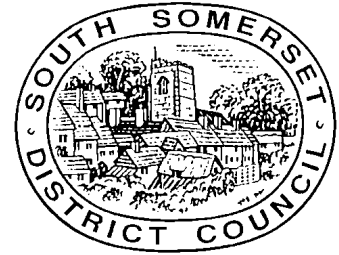


South Somerset District Council

Notice of Meeting



Area South Committee

Making a difference where it counts

Wednesday 2nd December 2015

2.00 pm

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

(disabled access is available at this meeting venue)



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

The public and press are welcome to attend.

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**, website: www.southsomerset.gov.uk

This Agenda was issued on Tuesday 24 November 2015.

Ian Clarke, Assistant Director (Legal & Corporate Services)

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



INVESTORS IN PEOPLE

Area South Committee Membership

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

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

David Recardo
Gina Seaton
Peter Seib
Alan Smith
Rob Stickland

South Somerset District Council – Council Plan

Our focuses are: (all equal)

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

Scrutiny procedure rules

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

Consideration of planning applications

Please note there are no planning applications to be considered this month.

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

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

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

Meetings of the Area South Committee are normally held monthly at 2.00pm on the first Wednesday of the month at the Council Offices, Brympton Way, Yeovil.

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

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

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

Public Participation at Committees

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

Public Question Time

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

Planning Applications

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

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

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

The order of speaking on planning items will be:

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

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

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

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

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

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

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

Area South Committee

Wednesday 2 December 2015

Agenda

Preliminary Items

1. Minutes of previous meeting

To approve as a correct record the minutes of the previous meeting held on 4th November 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 15th May 2014, where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council. If you have a prejudicial interest you must comply with paragraphs 2.9(b) and 2.9(c) of the Code.

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

Planning Applications Referred to the District Council's Regulation Committee

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

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

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

finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

4. Public question time

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

5. Chairman's announcements

6. Reports from representatives on outside organisations

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

Items for discussion

- 7. Highways Update Report** (Pages 8 - 10)
- 8. SSDC Welfare Advice Work in South Somerset** (Pages 11 - 18)
- 9. South Somerset Citizens Advice Bureau (SSCAB)** (Page 19)
- 10. Section 106 Obligations** (Pages 20 - 40)
- 11. Forward Plan** (Pages 41 - 43)
- 12. Appeals (For Information Only)** (Page 44)

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

This does not apply to decisions taken on planning applications.

Recording and photography at council meetings

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

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

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

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

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Agenda Item 7

Highways Update Report – Area South

Lead Officer: Mike Fear, Assistant Highway Service Manager

Contact Details: County Roads - countyroads-southsom@somerset.gov.uk

Purpose of the Report

The Report is to inform members of the work carried out by the County Highway Authority at the halfway stage through the financial year and what schemes are remaining on the work programme for the rest of the year.

Recommendation

That the Area South Committee notes the content of this report.

Surface Dressing

Weather this year has been fairly kind to our surface dressing program. It commenced in June and was completed through various phases by the end of August. After this time the road temperatures are too unpredictable to ensure there are no surface failures. Patching work has already been completed for next year's surface dressing program which mainly concentrates on Class A and B roads.

Surface Dressing is the practice of applying a bitumen tack coat to the existing road surface and rolling in stone chippings. Whilst this practice is not the most PR friendly, when carried out correctly it is highly effective and can bring significant improvements to the highway infrastructure.

Verge Cutting

Grass cutting this year has been difficult due to the rapid growth of vegetation and as you can appreciate; our works are largely governed by resource. With a highway network exceeding 3,500km in length, the size of the task is significant.

The County Council therefore has a policy and procedures that are in place to ensure the work is carried out in the most safe, effective and economic way. In a world of ever increasing risk assessment and claim/liability scenarios, the policy must take into account the range of road classifications across the network and prioritises them accordingly.

We were only able to do one cut on all roads this year, with a later visibility cut to Class A and B road junctions only. The programme was largely completed by the end of September.

Structural Schemes Completed 2015/2016 (up to 30 October 2015)

The below table identifies significant schemes that have been completed in South Somerset. Schemes in Area South are highlighted;

Misterton	A356 School Hill and Mosterton Road	Resurfacing	Completed
Crewkerne	A356 North Street	Resurfacing	Completed
Charlton Mackrell	A37 Fosse Way	Resurfacing	Completed
Yeovil	A30 West Coker Road	Resurfacing	March 2016

Bruton	Plox/Silver Street	Resurfacing	Completed
Castle Cary	Victoria Park/Greenway Road	Resurfacing	Completed
Lopen	Lopen Head Roundabout	Resurfacing	Completed
Merriott	Hitchen	Resurfacing	Completed
Yeovil	Dampier Street	Resurfacing	Deferred
Yeovil	St John's Road/Northbrook Road	Resurfacing	Deferred
North Cadbury	Parish Hill	Resurfacing	Completed
Ilminster	Ile Court	Resurfacing	Nov. 2015
Charlton Horethorne	Clare Farm Stowell Hill	Resurfacing	Deferred
Queen Camel	Traits Lane	Resurfacing	Completed
Somerton	Somertonfield Road	Resurfacing	Completed
Huish Episcopi	Picts Hill	Resurfacing	Completed
Chard	Avishayes Road	Resurfacing	Completed
Chard	Helliars Road and Crimchard	Resurfacing	Completed
Hinton St George	Lopen Road	Passing Bays Reconstructi on	
Yeovil	Goldcroft	Resurfacing	Completed
Yeovil	Hendford & High Street (The Borough)	Resurfacing	Deferred
Milborne Port	A30 Sherborne Road	Resurfacing (R+R)	Completed
Charlton Mackrell	A37 Fosse Way	Resurfacing (R+R)	Completed
Henstridge	A357 High Street & Stalbridge Road	Resurfacing (R+R)	Feb 2016
Henstridge	A357 Templecombe Road	Resurfacing (R+R)	Dec 2015
Yeovil	A3088 Bunford Hollow Roundabout	Resurfacing (Sections)	Completed
Ilchester	B3151 Somerton Road	Resurfacing (R+R)	Feb 2016
Yeovil	Birchfield Road	Footways	
Yeovil	St Michaels Avenue	Footways	
Yeovil	Plantangenete Chase	Footways	
Yeovil	Roping Road	Footways	
Yeovil	Park Street	Footways	Completed
Barton St David	Broadclose Way	Footways	Completed
Bratton Seymour	Jack Whites Gibbet	Footways	
Somerton	Walnut Drive	Footways	
Castle Cary	Millbrook Gardens	Footways	Completed
Tintinhull	St Margarets Road & Head Street	Footways	
Ilminster	Station Road	Drainage	
Closworth	Closworth Road	Drainage	Completed
Closworth	Weston Lane	Drainage	Completed
Bratton Seymour	A371 Cattle Hill	Drainage	Completed
Alford	B3153 Cary Road and Church Lane	Drainage	Completed
Chard	A358 Old Town	Drainage	Completed
Buckland St Mary	Fair End Lane	Drainage	Completed
Muchelney	Thorney Road	Drainage	Completed
Curry Rivel	Parsonage Place	Drainage	Completed
Brympton	Thorne Coffin (Phase 1 & 2)	Drainage	Completed
Pitney	Stowey Road	Drainage	Completed

