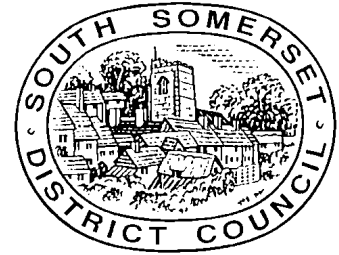


**South Somerset District Council**

*Notice of Meeting*



## Area South Committee

*Making a difference where it counts*

**Wednesday 7th October 2015**

**2.00 pm**

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

(disabled access is available at this meeting venue)



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

The public and press are welcome to attend.

**Please note there are no planning applications to be considered.**

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Jo Boucher 01935 462011**

This Agenda was issued on Monday 28<sup>th</sup> September 2015.

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

This information is also available on our website  
[www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)



INVESTORS IN PEOPLE

# Area 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

Please note there are no planning applications to be 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](http://www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions)

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

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

## Public Participation at Committees

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

## Public Question Time

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

## **Planning Applications**

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

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

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

The order of speaking on planning items will be:

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

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

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

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

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

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

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

# Area South Committee

**Wednesday 7 October 2015**

## Agenda

### *Preliminary Items*

**1. Minutes of previous meeting**

To approve as a correct record the minutes of the previous meeting held on 2<sup>nd</sup> September 2015.

**2. Apologies for absence**

**3. Declarations of Interest**

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

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

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

### **Planning Applications Referred to the 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. Heart of Wessex Rail Partnership Update Report (Executive Decision) (Pages 8 - 11)**
- 8. South Somerset Careline Annual Report 2014/15 (Pages 12 - 13)**
- 9. Area South Development Update Report (Pages 14 - 34)**
- 10. Forward Plan (Pages 35 - 37)**
- 11. Appeals (For Information Only) (Pages 38 - 47)**

**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

## **Heart of Wessex Rail Partnership Update (Executive Decision)**

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

### **Purpose of the Report**

To receive a summary of the work undertaken by the Heart of Wessex Rail Partnership during 2014/15. To consider making a partnership contribution for 2015/16.

### **Public Interest**

Yeovil Pen Mill is on the Bristol/Weymouth line. The Partnership actively supports community involvement in improving the stations and encouraging local communities and visitors to utilise the line for a wide range of trips and journeys. The Partnership is resourced by contributions from local authorities, match funded by the rail operator and a large group of volunteers who offer their time and expertise.

### **Recommendations**

That members:

- 1) Note the work undertaken by the Partnership in 2014/15 and that a similar report has been taken to Area East Committee
- 2) Approve a funding contribution of £1,000 from Transport Scheme Grants Budget for 2015/16

### **Background**

Accountability and financial support for the Heart of Wessex Rail Partnership is shared between Area East Committee (2 stations along the line) and Area South Committee (one station).

The line has been supported by a partnership of local authorities along the route since 1998 but was revised and expanded in 2003, with an action plan to:

- 1) Widen the Partnership to include local communities and to improve the understanding of and response to local needs along the line
- 2) Improve quality and availability of information promoting the line and its destinations and raise the profile of the service as an alternative to the private car
- 3) Improve station environments & facilities and access to them by other modes of travel

In the last 12 years the Partnership has developed its community arm with significant station investment, improvements to access, promotion and better information from local community groups along the line, including a large number of regular volunteers. The community representatives have their own working group, meeting three times per year with the train operator and Network Rail.

In October 2011 the line received designation as a community rail service in recognition of its strong support from partner authorities and communities themselves. This gives greater freedom to the operator and community in running the service and stations. The national

objectives for community rail development are to increase revenue, manage down costs and encourage greater community involvement in the local railway

## **Activities and Results of the Partnership's work**

The following headlines are drawn from the 2014/15 Annual Partnership report:

### Train Passenger Numbers

- Between April 2014 and March 2015 passenger journeys grew by 140,000 to 2,046,000. For the first time in 12 years growth did not outstrip that for the region as a whole (6% versus average 7% for total Severn & Solent)
- Service levels remain unchanged meaning that for every 100 passenger journeys made in the years to 1<sup>st</sup> April 2003, there were 290 on the same trains in the year to 1<sup>st</sup> April 2015
- Of the 2 principal regional services between Bristol/Bath and the south coasts via Westbury: in 2003 Heart of Wessex carried 9% of the 7.3m passenger journeys – in 2015 it carried 15% of the 15.8m total
- Heart of Wessex line annual journeys have overtaken those of Bristol to Exeter to make it the 2<sup>nd</sup> service behind Cardiff/Portsmouth Harbour in passenger volume for the Severn & Solent region
- The Local Transport Plan for Somerset has a focus on increasing community participation in public transport and the Heart of Wessex Rail Partnership features as an example of good practice. Collaborations of this kind can be very cost effective ways of improving rural accessibility to services and facilities and boost in visitor numbers

### Promotion, Awareness Raising & Customer Experience

- A major project has been a complete redesign of the Heart of Wessex website: [www.heartofwessex.org.uk](http://www.heartofwessex.org.uk) with entirely new, extensively researched, content
- The Partnership produces the Bristol to Weymouth line guide 3 times a year in editions of just over 30,000 each, providing a detailed guide of the services available and focusing on fresh ideas for visiting destinations along the route. Included in the main features for 2014/15 was the arrival of the Ninesprings Café in Yeovil Country Park
- Custom designed maps were produced in answer to very specific needs (eg: directions to Hauser & Wirth from Bruton station and route into the town from Yeovil Pen Mill station) not already addressed by any existing resources
- “Fixing the Link” is focused on making it easier for people to find their way from/to stations – an above average passenger growth has brought a steady increase in customers new to the line

### Work with Volunteers and Community Engagement

- The Community Rail Working Party (CRWP) began with 6 people in 2003 and had its 11<sup>th</sup> Anniversary in October 2014 with 26 representatives
- The Community Rail Task Force – volunteers come together to help with larger projects one of which was the successful Meadow Mix garden at Yeovil Pen Mill. The Yeovil in Bloom team kindly offered a training day on this and a Task Force of volunteers from Dorset, Somerset, Wiltshire & Bristol carried out a project along the station frontage in the Spring



