, Seth Lakeman, Barbara Dickson, Nicola Benedetti, Germain Greer, Alan Davies, Paul Merton, Julian Lloyd Webber, Jack Dee, Pasha Kovalev, Tim Vine and Only Men Aloud. The season also saw the return of our big talent competition – Let Me Entertain You with BBC Somerset's Emma Britton on the judging panel.
- The Octagon Theatre is proud to be at the 'heart' of the community in South Somerset. Many local groups and societies stage performances and events at the theatre including Yeovil College, Yeovil Amateur Operatic Society, University College Yeovil (Graduation), Helen Laxton School of Dance, Razzamatazz, The Dance Factory, Motiv8 Production, Yeovil Musical Theatre Company, Castaways Theatre Group, Yeovil Amateur Pantomime Society, Yeovil Youth Theatre, Yeovil Floral Society, Salvation Army and many more.
- In November we presented the third Yeovil Literary Festival in partnership with Waterstones, Yeovil Library and Yeovil Community Arts Association. Our third festival welcomed an impressive line-up including Shirley Williams, Polly Toynbee, Samuel West, Katherine Ryan, Jonathan Dibleby, Michael Portillo and David Mitchell and attracted national press coverage including the 'Top Pick' within The Independent and 'I' newspapers. Our next festival is being planned for October/November.
- For the fourth year in a row the Theatre was awarded an 'Our Street' Award from Lufton College to recognise the excellent service for students with learning difficulties.

- Our new season has been well received with performances from The Ukulele Orchestra of Great Britain, Pam Ayres, Bournemouth Symphony Orchestra, Russell Watson, Rydian, Milton Jones and the national tour of 'The Mousetrap' all proving popular.

	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Number of Events	239	239	244	235	242	260
Attendance	77,316	85,358	93,519	90,149	101,634	115,042
Capacity for SSDC Promoted Events	59%	58%	60%	62%	68%	78%

- Jack and the Beanstalk became our most successful pantomime ever! The production sold more tickets than any other pantomime in our history and received rave reviews. Over 25,000 people saw the pantomime with Box Office income up 6% on the previous year. The production played 49 performances. For Christmas 2015 we are presenting Sleeping Beauty and ticket sales are currently ahead of this point last year.
- Our two-year dance development project which received Arts Council England funding of £77K has been successfully delivered and we are currently developing a follow on project. We received our first funding from the Heritage Lottery Fund of £37K for a project that celebrates the 40th anniversary of The Octagon and will create an archive for theatre in Yeovil. We received a £1K grant from Yeovil Town Council to Summer School.
- Continued developing our relationship with local media and with a weekly column with the Western Gazette, a monthly column for the Western Daily Press and regular appearance on BBC Somerset.
- We have continued to develop our Social Networking sites – over 5,600 Facebook users and 3,200 followers on Twitter.
- The Octagon Academy was launched in 2010. We now have 18 weekly classes for all ages and abilities. Over 300 people aged from 15 months to 73 are taking part classes at the Octagon in singing, dancing and drama every week. The Octagon Choir now has around 70 members.
- Increasing daytime use of The Octagon with weekly hirers including Somerset Cancer Care Café, University of the 3rd Age, Castaways Theatre Group, Somerset Siders (retired Tesco employees) and Helen Laxton School of Dance.

Financial Implications

No new financial implications stem from this report.

Corporate Priority Implications

The Arts & Entertainment Service is primarily linked to THEME 3: IMPROVE THE HOUSING, HEALTH AND WELL-BEING OF OUR CITIZENS

“We consider that decent, affordable housing is vital to the overall health of our citizens. We want to ensure that all of the community have access to sport, leisure and arts and heritage opportunities”

Specific priorities associated to the service are 3.31 Increase engagement in the Arts.

Carbon Emissions and Climate Change Implications

The Arts & Entertainment Service contributes to SSDC targets of Reducing Carbon Emissions by adopting a culture where this is considered in everyday decision-making. The service has appointed a Carbon Champion who encourages staff to save energy, recycle, and adopt more environmentally friendly ways of delivering our service. Audiences at the Octagon Theatre are benefiting from improved comfort cooling following a major upgrade of facilities that has seen Moducel’s FAN WALL Technology™ units replace the air handling system. The new technology is also making significant energy cost savings for the Service.

Equality and Diversity Implications

The Arts & Entertainment Service strives to make the service and those offered by its partners accessible to everyone. We ensure that all our partners hold an Equality and Diversity Policy and that equality is one of the core principles of the organisation. Our programme of performances and projects aims to offer a diverse range of events which inspire, educate, enlighten and entertain whilst bringing the community together.

Background Papers

None

Agenda Item 13

Annual Report Outlining the Work of the Economic Development Team

Strategic Director: Rina Singh, Interim Chief Executive
Assistant Director: Martin Woods, Assistant Director, Economy
Service Manager: David Julian, Economic Development Manager
Lead Officer: David Julian, Economic Development Manager
Contact Details: david.julian@southsomerset.gov.uk or 01935 462279

Purpose of the Report

To update Area South Members on the past year's work of the Economic Development Team

Public Interest

The South Somerset economy is of crucial importance and is a key part of South Somerset District Council's (SSDC's) Council Plan. This report provides an update on the work undertaken during 2014/15 by the SSDC Economic Development Team and gives a focus to Area South. The report covers the various components of the service - Economic Development (ED); The Yeovil Innovation Centre (YIC); Heritage and the Community Heritage Access Centre (CHAC); Tourism and Tourist Information Centres.

Recommendation

That the contents of the report are noted.

Background

The Economic Development Service comprises the Economic Development, Heritage and Tourism teams.

In addition to the main service provision, the team is responsible for the operational running of Yeovil Innovation Centre, the Community Heritage Access Centre at Lufton, Cartgate Tourist Information Centre (TIC) and its satellite TIC operation at Petter's House in Yeovil.

Report Detail

1. Economic Development

1.1 Yeovil Innovation Centre (YIC)

2014/15 marked another successful year of operation for YIC with the centre generating a net profit of approximately £78k over the financial year

As of July 2015 the Innovation Centre had 36 out of 38 suites occupied. This represents a current occupancy level of 83% (based on total floor space at YIC) with approx. 155 people now based at the centre. Since 2008 some 46 businesses have either started up at the centre or relocated to it. Several businesses have now moved on from the centre. Tenant occupation has seen a continual upward trend since the opening of the centre in 2008 when all performance indicators started from a zero base. There is a 'churn' of businesses as they move into the Innovation Centre, establish, grow and then move on

Within the last month, a lease has been agreed on the large upper floor space. A Yeovil-based graphics business will relocate and accommodate some ten staff. This will take the YIC occupancy level to 98% with a subsequent increase in net profit in future years. The phase two expansion of the Innovation Centre is prioritised within the Investing in Infrastructure programme and is likely to be progressed in 2016

YIC contributes significantly to the Council Plan 2012 -15, featuring as an exemplar project on Page 6, providing the mainstay for 'Providing targeted support for start-ups and small businesses and those with the aspiration to expand' and directly helping the council meet two other stated economic objectives.

YIC is also a mainstay of the Economic Development Strategy 2012-15 where business start-up and diversification, particularly in the high-tech sector, are identified as key components in the continued success of the Yeovil and South Somerset economies

With the increased occupancy levels, conference facilities have contracted due to a reduction in available space.

1.2 Business Support

In addition to the direct support provided to the tenants at YIC, the economic development team have either responded to, or signposted requests for advice from over 100 South Somerset businesses in 2014/15.

We provided detailed economic input to 73 planning applications relating to the use of workspace and employment opportunity. These result from requests for assistance from the applicant or for specific input or local economic knowledge from development control officers.

Additionally the ED team handled over 250 enquires that were related to economic development matters from businesses, the public, other public bodies or agencies within Somerset

Our newsletter to the tourism trade is distributed monthly to 625 businesses. This publication contains information on training courses, changes in legislation and provides regular informative updates for the trade. It is a publication that is well received and much valued by its readership.

The local food event in September 2014 attracted approx.140 attendees and brought together local food producers and businesses who are interested in purchasing produce from local suppliers.

1.3 Business start-up workshops.

A series of business start-up workshops were organised across the district in the summer months 2015. The workshops were run in conjunction with the Somerset Business Agency and were held in all four SSDC areas with events in Chard, Martock, Wincanton and Yeovil. 32 prospective entrepreneurs attended the one-day workshops and covered some of the essential steps towards starting up your own business. Advice included getting the basics right, establishing a customer base, sales and marketing.

Business advice, particularly for those seeking to start their own business is always available from Mike Bartlett, SSDC Business Support Officer. By email in the first instance mike.bartlett@southsomerset.gov.uk

1.4 Inward Investment

South Somerset District Council remains committed to the principle of creating Inward Investment through the renewed 'Into Somerset' partnership – a collaboration between the five district councils and Somerset County Council. This is a new phase for the Into Somerset project with enquiries generated by a new website due to be launched in October. All enquiries will be handled directly by the district partners. The project is supported by the Heart of the South West Local Enterprise Partnership Inward Investment Group.

1.5 Support to Businesses affected by Flooding

Following the extreme winter weather conditions of 2013/14, SSDC was able to apply for government grant assistance to help flood affected businesses. Businesses affected fell into two broad categories- those directly hit by the flood water and those whose businesses were affected by interruption to trade. Business interruption caused by flooding is likely to have prolonged impact on parts of the economy, especially for the tourism sector where the national perception of a 'county closed for business' has proved hard to counter and dispel.

As of June 2015, 118 businesses had applied to SSDC for grant assistance with 114 of these applications being approved. A total of £297,228.11 was awarded in grants with the average grant awarded being approximately £2,500.

A further £48,000 of the money awarded to SSDC by the Department for Business Innovation and Skills is being used to bolster the marketing of the local tourism industry through 2015 and 2016. This package has included new adverts in key tourism publications, new leaflets (with wide distribution) for Muchelney and the Levels and Moors, extended print runs and distribution for Discover South Somerset (from 60,000 to 95,000 copies), new pages on the tourism website dedicated to visiting the flood affected areas and better search-engine optimisation for the websites. The enhanced marketing campaign will particularly

target the 2015 and 2016 seasons, but the impact of the new leaflets and enhanced website presence will extend beyond that timeframe.

1.6 Superfast Broadband Extension programme

On the 26th June 2015 Connecting Devon and Somerset (CDS) announced that the contract to roll out the second stage of the BDUK superfast broadband programme had not been awarded. The 'superfast extension programme' had aimed to take connectivity of premises in the two counties from the expected 90% (by December 2016) to 95% of premises by 2018, but the BT offer had not met a number of criteria and expectations.

The decision not to award the contract in June will result in a new open procurement process and this is likely to take place in the autumn.

The extent of the current programme can be viewed on the CDS website at www.connectingdevonandsomerset.co.uk/where-when

1.7 Local Food Event

The Economic Development team organised and ran a Local Food Event in September 2014 at Haynes Motor Museum. The event showcased local food and brought together local producers and businesses interested in purchasing produce from local suppliers. The event attracted 37 stall holders from various locations across Somerset including businesses from the Yeovil area. Over 100 businesses registered their attendance, but there were many others present on the day including students from Yeovil College who were on food preparation and business courses.

Due to the success of the event the economic development team will run another, similar event in 2016. Members will be cordially invited to attend the event and more details will follow.

1.8 Employment in South Somerset

Since May 2014 the number of JSA claimants both nationally and locally has declined, with recent figures showing the lowest levels of claimants since 2008. June saw the South Somerset figures reach an eight year low of 0.7%. JSA figures are circulated to SSDC members by the ED team on a monthly basis.

2. Tourism

2.1 Tourist Information Centres (TICs)

The District Council runs two TICs as part of its service. Cartgate TIC is the main operating 'hub' and Petter's House hosts a 'satellite' service. We remain very grateful to Yeovil Town Council for their continuing generous grant that provides financial support to run Yeovil TIC. We also acknowledge the full support we receive from the Area South team in helping to make the TIC's location at Petter's House such a success.