Yeovil Without	Yeovil Marsh Road	Drainage	Completed
Fivehead	Ganges Hill	Drainage	Completed
Yeovil Without	Yeovil Marsh Road (Eastern end)	Drainage	Completed
Huish Episcopi	Meadow Close	Drainage	Deferred
Chilton Cantelo	Bridgehampton Road	Drainage	Completed
Maperton	Clapton Lane	Drainage	Completed
Bruton	Park Road	Drainage	Completed
Rimpton	Pitfield Corner	Drainage	Completed
Haselbury Plucknett	Claycastle	Drainage	Completed
Crewkerne	Cathole Bridge Road	Drainage	Jan 2016
Stoke Trister	Beech Lane	Drainage	Completed
Curry Rivel	St Andrews Close	Drainage	Completed
Shepton Beauchamp	Lambrook Road	Drainage	Nov 2015
Kingsbury Episcopi	East Lambrook Road (upgrade outfall)	Drainage	Completed
Long Sutton	Shute Lane	Earthworks	
Tatworth & Forton	Bounds Lane	Earthworks	Completed
Ansford	Ansford Hill	Earthworks	
East Coker	East Coker Road	Earthworks	Nov 2015

Winter maintenance

The preparation for this year's winter maintenance programme has now started. Our salt supply for the upcoming season has been delivered to the depot.

Somerset County Council salts over 1,400km (870 miles) of its roads in anticipation of frost, snow and ice. This is approximately 21% of the total road network in Somerset.

Local parishes will again be invited to collect their allocation of ten 20kg grit bags on 21st November.

If grit bins are being considered at new locations, can the members please confirm these positions as soon as possible as the filling of bins will soon commence. It may also be beneficial to confirm previous locations to ensure that these areas are not missed.

Agenda Item 8

SSDC Welfare Advice Work in South Somerset

Assistant Director: Steve Joel, Health and Well Being
Head of Service: Kirsty Larkins, Housing and Welfare
Service Manager: Alice Knight, Careline and Welfare Manager
Lead Officer: Catherine Hansford, Welfare Advice Team Leader
Contact Details: catherine.hansford@southsomerset.gov.uk or 01935 463737

Purpose of the Report

To update and inform Members on the work of the Welfare Advice Team for the financial year 2014/15.

Public Interest

The report gives an overview of the work of the SSDC Welfare Advice Team.

Recommendation

Members are invited to comment on the Report

What is the Welfare Advice Team?

The Welfare Advice Team consists of 3.1 full time equivalent staff responsible for undertaking casework for clients across the whole of South Somerset. We provide specialised advice and advocacy; preparing claims, representing clients at Appeals, up to and including First-Tier and Upper Tier Tribunals.

The Team are situated within the Housing and Welfare Service and based at Petters House. We provide advocacy and advice by telephone, appointments at Petters House and the Area Offices and carry out home visits where appropriate.

Annual Statistics

During 2014/15 the Welfare Advice Team undertook casework for **593** clients across South Somerset achieving an Annual Income for clients of **£1,107,762.21**. In addition clients received a total of **£228,864.11** in Lump Sums. Combined total **£1,336,626.32** (at 13/11/2015).

Please note that these figures are provisional due to the time lag involved in benefits being awarded/clients confirming their award. This lag is longer than in previous years due to the extended delays with existing and new benefits (one year for new claims for Employment and Support Allowance (ESA) – although a basic rate is paid until that time). We would expect these figures to show a further increase as 59 cases remain open awaiting outcomes.

We undertook casework for **195** clients in Area South, achieved an annual income of **£399,627.91** and a lump sum of **£108,592.20**, combined total of **£508,220.11**.

Out of the total 593 clients we worked with across South Somerset we helped dispute 50 decisions (Appeals and Mandatory Reconsiderations). This is a drop in previous year's figures as fewer decisions are being made.

At Mandatory Reconsideration stage:

- 21 decisions were successfully overturned
- 3 were withdrawn
- 1 is still outstanding

The unsuccessful MR's, we can progress to appeal (First Tier tribunal) stage, if our clients are agreeable.

Some cases that come to us are already at this stage.

At Appeal Stage:

- 21 cases progressed to Tribunal stage
- 2 were withdrawn.
- 15 were successful
- 5 unsuccessful
- 1 remains outstanding

As before, these figures are subject to change as decisions on open cases are made and progressed as appropriate.

It is also worth noting that of all the 50 disputed decisions, 42 were for disability benefits – 9 Disability Living Allowance, 12 Personal Independence Payment and 21 Employment and Support Allowance.

Where We Are Now.

The 2012 Welfare Reform Act represents the biggest change to the welfare system in over 60 years. All these changes are also taking place against a backdrop of reductions in funding from central government across both the statutory and third sectors.

Passported Benefits

The impact of completely redesigning the whole system of means-tested benefits and tax credits goes beyond those just immediately affected by losing a benefit.

Over time a whole raft of secondary benefits have been developed and eligibility depends on receiving Income Support, income based Jobseeker's Allowance, income related Employment and Support Allowance and Child Tax Credits.

These are known as 'passported benefits' and include free school meals, school travel, prescriptions, dental treatment and other reductions in prices for services, e.g. leisure, Careline etc.

The Social Security Advisory Committee, a statutory independent committee which advises Department of Work and Pensions (DWP) on the operation of the benefits system, has recently produced a report (1) which raises clear concerns about the loss of these passported benefits.

It points out that these benefits make significant contributions to the health and wellbeing of low income families and to preventing child poverty and social exclusion.

If families lose benefits and in turn eligibility for free school meals this also impacts on the overall funding the schools receive in the 'pupil premium'.

In addition if families migrate because of the Housing Benefit caps and other loss of income arising from the reforms, then this will have significant impact sub-regionally and could exacerbate disparities of wealth in rural areas.

The application of the Spare Room Subsidy to Social Housing Tenants (known as the Bedroom Tax) was rolled out from April 2013 and, as of March 2015, 764 tenants in South Somerset experienced a reduction in Housing Benefit as a result of this.

From September 2013, the Benefit Cap (the total amount of benefit that working-age households can receive) was implemented and whilst there were a relatively small number of households affected in the whole Somerset (around 100 by April 2014), South Somerset, as of March 2015 has 27 affected households (2).

This is in addition to households with private tenancies affected by the Local Housing Allowance.

There has been an almost three fold increase in the households in Somerset receiving extra help with housing costs through Discretionary Housing Payments (DHP) in 2013-14 compared to 2012-13. DHP's in South Somerset rose from 230 to 487. (2). The number of households in South Somerset that received extra help through DHP's in 2014/15 was 513.