- The station is currently undergoing a complete repainting programme and a new Community Rail poster is being prepared to promote the partnership's work and to encourage more interest in its activities
- Work has been done with the Area South Team and Yeovil Town Team to put a stronger focus on Yeovil as a destination online and in print and Yeovil features strongly in the new Line Guide for the Autumn and Christmas shopping period
- The partnership continues to support and promote the 68 Bus Service and coordinates initiatives with both train companies to assist with this
- Community Projects Grant Fund – 15% of the Rail Partnership's budget is set aside each year for projects initiated by voluntary/community groups
- Voluntary contributions to the line and its stations are substantial – 120 people contribute over 13,000 hours of their time

### **Services on the Line**

First Great Western (being relaunched in September as Great Western Railway) now has a franchise extension to 2020. It has set aside a sum of money in the form of a Customer and Communities Improvement Fund (CCIF) to deliver projects that will benefit communities in areas of need. The fund is spread over three years with £750,000 available each year from April 2016 across the whole franchise area. A request has been submitted by SSDC towards improvement to connectivity via sustainable transport for Yeovil's expansion on its Eastern side

The Partnership has asked for improvements to the Sunday service as a priority for the line as a first step towards the desired hourly service. FGW have agreed to investigate the cost and logistics of this improvement.

### **Other Service Developments**

This area sits on the boundary of 2 separate franchises with little integration between the West of England Line and Heart Of Wessex Line. Recent flooding incidents have shone a spotlight on the importance of improving resilience, should a service be suspended alternative routes are available. This, coupled with a focus by the train operating companies on retaining franchises has created opportunities to improve connectivity across franchise areas.

South West Trains who operate the West of England Line (Waterloo-Exeter Service) have, over the last 9 months been in dialogue with the Partnership, local authorities, community groups and rail users about running some improved services on their own and the Heart of Wessex line to better utilise available capacity. These have now been approved by the rail regulator and will commence 14<sup>th</sup> December 2015.

Relevant enhancements are:-

- 10 trains a day connecting Yeovil Junction with Yeovil Pen Mill. Pen Mill will have 6 direct trains from, and 2 direct trains to, London Waterloo.
- Half hourly train services from London to Tisbury, Gillingham, Templecombe Sherborne and Yeovil Junction between 15.20 and 19.20.
- 3 extra evening services offered by SWT between Yeovil Pen Mill and Westbury in the evening

The LEP does not fund Rail Partnerships, but bids for significant capital improvements can be made via its Local Transport Board using new Growth Deal formats supplemented with

additional transport information . Earlier in the year FGW submitted a commercial led bid for improved parking and transport hub at Castle Cary station. A Local authority led Expression of Interest has been submitted in the last few weeks for the Lyde Road area to improve connectivity via sustainable transport for Yeovil's expansion on its Eastern side. More details are available from the Economic Development Team.

## **Funding Support**

The annual running cost of the Partnership in 2014/15 was in the region of £70,000. This covers: the salary of the Rail Partnership Officer; the printing and promotion of the line guide; upgrades to the Partnership website and a local grants scheme of £10,000 pa to enable the Partnership to match fund local community-led station initiatives. There is a formal Partnership Agreement through which the Unitary/County Authorities with responsibility for Local Transport Plans put in the greatest contribution and participating Districts a lesser amount. The biggest annual funding contributor is First Great Western at £26,250 although they are not signatories to the partnership agreement. The total funding expected in 2015/16 is £66,000 including some funding for small projects made available by FGW to enable some additional implementation of minor station improvements.

Despite some difficulties in securing all partnership contributions last year and the continuing budgetary pressure there is strong commitment from Partners and the train operating company to continue its work.

## **Financial Implications**

There is £18,179 unallocated in the Transport Scheme Grants Budget. Under the terms of the Partnership Agreement it is requested that a sum of £1,000 is awarded as a partnership contribution by the Committee for this financial year. If approved a sum of £17,179 will remain unallocated

## **Corporate Priority Implications**

4. Ensure safe, sustainable & cohesive communities

## **Carbon Emissions & Climate Change Implications**

Maximising train travel reduces car journeys and congestion and therefore has a beneficial effect on carbon emissions

## **Equality and Diversity Implications**

A local train service provides these towns with an alternative to car travel for people without their own independent transport. The Partnership has produced its line guide in large format type for easy reading and this is replicated on its website. The train stations themselves have limited access for those with mobility problems on certain platforms.

## **Background papers**

SSDC Partnership Review April 2011, Report to AEC July 2011; Report to AEC December 2011; Report to ASC July 2012; Report to AEC May 2013; Report to ASC October 2013; Report to AEC August 2014; Report to ASC October 2014; Report to AEC August 2015;

# Agenda Item 8

## South Somerset Careline Annual Report 2014/15

*Strategic Director:* Vega Sturgess, Strategic Director (Operations and Customer Focus)  
*Assistant Director:* Steve Joel, Assistant Director (Health and Well Being)  
*Service Manager:* Alice Knight, Careline & Welfare Manager  
*Contact Details:* Alice.Knight@southsomerset.gov.uk Tel: 01935 462943

### Purpose of the Report

Alice Knight, Careline & Welfare Manager will attend the meeting to give a presentation and update members on the South Somerset Careline service. A copy of the South Somerset Careline Annual Report 2014/15 has been circulated to members prior to committee. (Hard copies will be available at committee).

### Background

South Somerset Careline is run by SSDC's Housing & Welfare team based at Petter's House. Work undertaken includes:

- Currently supporting **2,050** people across South Somerset to remain living independently at home.
- Careline provides clients with an emergency alarm pendant which links directly through to our 24-hour care centre, based at Sedgemoor District Council.
- When a client needs help, we are able to summon help immediately, through a friend, neighbour, relative or the emergency services.
- We also offer a range of Telecare equipment such as falls detectors, epilepsy sensors and bed sensors, linked to customers Careline alarms
- In 2014, our care centre took **38,556** calls for South Somerset Careline clients.
- We take approximately **50** new referrals a month from carers, social services, Occupational Therapists, GP's, fire service, family members and individuals.
- In 2014/15 we installed **508** alarms, averaging **42.3** new service users a month.
- **98.5%** of Careline customers are very satisfied or satisfied with the service.
- In 2014/15, the service cost **£207,931** to run; in the same year the service generated **£357,798** income for SSDC.

### Recommendation

That members note the South Somerset Careline Annual Report 2014/15.

### Financial Implications

None

### Corporate Priority Implications

- To make optimum use of resources for home adaptations every year to enable people to live independently.
- To support communities which are healthy, self-reliant and have individuals that are willing to help each other

## **Carbon Emissions & Climate Change Implications**

None

## **Equality and Diversity Implications**

Our service provides support for people to remain living independently in their own homes. The majority of our customers are elderly – 75% of our customers are aged 80 or over. However there is no age limit for our service and we support many customers who have physical and/or mental disabilities.