Visitors to our TICs for the year ending March 2015 were Yeovil 20135 and Cartgate TIC 61422 representing a 22% overall increase on the previous year

Major events such as the Yeovilton Air Day, the Tour of Wessex and the Yeovil Half Marathon also draw many staying visitors to the area and ticket sales to local events have greatly increased. It has been noticeable that many new visitors were attracted by the BBC production Wolf Hall with Montacute House and Barrington Court both noticing an upturn in visitors in the early 2015 season.

Additionally:

- Each year the TICs typically sell around £60k of tickets to local events and this contributes directly to the local economy. There was a 25% increase in orders from TICs between February and May of 2015 compared with 2014 so there has been a significant increase in exposure to the TIC market.
- The TICs will also distribute around 25,000 leaflets for attractions in South Somerset. This has a major positive effect on the local economy that would be lost if there were no TICs. There was a 14% increase in overall 'pick up' between February and May of 2015 compared to 2014.
- SSSC TICs also co-ordinate the distribution of SSSC leaflets and brochures to other TICs in the region which will generate considerable further income.
- The TICs provide up to date information on the availability of accredited tourist accommodation in the district.

2.2 Business Supported by the Tourism Team

The tourism team also provides direct support to businesses seeking advice. Requests for advice from small businesses have increased significantly in recent years. The E.D. and tourism teams are consolidating their role in the provision of business advice.

Type of assistance	Number of assists
Direct assists/ Visits to Businesses	Approx 250
Training	35
Support through planning system	14
Mail outs and Communication (per month)	625
Events	247
Total businesses supports	1,171

Additional support: The tourism service always operated a small grants system for the network of Local Information Centres (LICs) that operate in our Market Towns. From 2010 these grants were made available through the Area Grants process. The team still provide a full-range of back-up advice and support for the LICs.

2.3 Literature Exchange

The tourism team organise and run the annual Tourism Literature Exchange event. This year it was held in March at Haynes Motor Museum and attracted 110 tourism businesses comprising approximately 40 local tourist attractions and 70+ South Somerset accommodation providers. The event is held in high regard by South Somerset Businesses and offers them a low-cost leaflet distribution opportunity combined with an excellent networking event. This year's event proved to be particularly successful

3. Heritage

The Heritage Service is now housed entirely at CHAC in the Lufton Depot, Yeovil. There are three members of staff (2.3 FTEs).

The Heritage Service Provides:

- A home for over 40,000 artefacts forming a collection of local & national significance
- Storage & maintenance of collections of significant national importance such as the Stiby Firearms Collection or the local gloving industry archive
- Bespoke storage facilities kept under environmentally controlled conditions
- Accessioning and cataloguing on a Modes database system
- Visits to CHAC by arrangement: The centre takes 'group bookings' and these can vary from a small number of people to in excess of 200 visitors on 'open days'
- Visits to CHAC from individuals with specific interests, expertise or specialisation
- An enquiry service by email, letter or phone for items contained within the collection of specialist local knowledge
- Specialist support to other local museums to help run their own service
- Support to other local museums in providing artefacts for their exhibitions
- Support to major community events that help to keep heritage and local history firmly in the mind of the community
- Exhibitions in public areas such as libraries or through public events such as country fairs and cultural events
- A major opportunity for the local community to get involved and donate time through an organised volunteer system
- Advice on Heritage projects to consultants

3.1 An Overview of 2014/15

There are now eight volunteers at CHAC with one being based at Brympton Way who help undertake key tasks for the service. This follows a major review and restructure of the Volunteer Service undertaken in partnership with South Somerset Association of Voluntary and Community Action. The Volunteer Service at CHAC was re-launched April 2014 and is continuing to be very successful

In 2014 CHAC doubled the number of visitors compared to the previous year; there were 503 visitors to the building. Staff have put the increase down to having a better volunteer team. These tended to be organised group visits or visits made by arrangement with the staff. The

service also dealt with around 500 enquiries relating to the collection by letter, email and telephone. The nature of these queries vary and range from basic enquiries relating to collection items right to through to enquiries from students or specific and specialised research for academic studies and television productions.

The new heritage website is now well used by the public and its redesign was made possible by SSDCs GIS team working in conjunction with CHAC. CHAC also took part in a Digitisation project funded by the South West Museum Development and now have a blog and are on Facebook and Twitter.

Continuing noteworthy success for 2014/15 was the production and sale of the third Yeovil In Living Memory calendar. This followed the format of using old photographs of Yeovil and publishing them in calendar form. One thousand calendars were printed and nearly all sold. The project will run again in the winter of 2015. Postcards and greetings cards have also been produced and will be for sale in the Tourist Information Centre and other local outlets. CHAC has joined the South West Heritage Trust and other museums in a project applying for funding from the Arts Council's Museum Resilience Fund to provide loan boxes to the local community. If the project is successful CHAC will have four loan boxes containing historic artefacts and activities to be loaned out to the schools and local communities. The boxes will be collected from CHAC and a charge of approximately £20 per half term will be made for each box. CHAC will receive the full amount of money charged.

The Arts Council had also awarded a grant of £500 in April 2015 for the purchase of three dehumidifiers as some areas of CHAC were struggling with high humidity. Advice was sought from Helena Jaeschke the Conservation Development Officer based at the Royal Albert Memorial Museum in Exeter on which dehumidifiers to buy and Helena has visited CHAC recently to view these and advise on other collections issues. The new dehumidifiers are keeping humidity to the optimum levels at CHAC.

2015 marks the centenary of the outbreak of the founding of the Westland Aircraft Works in Yeovil. CHAC has produced a booklet on the event and a small display in the Town House, with a panel produced professionally.

Important local historical donations continue to be received from the public; the original plans and drawings for the Westland Wizard aircraft have been donated recently along several photographs of VE Day in Yeovil and ARP wardens during World War II.

Staff continue to attend museum training sessions provided by the South West Federation of Museums and Art Galleries. This enables staff to receive the latest thinking on museum topics, network with people from other museums and also to ask about any concerns on the collection. Recent training events attended (including one held at CHAC) were Care of Costume, Basic Collections Management, Care of Photographic Collections and Rationalisation and Disposal of Museum Collections. A member of staff provided a case study for a training session for 20 museum professionals and is also on the advisory panel for the Museums and Heritage Show held annually at Olympia in London. Staff are active in the Museums in Somerset group.

3.2 The Museum Development Officer

Through a project partnership with South West Heritage Trust, we have secured the continued services of a Museum Development Officer one day per week. This officer works closely with Community Museums across the District offering advice on collections management, displays, visitor management and business planning. This programme will continue until at least March 2016. Our Museum Development Officer can be contacted on 01935 462886 (ideally on Fridays).

4. Financial Implications

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

5. Corporate Priority Implications

The work of the Economic Development, Heritage and Tourism Service supports the Districts Council's corporate priorities (2012-15):

- Focus 1: Jobs
- Focus 2: Environment
- Focus 4: Health and Communities

6. Carbon Emissions & Adapting to Climate Change Implications (NI188)

None.

7. Equality and Diversity Implications

None.

8. Background Papers

SSDC Economic Development Strategy 2012-15

SSDC Heritage Service- the Way Forward, District Executive Report August 2012

Future Operation of Yeovil Innovation Centre 2013-16, District Executive Report June 2013

Agenda Item 14

Update Report on Birchfield Park (disused landfill), Yeovil

Strategic Director: Vega Sturgess, Operations and Customer Focus
Assistant Director: Laurence Willis, Assistant Director - Environment
Service Manager: Garry Green, Property and Engineering Services Manager
Lead Officer: Ian Case, Principal Engineer, Property & Engineering Services
Contact Details: ian.case@southsomerset.gov.uk or 01935 462074

The appendices of the Contingency Plan (for the most part plans) have been omitted to save paper. These plans are available on request.

Purpose of the Report

This report seeks to establish a formal reporting link from the Birchfield Group and to inform and update members on matters associated with the disused landfill site known as Birchfield Park, Yeovil. It is envisaged that an update report will be presented around this time on an annual basis and in the Audit report dated January 2015, it was recommended that there was formal approval of a management strategy and contingency plan for the site by members.

Public Interest

The report indicates how the Birchfield Disused Landfill site is effectively managed to ensure the wellbeing of the residents and the environment.

Recommendations

- (1) That the report be noted.
- (2) That the Management Strategy is approved
- (3) That the Contingency Plan is approved

Background

Birchfield Park is an historic landfill site used for domestic waste from the early sixties up until the early 80s. On completion of landfilling operations it was passed to SSDC to be used as public open space. The site is managed by the Property & Engineering Service of this Council.

The site is located in the eastern part of Yeovil, spanning Lyde Road. The landfill whilst being continuous in timescale was referred to as Birchfield and Sunningdale. For the purposes of clarity it was decided some years ago to refer to the complete site as Birchfield. The area to the west of Lyde Road running from Birchfield Road to Lyde Road being referred to now as **Birchfield West**. The area Running from Lyde Road towards the River Yeo being referred to as **Birchfield East**.

Birchfield West is bounded by a primary school and residential areas. Birchfield East is bounded by a mixture of residential and small industrial use. The east boundary drops steeply to the alluvial flood plain of the River Yeo. Some of this area forms part of Yeovil Country Park.

Annual Update

Capital Scheme Progress

There is currently a capital scheme (£615k) under design which will provide long term enhancement to the pollution prevention regime. This will deal with the high and concentrated levels of leachate and gas at the eastern end of the site and will involve a gas collection and flare system.

The key objectives of the project are to appraise the quantity of gas and leachate production, the composition and how this is distributed around the site. This will then provide the knowledge to fine tune the decisions to be taken to replace the existing gas extraction measures on the southern side and enhance as appropriate. The project will also look at and partially deal with the leachate issue and the disparity of the leachate quality arriving at the pumping station compared with that higher up the site.

The project is required in essence to replace and in doing so, enhance the gas protection measures already in place particularly along the southern boundary. The existing gas extraction plant is some 25 years old and is nearing the end of its useful life. In addition changes in technology and understanding of landfill sites will enable a more robust solution to the potential for gas migration to adjoining land uses. It should also reduce the pressure within the landfill and therefore reduce the risk of migration.

The project involves the potential of reducing the level of the leachate within the landfill mass but this will involve a likely increase in revenue implications as the volume and possibly quality of the leachate will increase.

The benefit of both these elements is that they have the potential of creating a stable environment for the degradation of the waste. This will then speed up the degradation which has long term benefits for the site as a whole.

We have recently completed some specialised large diameter boreholes installed in the landfill on Birchfield East which attracted some local interest largely I think due to the size of the drilling rig. These will be monitored for a period of around 8 months, the data analysed and then a trial pumping period carried out to determine the final design for the collection and flare plant.

At some point during this period we will be submitting a planning application and thereafter, assuming consent granted, will be installing an access road and infrastructure as the new plant will be situated closer to the houses on the northern side. Obviously careful consideration will be given to aesthetics and also ensuring that noise levels are minimal given our experience with the existing plant operation.

Traveller Occupation of Car Park

We have in recent years installed security measures to secure the site against unauthorised entry. Whilst this appears to have been successful, there have been two instances this year of occupation of the car park area. This has caused local concern but of less concern from a site risk issue due to that the occupation is on a hard surface or one that is not believed to be on domestic tip material.

It has been suggested that a height restriction barrier is installed similar to the one installed at Huish car park recently. The layout of the new car park area lends itself to this installation with appropriate fencing / bunding etc and the cost would be around £7,000.

However, the issue here is that the barrier would have to be far enough off the road to allow authorised vehicles to enter the site without blocking Lyde Road. Unauthorised vehicles, if they drove in, would have to reverse onto a busy road.

At the Birchfield Group in August it was decided to erect a height restriction barrier at the earliest opportunity.

Gas monitoring

Environmental Health staff carry out the monitoring of the site and pass the raw data to the Principal Engineer who keeps the master spreadsheets on a shared drive and records this data together with any leachate sampling results.

In-situ gas concentration measurements are taken from boreholes located at various monitoring positions and the instrument measures concentrations, Oxygen (O), Carbon Dioxide (CO₂) and Methane (CH₄) as % v/v. The instrument also measures Hydrogen Sulphide (H₂S) and Carbon Monoxide (CO) in ppm. Of these gases it is CH₄ and CO₂ which are principle hazardous landfill gases of concern.