Saved and Maintained Tenancies

The figures for Saved and Maintained Tenancies for 2014-15 stand at 3 and 21.

Saved Tenancies are those cases which would have resulted in the loss of the tenancy but for the intervention of the Welfare Benefit Team. Maintained Tenancies are those where the Welfare Benefit Team have undertaken a significant amount of work with the clients towards assisting in the successful maintenance of the tenancy.

The cost to SSDC of dealing with a homeless application is estimated at £2,630 per family. The 3 tenancies saved by the intervention of the Welfare Benefit Team equates to a potential saving of £7,890. Further savings were made by the 17 x Maintained Tenancies, as it is highly probable that a number of these would have progressed to the stage of loss of tenancy without early intervention, which is key in the current financial climate.

The need for support for people to retain their homes has never been greater than now given the consequences of Welfare Reform.

Housing Benefit

More recent research from the National Housing Federation (3) shows that middle-income households earning between £20,000 - £30,000 a year accounted for two thirds of all new Housing Benefit claims during the last six years, as the struggle to afford a home gets tougher. With the proportion of households having to claim Housing Benefit despite being in work doubling to 22 per cent (one in five) since 2008, the National Housing Federation predicts that this figure could rise to one in three in the next five years. (3).

Here in South Somerset, out of a Housing Benefit caseload of 9,540 (active claims as of March 2015), working age claimants make up 6,052 and of these 2,238 are earning which equates to 23% (higher than the national average) of the total caseload and 37% of working age claimants. This does not include those in receipt of passported benefits who also work.

The estimated cost for a 2 child family if an eviction took place without a homeless application being made is £3,563. The wider social costs in relation to education and health services are estimated to be £4896. (4). In addition the emotional impact on clients' health is considerable.

Becoming homeless is of course the very last resort for families and experience has shown that considerable financial pressure will be absorbed and debt accrued by families before they accept it. The impact of this can be widely felt in families, children and vulnerable adults in these families can be particularly at risk.

Nationally, the number of Housing Benefit claimants who are in work broke the *one million* barrier for the first time when DWP statistics published in November 2013 show that 1,013,822 people in employment were claiming Housing Benefit in August 2013.

DWP statistics published in August 2015 show that nationally, 1,073, 238 people in employment were claiming Housing Benefit in May 2015 out of a total number of 4,865,567 – 22%. Again, this does not include working households who are also in receipt of passported benefits.

Unemployment

Unemployment is not so much an issue in South Somerset as underemployment - few people realise just how many in work rely on Housing Benefit to pay their rent, not to mention earnings top up's such as Working Tax Credits due to typically low wages in the area.

UK figures published in December 2013 found that the largest group in poverty are working age adults without dependent children - 4.7 million people are in this situation, the highest on record. Pensioner poverty is at its lowest level for 30 years. (5).

The Value of Welfare Advice

By ensuring the maximisation of income and helping to challenge decisions, welfare rights services ensure that national government covers such housing costs instead of the council by way of the homelessness route and/or loss in rent collection

The Low Commission, in May 2014, published a major follow up work on the economic value of social welfare advice (6) and presents compelling evidence from different sources that social welfare advice saves public services money. So apart from putting money in the pockets of those who need it, there is also widespread added value from our work.

Looking at all work to date on Cost Benefits Analysis (CBA) and Social Return on Investment data, the report finds that this not only pays for itself, but it also makes a significant contribution to families/ households, to local area economics, and also contributes to significant public savings.

Different studies done in the UK, US, Canada and Australia have all demonstrated similar findings that for every pound or dollar invested, there's a multiple of 10 in the savings produced by, for example, keeping people their homes with jobs and incomes intact rather than having to utilise expensive crisis and emergency services. The review shows that advice across different categories of law result in positive outcomes for clients and their households. (6)

Commenting on the findings Lord Colin Low said:

“This research, carried out independently, demonstrates with hard economics the true value of social welfare advice. It can no longer be argued that funding social welfare advice is too much of a burden on the state. Early and necessary interventions from advice and legal support prevent problems and expense further down the line”

Partnership Work

Co-ordinated joined up working with other agencies is now more important than ever with the emphasis on making advice more accessible in rural areas and taking service out across the district. We are striving to maintain and improve ways where we can complement each other's services, focusing on each agencies strong points, exploring new technologies and access routes and better referral systems.

We are also working in conjunction with other advice agencies on Social Policy issues. The agencies we work with, such as the National Association of Welfare Rights Advisers and Citizens Advice Bureaux campaign on a national level, which we feed into, as well as highlighting individual cases via the local MP's.

Our partner agencies include South Somerset CAB, Age UK, Yarlinton Housing Group, South Somerset Mind, Village Agents and many more.

Case Studies and Feedback

The advice we provide helps our clients get back on their feet again and encourages them to be pro-active as we try to empower and avoid over dependence.

This local face to face responsive support has become more essential as more and more services are rolled out digitally or through central processing centres.

This is highlighted in the feedback we receive from our clients.

“The welfare was excellent help. Everything was brilliant. Thanks for all the help and care, we appreciate it. God bless you.”

“Catherine was brilliant, if I'd met her a while ago life would have been a lot easier. Very motivated, positive, helpful and friendly. Can't thank her enough.”

“From the start of the process I felt supported. Andy explained every step thoroughly to me and answered any questions. Huge thanks to Andy, I was extremely happy with the service I received. I would recommend highly.”

“The lady who called on us (Helen) was wonderful I cannot commend her enough.”

“Helen Parrott was very kind, caring and professional. She filled in my claim form making sure to include every comment. She didn't rush me and made sure the questions were answered in my own words. I would recommend Helen to other people, she made a stressful time more relaxed by her caring nature.”

“Thank you for the excellent service - you've been very helpful”

“Excellent service provided by Andy Pennington, with regular updates until all benefits were received.”

“My case worker was very efficient and helpful”

“Thank you very much for the assistance gave to me. I am very happy for your supporting and your kindness.”

Case Study

Philip is 25 years old with Noonan's Syndrome – a genetic disorder with a wide range of symptoms including mental health and learning difficulties, anxiety and depression.

As a result Philip is significantly limited in his mental state, struggling with day to day activities that most of us take for granted – reading, cooking meals, budgeting, as well as personal care.

Philip was in supported temporary housing following homelessness due to not coping with managing his finances. He signed off of Employment and Support Allowance (ESA) and on to Jobseeker's Allowance (JSA) because he wanted to work, unaware of the strict requirements he would be subjected to.

Philip had previously gained employment but was unable to hold down a job because of the amount of support he needed to do so –navigating the route to work, using public transport, getting himself organised etc etc.

Philip was referred to us in November 2014 by adult support services in who had been working with him for some time.

We suggested that he move back on to ESA and explained he could still look for work whilst claiming this benefit but he would be given appropriate support to do so.

Philip re-claimed ESA and we also helped him put in a claim for Personal Independence Payment (PIP) which is a non-means tested benefit that has replaced Disability Living Allowance.