# Agenda Item 9

## Area South Development Update Report

*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:* Kim Close, Area Development Manager - South,  
*Contact Details:* Kim.close@southsomerset.gov.uk or 01935 462708

### Purpose of the Report

- To present an update on the interim Area Development Plan for Area South and to summarise the work undertaken by the Area Development Team during April – September 2015 to address priorities identified by the Area South Committee.
- To present a 6 month work programme from October 2015 – March 2016.

### Public Interest

This report provides an outline of the role and objectives of the Area Development Team – South which include the provision of an advice and support service for members of the public from Petters House, Petters Way, Yeovil, the delivery of Yeovil Vision, Regeneration and Community Development projects.

### Recommendations

1. That the report be noted.
2. That the Area Development South work programme October 2015 – March 2016 be approved.

### Background

#### The Area South Development Plan

The Area South Development Plan identifies key issues and needs within the town of Yeovil and parishes of Area South and sets out the priorities for the Area South Development Team for the remainder of the current financial year. This report proposes a work programme from October 2015 – March 2016.

The plan (see appendix 1) is divided into three sections which relate to the three key areas of work:

1.	Support for the vitality of the local economy, with a focus on Yeovil town centre and improving the physical environment.
2.	Community development with a focus on addressing health, social and economic inequalities and the provision and development of community facilities.
3.	To continue to provide a high quality accessible front line enquiry service.

The actions contained within the Plan relate to those set out in the four areas of focus within the Council Plan 2012 – 2015. See Appendix 2 for an extract of actions that relate the work of Area Development and the role of the Area Committee.

### Allocating Resources and Monitoring

The Area South Development Plan acts as a working document with regular monitoring by the Area Development Team and reflects member and community aspirations and priorities. Monitoring reports are presented to Area South Committee and individual reports on specific projects and service areas are reported to the committee regularly.

## **A summary of the progress of Key Projects and Services managed by Area Development South between April 2015 - September 2015**

### **Yeovil Vision and Regeneration**

- The Yeovil Vision Board has maintained its focus on transport issues in Yeovil including:
  - Working to postpone work on the Tesco foot bridge under the Eastern Corridor project in favour of other projects such as the second exit onto Clarence Street from Tesco.
  - Allocating funding to SCC to undertake a range of quick wins to improve traffic congestion in the town centre.
  - Commissioning a traffic study to assess the implications of closing the Wyndham Street junction on to Reckleford.
  - Continue to work with SCC to finalise the Reckleford scheme.
- Work on plans for the enhancement of Middle Street and Sherborne Road has been put on hold pending the outcome of the traffic review, commissioned by the Yeovil Vision.
- Continued to work with the developers of the Glove Factory to market vacant units and recently explored the possibility of utilising the building to provide a supported work place hub.
- The board has explored the options for public realm improvements including the creation of a town square within the town centre.
- Currently consulting of a retail support package for new traders in the town centre.
- Continued support to the Town Centre Enhancement Group. The Group has focused on establishing a Town Centre Ranger who has been carrying out a number of improvements in accordance with an agreed schedule, including painting and decorating street furniture, cleaning and weed killing.
- Fingerprinter signs in Yeovil town centre have been surveyed and upgraded. Some signs now have estimated time and distance information on them.
- Continue to work with Westfield Community Association to tackle unsightly waste land adjacent to the local Co-op store.
- Continue to monitor all bus shelters in Area South to ensure that standards are maintained.
- Four of the bus shelters owned by SSDC have been refurbished to a good standard.

### **Neighbourhood Development - Community**

- Worked with SCC to design the new dual use community hall and school building on the Lufton Housing Estate including the development of user agreements for the first dual use School within South Somerset.
- Worked with the community, local organisations and the Wyndham Park Partnership to develop options for future community facilities at Wyndham Park, resulting in the transfer of play area and multi-use games area land from Barratts to SSDC. The resulting Play Area was officially opened on Friday 7th August.

- Organised 3 Consultation and Community Events and produced four community newsletters for Wyndham park to keep residents up to date with developments
- Produced a quarterly bulletin for parishes and community groups providing information on funding, grants and local events.
- Provided help and advice to over 10 communities wishing to develop community facilities including West Coker, East Coker and Birchfield.
- Provided support, training and legal advice to over 30 local groups.
- Arranged multi-agency community forum event.
- Supported the new Bike fest and Birchfield Bike Park projects.
- Continued to develop and enhance Youth activities within Area South – including chairing the South Somerset Youth Opportunities Group, advisor to Yeovil Youth Service Review Group, Dreamscheme Project at Wyndham Park and support for Yeovil Young Achievers Trust.
- Working with West Coker Parish Council on various projects:
  - New parking bay development (asset transfer of SSDC land included).
  - West Coker recreation ground play park enhancement project – completed consultation exercise supporting the parish.
  - Supporting the parish council and the recreation ground trust with the new sports pavilion project.
  - Supporting the parish council with the enhancement project for the village hall.
- Working with Barwick Parish Council representatives to develop the current play provision at the recreation ground.
- Worked to support local organisations to improve accessibility to their facilities through Access audits (Access for all).
- Monitor and respond appropriately to local planning applications to ensure that appropriate community facilities are provided.
- Monitor the allocation of Section 106 funding for community facilities within Area South.

### **“Our Place” – Westfield Yeovil**

- Completion of Our Place programme (submitted document to locality and DCLG) and moved to next phase of programme.
- Developed new Westfield action plan (as a result of the Our Place programme) – additional works linked to this includes:
  - Working with Ward member and steering group for new Westfield Community Hall (developing a feasibility study / business plan for the hall and researching future funding opportunities).
  - Worked with the school to develop the bus bay project.
  - Developing a directory for the community on what facilities, services, activities, clubs and organisations are operating in the Westfield area (neighbourhood audit).
  - Working with partners to establish further programmes for the community (on-going).
  - On-going support and attendance at Westfield Community Association meetings.
  - An evaluation exercise is currently being carried out to measure the economic benefits of the outputs for Health and Inequalities project.

### **Economy**

- Work with partners to resist inappropriate development which threatens the viability of the town centre.