Where Carbon Dioxide concentrations of above 10% v/v or Methane concentrations of above 5% v/v are measured then gas flow rates are also measured. This provides further information on the level of risk posed.

Atmospheric pressure is measured as this is thought to influence ground gas movement where – research indicates that higher gas concentrations can be measured during a drop in atmospheric pressure following a period of high pressure.

For the purposes of monitoring and assessment each area of the site is classified as internal or external according to the following:

Internal boreholes are located on the landfill or on the landfill side of gas protection measures in areas where these are present. Elevated concentrations of hazardous gases are expected within these boreholes. Such boreholes provide an indication of gas conditions within the landfill.

External boreholes are intended to be located beyond the extents of the landfill and those which are external to gas protection measures where these are present. The presence of elevated landfill gas readings within such locations may indicate gas migration to areas surrounding the landfill.

Recent data indicates that both sides (east and west) of Birchfield landfill are actively gassing. There are currently no obvious signs of gas production activity changing significantly. Gas flow monitoring indicates that there is significant gas pressure within the Birchfield East landfill particularly to the far (eastern) end.

Data collected from areas to the south and north of both Birchfield West & East indicate that offsite gas migration has not been occurring in these areas.

Financial Implications

There are no financial implications in noting this report. Should any works be required, other than already approved, be needed this will be subject to a separate report or procedures as appropriate

Council Plan Implications

Ensuring that the Birchfield Disused Landfill site is effectively managed contributes to the Environment and the Health & Communities focuses of the Council the Council Plan:

Carbon Emissions and Climate Change Implications

None.

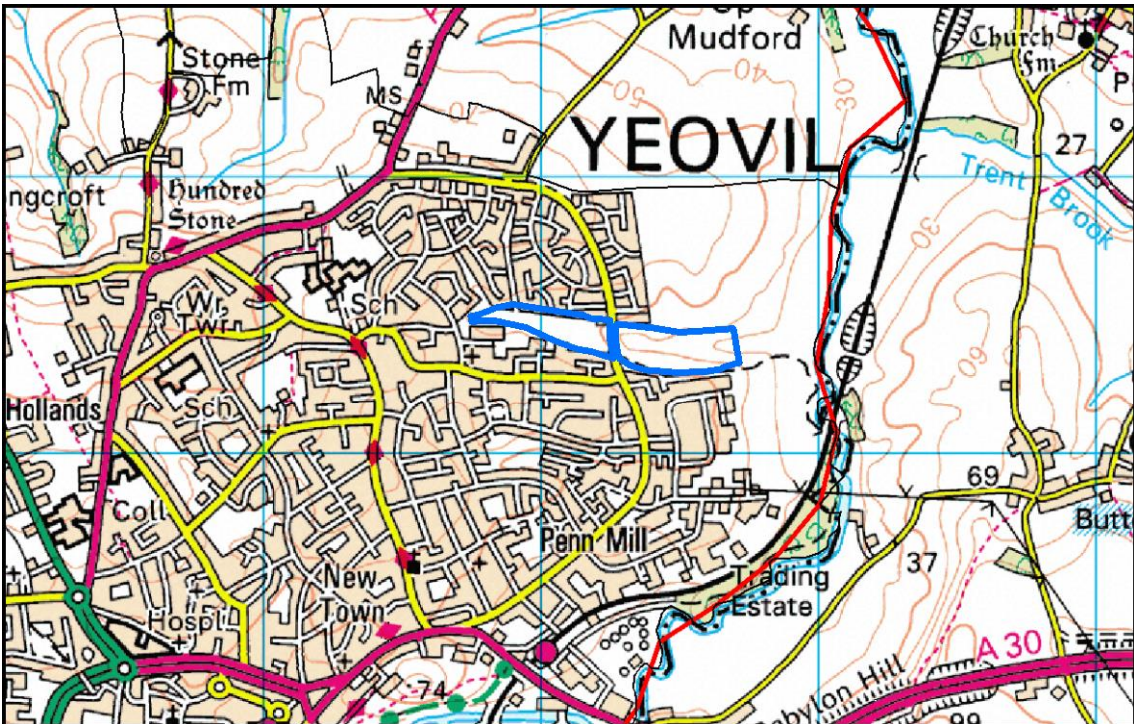
Equality and Diversity Implications

Due regard and consideration has been given to equalities issues and concluded that the impact is negligible.

Background Papers

There are no background papers to this report.

Location Plan



Appendix 1 - Management Strategy

1. Responsibility for Strategy

The purpose of this strategy is to ensure that the Birchfield Disused Landfill site is effectively managed to ensure the wellbeing of the residents and the environment together with staff and contractors working on the site. It is intended that this will be a live document and reviewed annually.

The management of the site is overseen by the Birchfield Group consisting of the relevant Portfolio Holders, the ward members from Yeovil Without and Yeovil East and the relevant officers.

The membership of the Panel is as follows:

Ric Pallister	Leader
Peter Gubbins	Area South Portfolio Holder
Henry Hobhouse	Property Portfolio Holder
Rob Stickland	Ward Member East
David Recardo	Ward Member East
Tony Lock	Ward Member East
Gye Dibben	Yeovil Without
Mike Lock	Yeovil Without
Graham Oakes	Yeovil Without
Laurence Willis	Assistant Director - Environment
Ian Case	Principal Engineer, Property & Engineering
Pam Harvey	Civil Contingencies Manager
Chris Cooper	Streetscene Services Manager
Vicki Dawson	Principal Environmental Health Officer
Alasdair Bell	Environmental Health Manager
Kim Close	Area Development - South

The Birchfield Group will:-

- review the Birchfield Annual Report prior to it being presented to Area South in September each year and consider/approve any recommendations as appropriate.
- review the monitoring results for gas, leachate and maintenance arrangements.
- review revenue budget.
- review and monitor the implementation of the Birchfield Management Strategy
- review the Contingency Plan ensuring that it is up to date and fit for purpose
- review and note the Engineer's report and consider recommendations as appropriate.
- review the legal protection maintained on the site in respect of illegal incursions.
- act as consultees for capital bids and offer support as required for the implementation of further control measures.

- respond appropriately to issues that occur on site including special meetings as required
- ensure compliance with the Birchfield Audit Report

2. Summary of Control Measures

Landfills generate gas and it is the potential for this gas to migrate off site to surrounding land uses or indeed migrate to the surface and be emitted at surface which constitutes the risk.

It is therefore part of the control measures to monitor the boundaries to ensure the gas is contained within the landfill and that no migration pathways exist and that any mitigation measures are effective.

A programme of monitoring is therefore undertaken by SSDC staff (and others as required) of boreholes both located around the perimeter of the site and internally. The results of the monitoring are recorded on master spreadsheets and reviewed to ensure unexpected changes are dealt with as appropriate.

There are engineered measures consisting of bentonite barriers which effectively seal off the boundary and therefore remove a pathway to adjacent land uses. On this site these have been designed and installed to protect residential land uses to the north side of Birchfield East.

To date there is no requirement for installation of barriers at any other boundary as monitoring has shown that gas migration is not occurring.

The leachate is collected informally through the old drain laid at the base of the original valley floor and is pumped on to the Wessex Water sewer for treatment under an effluent discharge consent agreement.

This leachate is sampled and tested to ensure compliance with the discharge consent agreement and the data also forms the basis for the Wessex Water charges which are calculated using the strength and volume data.

The site is a controlled site and no works are permitted without prior approval of the Principal Engineer of Property & Engineering. This is to ensure that any works proposed do not compromise the control measures or indeed open up migration pathways.

Over the last few years we have built up a working relationship with a specialist consultant (CGL) who we employ as and when we need specialist advice. This enables us to obtain reliable and more importantly consistent advice regarding the site.

Birchfield Park (also known as Birchfield Disused Landfill Site)

Contingency Plan (without Appendices)

	Issue Details
Title	Birchfield Disused Landfill Site - Contingency Plan
Issue & Version Number	Version 6.4
Officer	Civil Contingencies & Business Continuity Manager
Authorisation Date	Draft Copy – Pending
Review Date	-September 2016

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 - 1.2 Potential problems which could occur at the site**
 - 2. Landfill Gas (groundgas)**
 - 2.1 Introduction**
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 - 2.3 Emergency Procedure for Monitoring Gas in Buildings**
 - 2.4 Gas Extraction System**
 - 2.5 Report of a 'gas' smell**
 - 3. Leachate**
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- Appendix 1 - Site Location Plan**
 - Appendix 2 - Site Plan – West Side**
 - Appendix 3 - Site Plan – East Side**
 - Appendix 4 - Monitoring Location Plans**
 - Appendix 5 - Unauthorised Access Information Note**
 - Appendix 6 - Injunction (against lighting of fires)**

1. General Information

Birchfield Park is an area of open space which straddles Lyde Road and runs from Birchfield Road to the west down to Yeovil Country Park in the east.

There are hazards at the site due to its former use as a landfill site and as such is a controlled site managed by the Council's Property & Engineering section.

The open space element is looked after by Streetscene but any works other than routine grass cutting are to be referred to Property & Engineering for approval and recording before being carried out.

This plan identifies the significant hazards at the site, how these are managed and the controls in place should anything unusual occur.

This plan forms an appendix to the Council's Emergency Plan and informs the Council's response to incidents occurring on or near the site. The Birchfield Park Group who form a reporting link to Members are responsible for the adoption and ownership of this plan.

1.1 Site Details Summary

The site for identification purposes comprises two areas. The area to the east of Lyde Road is referred to as Birchfield Park East (known historically as the Birchfield Landfill). The area to the west of Lyde Road is referred to as Birchfield Park West (historically known as the Sunningdale Landfill).

The two areas are former landfill sites, which were filled with assorted waste during the 1960's 70's & 80's. Both landfills had been closed by mid 1980s and covered with approximately 1m depth of clay soils to form a capping layer. The areas are currently predominantly grassed and are used for public open space. Land uses in areas immediately surrounding the landfills include residential, commercial/business, a scout hall and a primary school. A road crosses the eastern part of the site from Lyde Road into a large residential development site which was the subject of detailed design to minimise any detrimental effects.

1.2 Potential problems which could occur at the site

The following are situations which could occur at and around a disused landfill site :-

- Gas migration off site towards surrounding land uses – see **Section 2**.
- Gas extraction system breakdown – see **Section 2**.
- Leachate Pumping Station breakdown – see **Section 3**
- Voids appearing at the ground surface – see **Section 4**.
- Traveller incursions (or other trespass) onto the site – see **Section 5**.
- Fires at the site – see **Section 6**.

2. Landfill Gas (groundgas)

2.1 Introduction

Hazards posed by methane, the potentially explosive constituent of landfill gas, is the most obvious potential issue at a landfill site. Such hazards became higher profile following a gas explosion at Loscoe in Derbyshire and other incidents. It should however be noted that although consequences can be severe the occurrence of such incidents is extremely rare.

The usual major constituents of landfill gas are methane and carbon dioxide both of which are colourless and odourless. Despite this landfill gas often has a distinctive odour due to the presence of trace gas components such as sulphur compounds. Landfill gas containing the flammable gas methane can form explosive or flammable mixtures in air (at concentrations between 5% and 15%) . Landfill gas may also act as an asphyxiate and be toxic either alone or when mixed with air, when the oxygen content is depleted.

Usually landfill gas only becomes a problem when it accumulates in confined spaces, such as poorly ventilated buildings, allowing gas concentrations to become hazardous. When landfill gas is released into open air (external conditions) it is quickly diluted to insignificant concentrations.

Landfill gas can migrate away from its source of origin if there is a pressure and available pathway. For example, landfill gas could migrate from within a landfill to a nearby property via a service route. For this reason issues need to be considered at areas surrounding a landfill in addition to those within its boundaries.

2.2 Site Controls

The site conditions are monitored by SSDC at various locations (boreholes) around the site. Some boreholes are designated as '**External**' boreholes and therefore the presence of landfill gas is not expected in these boreholes. Some of these are within the site boundary but outside of the tipped area. It follows that others are outside of the site boundary.