Unfortunately Philip was turned down for PIP, with points scored for difficulties with budgeting and reading. We helped him request a Mandatory Reconsideration (MR) of this decision and provided additional medical evidence as well as a written submission in support of an award.

Unfortunately the original decision was upheld in March 2015 and by this time Philip's situation was causing him significant distress. His depression worsened and he started forgetting appointments.

Philip's stepmother intervened and made contact with us. With his permission we worked with her to help him through what was a difficult time. He was still only receiving the assessment phase amount of ESA (£72.40 per week) and struggling financially.

Philip's Tribunal Hearing was finally listed in August 2015 and the panel awarded him points for difficulties with cooking a simple meal, managing his therapy, washing and bathing, reading, budgeting and planning the route of a journey. This amounted to an additional £102.85 per week plus the addition of a Severe Disability premium of £61.10 per week.

At this time Philip's ESA was still in the assessment phase and he had not had a medical. We forwarded the Tribunals PIP decision with the medical evidence and a covering submission to the DWP Medical services who took this on board and made recommendation to the DWP without the need to a face to face medical.

Subsequently Philip was placed in the ESA Support Group amounting to an additional £51.30 per week.

As a result of the work we carried out, Philip has an increased annual income of £11,193 plus back paid benefit in the sum of £11,282. He has successfully moved into permanent accommodation with a Registered Social Landlord and continues to be supported. This has also had a significant positive impact on his mental health.

Corporate Priority Implications

Council Plan 2012-2015:

Focus 3: Homes

Focus 4: Health and Communities

Equality and Diversity Implications

The work within the Welfare Advice Team brings us into daily contact with vulnerable clients, people with disabilities and non-English speaking communities.

Financial Implications

None

Carbon Emissions & Adapting to Climate Change Implications (NI188)

None

Background papers;

- (1) *Universal Credit: the impact on passported benefits*, Report by the Social Security Advisory Committee, DWP, March 2012
- (2) Somerset Welfare Reform Impact Monitoring 2013-14
- (3) *Broken Market, Broken Dreams*, Home Truths 2014/15, report by the National Housing Federation 2014
- (4) Somerset Community Legal Service Partnership: County Court Project
- (5) *Annual Monitoring Poverty and Social Exclusion 2013* published by the Joseph Rowntree Foundation and written by the New Policy Institute (08/12/2013)
- (6) *Social Welfare Advice services – A Review* by Graham Cookson, an economist at the University of Surrey

Agenda Item 9

South Somerset Citizens Advice Bureau (SSCAB)

Strategic Director: Rina Singh
Assistant Director: Kim Close/Helen Rutter
Service Manager: Kim Close
Lead Officer: Kim Close; Assistant Director – Communities
David Crisfield; Third Sector & Partnerships Co-ordinator
Angela Kerr; Chief Executive Officer, SSCAB
Contact Details: kim.close@southsomerset.gov.uk (01935 462060)
david.crisfield@southsomerset.gov.uk (01935 462240)
angela.kerr@southsomcab.org.uk (01935 847661)

Angela Kerr, Chief Executive, South Somerset Citizens Advice Bureau will be attending Area South Committee to deliver a presentation to members on the work and future development of South Somerset CAB.

Agenda Item 10

Section 106 Obligations

Strategic Director: Rina Singh (Place & Performance)
Assistant Director: Martin Woods (Economy)
Service Manager: David Norris (Development Manager)
Lead Officer: Neil Waddleton
Contact Details: Neil.Waddleton@southsomerset.gov.uk or (01935) 462603

Purpose of the Report

Section 106 Officer to provide information on signed Section 106 agreements relating to development within Area South. Agreements containing financial contributions will be presented within the monitoring report (Appendix A), however if any further detail was required on any other agreement it was agreed that this would be undertaken directly with the officer.

Public Interest

Section 106 Obligations are a key aspect of most major planning development approvals granted by the Authority however they are also necessary to provide additional control in relation to smaller schemes. The items captured within Section 106 Obligations usually deal with the additional infrastructure costs that will be incurred within the area of the Authority arising from the completion of a development. Depending on the scale of the proposed development the sums of money associated with a Section 106 Obligations can be considerable.

This may take the form of changes to highways, contributions toward increased schools provision, creation/maintenance of open spaces, recreational areas and so on. The costs arising from these are often significant and require negotiation and settlement between officer and the developer, through the use of nationally agreed formulae.

There is a variety of ways in which these requirements can be delivered. Normally the developer makes a payment to allow the relevant authority to provide the requirement e.g. Schools or Play areas. Alternatively, the developer may be charged with completing the work directly for example a new highway junction.

By their very nature Section 106 Obligations require specified actions/payments to take place within a pre-defined timescale or event (known as 'triggers') and it is essential that the Section 106 officer has a system and processes in place that ensures the agreements are effectively managed.

Members will appreciate that the level of contribution that was secured from each development was dependent upon several factors, particularly the 'formula' that was being used for calculating the Sports, Arts and Leisure, Education and Highway contributions at the time of each application. It is also important to emphasise that it is very difficult to make meaningful comparisons between obligations that were sought on different developments, as each scheme has to be considered on its own merits.

Recommendation:

Members note and comment on the report and verbal update and endorse the actions taken in respect of the monitoring and managing of Section 106 Planning Obligations.

Background

A Section 106 Officer was appointed on 1 April 2010. This post sits within the planning team with the specific responsibility for ensuring that all requirements of S106 obligations, including the collection and spending of financial contributions are monitored and managed.

Additional Information

Since my last report there have been two significant legislation changes that will affect the way that we are able to seek financial planning obligations in the future:

Contributions from schemes

The NPPG dated 28th November 2014 prevented us from seeking contributions to pooled funding 'pots' intended to provide common types of infrastructure for the wider area from developments of 10 and under. We were successful in obtaining some contributions towards specific pieces of infrastructure; however we were unable to seek any obligations from the majority of applications of 10 and under.

This guidance was then overturned in the High Court, in August, 2015. Community, Health and Leisure Service are therefore again able to seek contributions from any development of 5 or more, in line with our previous policy. However we are now only seeking the contributions towards local facilities (equipped play, youth facilities, playing pitches, changing rooms and community halls) from developments of between 5 and 10 dwellings.

In addition South Somerset are now seeking contribution towards/provision of affordable housing from all new residential schemes.

Policy HG4: Provision of Affordable Housing 1 – 5 Dwellings

Small sites below the threshold for a full affordable housing contribution will be expected, where it is viable to do so to pay a commuted sum:

Yeovil, Primary Market Towns and Local Market Towns will incur a charge of £20 per square metre of internal floor area of the dwellings

Rural Centre, Rural Settlements and everywhere else will incur a charge of £40 per square metre of internal floor area of the dwellings.

CIL Regulations (2011, amended 2013 & 2014)

From April 2015, no more contributions may be sought/collected in respect of a specific infrastructure project or a type of infrastructure through a S106 agreement if 5 or more obligations have been entered into since April 2010 and it is a type of infrastructure that is capable of being funded by CIL.