- Monitor and respond appropriately to local planning applications to highlight where there may be a risk of detriment to the local economy and the town centre.
- Continue to support the Yeovil Town Team which attracts significant funding from local businesses for the benefit of the town centre.
- Events in the Town Centre are recognised as a way to improve vibrancy and increase footfall. The Area South Development support a number of events throughout the year including;
  - the annual Christmas Lights switch on.
  - the Super Saturday event this year held on Saturday 26 September 2015 to include a Vintage Market, a Farmers Market, a family entertainment area at St John's Church, Buskfest and Flower and Gardener's Market.
  - the Yeovil Half Marathon - we have negotiated with the organisers to bring next year's event on 20 March 2016 into the Town Centre bringing more than 4,000 people into the heart of the town.
- Manage bookings for the Public Entertainment Area (band stand) in Yeovil town centre in accordance with agreed policy.
- Hosted a Marketing Intern for the Yeovil Town Team to promote Yeovil Town Centre and to develop and maintain the Yeovil Town App, social media and the loyalty card.
- The Area South Development Team has visited 108 local retail businesses to make them aware of the Retail Business Rate Relief available to them. This has resulted in significant additional benefit being awarded to retail businesses in Area South over two years. It has also led to a higher take up of small business rate relief.
- Monitoring of empty shops in Yeovil town centre takes place on a quarterly basis. Information gained will help to steer future regeneration initiatives and is used to defend the town centre from inappropriate development.

## Markets

- Continue to work with the Yeovil Market Improvement Group to regenerate Yeovil markets, re-launched Yeovil's Markets in December 2014 with new branding and an entertainments programme.
- Developed a strategy to encourage new traders to join the market including;
  - Visits to other local markets with an information pack to entice traders.
  - Provision of music and entertainment in the bandstand and vicinity to add atmosphere.
  - Introduction of branded flags to denote the gateways to the market area.
  - Provided 'Love Yeovil' market carrier bags.
  - Free car parking vouchers for winter market (early 2015 and Christmas 2014).
  - Trader newsletters.
  - £10 pitch offer at key times (for example Christmas and Easter).
  - Half rent offer for traders who introduce new traders to the market.
  - Public Liability insurance voucher scheme.
  - Trader of the week.
  - Media campaign including flyers, radio, social media and regular press releases.

We introduced a new Vintage Market throughout 2014 and successfully increased footfall in the town centre. Traders returned to the Vintage market in 2015 remarking on how much this market is valued by both traders and customers.



The market has continued to attract new traders and is actively promoted on social media and through local publications and the local press. It provides a popular attraction to complement other events in the town centre.

In order to reduce costs the management of the general markets has been reviewed and a trial is in place using the existing Area South Development Team to undertake the operational and administrative tasks. Long standing traders and local business are also assisting with this approach and their knowledge and expertise is proving very useful in this field, especially in relation to business contacts. The trial will be reviewed once the Christmas Markets are complete.

### **Grants and Funding**

- Provided an increased funding advice service in response to the current financial climate.

### **Petters House Front Office**

- Over 12,000 enquiries per year are dealt with at the front desk, over 9,000 of these enquiries relate to core services.

### **Community Safety**

- We continue to support the Yeovil One Team which has been awarded £50,000 funding from the PCC.
- Continue development and enhancement of CCTV in Yeovil town centre.
- Implemented a range of ASB tools following new legislation.
- Respond to community issues related to ASB and Crime.
- Continue to support and host the Yeovil Crime Reduction Partnership.

### **Appendices**

The appendices to consist of: -

Appendix 1 – The Area South Development Plan October 2015 – March 2016

Appendix 2 – Table showing actions within Council's Plan 2012-2015 that relate to the work of Area Development and the role of the Area committee

Appendix 3 - Area South staff structure

### **Financial Implications**

Within existing revenue budgets

### **Council Plan Implications**

See attached Appendix 2

### **Carbon Emissions & Climate Change Implications**

Carbon Emissions & Adapting to Climate Change Implications (NI188)

The town centre location of Petters House minimises travel and the carbon emissions associated with it. The quality of regeneration within Yeovil will have a significant impact on future carbon emissions.

## **Equality and Diversity Implications**

Equality and Diversity will be fully explored in the implementation of the various projects within the Area Development Plan.

## **Background Papers**

- The Council Plan 2012
- The Economic Development Strategy

*Place and Performance*  
**Area South Development Service Plan**  
**October 2015 – March 2016**  
Portfolio Holder – Cllr Peter Gubbins  
Manager – Kim Close

**This is what we do:** Working with local communities and elected members to promote economic vitality, better health choices and stronger communities.



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What do we do?	Why?	Key Achievements in 2014/15
Tackle Health and Social and economic Inequality	<ul style="list-style-type: none"> <li>High level of need in specific Area South wards.</li> </ul>	<ul style="list-style-type: none"> <li>Attracted Our Place funding for the Westfield Area</li> <li>Appointed Our Place Project Manager</li> <li>Developed a community action plan</li> </ul>
Community Development	<ul style="list-style-type: none"> <li>Local member priority</li> <li>Responding to community needs</li> <li>Responding to government legislation and policy e.g. Localisim</li> <li>Support for the provision of high quality Community Halls and Hubs to promote healthy living, community cohesion, and cultural and leisure activities.</li> <li>Working with local communities to enhance the appearance of their local areas</li> <li>Support for local partnerships including the LSP</li> <li>Improve employment prospects and reduce economic inequalities</li> <li>Influencing how inward investment is allocated to community infrastructure projects in Area South.</li> </ul>	<ul style="list-style-type: none"> <li>Worked with local town and parish councils to bridge the gap in youth provision created by SCC withdrawing funding and resources. Resulting in a commitment to fund a three year contract to deliver at least four youth clubs a week. The winning contractor will also work with schools and other youth providers to help prepare young people for work/education.</li> <li>Worked with SCC to design the new dual use community hall and school building on the Lufton Housing Estate.</li> <li>Carried out visits to parishes to identify issues and opportunities to help these communities.</li> <li>We have produced a quarterly bulletin for parishes and community groups providing information on funding, grants and local events.</li> <li>Developing and Maintaining the Area South Community Web Pages.</li> <li>Provided help and advice to over 10 communities wishing to develop community facilities.</li> <li>Secured funding for Community facilities at Wyndham Park.</li> <li>Worked with the community, local organisations and the Wyndham Park Partnership to develop options for future community facilities at Wyndham Park.</li> <li>Arranged 3 multi-agency community forum events.</li> <li>Updated the Parish Profiles.</li> <li>Maintain a directory of community hall facilities.</li> <li>Improvement to pathways and installation of Trim Trail at Birchfield Park.</li> </ul>
Grants	<ul style="list-style-type: none"> <li>Supporting innovative communities who seek help to help themselves.</li> <li>Supporting voluntary and charitable organisations, not-for-profit group, parish or town councils and other organisations that benefit the wider community.</li> </ul>	<ul style="list-style-type: none"> <li>Allocated full grant budget £18,319 helping to secure £75,192 of external funding to be invested in our local communities.</li> <li>Provided an increased funding advice service in response to the current financial climate.</li> </ul>