Should this routine monitoring indicate the following conditions in 'External' boreholes then the flow chart below is to be followed :-

5% v/v Methane and /or

10% v/v Carbon Dioxide

Together with flow rates greater than 2.5 l/h

Other boreholes are designated as '**Internal**' and the presence of landfill gas is expected at varying concentrations and flow rates. This is because these boreholes are generally within the landfill mass where the gas originates.

Relevant persons referred to in flow chart are:-

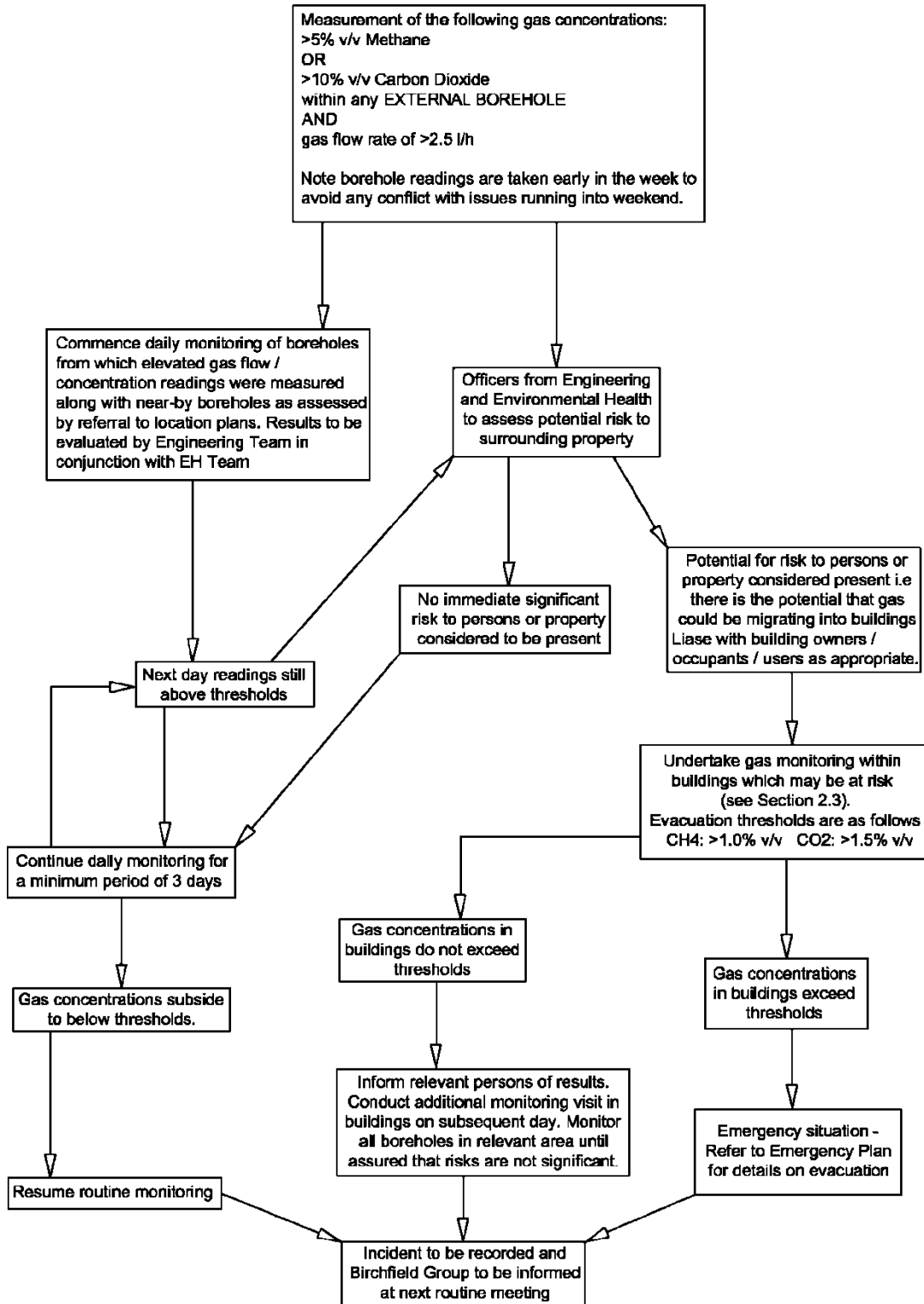
Pam Harvey – Civil Contingencies Manager

Ian Case – Principal Engineer

Vicki Dawson - Principal Environmental Protection Officer

Owners / occupants / users of any affected buildings

PROCEDURE FOR DEALING WITH POTENTIAL LANDFILL GAS PROBLEMS



The following table indicates which boreholes could be relevant to this plan and which are External and which are Internal :-

These boreholes are shown on the plans at Appendix 4

Area	Borehole Refs prefixed 'SSDC'
Area East - External	04-5 ; 04-5A ; 04-6 ; 04-6A ; 04-7 ; 06-3 ; 06-4 ; 06-6 ; 06-7 ; 06-9 ; 06-10 ; 08-1 ; 08-2 ; 08-3 ; 08-4 ; 08-5 ; 10-1 ; 10-3 ; PM1 ; PM2 ; PM3 ; PM4 ; PM5 ; PM6 ; PM7 ; PM8
Area West - External	04-8 ; 04-9 ; 04-10 ; 04-11 ; 04-13 ; 04-15 ; 04-16 ; 04-18 ; 04-18A ; 04-19 ; 05-8A ; 05-8B ; 05-17A
Area West -Internal	04-14 ; 04-17 ; 04-20 ; 04-21 ; 05-22 ; 06-1 ; 06-2 ; 04-12
Area East - Internal	04-1 ; 04-1B ; 04-2 ; 04-2A ; 04-2B ; 04-3 ; 04-4 ; 06-5 ; 06-8 ; 06-11 ; 10-2 ; 10-4 ; 11-1 ; 11-2 ; 11-3 ; 11-4 ; 11-5 ; 11-6B ; 11/7 ; 11/8 ; 11/9 ; 11/10 ; 11/11 ; 11/12 Add in 2015 boreholes

Somerset Scientific Services also monitor some boreholes at the school and also on the new development to the north of the site. These boreholes would be considered as 'external' boreholes. They monitor these on behalf of Somerset education and the developer respectively.

2.3 Emergency Procedure for Monitoring Gas in Buildings

Initially all information about the gas readings should be assessed and any properties with the potential to be affected identified by Engineering and Environmental Protection officers.

The following procedure should be followed where it is has been assessed that there may be the possibility of landfill gas migrating into buildings.

- 1) Go to suspected buildings with the intrinsically safe Geotechnical Instruments GA2000PLUS Gas Analyser. On arrival at the property(ies), note date time and reason for visit.
- 3) Knock on door (do not use doorbell).
- 4) Show form of identification and inform occupier of reason for visit, and explain what measurements need to be taken.
- 5) Before entering building make gas measurements at door for landfill gas. The procedure described below should be implemented if the following gas concentrations are exceeded:

- 1% by volume (20% of L.E.L.) of flammable gas/methane/hydrogen.
 - 1.5% by volume of carbon dioxide.
- 6) All measurements should be carried out using an intrinsically safe instrument (e.g. GA2000) until it is shown there are no methane concentrations in the building in excess of 1% v/v.
- 7) Ask the occupier if any unpleasant or unusual odours have been noticed. Note their apparent source. Make gas measurements in all parts of the property, as indicated in Form C1 (located at Appendix A of this document), where gas is likely to collect and record all readings and locations. No cellar or other confined space should be entered unless the precautions outlined in current HSE Guidance Note INDG258 are followed. A copy of this document is held by the EP Dept, or can be obtained from the HSE website.
- 8) If hazardous gases (either flammable gas or carbon dioxide) are detected, action should be taken in accordance with the procedures described in the following table. The time of any such find and the peak and steady concentrations of gas should be recorded. If evacuation is required then this should be undertaken in accordance with procedure described in this section.

Trigger Concentrations For Gas In Buildings

Gas Concentration	Location	Action
More Than: 1% v/v Methane/Flammable gas or 1.5 % v/v Carbon Dioxide	General voids in occupied areas; unoccupied voids near occupied areas, points of ingress into occupied areas e.g. service ducts cracks at skirtings	Evacuate building; ventilate building; control sources of ignition; identify source of gas; identify points of ingress; instigate control measures; monitor continuously.
Equal to or less than: 1 % v/v Methane or 1.5 % v/v Carbon Dioxide	Anywhere in the building e.g. occupied or unoccupied voids, points of ingress, service ducts, underfloor cavities etc.	Ventilate areas affected; control sources of ignition; identify source of gas; identify points of ingress; instigate control measures; instigate monitoring scheme.

- 9) Whether gas is detected or not, inform the occupier of results of testing. If the evacuation procedure is not implemented send the occupier a letter of explanation and a copy of the report.
- 10) Upon leaving, note time of departure.

When landfill gas concentrations are found within buildings in excess of 1% v/v methane or 1.5% v/v carbon dioxide the affected occupied areas should be dealt with using the procedures set out in the Councils Emergency Plan.

If the building is unoccupied, as far as possible check airbricks, letterbox, and service entries e.g. water cocks and sewage outlets, also near-ground gas concentrations next to likely service entry points. If gas is detected the investigating officer should attempt to find and advise the occupiers or owners. It is important that before anyone enters the building,

measurements are taken for gas. If the building is to be left unattended, a warning of the possibility of danger from gas should be posted. If no gas is detected, a letter advising the occupiers should be posted through the letterbox.

IF GAS IS SUSPECTED:

- | | |
|---------------|--|
| DO NOT | Smoke or strike matches |
| DO NOT | Turn electrical switches on or off |
| DO NOT | Enter confined spaces |
| DO | Put out naked flames |
| DO | Open doors and windows |
| DO | Keep people away from the affected |
| area | |
| DO | Turn off the gas meter at the control |
| valve | |

Gas Measurement Survey in Building Form

Address of Building _____

Construction Date
 Time

Cause of visit _____

Survey carried out by _____

Name of person seen _____

Name of Owner/Occupier _____

Property unoccupied or entry not obtained

Doorway check before entering _____

Flammable Gas _____%LEL Carbon Dioxide _____v/v Oxygen _____v/v

Location Surveyed	Concentration			Time
	Flammable Gas	CO ₂	O ₂	

Locations to Survey

Under Floor Space Cupboards Loft Wall Cavity

Under Stairs Skirting Boards Cellar Heads Other (Specify)

Service Points

Gas Electricity Telephone Water

Drains (specify Number _____)

Outside Garage Outbuildings Greenhouse Airbricks (No..)

2.4 Gas Extraction System

A gas extraction system is present on the southern boundary of Birchfield Area East. This was originally designed to provide some protection to the industrial estate to the south when the site was closed to tipping. The system includes a telemetry device that will automatically contact maintenance engineers in the event of a malfunction with the system.

The maintenance engineers are (May 2015) :-

Greenfield Technical Services Ltd.

10 Greenfield Road, Burwash, East Sussex, TN19 7BX

The numbers dialled are :-

Ray Heathcote	Office :	01580 201 066
	Mobile :	07860 837 857
Ian Heathcote	Mobile :	07977 330 669

Each number is dialled 3 times before moving onto the next number. If the unit is unable to get an answer from the engineers it will dial Deane Helpline on (01823) 257485. Deane helpline will then contact :

In office hours: Ian Case, Principal Engineer - 01935 462074 / 07760 168 575

Out of office hours: Pam Harvey, Civil Contingencies Manager – 07797 797 037

In the unlikely event of a call being received i.e. the engineers are not available it would be prudent to remotely interrogate the system by dialling :-

01935 414 138.

The call will be answered by a prolonged bleep and then a message. If the unit is functioning correctly the message will be “*out station 123 normal*” followed by “*end of message*”. If there is a problem with the system the message will indicate which component of the system has the fault. The message should be noted including the stated sensor number.

The engineers should then be contacted to ensure they have the message for them to action.

A spare motor and pump is available which the engineers can install in the event of a serious problem occurring with the one that is currently operating. The spare pump is kept by the maintenance engineers as they would need to install.

However, increased monitoring may be required as determined by Ian Case & EP Unit to ensure migration off site is not occurring as a result of the breakdown.