In Area South this legislation change will mean that no more contributions will be sought for swimming pools, indoor tennis and the district wide sports hall through future application processes.

Projects

Members may wish to note that the main projects delivered/under way or priorities as a result of appropriate collected S106 monies since my last report are:

- Westfield AGP – Opened September 2014
- King Arthur Drive Play Area – Opened April 2015
- Birchfield Bike Park – Opened October 2015
- Lyde Road Key Site - LEAP under construction, completion early 2016.
- Land Rear of Pen Mill – Contributions secure, transfer of land ongoing.
- Refurbishment of Westland Sports Hall
- Refurbishment of Westland Changing Rooms
- Improvements to Milford Park – Preliminary discussions with Ward Members
- West Coker Recreation Ground

Financial Implications

No direct financial implications from this report however members will be aware that ineffective management of planning obligations does have the potential to require the district council to refund contributions to developers.

Corporate Priority Implications

The effective management of planning obligations will be beneficial in achieving all of the Councils Corporate Priorities

Carbon Emissions & Adapting to Climate Change Implications (NI188)

Section 106 Planning Obligations have a key role in delivering sustainable communities thereby contributing to a reduction in carbon emissions and helping to adapt to climate change.

Equality and Diversity Implications

Section 106 Planning Obligations have a key role in delivering sustainable communities thereby ensuring access to facilities, homes and services for all members of our community.

Background Papers: None

Area South Section 106 Monitoring Report 2nd December 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: BRYMPTON</p> <p>08/04357/FUL Parish Brympton</p> <p>Alvington Farmhouse Alvington Lane Brympton Yeovil Somerset BA22 8TH</p> <p>The erection of 40 no. residential units with associated new roads, parking and drainage in addition to public open space, balancing pond and rebuilding existing barn (GR 352702/115960)</p> <p>Agreement Date: 21/04/2009</p>	<p>Sports and Leisure: Strategic Sport & Community Infrastructure Facilities Contribution: for providing new or enhancing existing off-site sporting & recreational facilities within 3 miles of site & a commuted sum for long term maintenance. LEAP to be provided and POS including attenuation pond to be transferred to management company</p> <p>Affordable Housing: Units Agreed: 12</p>					<p>Status: Development Completed</p> <p>£28,587 funded new community netball courts at Westfield Academy School</p> <p>£2,798 Westfield School cricket nets.</p>	
<p>Ward: COKER</p> <p>12/06210/FUL Parish West Coker</p> <p>land Adjacent 1 Font Villas West Coker Yeovil Somerset BA22 9By</p> <p>The erection of 6 dwellings with associated access and parking (GR 352237/112986)</p> <p>Agreement Date: 27/11/2013</p>	<p>Sports and Leisure: Changing Room Contribution: £5,309.08 for provision at West Coker Recreation Ground.</p> <p>Equipped Play Contribution: £8,225.14. Enhancement/improvement of the play area at West Coker Recreation Ground.</p> <p>Strategic Community Facilities Contribution: £9,638.92 (see project schedule)</p>		<p>Sports & Leisure: £23173.14</p>			<p>Status: Underway</p>	<p>UU – No time restriction to spend monies.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: WARDS OF YEOVIL WITHOUT</p> <p>11/04443/FUL Parish Mudford</p> <p>Land Rear Of 13 Primrose Lane Mudford Yeovil Somerset BA21 5SH</p> <p>The erection of 7 No. detached dwellings with associated garaging and the formation of a new vehicular access (Part Retrospective) (GR 116812/118124)</p> <p>Agreement Date: 22/03/2012</p>	<p>Sports and Leisure: Equipped Play Contribution: £8,225.25. The sum of £5244 towards play equipment at for the play area at Cavalier Way, Yeovil. In addition a £2,981.25 for the long term maintenance of those facilities. Changing Room Contribution: £5,308.87. The sum of £4,920 towards a new or enhancing existing changing rooms in Yeovil. In addition £388.87 towards the long term maintenance of those facilities. Playing Pitch Contribution: £4,804.86. The sum of £3,106 towards enhancing existing playing pitches in Yeovil. In addition £1,698.86 for the long term maintenance of those pitches. Youth Facilities Contributions: £1,404.69. The sum of £1.030 towards the provision of youth facilities at Birchfield Park, Yeovil. In addition £374.69 for the long term maintenance of those facilities. Strategic Community Facilities Contribution:£9,638. Towards the following projects: £2,219 towards the development of an 8 lane competition swimming pool. £1,422 towards new indoor tennis facilities in Yeovil £1,878 towards enhancement/expansion of Octagon Theatre in Yeovil £482 towards sand based or artificial grass pitch in Yeovil £3,637 towards the development of an 8 court sports hall in Yeovil</p>		<p>Sports and Leisure: £29,381.00</p>			<p>Status: Development Completed</p> <p>Projects as listed.</p>	<p>Local contributions: No time limits to be spent.</p> <p>Strategic contributions to be spent by 23/3/22</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: WARDS OF YEOVIL WITHOUT</p> <p>12/02534/FUL Parish Mudford</p> <p>15 Primrose Lane Mudford Yeovil Somerset BA21 5SH</p> <p>The erection of 2 No. detached dwellings with garage/parking and associated access (GR 356794/118053)</p> <p>Agreement Date: 05/12/2012</p>	<p>Miscellaneous Gains:</p> <p>Bus Stop Contribution: £1000</p>	<p>Bus stop Contribution to be paid to the Yeovil Without Parish Council within 28 days of permission being implemented.</p>				<p>Status: Development Completed.</p>	<p>Monies transferred to PC.</p>
<p>Ward: Yeovil (Central)</p> <p>09/02201/FUL Parish Yeovil</p> <p>Land at St Georges Avenue Yeovil Somerset</p> <p>The demolition of 51 PRC units (31 houses and 20 flats) and the erection of 46 flats and 56 houses (GR: 355764/117108)</p> <p>Agreement Date: 12/08/2010</p>	<p>Sports and Leisure:</p> <p>Off-Site Recreation Contribution: contribution towards enhancement, refurbishment or improvement of community sports pitches and changing rooms at any existing recreation ground owned or maintained by the Council within Yeovil. Including a commuted sum payment for the long term maintenance of the facilities provided.</p> <p>Strategic Community Facilities Contribution: £67,243 to be used towards one or more of the following projects:</p> <p>a) Improvements to sports halls and swimming pools within the Yeovil area b) Enhancement or expansion of the Octagon Theatre, Yeovil c) Provision of synthetic sports pitches within Yeovil.</p> <p>Equipped Play Contribution: for the acquisition and instillation of play equipment at on the Milford Park Play Area together with a commuted sum to provide long term maintenance of that facility</p> <p>Affordable Housing: Units Agreed: 68</p>					<p>Status: Development Completed.</p> <p>Equipped Play Contribution went towards the Milford Park Project.</p> <p>Changing Room & Sports hall contributions designated towards Westland Leisure Complex</p> <p>Strategic Monies (£66'260) towards Westfield Academy AGP.</p>	<p>Local contributions to be sepend by 17/10/16</p> <p>Strategic contributions to be spent by 23/9/23</p>