	<ul style="list-style-type: none"> <li>• Support for Community facilities to promote healthy living , community cohesion, and cultural and leisure activities</li> <li>• Working with local communities to enhance the appearance of their local areas</li> </ul>	
Community Safety	<ul style="list-style-type: none"> <li>• Ensure we respond effectively to community safety issues.</li> <li>• Support for the Safer Somerset Partnership</li> </ul>	<ul style="list-style-type: none"> <li>• Implemented and host The Yeovil One Team and Management Group.</li> <li>• Continue development and enhancement of CCTV in Yeovil town centre.</li> <li>• Implemented a range of ASB tools following new legislation.</li> </ul>
Regeneration	<ul style="list-style-type: none"> <li>• To deliver investment and development that local people value in Yeovil.</li> <li>• Enhancing the vitality of Yeovil Town Centre</li> <li>• Working with local communities to enhance the appearance of their local areas in Yeovil and the surrounding villages.</li> <li>• To ensure high quality build design with high level of sustainability and insulation in new developments where possible.</li> <li>• Work on campaigns and projects which encourage local communities to reduce energy use.</li> <li>• Support for the Yeovil Vision</li> </ul>	<ul style="list-style-type: none"> <li>• We have continued support to the Town Centre Enhancement Group and completed a schedule of improvements in Yeovil town centre.</li> <li>• We continue to work with SCC to finalise the Reckleford scheme.</li> <li>• Continued to work with the developers of the Glove Factory to market vacant units.</li> <li>• Agreed funding from the Yeovil Vision to implement the Lower Middle Street enhancement scheme.</li> </ul>
Front line enquiries and support service	<ul style="list-style-type: none"> <li>• Providing easily accessible access to council services</li> </ul>	<ul style="list-style-type: none"> <li>• Over 12,000 enquiries dealt with at the front desk including detailed advice provided to deal with over 6,000 benefits enquiries</li> <li>• We have worked to enhance the range of services offered from Petters House, which now includes; Citizens Advice Bureau, Camelot Credit Union and Royal British Legion.</li> </ul>
Management of Markets Across SS	<ul style="list-style-type: none"> <li>• Markets are a key characteristic of market towns and add significantly to the vibrancy and viability</li> <li>• Increasing the “offer” within town Centre</li> <li>• To provide low cost entry level business opportunities for business start up.</li> </ul>	<ul style="list-style-type: none"> <li>• Set up Yeovil Market Improvement Group.</li> <li>• Working with the Yeovil Market Improvement Group to regenerate Yeovil markets.</li> <li>• Carried a review of Yeovil Markets</li> <li>• Transferred management of the market in Crewkerne, Chard and Ilminster to respective Town Councils.</li> </ul>

		<ul style="list-style-type: none"> <li>• Setting up a new Vintage Market to increase footfall in the town centre.</li> <li>• Trialling the new Saturday food market.</li> </ul>
Economy	<ul style="list-style-type: none"> <li>• To deliver investment and development, that local people value in Area South.</li> <li>• Enhancing the vitality of the Town Centre</li> <li>• Motivate and support business associations acting as a point of contact.</li> <li>• Enhance the vitality of Neighbourhood centres</li> <li>• Support for the Yeovil Vision</li> </ul>	<ul style="list-style-type: none"> <li>• Support for the Yeovil Town Team that now runs a range of events including the Fashion Festival, the Food Festival and the annual Christmas Lights switch on and attracts significant funding from local businesses for the benefit of the town centre.</li> <li>• Allocated Portas and High Street Innovation funding to the Yeovil Town Team's Loyalty Card scheme.</li> <li>• Increased the number of bookings for the Public Entertainment Area (band stand) in Yeovil town centre.</li> <li>• Yeovil Vision achieved £50k payment for the Glove Factory footpath diversion.</li> <li>• Established a touring coach stop in West Hendford.</li> <li>• Hosting a Marketing Intern for the Yeovil Town Team to promote Yeovil Town Centre and to develop and maintain the Yeovil Town App, social media and the loyalty card.</li> </ul>
Support for members	<ul style="list-style-type: none"> <li>• To assist members in their role to enable them to work more effectively for the communities they represent.</li> </ul>	<ul style="list-style-type: none"> <li>• We continue to work closely with Area South Members who are included on the project board of all Area South Community Development and Regeneration Projects</li> <li>• Provided support for members to respond to emerging community issues</li> </ul>

#### Our Key Priority Areas for 2014/15 are:

1.	Support for the vitality of the local economy, with a focus on Yeovil Town Centre and improving the Physical Environment
2.	Neighbourhood Development with a focus on addressing Health, Social and Economic inequalities and developing community facilities.
3.	To continue to provide a high quality accessible front line enquiry service

Area South Development Service Standards

**Community Grants**

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

- Grant Application Pack to be sent out within 48 hours of request
- Acknowledgment letter or email to be sent out with 3 day of receipt of application from
- Award letter or email and conditions to be sent out within 5 days of scrutiny committee

**Front Office**

The Council have staff available in all area and community offices to offer advice and guidance on all council services. In particular:

- Benefits applications may be handed in at all offices where they will be verified by our staff.
- Electoral role for the area where the office is located is available

**Neighbourhood Development**

South Somerset District Council's Regeneration and Community Development Teams aim to:

- Answer all Regeneration and Community Development queries and questions received within the timescales set by corporate service standards.
- Offer advice and support to any community group within our Area wishing to produce a parish plan.
- Encourage participation and will give at least six weeks' notice of workshops, meetings or consultations, which will always be held in accessible venues.
- Ensure that communities are consulted and engaged with all of our major physical improvement projects.
- Endeavour to offer funding advice to local associations and voluntary groups and where we are unable to offer grant assistance we will provide

information on other possible sources of funding.

- Support the Area South Community Development multi agency forum, which brings together key partners to jointly tackle issues relating to the safety and well-being of residents across the district.
- Check our SSDC website pages once a month to make sure they are up to date and relevant.