For information the alarm states are :-

Sensor 1 – Flame Arrestor

Sensor 2 – Inlet Suction

Sensor 3 – Gas Flow

Electricity Alarm - Failure

Battery Alarm - Failure

2.5 Report of a 'Gas' Smell

It is considered unlikely that a member of the public will ring SSDC reporting a gas smell and in all probability it is likely that any gas smell will be from mains gas.

However, should this occur they should be advised to ring :-

National Gas Service emergency line : 0800 111 999

They should also be advised (as stated on National Gas website) :-

- **Open all doors and windows to ventilate the property**
- **Do not turn on/off electrical switches**
- **Extinguish all naked flames, do not smoke, strike matches or do anything which would cause ignition**
- **If there are any electrical security, entry phones/locks, open door manually**

National Gas have been contacted (2014) and their procedure is understood to be :-

They respond within 1-2 hours and advise as above.

They do a 'tightness' test (pressure test) which can test for leak on internal pipework

If there is a drop of say 2mbar from working pressure they will cap off the meter and advise property occupier/owner to get the system checked by a Gas Safe registered engineer. Sometimes an appliance can be identified and they will deal with this as appropriate.

If no pressure drop they will carry out internal gas measurements.

If this doesn't show anything they will then check perimeters and carry out further checks outside.

If nothing shown they will then carry out a series of borehole/probe checks along the line of the main to determine any leaks in the ground.

Therefore there will be **NO** requirement for SSDC officers to carry out monitoring within buildings.

3. Leachate

3.1 Introduction

Leachate is formed when water passes through the waste material of a landfill. The source of this water can be from rain, groundwater flow or the waste itself. As the liquid moves through the landfill many organic and inorganic compounds are picked up from the waste material. Some of these compounds are likely to be harmful and the resultant leachate is therefore considered to be polluted.

3.2 Leachate Collection & Treatment

The former landfill at Birchfield is not engineered or lined and is therefore known as a 'dilute and disperse landfill'. It poses a potential minor risk of pollution to the surrounding water environment, as leachate is potentially free to migrate out of the landfill.

Originally, a pipe was provided as tipping proceeded in the base of the valley. Historically this collected and conveyed surface water falling on the catchment through the site and to the watercourse downstream and then onto the nearby River Yeo. In 2004 (?) a scheme, jointly funded by Wessex Water & SSDC, was implemented effectively picking up surface water and directing this along the northern boundary of the landfill site. The status of this new pipe was a public surface water sewer. The old drain forms the leachate collection system and the leachate is pumped to the public foul sewer under an effluent discharge agreement which has been in place from October 2011. When the pumping station was made live. As part of monitoring procedures, the leachate is routinely collected and sent for analysis by to assess the strength of the pollutant. This information is subsequently passed to Wessex Water.

We have a pumping station to collect the leachate and this has been designed to provide as robust a solution as possible to prevent a discharge of leachate to the watercourse.

Design measures are :-

Dual pumps and rising mains

Telemetry warning system

Sufficient storage capacity in the system should a failure occur

Provision of maintained diesel pump and pipework to allow for over pumping in the event of prolonged failure of the plant.

The maintenance engineers are :-

Enitial Ltd.

Enterprise Drive, Four Ashes, Wolverhampton, WV10 7DE

Tel : 01902 798 798

The numbers dialled by the telemetry system are :-

Ed Cracknell Mobile : 07554 452 346

Mark Perry Mobile : 07811 990 756

4. Voids and failures of the cap system

Historically, there have been incidents of voids occurring in the surface of the park as a result of settlement of the landfill resulting in various sized holes appearing at the site. However, this has not occurred for some years. The site is informally but regularly monitored by horticultural services and other SSDC staff who visit the site for other matters. Therefore, along with other users of the open space any voids at the surface will be readily identified.

Should a void or defect in the surface layer be reported the following procedure should be followed :-

1. If void found by a member of (SSDC) staff, they will immediately contact their line manager or other responsible officer, giving details of the location and extent of the problem.
2. During this time the officer will immediately organise for secure temporary fencing to be installed and warning signs erected around the void to secure the area. As a guide the fencing should be at least 2m away from the edges of the void.
3. The officer will contact Ian Case or Garry Green to inform him of the situation so he can decide upon and arrange the correct infilling which will ensure that the integrity of the surface cap is retained. Property and Engineering will assess the risk associated with the void and act appropriately for example organise more secure fencing.
4. Should a defect be reported outside of office hours, the emergency call out team will fence the area securely and report the event to their line manager and Ian Case at the earliest opportunity.
5. Property and Engineering officers will investigate the void and take restorative action as appropriate.

DO NOT Enter void

DO Report the incident immediately and confirm that measures are in place to secure the area.

Ensure that the area is secured to the public

Contacts

Streetscene Services, office hours –

Rich Davy - 01935 - 462807

Jane Parton - 01935 - 462817

Ian Case – 01935 462074 or 07760 168 575

Garry Green - 01935 - 462066 or 07971 111 876

Emergency Call Out Crew – Pam Harvey – 07797 797 037

5. Encampments / Trespass

Currently the following measures are in place to prevent unauthorised access.

1. All gates, which could allow vehicular access, are kept chained and locked closed.
2. Lockable bollards are located at the Birchfield East main entrance and also by Birchfield Road to further protect the main gateways into the park.
3. A series of boulders have been installed at various locations not able to be protected by gates to resist the possibility of trailed vehicles gaining access onto the main park surface.
4. The boundaries of the park are securely fenced where possible with bunds to protect the more vulnerable areas.

To date, these measures have been successful in deterring unauthorised access.

Due to the risks involved the decision was taken through the Birchfield Group to initially do all possible to prevent unauthorised access as above. In addition a standing injunction has been obtained to prevent the lighting of fires on the site.

If this failed then the site is to be considered as a 'Key Site' when implementing the SSDC Procedure for Unauthorised Encampments.

This effectively means that the process must commence to evict immediately and legal proceedings commenced.

Appendix 5 includes an Advice Note which has been prepared to be issued to the encampment advising of the risks associated with the site and precautions they need to take should they refuse to vacate.

This Advice Note, together with a copy of the Injunction, is to be issued to each caravan in the encampment as soon as is reasonably practical following the unauthorised access is reported.

6. Fires

Liaison has taken place with the Fire Service and the current measures and actions are deemed suitable.

6.1 Above Ground Fires

Any uncontrolled fires that occur on the site or in the vicinity of the site should be reported to the fire brigade immediately. Methods for dealing with fires on the site should largely be as standard procedures. However the fire brigade should be alerted to the fact that the site is a former landfill and that there may be added risks due to the presence of methane and potentially other flammable or toxic gases. These are generally below the surface but would be at ground level in the vicinity of boreholes and other chambers. In all cases the Council's Property & Engineering Team should be alerted to the occurrence of any fires at the site or surrounding areas. The Property & Engineering Team will assess the potential for underground fires and arrange for any additional monitoring to be carried out as appropriate.

It is especially important to prevent fires occurring on adjacent sites from migrating towards the landfill. Any fires that occur on the site should obviously be extinguished at the earliest possible opportunity (by the fire brigade).

The occurrence of surface fires could initiate underground fires that are far more difficult to extinguish, these are discussed below.

6.2 Underground Fires

Consideration should be given at any landfill site to the possibility of underground (subterranean) fires occurring. The possibility exists due to many wastes being combustible for example household waste, paper, plastics and rubber. The presence of other wastes within landfills such as oils and flammable chemicals increase the risk of fire.

Underground fires usually propagate slowly by smouldering, should they break to surface then flames may appear but most frequently active combustion remains at depth. Because of this underground fires can go unnoticed for some time.

The main hazards posed by underground fires include:

- Production and release of toxic, asphyxiant and noxious gases that can migrate through the ground.
- Potential for above ground fires if the combustion reaches ground surface.
- Ground subsidence within burnt zones by the formation and collapse of underground cavities.
- Heat damage to buried structures and site services for ex. Power cables.

Underground fires may be started by:

- Sustained application of heat from sources which may themselves not be at very high temperatures for example underground electrical cables.
- Direct ignition due to an above ground fire for example a bonfire.

- Self-heating and spontaneous combustion by chemical oxidation or exothermic chemical reactions in certain waste materials within the landfill.

Underground fire indicators:

- Emissions of steam or smoke
- Blackened or dead vegetation
- In some cases particularly lush vegetation due to increased soil temperatures
- Subsidence (although this often occurs on landfills for other reasons)
- The presence of elevated carbon monoxide within the landfill

Carbon monoxide data is collected along with other data on a routine basis. The possibility of an underground fire will be considered when reviewing this data. It should be noted that there are potential sources of carbon monoxide other than an underground fire although it has been suggested that levels in excess of 1,000 ppm are very likely to confirm such a fire.

7. Crisis Management Plan & Emergency Communications

Any incident needs to be handled in accordance with the SSDC Emergency Plan. The emergency plan contains all relevant SSDC contacts.

In brief, any type of Emergency that could occur on the site would be dealt with by the Emergency Services in close conjunction with the District Council as the owner of the site. If residents should need to be evacuated then that would be dealt with by the Civil Contingencies Manager and depending on the numbers of residents to be cared for there are arrangements in place with a number of large operators such as Wincanton Race Course to look after residents on their site. A number of our services such as engineers and environmental health would be available to give advice and help to the emergency services at the site.

If the incident is declared a major incident by any of the emergency responders, then the Councils emergency plan does recommend that an Emergency Management Team is set up along with a Recovery group to manage the Councils response to the incident. Information about how both groups are set up is detailed in the Councils Emergency Plan.

Specific contacts relating to the Birchfield Site appear in the next part of this document

8. Contact Details

8.1 Property & Engineering Services

Ian Case 01935 462074 07760 168 575

Principal Engineer

Garry Green 01935 462066 07971 111 876

Property & Engineering Services Manager

8.2 Environmental Protection Unit - During Office Hours

Alasdair Bell 01935 462056 07971 111 998

Environmental Health Manager

Vicki Dawson 01935 462546 07971 971 338

Principal Environmental Protection Officer

8.3 Environmental Health Out of Hours Service

The Deane Helpline 01823 257 185 or via 01935 462 462

8.4 Gas Extraction System Maintenance Engineers

Greenfield Technical Services Ltd :

Ray Heathcote 01435 883504 07860 837857

Trevor Heathcote 01580 880056 07710 345917

8.5 Leachate Pumping Station Maintenance Engineers

Ential Ltd :

Ed Cracknell 07554 452 346

Mark Perry 07811 990 756

8.6 Transco

Emergency Line 0800 111 999

Agenda Item 15

Report on the replacement of 'Welcome to Yeovil' gateway signage

Strategic Director: Rina Singh, Director Place and Performance
Assistant Director: Kim Close, Assistant Director Communities
Service Manager: Kim Close, Area Development Manager – South
Lead Officer: Marie Ainsworth, Neighbourhood Development Officer - South,
Contact Details: Kim.close@southsomerset.gov.uk or 01935 462708

Purpose of the Report

To seek Members approval to either refurbish or replace six gateway signs at key vehicular entrance points to Yeovil.

Public Interest

Yeovil has six gateway (Welcome to Yeovil) signs located on or close to parish boundaries and Yeovil wards, the signs serve the purpose of welcoming those travelling into the town centre and give an indication of arrival to the outskirts of the town. The existing signs are located on Mudford Road, Cartgate link, Sherborne Road, Dorchester Road, West Coker Road and the Ilchester Road. (See Appendix A)

The existing signs were installed in 2004 and aimed to modernise and better reflect the ambitions of the town at that time. The signs are beginning to show their age and are in need of some attention in terms of repairs and cleaning work. The gateway sign on the West Coker Road is positioned some distance from the boundary line of Yeovil South ward. West Coker Parish Council has expressed a desire to re-locate this sign within the boundary of Yeovil South Ward, close to the boundary with East Coker and West Coker parishes.

Members will be asked to approve a project to replace the existing signs.

Recommendations

1. That members agree to the relocation of the West Coker sign to the Parish boundary
2. That members approve the project to redesign replacement signs incorporating the Love Yeovil Logo subject to final approval by the Committee.