Area South Section 106 Monitoring Report 2nd December 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (Central)</p> <p>08/04366/FUL Parish Yeovil</p> <p>24 - 30 & 36 - 46 & 53 - 75 Milford Road, 176, 178, 103 & 105 Hillcrest Road And Land South Of 21 Wingate Avenue Yeovil</p> <p>Residential development consisting of the demolition of 26 existing concrete dwellings and the erection of 42 new dwellings (Revised Application) (GR 356147/117148)</p> <p>Agreement Date: 27/05/2009</p>	<p>Sports and Leisure: Equipped Play Contribution: for the acquisition and installation of play equipment at the Milford Park Recreation Area and commuted sum payment for the long term maintenance of the equipment. Off-site Recreation Contribution: for reconstruction, renovation or improvements of any part(s) of the Milford Park Recreation Area.</p>					<p>Status: Development Completed</p> <p>Local contributions supported Milford Park project.</p> <p>£35,386 awaiting project allocation.</p>	<p>Unallocated monies need to be spent by 31/5/17</p>
<p>Ward: Yeovil (Central)</p> <p>13/0058/FUL Parish Yeovil</p> <p>Telford House The Park Yeovil Somerset BA20 1DA</p> <p>Demolition of existing building and the erection of a mixed development comprising office accommodation and 14 No. residential apartments (GR 355478/116122)</p> <p>Agreement Date: 05/11/2013</p>	<p>Sports and Leisure: Changing Room Contribution: £10'722.85. Enhancement/Improvement of the changing rooms at existing grounds in Yeovil. Community Halls Contribution: £6'404.28 Enhancement of existing community hall provision in Yeovil. Equipped Play Contribution: £12'213.84 Enhancement/Improvements to play area at Yeovil Country Park. Playing Pitch Contribution: £8'376.07 Enhancement of existing or provision of new playing pitches in Yeovil. Youth Facilities Contribution: £2'082.19. Youth provision at Yeovil Country Park. Strategic Community Facilities Contribution: £19'789.64 (see project schedule).</p>	<p>Prior 4th Occ – Equip Play & Youth Contributions.</p> <p>Prior 7th Occ – Playing Pitch, Changing Room & Community Hall Contributions.</p> <p>Prior 11th Occ – Strategic Leisure Contribution.</p>		<p>Sports & Leisure: £59588.87</p>		<p>Status: Not Commenced</p>	

Area South Section 106 Monitoring Report 2nd December 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (Central)</p> <p>09/03111/FUL Parish Yeovil</p> <p>103-107 Highfield Road Yeovil Somerset BA21 4RJ</p> <p>Demolition of existing bungalow, day centre and commercial/industrial buildings, the erection of 14 houses and commercial/industrial buildings (B1 and B8 Uses) and alterations to 2 highway accesses (revised application)</p> <p>Agreement Date: 10/10/2011</p>	<p>Sports and Leisure: Off-Site Recreation Contribution: improvements of community sports pitches and changing rooms at any existing recreation ground owned or maintained by the Council within Yeovil or at a local authority maintained school within Yeovil. Contribution includes commuted sum for long term maintenance of those facilities. Equipped Play Contribution: Acquisition & installation of one or more pieces of play equipment and including commuted sum for long term maintenance at the Milford Play Area. Strategic Community Facilities Contribution: to be used as a contribution towards one or more of the following: 1) Improvements of sports halls, indoor tennis & swimming pools within the Yeovil area 2) Enhancement or expansion of the Octagon Theatre 3) Provision of synthetic sports pitches with in the Yeovil area.</p>	<p>Equipped Play Contribution: On or before occupation of 1st dwelling Off-Site Recreation Contribution: On or before occupation of 6th dwelling Strategic Community Facilities Contribution: On or before occupation of 12th dwelling</p>		<p>Sports and Leisure:</p> <p>£53668.00</p>		<p>Status: Material Start Made</p>	

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (Central)</p> <p>09/01671/FUL Parish Yeovil</p> <p>Foundry House Mill Lane Trading Estate Summer House Terrace Yeovil Somerset TA20 1NL</p> <p>Mixed use redevelopment to provide 2 shops, 28 dwellings, one live/work unit, 8 flats and conversion of glove factory to form cafe/restaurant and offices and associated works (GR: 356049/115785)</p> <p>Agreement Date: 20/01/2010</p>	<p>Affordable Housing:</p> <p>£53,981 towards off-site Affordable Housing provision.</p>					<p>Status: Development Complete</p>	<p>Land Owner Agreement for works on the promenade.</p> <p>Contribution paid. No time requirements on paid contribution.</p>
<p>Ward: Yeovil (Central)</p> <p>15/03002/FUL Parish Yeovil</p> <p>Yeovil District Hospital Higher Kingston Yeovil</p> <p>The construction of a new multi storey car park with new link road and access, demolition of 3 properties, construction of new residents car park and relocation of oxygen tank enclosure. (GR 355505/116348)</p> <p>Agreement Date: 09/10/2015</p>	<p>Highways:</p> <p>To pay the SSC in respect of costs in relation to traffic regulation orders.</p>			<p>Highways: £6,000.00</p>		<p>Status: Not Commenced</p>	

Area South Section 106 Monitoring Report 2nd December 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (Central)</p> <p>14/00213/FUL Parish Yeovil</p> <p>Premises Formerly Known As 16 Goldcrot Yeovil Somerset BA21 4DQ</p> <p>Residential development consisting of 19 dwellings and associated works (GR 355948/116364)</p> <p>Agreement Date: 06/10/2014</p>	<p>Sports and Leisure: Community Health & Leisure Contribution: £19,000 towards the enhancement of the play area at Summerhouse View and the youth facilities at the Kingston Play Area or the Grass Royal Play Area.</p> <p>Highways: Bus Shelter Commuted Sum: £2,500 towards ongoing maintenance of the new bus shelter.</p>	<p>CH&L contribution payable on or before occupation of more than 25% of the dwellings.</p> <p>Bus Shelter Commuted Sum payable on completion of of bus shelter.</p>		<p>Sports & Leisure: £19,000</p> <p>Highways: £2,500</p>		<p>Status: Underway</p>	
<p>Ward: Yeovil (Central)</p> <p>14/06224/FUL Parish Yeovil</p> <p>Car Park Site Queensway Place Yeovil</p> <p>The erection of 24 flats with associated parking and landscaping (GR 355394/115936)</p> <p>Agreement Date: 03/06/2015</p>	<p>Sports and Leisure: £24,472.20 as a contribution towards enhancing existing play area and or youth facilities at Ninesprings, Yeovil Country Park.</p>	<p>Contribution payable on or before commencement of development.</p>		<p>Sports & Leisure: £24,472.20</p>		<p>Status: Not Commenced</p>	<p>Clause detailing potential future financial payments held within agreement.</p>