Who do we work with? <i>We work in partnership with the following services, agencies and organisations to achieve our priorities:</i>		
<p>Armed Forces Community Covenant            Alzheimer's Society            Avon &amp; Somerset Constabulary            BBC Somerset (Media related)            British Heart Foundation            Bus operators            Business community (various members)            Camelot Credit Union            Carymoor Education Trust            Charities and volunteer groups (various)            Children and youth work groups (various)            Citizen Advice Bureau            Community Associations :                Abbey Manor                Westfield                Milford                Birchfield                New Town (Reckleford)                Wyndham Park            Community Speed Watch            Co-operative Shop (Westfield)            Developers and agents            Devon &amp; Somerset Fire &amp; Rescue Service            Environment Agency            Federation of Small Businesses            GP Surgeries – Yeovil and Area South            Individual volunteers (various)            Knightstone Housing Association            Locality &amp; DCLG (through the Our Place project)            Local buskers/musicians            Magna Housing Association</p>	<p>National Trust            NHS :                Health visitors                Yeovil District Hospital                Public health specialists                Older people (preventative)                Breastfeeding promotion                (UNICEF award for Somerset)            Pathways            Play groups / pre-schools (various)            Post office            Parish Councils            Quedam shopping centre            Royal British Legion            Shopmobility            Social Enterprises (various)            Somerset County Council            Somerset Rural Youth            Somerset Smokefree Alliance            South Somerset Together (SST)            South Somerset Mind Yarlintongton Housing Group            South Somerset Disability Forum            Stonewater Housing Association            SSVCA            The Breeze            The Conduit            The Hub – Yeovil            Ward Members            Western Gazette            Yeovil Job Centre            Yeovil Hub</p>	<p>Yeovil in Bloom            Yeovil Chamber of Trade &amp; Commerce            Yeovil Foundation Learning Partnership            Yeovil Town Council            Yeovil Town Team            Yeovil Town Centre Local Action Group            Yeovil Foyer            Yeovil One Team            Yeovil Churches :                Yeovil Community Church                St.Peter's Church                St.Mark's Methodist Church                Yeovil Family Church                Birchfield Church            Yeovil Street Pastors            Yeovil Schools federation :                Yeovil College                Milford infant School                Milford Junior School                Grass Royal School                Pen Mill School                Reckleford School                Birchfield Community School                Bucklers Mead Academy                Aspire group (Bucklers mead)                Westfield Academy                Preston Academy</p>

Priority area	Action	Who	When	Outcome	Performance Measure
1 Support for the vitality of the local economy with a focus on Yeovil Town Centre and Improving the Physical Environment	Continue to support the development of the Yeovil Town Team	Kim Close	March 2016	A financially independent Town Team with an active program of events and activities to support business in the town centre.	Update reports to Area South. Regular YTT Newsletters.
	In partnership with other services including Property Services and Spatial Planning develop a range of proposals for Yeovil Bus Station.	Kim Close NDO Project Lead	March 2016	Cost effective arrangements in place to ensure convenient bus travel to and from Yeovil.	Update reports to Area South Committee, SASG and DX
	Continue to develop proposals for Retail Incubation within the Town Centre. The development of the necessary policies together with a package of support delivered in part through the Yeovil Town Team	Kim Close	March 2016	A report setting out a range of options to provide support for new retail businesses within Yeovil Town Centre	Update report to Area South Committee. March 2015
	Continue to support the Yeovil Vision Board	Kim Close	March 2016	Maintaining the Yeovil Vision within a cost effective structure. Ensuring that it continues to deliver projects for the benefit of Yeovil.	Supporting Yeovil Vision meetings producing all related reports, agendas minutes and newsletters
	Negotiations with SCC Highways about resolution to complete outstanding works on Reckleford Road Scheme	Kim Close Marie Ainsworth	March 2016	Improved traffic flow through Reckleford  Detailed traffic count and County Highways post-completion report	Post-completion report to Yeovil Vision Board and Area South Committee
	Support for the 2015 Christmas Lights Switch on event.	Penny Blunn Marie Ainsworth	November 2015	Successful event for Yeovil Town Centre.	Update report to Area South.
	Support the relocation of the Yeovil Half Marathon	Marie Ainsworth	March 2016	Yeovil Town Centre successfully hosts the half marathon bringing approximately 4000 people into the town centre for the event.	Update report to Area South
	Commission design work for 6 gateway signs.	Marie Ainsworth	March 2016	The production of a proposals report for consideration by Area South Members.	Report to Area South.

Priority area	Action	Who	When	Outcome	Performance Measure
	Commission design work to update display boards within the Town Centre.	Marie Ainsworth	March 2016	The production of a proposals report for consideration by Area South Members.	Report to Area South.
	Continue to support the Yeovil Town Centre Enhancement Group and implement the multi-agency maintenance schedule.	Marie Ainsworth	March 2016	Cleaner, better maintained environment in the town centre	Programme of improvements agreed & implemented Update reports to Area South Committee
	Continue to work to improve the condition and contribute to the replacement of the Primesight contract.	Marie Ainsworth	March 2016	Cleaner, better maintained bus shelters	Update report to Area South Committee
	Continue to comment on appropriate planning applications on weekly list	Kim Close Marie Ainsworth Natalie Ross James Divall	March 2016	Better quality and appropriate development	Planning consultation comments submitted to Planning department
	Continue to support and advise communities and businesses to initiate and implement projects within area south	Kim Close Marie Ainsworth Natalie Ross James Divall	March 2016	Continued engagement with communities and businesses	Advice and support given on specific projects
	Continue to support and develop existing Yeovil Markets (operational support)	Kim Close Marie Ainsworth Lisa Davis	March 2016	Vibrant and diverse town centre economy	Report to Area South Committee
	Manage a monthly Vintage market in King George St, Yeovil.	Marie Ainsworth	March 2016	Vibrant and diverse town centre economy	Performance review and report to Area South Committee
	Continue to work with the Market Improvement Group.	Marie Ainsworth	March 2016	An economically viable chartered market which provides good quality trading opportunities and attracts footfall to the town centre.	Update report to Area South