Background

In 2003 new Gateway signs were commissioned to reflect the work being carried out on the early version of the Yeovil Vision. Yeovil had a new strap line 'Yeovil, the Heart of the Country and the Mind of a City' and part of the design brief requested that this be included. The signs were finally installed in 2004 in their current locations.

The existing signs were replacements so did not require planning permission or County Highways permission although the Highways Authority have been consulted on the design and colour scheme to ensure they adhered to highways regulations.

The proposed position for the West Coker sign is close to the location of the old Yeovil Borough sign for which the old post is still visible close to the frontage of Balidon House. Somerset County Highways have been consulted on the proposed new position and have agreed the new location. The Planning department have also been consulted and have agreed that the sign will not require planning permission unless the size significantly increases.

There are a number of benefits in creating new welcome to Yeovil signs including; refreshing and modernising the signs, renewing interest and creating a good first impression for visitors, the design of the new signs could better reflect what Yeovil means to people today.

The Ilchester Rd sign was recently knocked down by a vehicle and South Somerset District Council are looking to make a claim on the drivers insurance. Assuming the claim is successful this could help towards paying for the new sign at this location.

The procurement of the design work and the signs will be commissioned in accordance with SSDC's procurement procedure and the final draft will be brought before the Area South Committee meeting for approval.

Appendices

Appendix A - map showing locations of signs.

Appendix B - Picture of Love Yeovil logo.

Financial Implications

Within existing revenue budgets

Council Plan Implications

This project contributes towards the council plan focus on the Environment and enhancing the appearance of local areas.

Carbon Emissions & Climate Change Implications

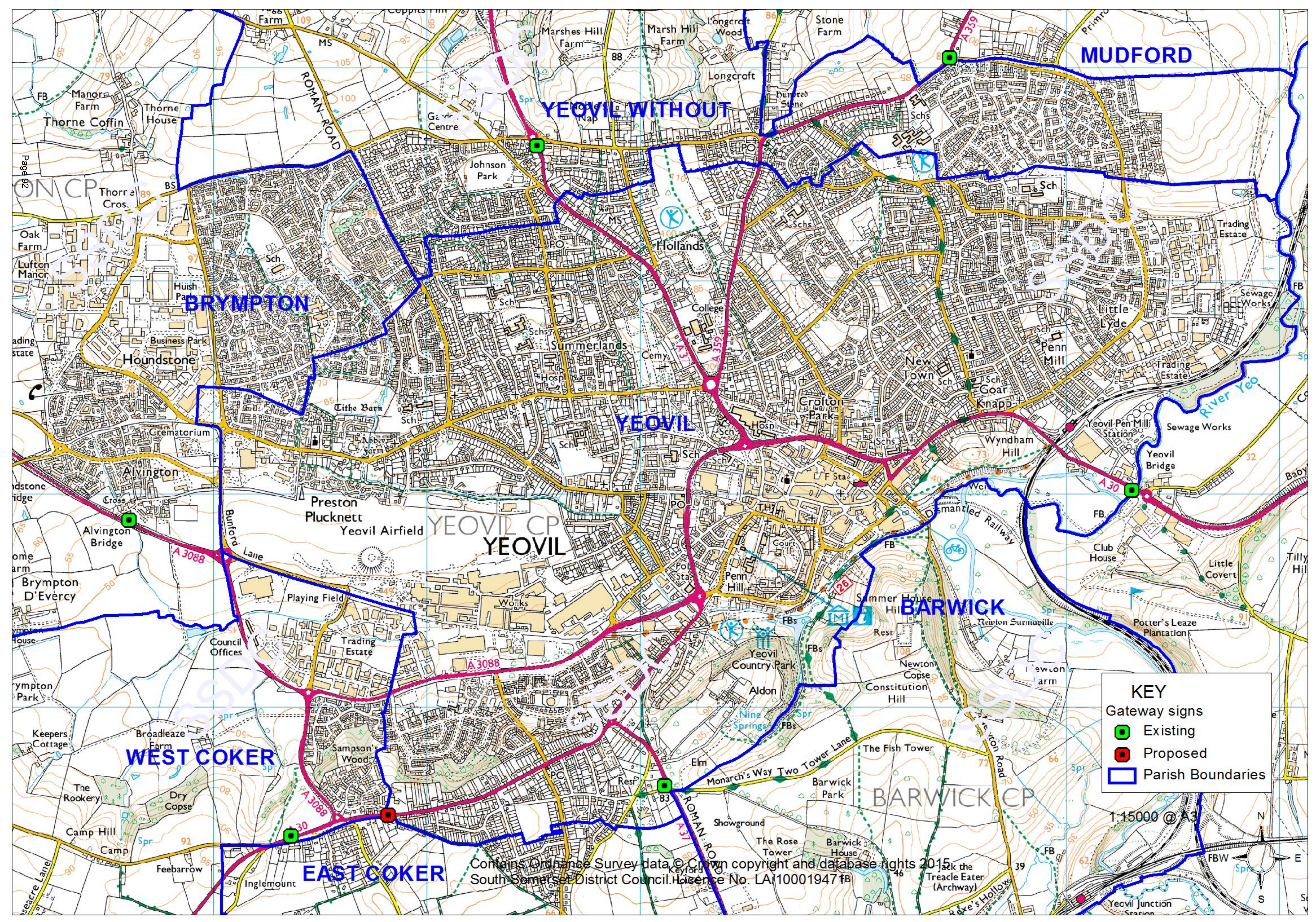
None

Equality and Diversity Implications

Equality and Diversity will be fully explored in the design work should option 2 be approved.

Background Papers

None



MUDFORD

YEOVIL WITHOUT

BRYMPTON

YEOVIL

BARWICK

WEST COKER

EAST COKER

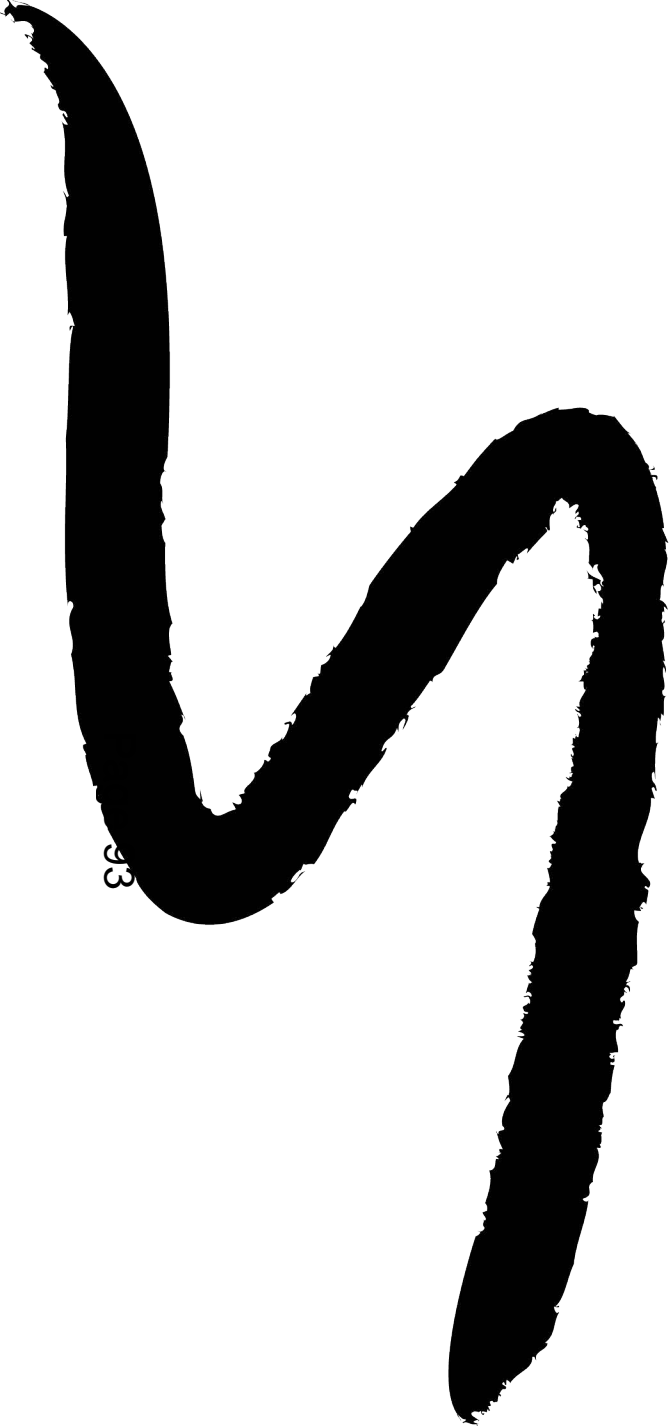
KEY

- Gateway signs
- Existing
- Proposed
- Parish Boundaries

1:15000 @ A3

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Love



Yeovil

Working together for Yeovil

33

Agenda Item 16

Area South Committee Meeting Times Review

Strategic Director: Rina Singh, Acting Chief Executive
Assistant Director: Helen Rutter / Kim Close, Assistant Director (Communities)
Service Manager: Kim Close, Area Development Manager
Contact Details: kim.close@southsomerset.gov.uk or 01935 462708

Purpose of the Report

To allow Area South committee members to consider the suitability of current start time of the Committee meetings following a proposal submitted by Councillor Peter Seib.

Public Interest

Area South Committee meetings are held in public. This allows residents and others to observe the committee in action and also to make representation. Traditionally the Area South Committee is held at the Brympton Way, Council Offices on the first Wednesday of every month starting at 2 pm, with planning applications being determined first on the agenda.

Recommendations

1. That Members consider the responses to the survey of meeting start times.
2. That Members approve a new start time of 4 pm for a trial period of 6 months to consider the effect upon public participation, Member attendance and officer time.
3. That Members agree that planning matters will continue to be considered at the beginning of the agenda.

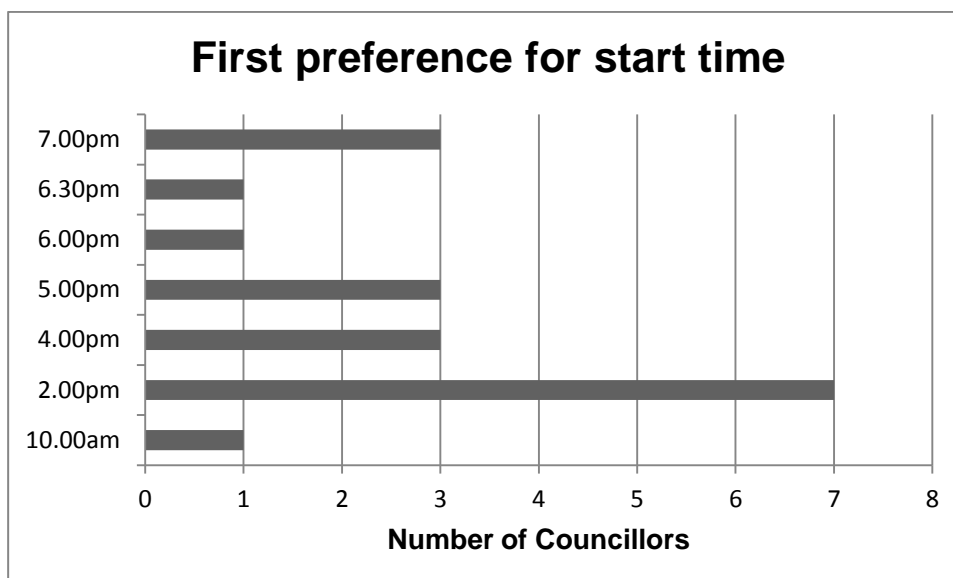
Background

As the Council enters a new quadrennium a Member of the Area South Committee has put forward a proposal that the suitability of the current start time of 2.00 pm for the Area South Committee meetings should be reviewed. It was agreed that members should consider this at their September 2015 meeting.

Traditionally, Area South Committee meetings have started at 2.00pm on the first Wednesday of each month with planning applications being determined first on the agenda.

Report

A survey of all 19 members of the Area South Committee has been undertaken and their responses are as follows:-



18 out of 19 members expressed a preference for planning matters to continue to be dealt with at the beginning of the agenda.