Area South Section 106 Monitoring Report 2nd December 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (East)</p> <p>09/02228/FUL Parish Yeovil</p> <p>Land At Greenhill Road Yeovil Somerset</p> <p>Demolition of 20 dwellings and garages and erection of 38 dwellings with associated access, parking and landscaping. (GR 356591/117238)</p> <p>Agreement Date: 22/12/2009</p> <p style="text-align: center; font-size: 2em;">Page 30</p>	<p>Sports and Leisure: Off-Site Recreation Contribution: to be used as a contribution towards the enhancement or improvement of community sports pitches and changing rooms at Yeovil Recreation Centre or within a Yeovil School or at Milford Park with commuted sum payment for the long term maintenance of the facilities provided.</p> <p>Strategic Community Facilities Contribution: £22,308 to be used as a contribution towards one or more of the following: a) Improvement of sports halls and swimming pools within the Yeovil area b) Enhancement or expansion of the Octagon Theatre, Yeovil c) Provision of synthetic pitches within the Yeovil area.</p> <p>Equipped Play & Youth Contribution: for the acquisition and installation of play equipment on the Birchfield Play Area, along with commuted sum for the long term maintenance. Youth facilities at or in the area of Birchfield Recreation Ground along with commuted sum for the long term maintenance.</p>					<p>Status: Development Completed</p> <p>Birchfield Park. "zip wire"</p> <p>Monies towards Bike Park at Birchfield Park.</p> <p>Changing Room Contribution to be spent at Westland Leisure Complex.</p> <p>Strategic Monies allocated towards refurbishment of sports hall at Westland Leisure Complex</p>	<p>Strategic Contributions: To be spent by 23/9/23.</p>

Area South Section 106 Monitoring Report 2nd December 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (East)</p> <p>09/04939/FUL Parish Yeovil</p> <p>Land At Northbrook Road Yeovil Somerset</p> <p>Demolition of 34 dwellings and garages and replacement with 55 dwellings and associated parking, landscaping and improvements to public open space (GR 356557/117425)</p> <p>Agreement Date: 15/11/2010</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 31</p>	<p>Sports and Leisure: Off-Site Recreation Contribution: improvements of community sports pitches and changing rooms at any existing recreation ground owned or maintained by the Council within Yeovil or at a local authority maintained school within Yeovil. Contribution includes commuted sum for long term maintenance of those facilities. Youth Facilities Contributions: as a contribution towards the provision of youth facilities at Birchfield Park by the construction of a MUGA & includes a commuted sum for the long term maintenance of that facility. Strategic Community Facilities Contribution: to be used as a contribution towards one or more of the following: 1) Improvements of sports halls, indoor tennis & swimming pools within the Yeovil area 2) Enhancement or expansion of the Octagon Theatre 3) Provision of synthetic sports pitches with in the Yeovil area.</p> <p>Affordable Housing: Units Agreed: 55</p>					<p>Status: Development Completed</p> <p>Local Contributions towards: Birchfield Bike Park</p> <p>Monies towards sports hall & changing room projects at Westland Leisure Complex.</p>	<p>Strategic Contributions: To be spent by Sept 23</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (East)</p> <p>07/04664/FUL Parish Yeovil</p> <p>Land Rear Of 117 Sherborne Road Yeovil Somerset</p> <p>The erection of 14 No. dwellings with associated car parking and highways (GR 356447/116371)</p> <p>Agreement Date: 26/10/2009</p>	<p>Sports and Leisure: Community Facilities Contribution: to be used by the Council for the provision of:</p> <ul style="list-style-type: none"> a) A new kickabout goal with hard standing to accommodate all weather use in Grass Royal Park b) The maintenance of play equipment at Grass Royal Park c) The provision of an off site playing pitch d) Off-site swimming pools and sports halls. <p>Affordable Housing: Affordable Housing Covenants:</p> <ul style="list-style-type: none"> a) To use the Site for Affordable Housing purposes only b) To use the sale proceeds arising from the sale of an Affordable Housing Unit under the right to acquire for the purpose of acquiring further housing in SSOM. 					<p>Status: Development Completed</p>	<p>Current status: Contribution secured and spent as detailed.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (East)</p> <p>14/00663/FUL Parish Yeovil</p> <p>Former Western Gazette Sherborne Road Yeovil Somerset BA21 4HE</p> <p>External alterations and the change of use from Use Class B2 (office) to 7 No. additional residential apartments (flats 26-32)(GR 356187/116052)</p> <p>Agreement Date: 20/06/2014</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 33</p>	<p>Sports and Leisure: Equipped Play Contribution: £1,363 comprised of £864 capital and £499 revenue as a commuted sum towards equipped play provision at Ninesprings, Yeovil Country Park. Changing Room Contributions: £4,341 comprised of £4,018 capital and £323 revenue as a commuted sum towards the provision of new changing rooms in Yeovil. Youth Facilities Contribution: £233 comprised of £170 capital and £63 revenue as a commuted sum towards the provision of youth facilities at Ninesprings, Yeovil Country Park. Playing Pitch Contribution: £3,391 comprised of £1,979 capital and £1,412 revenue as a commuted sum towards enhancing or provision of playing pitches in Yeovil. Community Hall Contribution: £2,593 towards community hall provision in Yeovil. Strategic Community Facilities Contributions: £1,561, Octagon Theatre £401, towards AGP provision in Yeovil £1,844 towards the development of a centrally based 8 lane district wide competition pool in Yeovil £1,182 for the provision of a new indoor tennis centre in Yeovil £3,023 enhancement to existing sports hall or provision of new in Yeovil.</p>	<p>Payment of £1,785 on or before second occupaion of 2nd dwelling.</p> <p>Payment of £10,325 on or before occupation of 4th dwelling.</p> <p>Payment of £8,011 on or before occupation of 5th dwelling.</p>		<p>Sports & Leisure: £20,130</p>		<p>Status: Underway</p>	