Priority area	Action	Who	When	Outcome	Performance Measure
	Work with the Yeovil Vision to develop a strategic plan for Yeovil Town Centre	Kim Close Marie Ainsworth	March 2016	A strategic approach to development in Yeovil town centre	Project outline agreed.  Update Report to Area south Committee
	Continue to support the administration of promotional spaces in Yeovil town centre	Lisa Davis Veronica Woodall	March 2016	Vibrant and diverse town centre environment	Update report to Area South Committee
	Continue to develop plans for Middle Street and Sherborne Road enhancement scheme in line with wider investment in this area.	Kim Close Marie Ainsworth	March 2016	Continued engagement with key partners to determine feasibility	Update report to Area South Committee
	Work with Streetscene to develop plans & projects to enhance the Open Spaces Strategy development for Yeovil to improve local community access, health & well-being.	Natalie Ross	March 2016	Physical enhancement of the green transportation routes and open spaces.  Improved marketing to promote access & awareness.	Installation of bike track at Birchfield Park.  Improvements to Milford Play Group area.
	To develop and support the Yeovil One project with a view to co-locating the Yeovil One team within Petters House	Kim Close	March 2016	Greater partnership working on community safety issues within Yeovil Town Centre.	Report to Area South Committee.
	Engage with and support Parishes.	Marie Ainsworth Natalie Ross James Divall Kim Close	March 2016	Improved communication with groups and Parish Councils. Better understanding of Parish issues and needs.	Regular attendance at Parish Council meetings.
2 Community Development	Implement the Our Place community Action Plan for Westfield.	Kim Close James Divall	March 2016	Improved community services.	Update report to Area south Committee

Priority area	Action	Who	When	Outcome	Performance Measure
with a focus on addressing Health, social and economic inequalities and developing community facilities	Support & promote local community events such as Big Lunch, Table top sales, fetes and One stop shop information days.	Natalie Ross James Divall	March 2016	Events to build local community cohesion, recruitment of community association.	Completed successful events.
	Work with Developers to plan community facilities on future key sites in Yeovil and surrounding parishes in Area South.	Kim Close Natalie Ross James Divall Marie Ainsworth	March 2016	Future key sites will provide facilities to ensure more sustainable communities	Plans for Community facilities on future key site developments.  Final design agreed for Lufton Dual Use School
	Provide help and advice to communities wishing to develop community facilities	Natalie Ross James Divall	March 2016	Communities will have better community facilities.	Funding advice to West Coker on their various community projects  Advice and support given to Wyndham Park residents.  Funding and support given to other communities wishing to improve their facilities.  Advice to St Peter's Church Hall.
	Support community associations and community action.	Natalie Ross James Divall	March 2016	Healthier, more self-reliant communities	Active Community Associations
	Arrange 3 multi-agency community forum events per annum.	Natalie Ross	March 2016	Community and agencies have the opportunity to discuss emerging issues and share information	Meetings arranged.
	Provide support and advice to Yeovil Without Parish Council with regards to community facilities	Natalie Ross James Divall	March 2016	Facilities provided to benefit Yeovil Without residents	Report to Area South  Consultation Event for the MUGA

Priority area	Action	Who	When	Outcome	Performance Measure
	Investigate and arrange temporary community facilities for use of Yeovil Without residents.	Natalie Ross	March 2016	Facilities provided to benefit Yeovil Without residents	Investigate possible sites and arrange for services to be installed.  Secure funding.  Arrange purchase and installation.
	Continue to support provision for youth activity within Area South.	Natalie Ross James Divall	March 2016	Accessible activities for young people within Area South.	Report to Area South  Continue to organise and chair the Youth Opportunities Group  Continue to support the Yeovil Youth Service Review Group
	Support new local travel initiatives	Natalie Ross	March 2016	More people able to access other modes of transport rather than the car.	Report to Area South.
	Funding advice and guidance to charitable organisations	Natalie Ross James Divall	March 2016	Organisations able to access funding.	Advice given.
	Manage and assess community grant fund applications	Natalie Ross James Divall	March 2016	SSDC support to local organisations.	Allocation of the full fund by March 2016.  Reports to Area South Committee.
	Maintain and publish up to date Ward Profiles	Lisa Davis	March 2016	More people able to access information about where they live and work locally	Updated Ward Profiles
3 To continue to provide a high quality accessible front line	Continue to provide high quality accessible front desk enquiries service.	Lisa Davis	March 2016	Provide a very good customer service	To achieve at least 98% customer satisfaction rate.
	Continue to review and improve the reception arrangements	Lisa Davis	March 2016	Improved customer experience	Tested via customer satisfaction survey

Priority area	Action	Who	When	Outcome	Performance Measure
enquiry service	To ensure that staff are trained and prepared to deal with relevant changes for universal credit.	Lisa Davis	March 2016	Staff confident and able to give the best information and support to customers	Tested via customer satisfaction survey