Changing the Area South Committee commencement time

Members will see from the survey responses, that whilst 7 members wish to retain the existing arrangements, the majority (11) members would prefer to change to a later start time. However, whilst there is a marked consensus to keep the determination of planning applications as the first item of business, there is no consensus on a particular starting time after 2pm.

In consideration of these responses and taking into account all preferences the recommendation has been framed as a basis for debate as the majority of members (10, 3 members for 4 pm and 7 members for 2 pm) have indicated a preferred start time of 4pm or earlier in the afternoon.

If it is not possible to reach a consensus on an alternative start time during the meeting the existing start time of 2 pm will continue.

Members Views

As part of the survey, Members were asked if they wished to add any individual comments. These included:-

- Some consideration should be given to younger councillors and also councillors with employers who don't support them.
- A later start to meetings will assist councillors who work and the public who may also have daytime jobs.
- Changing the start time could have a cost implication for officers attending the meetings.
- When elected, councillors knew what the meeting times were.

- I don't see the benefit in moving planning although if it were later then members of the public who work would have more chance of attending.
- Considering planning applications after other business ensures the public, applicants and working councillors can attend without an adverse effect on the local economy.
- No matter what start time, some will always be unable to attend.

Area Committee Meetings

Area Committee meetings are a key element of local governance in South Somerset. It is vital that elected members feel able to participate and contribute as fully as possible to local decision making.

Members will be aware that the choice of starting times has always been a matter for each Area Committee to decide. The expectation is that Area Committee meetings are held at a time and place which members feel is best suited to their Area. The result is that the arrangements for all four Area Committees are not the same, with wide variation in "best" practice. It is recognised that arrangements will always involve some compromise.

Area Committee	Meeting Start Time	Planning Application start time
North	2.00pm	4.00pm – but can be flexible and brought forward to 3.00pm or 3.30pm if there are a number of planning applications
East	9.00am	10.45am – but can be flexible and brought forward to 10.15am if there are a number of planning applications
West	5.30pm (but can change depending upon reports from 5.00pm to 6.00pm)	7.00pm - but can be flexible and brought forward to 6.30pm if there are a number of planning applications
South	2.00pm	2.00pm

Meeting Times

These are the meeting duration times for Area South Committee from June 2014 to June 2015.

Month	Start (pm)	Finish (pm)	Duration
2014			
June	2.00	4.05	2.05
July	2.00	4.50	2.50
August	Meeting Cancelled		
September	2.00	4.15	2.15
October	2.00	3.50	1.50

November	2.00	5.50	3.50
December	4.00	5.35	1.35
2015			
January	Meeting Cancelled		
February	2.00	4.05	2.05
March	2.00	3.05	1.05
April	2.00	4.35	2.35
May	No meeting due to Elections		
June	2.00	5.00	3.00

- The average meeting time was 2 hours 15 minutes
- The shortest meeting took 1 hour and 5 minutes
- The longest meeting took 3 hours and 50 minutes

Financial Implications

If a later starting time for Area South Committee meetings is agreed by Members, then there may be an impact upon staff overtime if meetings were to continue beyond 6.30pm. This would include Caretaking duties, planning and democratic services officer support to the meetings which would impact upon the budget of each individual service.

Corporate Priority Implications

The work of the Area Committee system is dedicated to promoting all of the Council's Corporate Priorities.

Carbon Emissions and Climate Change Implications

As a Council we promote the use of sustainable transport, however, moving to a later starting time would make to use of public transport more problematic.

Equality and Diversity Implications

None

Background Papers

Councillors survey responses July 2015

Agenda Item 17

Area South Committee Forward Plan

Strategic Director: Rina Singh, Acting Chief Executive
Assistant Director: Helen Rutter / Kim Close, Communities
Service Manager: Kim Close, Area Development Manager - South
Agenda Co-ordinator: Jo Boucher, Democratic Services Officer, Legal and Democratic Services SSDC
Contact Details: jo.boucher@southsomerset.gov.uk or (01935) 462011

Purpose of the Report

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

Recommendations

Members are asked to:-

1. Comment upon and note the proposed Area South Forward Plan as attached at Appendix A.
2. Identify priorities for further reports to be added to the Area South Forward Plan, developed by the SSDC lead officers

Area South Committee Forward Plan

The forward plan sets out items and issues to be discussed by the Area Committee over the coming few months.

The forward plan will be reviewed and updated each month, by the joint lead officers from SSDC, in consultation with the Area Committee Chairman. It is included each month with 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 request an item is placed within the forward plan for a future meeting, by contacting the agenda co-ordinator.

Background Papers: None

Appendix A

Notes

- (1) Items marked in *italics* are not yet confirmed, due to the attendance of additional representatives.
- (2) For further details on these items, or to suggest / request an agenda item for the Area South Committee, please contact the Agenda Co-ordinator; Jo Boucher.

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
September 2015	Economic Development Update Report	Annual Update Report	David Julian, Economic Development Manager
	Birchfield Park Update Report		Ian Case, Principal Engineer
	Arts & Entertainment Service Update Report	Annual Update Report	Adam Burgan, Arts & Entertainments Manager
	Area South Meeting Times Review	The purpose of this report is for members to consider the suitability of the current start time for Area South Committee	Kim Close, Area Development Manager, South
	Gateway Signs Report	Report outlining a project looking to upgrade the Gateway signs.	Marie Ainsworth, Neighbourhood Development Officer
October 2015	Heart of Wessex Rail Partnership	Update report	Helen Rutter, Assistant Director Communities/Area East Development Manager
	Careline Update Report	Update Report on the Careline Service	Alice Knight, Welfare & Careline Manager
	Yeovil Vision Update Report	Update Report	Kim Close, Area Development Manager, South
	Markets	Update Report	Kim Close, Area Development Manager, South
	Area South Development Team	Update on the work carried out by the Area South Development Team	Kim Close, Area Development Manager, South

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
November 2015	Local Housing Needs in Area South	Annual Update on the Local Housing Needs in Area South	Kirsty Larkins, Housing & Welfare Manager
	Flooding, Drainage and Civil Contingencies	Update Report	Pam Harvey, Civil Contingencies & Business Continuity Manager
	Ranger Update Report	Update on the Ranger Maintenance Program	Marie Ainsworth, Neighbourhood Development Officer
	Affordable Housing Development Programme	The purpose of this report is to update members on the likely outturn position of the Affordable Housing Development Programme in relation to Area South	Colin McDonald, Corporate Strategic Housing Manager
	Community Office Report	Update on the Community Offices	Lisa Davis, Community Office Support Manager
December 2015	Somerset Highways – maintenance programme	A six monthly update report on the current and expected highways maintenance programme in Area South	Mike Fear, Assistant Highway Service Manager, South Somerset Highways
	SSDC Welfare Benefit Work in South Somerset	Annual Update on the Welfare Benefit Work in South Somerset	Catherine Hansford, Welfare Benefits Team Leader
January 2016		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	

Agenda Item 18

Planning Appeals (For information)

Assistant Director: Martin Woods, Assistant Director (Economy)
Lead Officer: Martin Woods, Assistant Director (Economy)
Contact Details: martin.woods@southsomerset.gov.uk or (01935) 462071

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.

Appeals Received:

Ward: Yeovil (West)
Proposal: The installation of replacement windows and door (Part Retrospective)(GR 354924/116196)
Appellant: Mr C Daley
Site: 32 Grove Avenue, Yeovil, Somerset BA20 2BB

Appeals Dismissed

Ward: Coker
Proposal: Outline application for the erection of an agricultural workers dwelling
Appellant: Mr Paul Richards
Site: Woodentop Farm (formerly Ridge Farms), Ridge Lane, West Coker, Yeovil, Somerset BA22 9DG

Financial Implications

None

Implications for Corporate Priorities

None

Other Implications

None

Background Papers: *Planning application files*

Appeal Decision

Hearing held on 16 June 2015

Site visit made on 16 June 2015

by Jonathon Parsons MSc BSc (Hons) DipTP Cert(Urb) MRTPI

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

Decision date: 10 August 2015

Appeal Ref: APP/R3325/W/15/3005120

Woodentop Farm (formerly Ridge Farms), Ridge Lane, West Coker, Yeovil, Somerset BA22 9DG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr Paul Richards against the decision of South Somerset District Council.
 - The application Ref 14/04063/OUT, dated 29 August 2014, was refused by notice dated 19 January 2015.
 - The development proposed is an agricultural dwelling.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The application was submitted in outline, with access to be determined at this stage. I have dealt with the appeal on this basis.
3. The Council has formally adopted the South Somerset Local Plan (LP) (2006-2028) in March 2015 which replaces the South Somerset Local Plan (1991-2011) adopted in April 2006. Consequently only the policies in the new LP have been considered in this appeal.
4. At the hearing, the appellant indicated that the extent of the holding surrounding the appeal site was smaller than that shown on the application location plan. Subsequently, a revised plan showing the correct holding area has been submitted which deletes a field area adjacent to a neighbouring reservoir. The Council raised no objection to this alteration during the hearing and the appeal has been considered on this basis.

Main Issues

5. The main issues are (a) whether, having regard to local and national planning policies, that seek to resist new dwellings in the countryside, there is an essential need for a dwelling to accommodate a rural worker, and the effect of the proposal on (b) the character and appearance of the area, (c) highway safety and (d) the accessibility of the dwelling to local services and facilities.

Reasons

Background

6. The appeal site comprises an area of land situated on high ground to the west of West Coker which is adjacent to existing farm buildings accessed off Ridge Lane. The agricultural holding surrounding this farmstead area lies between Ridge Lane and the A30 trunk road. Much of the farmland slopes down towards the main road. The holding extends to approximately 15.6 ha consisting of the farmstead area, woodland and grassland. The appellant's submitted agricultural appraisal¹ indicates that grassland used for grazing is approximately 4.2 ha whilst that used for hay/silage is approximately 8 ha. There is an additional rented land nearby used for grazing, some 2.8 ha, and hay, some 7.3 ha.
7. The appellant purchased the farm in 1991 when it was largely a calf-rearing enterprise. However, the farm now specialises in the more exotic breeds, bison (introduced in 2006) and wild boar (introduced in 2009/10), as well as sheep (introduced in 2010). Elk used to be present (from 2006) but are currently at a holding in Lancashire. The appellant's agricultural appraisal indicates the presence of Kunekune pigs and alpaca on the holding but at the hearing it was confirmed that they were no longer present. On my site visit, there were also some geese and chickens on the holding, and a pregnant cow.
8. The farmstead area includes buildings, polytunnels, caravans/mobile home structures, and yard areas. The buildings accommodate the wild boars and house machinery, equipment, storage and an office. The polytunnels are used to grow potatoes and other vegetables. The farm shop sells an extensive range of foodstuffs, including sausages, bacon, charcuterie and vegetables. Deliveries of produce are made to the surrounding area. The caravan/mobile home structures are used to accommodate seasonal international volunteers who help with the running of the farm.
9. Investment has been made in the farm buildings, dirty water system (for treating livestock effluent) and robust security fencing. One of the buildings has a voltaic array. Additionally, three hectares of land on the margins of the holding have been planted with trees. Future investment is proposed for the two new hay and straw barns. Documentation showing prior approvals for the two barns was submitted at the hearing. A small vineyard, approximately 1.5 ha, is also to be developed within the holding.
10. The appellant's vision is of an integrated production and marketing system offering a range of organic products, some of them unusual, based on the principles and requirements of biodynamic farming. The appeal proposal is for a permanent agricultural worker's dwelling.

Planning History

11. Permission was granted in 2002 for a temporary dwelling, following which a log cabin was constructed but not completed by the end of the permitted temporary period. Subsequent applications were made regarding the condition that required its removal, extension of the permission and construction of a permanent dwelling on site, but these were refused or dismissed at appeal².

¹ Agricultural Appraisal Andrew Sheppard Bennett Park Agricultural and Horticultural Business Consulting.

² APP/R3325/A/07/2039291, APP/R3325/A/07/2057458, APP/R3325/C/08/2089665.

More recently, an appeal against the non-determination of a planning application for a temporary agricultural dwelling was dismissed in 2011³.