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

## Appendix 2 - SSDC Council Plan 2012 to 2015

<http://www.southsomerset.gov.uk/about-us/our-vision/council-plan-2012---2015/>

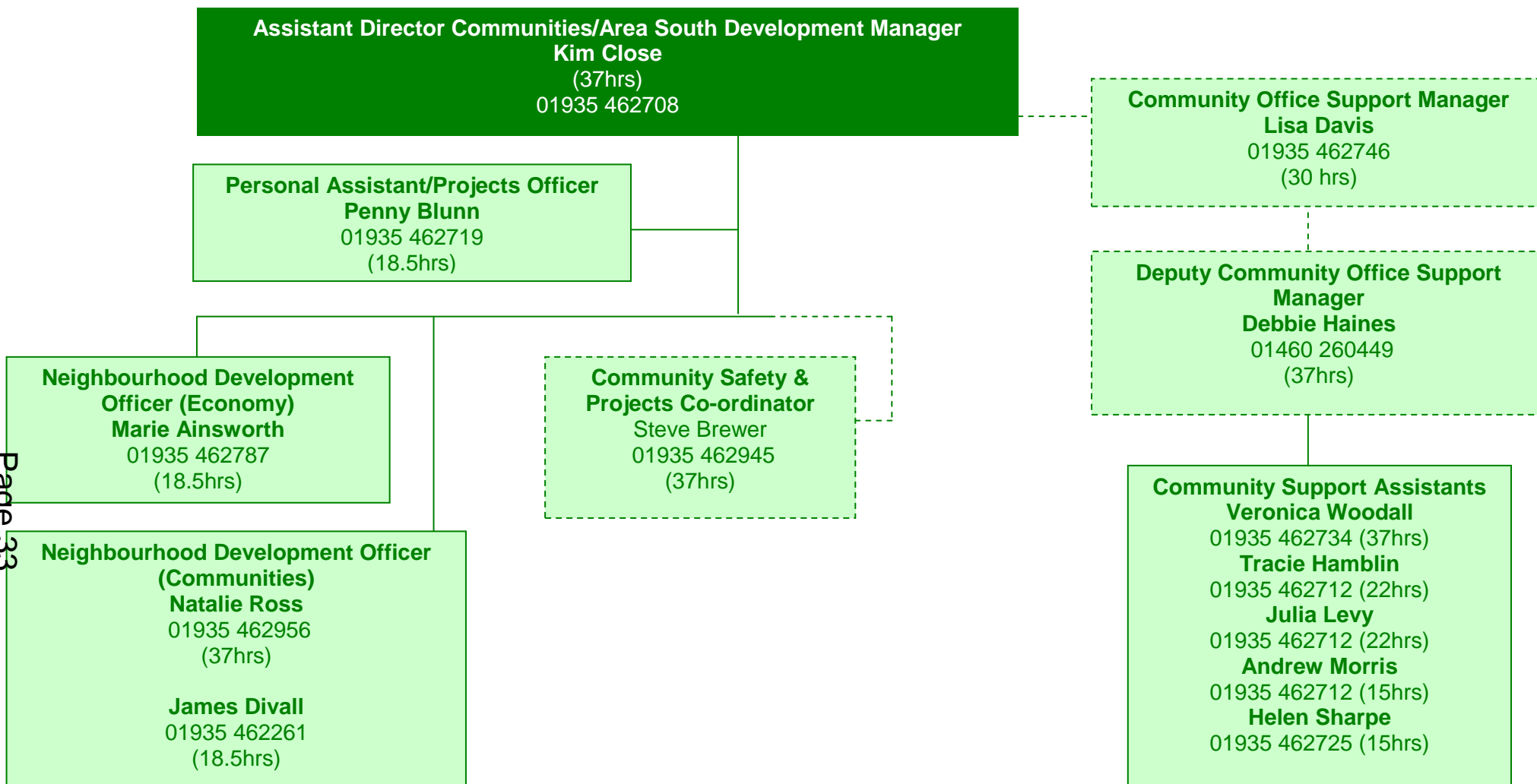
Extract of actions that relate the work of Area Development and the role of the Area Committee. NB: Most actions require partnerships within the various council services, between the council and other agencies and with the wider community.

Focus One – Jobs	“We want a strong economy which has low unemployment and thriving businesses”
<ul style="list-style-type: none"> <li>• Motivate and support business associations and act as a point of contact for businesses and partners. Improve communications with businesses so that we are supporting them in meeting their needs and not acting as a barrier.</li> <li>• Provide targeted support for start-ups and small businesses and those with the aspiration to expand.</li> <li>• Secure land with planning permission for employment use in areas where it is needed.</li> <li>• Enhance the vitality of town centres and discourage large scale out of town retail development that has a negative impact on local centres</li> <li>• Facilitate a realistic development programme for new employment sites that have been identified in market towns by 2015.</li> <li>• Support early delivery of Super Fast Broadband to rural areas by 2015</li> <li>• Work with partners, to contribute to tackling youth unemployment.</li> </ul>	
Focus Two – Environment	“We want an attractive environment to live in with increased recycling and lower energy use”
<ul style="list-style-type: none"> <li>• Continue to deliver schemes with local communities that enhance the appearance of their local areas.</li> <li>• Deliver campaigns and projects that help householders and businesses (including the Council) to cut energy use and adapt to climate change</li> </ul>	
Focus Three – Homes	“We want decent housing for our residents that matches their income”
<ul style="list-style-type: none"> <li>• With partners, enable additional new homes to meet the needs of the district, including mixed housing schemes to buy or rent that are affordable</li> <li>• Work with partners to combat fuel poverty</li> </ul>	
Focus Four – Health and Communities	“We want communities that are healthy, self-reliant, and have individuals who are willing to help each other”
<ul style="list-style-type: none"> <li>• Maintain and enhance the South Somerset network of leisure and cultural facilities, optimising opportunities for external funding to promote healthy living.</li> <li>• Continue to provide Welfare Benefits support and advice to tackle poverty for our vulnerable residents.</li> <li>• Ensure, with partners, that we respond effectively to community safety concerns raised by local people and that the strategic priorities for policing and crime reduction in South Somerset reflect local needs.</li> <li>• Work with and lobby partners to help communities to develop transport schemes and local solutions to reduce rural isolation and inequalities to meet existing needs of those communities.</li> <li>• Evaluate the overall requirements of the Government’s ‘Localism’ legislation and work with communities to develop plans for their community.</li> </ul>	



## AREA DEVELOPMENT STRUCTURE - SOUTH

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----- District wide  
 \_\_\_\_\_ Area



# Agenda Item 10

## **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

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## 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
<b>November 2015</b>	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
<b>December 2015</b>	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
	Citizens Advice South Somerset	Update Report on the Citizens Advice in South Somerset	David Crisfield, Third Sector Partnership Co-ordinator
	Section 106 Monitoring Report	Update Report	Neil Waddleton, Section 106 Monitoring Officer

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background/ Purpose</b>	<b>Lead Officer</b>
January 2016		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	

# Agenda Item 11

## **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 (East)  
Proposal: The erection of 2 No. dwellinghouses with associated access and parking (Revised Application)  
Appellant: Chamba Developments  
Site: 94 – 98 Sherborne Road Yeovil Somerset BA21 4HN

Ward: Yeovil (West)  
Proposal: The change of use of premises from a dwelling/bed & breakfast to a hostel  
Appellant: Mrs J Fuller  
Site: The Old Courthouse 20 Kingston Yeovil Somerset BA20 2QL

### **Appeals Dismissed**

Ward: Coker  
Proposal: Outline application for the erection of an agricultural workers dwelling  
Appellant: Mr Paul Richards  
Site: Woodentop Farm West Coker Hill West Coker Yeovil Somerset BA22 9DG

### **Financial Implications**

None

### **Implications for Corporate Priorities**

None

### **Other Implications**

None

**Background Papers:** Planning application files



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## 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

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**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.
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### 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 appraisal<sup>1</sup> 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 appeal<sup>2</sup>.

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<sup>1</sup> Agricultural Appraisal Andrew Sheppard Bennett Park Agricultural and Horticultural Business Consulting.

<sup>2</sup> 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 2011<sup>3</sup>.

*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

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<sup>3</sup> 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 furrowing 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 furrowing 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 comprise 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.