Policy Background

12. LP Policy HG9 'Housing for Agricultural and Related Workers' states that a development proposal in the countryside to meet the accommodation needs of a full-time worker in agriculture where a rural location is essential should demonstrate compliance with certain criteria. There should be a clearly established existing functional need. The enterprise should be economically viable. Provision of accommodation on-site (or in the immediate vicinity) should be necessary for the operation of the business. There should be no suitable accommodation existing or potentially available in established buildings on the site or in the immediate vicinity. The proposal should not involve replacing a dwelling recently disposed of as general market housing. The proposed dwelling should not be larger than that required to meet the operational needs of the business. Finally, the siting and landscaping of the new dwelling should minimise the impact upon the local landscape character and visual amenity of the countryside.
13. LP Policy EQ2 'General Development' states that development should be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district. The policy lists a number of factors against which proposal will be considered against. These include conserving and enhancing the landscape character of the area, reinforcing local distinctiveness and respecting local context, local area character and site specific considerations.
14. LP Policy SS1 'Settlement Strategy' sets out a settlement strategy for the district setting out strategic locations for new development reflecting sustainable development principles. Under this strategy, rural settlements such as West Coker, are considered as part of the countryside to which national countryside protection policies apply subject to the exceptions identified in Policy SS2. LP Policy SS2 'Development in Rural Settlements' states development in rural settlements will be strictly controlled to that which provides employment opportunities appropriate to the scale of the settlement and/or creates or enhances community facilities and services to serve the settlement and/or meets identified housing need, particularly affordable housing. As the appeal site lies within the countryside, such policies provide background to the proposal.
15. LP Policy TA5 'Transport Impact of New Development' states that all new development shall be required to address its own transport implications and shall be designed to maximise the potential for sustainable transport through, amongst other matters, securing inclusive, safe and convenient access on foot, cycle and by public and private transport that addresses the needs of all.
16. The National Planning Policy Framework (the Framework) at paragraph 55 states that local planning authorities should avoid isolated new homes in the countryside, unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside. In addition, paragraph 28 of the Framework states that planning policies should support economic growth in rural areas in order to create jobs

³ APP/R3325/A/10/2126982.

and prosperity by taking a positive approach to sustainable new development. It should promote the development and diversification of agricultural and other land-based rural businesses.

Essential Need

17. At the hearing, it was confirmed that livestock comprised 84 wild boar (33 breeding females, 50 piglets and 1 bull), 14 bison (7 cows, 2 bulls and 5 calves) and 60 sheep (30 ewes, 29 lambs and 1 ram). There were also 100 geese and 50 egg-laying chickens.
18. The appellant indicated that the boar produced an average of six boarlets per litter with farrowing spread out throughout the year. The boar are kept inside in pens in 'sounder' groups of generally 1 male and 7 females inside. Calving of the bison takes place outside in late spring/early summer. Lambing takes place in March/April.
19. LP Policy HG9 requires a clearly established existing functional need to demonstrate accommodation is required. The Framework states that local planning authorities should avoid isolated new homes in the countryside, unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside.
20. The appellant's agricultural appraisal indicates that the livestock require qualified supervision at all times, especially at times of parturition where 24 hour care is required. As the wild boar and bison are farmed, they require attention and daily checks due to their unpredictability. In this regard, when farrowing takes place, the pregnant boar and boarlets have to be kept away from other boars. Additionally, the appellant maintains a close personal relationship with the animals unlike other similar farming enterprises. In contrast, the Council maintain that the wild boar and bison are essentially wild animals and that there are very few interventions available to assist an animal in difficulty, at say parturition. In particular, it was pointed out that it was practically difficult to assist the animals at time of birth due to their undomesticated nature and size.
21. It is accepted that a worker may have to be present to humanely deal with an animal on welfare grounds, if in difficulty. However, there was no evidence produced to indicate that the wild boar and bison are particularly prone to difficulty or illness at parturition or at other times of year. There are differing views on the predictability of the animals at times of parturition. Nevertheless, even if there was a need for intensive care and attention at these times, the numbers of animals would not be sufficient to require an on-site 24 hour presence at most times throughout the year. In this regard, the breeding season of the bison and sheep are generally restricted to certain times of the year and whilst the boars produce litters throughout the year, they are restricted to two during a year.
22. The appellant proposes to expand the bison herd through buying additional stock but the agricultural appraisal states this has been indefinitely deferred due to the need to be assured of the TB status of any new stock. Given this, there is a lack of certainty over whether this expansion will occur despite the best intentions of the appellant. Elk are no longer on the site because, according to the appellant, insurance stipulations require an on-site permanent presence. Even if this is so, this consideration would not be sufficient to justify

a dwelling in its own right as there is no guarantee that the elk would remain on the holding once a dwelling was built and occupied. Formerly, there were 17 elk according to the appellant's agricultural appraisal which breed after bison in June. The appellant acknowledged that any assistance for these animals at parturition would be difficult due to their nature. On this basis, the presence of these animals would not greatly increase the need for a permanent on-site presence all year round on animal husbandry, welfare and care grounds. Accordingly, I attach little weight to these considerations in establishing a 24 hour presence at most times.

23. The appellant particularly draws attention to security matters for the wild boar and bison. The appellant draws attention to three separate incidents of deliberate fence cutting since 2011, the time of the last appeal, and the value of on-site staff to prevent the escape of animals. One such incident involved the escape of elk. In addition, there have been two reported incidents of animal theft and the closure of a footpath through woodland to a meadow due to trespass. There is some difference of opinion as to what the presence of staff demonstrated between the main parties when these incidents occurred. The Council indicates that this demonstrates that a dwelling would still not guarantee such occurrences happening whereas the appellant indicates that this resulted in early detection, prevented a worse situation occurring, and any presence would be better than none.
24. However, much of the fencing would be some distance from the proposed dwelling and hidden from view by reason of the slope of the holding down to the A30 trunk road. In certain views, fencing would be hidden by farm buildings on the site and vegetation around part of the neighbouring reservoir. For this reason, a timing of a response to an alert would be likely to be no different than if the farm worker lived nearby. This would be especially the case during the hours of darkness when the lack of light would make any fence cutting and animal breakout even more difficult to detect.
25. At the hearing, some discussion took place on measures to help notify the appellant in the event of animal escape. These included technological surveillance systems as well as notices with contact details. Whilst technological measures may be expensive, the evidence before me does not demonstrate that the appellant has explored sufficiently the use of them if a farm worker lived in a nearby village. Given this, there could be some merit in their use which I attach some weight to in the consideration of this issue. There has been reported theft on the site but there would be no guarantee that a dwelling would have prevented this. Furthermore, the level of thefts reported is not sufficiently great enough to point to an overriding issue of significance. For similar reasons, I do not attach significant weight to the risk of thieves being harmed by the animals on the site.
26. The requirements of a DWAA licence require all reasonable precautions are taken to protect the safety of the public and that no nuisance is caused to the public. In this regard, considerable investment has been undertaken on the holding with substantial fencing which was evident on my site visit. The appellant considers the requirement for reasonable precautions necessitates an on-site permanent presence but given that this would be a substantial undertaking, I would expect some explicit reference to this with the requirements of any licence. There have also been no reported incidents of

- bison or wild boar escaping, animals that the licence covers. On this basis, I am not persuaded that the DWAA requires an on-site permanent presence.
27. The appellant has calculated the theoretical annual labour requirement for the holding and an absolute minimum requirement of 1.6 full-time workers, after making some assumptions given the unusual requirements of the animals kept. It is maintained that this understates the number of workers required given the current estimated labour input is 3 full-time workers. I have no reason to dispute these figures in establishing a functional need. However, they do not assist me in establishing whether a worker presence is required after normal working hours at most times throughout the year.
28. The Council's agricultural appraisal showed 14 properties for sale (December 2014) ranging from approximately £150,000 to £450,000 in the nearby area. One of these properties at 8 Bridge Cottages nearby is no longer on the market. The Council's Statement produced an updated list of properties (March 2015) and a further updated list was provided at the hearing. There was some discussion of the availability of a nearby property at West Coker owned by the appellant. The appellant discounts these properties for a farmworker by reason of their location. However, I have not been persuaded that there is a requirement for a permanent on-site presence on the holding for the reasons previously indicated. Consequently, the availability of properties over this time period shows that such accommodation would be likely to be available which would meet the operational requirements of the holding.
29. Reference has been made to the previous 2011 appeal decision. Here, the appellant's plan was for 20 bison, 20 elk and 3 sounders of wild boar, each to compromise 7 soars and boar. Whilst some of my conclusions coincide with this Inspector's on the essential need for a permanent presence, there are differences between the situation before me and then. In the current appeal proposal, the numbers of animals are different, with more boar and additionally there are sheep. The previous Inspector found the enterprise not to be financially sound and the decision predated the Framework. For these reasons, there are significant differences between the proposals and therefore the decision does not lend decisive support to either party's position. In any case, the appeal proposal before me has been considered on its individual planning merits.
30. In summary, I am not persuaded on the balance of evidence before me that there would be a requirement for a farm worker to be present on the holding at most times throughout the year for essential livestock husbandry, welfare and care for all the reasons previously indicated. Consequently, there would not be an essential need for a permanent dwelling on this site and the proposal would conflict with LP Policy HG9 and paragraph 55 of the Framework.

Character and Appearance

31. The dwelling would be sited on a high ground above the farm buildings nearby. It is intended that the dwelling would be built partially within the ground and designed as an eco-house. A photograph of an eco-house, that the design would be based upon, was submitted at the hearing.
32. Whilst the eco-house design has some architectural merit, the location of the dwelling would be visually exposed on a ridge landscape feature. Therefore, the development would not be visually assimilated into the landscape without

appearing overly-dominant. For these reasons, the development would harm the character and appearance of the area conflicting with LP Policies HG9 and EQ2.

Highway safety

33. The roads leading to the site are of varied quality with bends and dips due to the topography of the area. They are also restricted in width.
34. The appellant argues that there would be likely to be less traffic movements because the dwelling would be on the holding where the worker would be employed. There is some merit to this argument. There would be some traffic movements to access some local facilities and services but overall the level of traffic movements associated with an agricultural dwelling of this nature would not be significant. For these reasons, the proposal would not be harmful to highway safety and comply with LP Policy TA5.

Accessibility to local services and facilities

35. Access to the services and facilities at West Coker would necessitate the use of a private motorcar for any occupier of a dwelling on this site. It is inevitable that this type of situation will frequently occur with farm dwellings because they are generally located within the open countryside. However, the agricultural worker would be located close to his or her place of work so reducing the need to travel in this respect. Consequently, the location of the development would not have unreasonable access to local services and facilities, including employment opportunities, and would maximise the potential for sustainable transport. Therefore, there would be no conflict with the strategy and aims of LP Policies SS1, SS2 and TA5.

Other considerations

36. The Council's agricultural consultant commented that a planning permission was granted for a farmhouse at East Coker on the basis of 30 pig sows because of operational and welfare considerations. Additionally, reference was made to a dwelling permitted at Goose Lake Farm justified by reason of poultry. Although I was directed to the location of these sites at the hearing, I do not have the full details of the circumstances that led to them being permitted to draw any meaningful comparison. In any case, each appeal must be determined on its individual planning merits as I have done so here.

Conclusion

37. There would be no essential need for a permanent worker's dwelling on this site. Whilst I acknowledge a functional need, a requirement for a farm worker to be present on the holding at most times throughout the year for livestock husbandry, welfare and care operational reasons has not been proven. The proposal's impact on highway safety of road users and the location of the site relative to services and facilities have been found to be acceptable. However, there would be harm to the character and appearance of the area by reason of the dwelling's siting.

38. Having regard to the above and to all other matters raised, I conclude that the appeal should be dismissed.

Jonathon Parsons

INSPECTOR

APPEARANCES

FOR THE APPELLANT

P Richards	Appellant
R Bryer BA MTPI	Agent
A Sheppard	Agricultural Consultant Bennet Park Agricultural & Horticultural Business Consulting

FOR THE LOCAL PLANNING AUTHORITY

S Fox	South Somerset District Council
P Williams	Agricultural Consultant Reading Agricultural Consultants

Documents

1. Photograph titled Holne, West Yorkshire.
2. Updated list of property for sale/rent in the surrounding area.
3. Prior approval decision notices for agricultural buildings at Woodentop Farm.