Area South Section 106 Monitoring Report 2nd December 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (South)</p> <p>12/00236/FUL Parish Yeovil</p> <p>73-77 Hendford Hill Yeovil Somerset BA20 2QN</p> <p>The erection of 13 No, flats with associated parking and new vehicular access (GR 355250/115385)</p> <p>Agreement Date: 23/07/2012</p> <p style="text-align: center; font-size: 2em;">Page 34</p>	<p>Sports and Leisure:</p> <p>Equipped Play Contribution: £16,450.51. The sum of £10,488 towards enhancements & improvements of the play area at Ninesprings, Yeovil. In addition £5,962.51 towards the long term maintenance of these facilities.</p> <p>Changing Room Contribution: £10,617.75. The sum of £9,840 enhancing or provision of new changing room facilities in Yeovil. In addition £777.75 towards the long term maintenance of these facilities.</p> <p>Playing Pitch Contribution: £9,610.72. The sum of £6,213 for enhancing of or provision of new playing pitch facilities in Yeovil. In addition £3,397.72 towards the long term maintenance of these facilities.</p> <p>Youth Facilities Contribution: £2,808.38. The sum of £2,059 as a contribution towards the provision at Yew Tree Park, Yeovil. In addition £7,49.38 towards the long term maintenance of these facilities.</p> <p>Strategic Facilities Contribution: £19,279 towards the following projects:</p> <p>£3,757 towards the Octagon Theatre, Yeovil</p> <p>£965 towards provision of new sand based or 3G AGP in Yeovil.</p> <p>£4,438 towards 8 lane competition pool in Yeovil.</p> <p>£2,844 towards the provision of indoor tennis centre in Yeovil.</p> <p>£7,275 towards development of centrally based 8 court competition sports hall in Yeovil.</p>	<p>Contributions to be paid on occupation of apartments.</p>				<p>Status: Not Commenced</p>	<p>Discussion whether material start made.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (South)</p> <p>13/03564/FUL Parish Yeovil</p> <p>Former Ashleys of Yeovil (Fusion Park) West Hendford Yeovil Somerset BA20 2AJ</p> <p>Demolition of existing buildings, the erection of a food retail unit (Use Class A1), a drive-through coffee shop (Use Class A3), and a restaurant/public house (Use Class A4) with associated car parking, infrastructure and landscaping (GR 35494/115458)</p> <p>Agreement Date: 17/11/2014</p>	<p>Highways: £75,000 Contribution towards improvements to Lysander Road/West Hendford Junction/</p>	<p>Contribution payable upon on or prior to occupation.</p>		<p>Highways: £75,000.00</p>		<p>Status: Not Commenced</p>	<p>New application submitted.</p>
<p>Ward: Yeovil (South)</p> <p>13/02023/FUL Parish Yeovil</p> <p>Land West Of Cooksons Orchard Preston Grove Yeovil Somerset</p> <p>The erection of a 65 bedroom care home with associated landscaping, car parking and highway access. (GR 354517/116007)</p> <p>Agreement Date: 20/08/2013</p>	<p>Miscellaneous Gains: £15'000 Footbridge Contribution – Dodham Crescent.</p>		<p>Misc Gains: £15,000</p>			<p>Status: Under way</p>	<p>Contribution Secured.</p> <p>Monies to be spent by 18/11/23</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (South)</p> <p>11/01793/FUL Parish Yeovil</p> <p>4-6 Orchard Street Yeovil Somerset BA20 1BB</p> <p>Partial demolition, redevelopment and change of use of former bakery, shop and coach house/stable to create 5 No. dwelling houses and conversion of existing warehouse into Use Class B1 (Office) with ancillary storage and associated parking (Revised Application)</p> <p>Agreement Date: 06/09/2011</p>	<p>Sports and Leisure: Sports Art & Leisure Contribution: £26,691.12 for outdoor playing space, sport & recreation.</p>		<p>Sports and Leisure: £26691.12</p>		<p>Monies allocated towards refurbishment of sports hall at Westland Leisure Complex</p>	<p>Status: Development Completed.</p>	<p>No time requirements on paid monies.</p>
<p>Ward: Yeovil (South)</p> <p>10/00022/FUL Parish Yeovil</p> <p>Morrisons Lysander Road Yeovil Somerset BA20 2A</p> <p>Single storey sales and cafe extension to north elevation, in-fill extension under existing canopy to east elevation, single storey extension to south elevation and warehouse extension to west elevation with part first floor mezzanine plant room with asso</p> <p>Agreement Date: 02/05/2014</p>	<p>Highways: Highway Improvement Contribution: £30,000 towards the upgrading of the pedestrian crossing south of the Lysander Road junction.</p> <p>Wider Highway Improvement Contribution: £150,000 toward highway scheme to include, junction of site, West Hendford and Lysander</p>	<p>Within 14 days of grant of Planning Permission</p>				<p>Status: Development Completed</p>	<p>Contribution directly to SCC.</p> <p>Checking confirmation with DM at SCC payment made.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (South)</p> <p>07/03834/FUL Parish Yeovil</p> <p>Land Adjacent 49 Preston Grove Yeovil Somerset BA20 2BG</p> <p>Residential development comprising 9 no dwellings with associated highway and parking (GR 354637/116008)</p> <p>Agreement Date: 22/01/2007</p>	<p>Highways: Footbridge Contribution: £4,500 as a contribution towards the provision of a footbridge to cross Dodham Brook.</p>		<p>Highways: £4,500.00</p>			<p>Status: Development Completed</p>	<p>Contribution paid</p>

Area South Section 106 Monitoring Report 2nd December 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (West)</p> <p>09/00011/FUL Parish Yeovil</p> <p>77 Stiby Road Yeovil Somerset BA21 3EW</p> <p>Demolition of 1 No. block of flats, 6 bungalows known as 23-28 St Anne's Gardens, 281 and 283 Stiby Road and 1 No. garage block and erection of 29 No. dwelling houses with highway improvements (Amendment to 08/00210/FUL) (GR 354103/117020)</p> <p>Agreement Date: 01/07/2009</p>	<p>Sports and Leisure: Play Equipment Contribution: for the acquisition and installation of one or more pieces of play equipment including a commuted sum for long term maintenance at a near by play area. Playing Pitch Contribution within Yeovil</p> <p>Affordable Housing: Units Agreed: 11</p>					<p>Status: Development Completed</p> <p>Equipped Play Contribution spent at Monksdale play area. Other financial leisure contribution spent at Preston School on refurbishing sports centre.</p>	Contributions Paid
<p>Ward: Yeovil (West)</p> <p>08/05133/FUL Parish Yeovil</p> <p>163 Larkhill Road Yeovil Somerset BA21 3HW</p> <p>Alterations to modify existing access to form highway and demolish existing garages and no 163 Larkhill Road to erect 13 dwellings. (GR 353976/116934)</p> <p>Agreement Date: 31/07/2009</p>	<p>Sports and Leisure: Strategic Community Facilities (Sports & Leisure) £15,859.24 for facilities serving Yeovil. Equipped Play Youth Contribution: £23,119 Acquisition & installation of equipment at Monks Dale play area. Youth Facilities in same locality. Including commuted sums to provide long term maintenance of those respective facilities. Open Space Contribution: £7,600 For improvements/costs to any recreation area within 2km of the site.</p>					<p>Status: Development Completed</p> <p>Equipped Play & Youth Contributions designated for project at Monksdale play area.</p> <p>Strategic Monies spent towards AGP at Westfield School</p>	

Agenda Item 11

Area South Committee Forward Plan

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

Purpose of the Report

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

Recommendations

Members are asked to:-

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

Area South Committee Forward Plan

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

The forward plan will be reviewed and updated each month, by the joint lead officers from SSDC, in consultation with the Area Committee Chairman. It is included each month with the Area Committee agenda, where members of the Area Committee may endorse or request amendments.

Members of the public, councillors, service managers, and partners may request an item is placed within the forward plan for a future meeting, by contacting the agenda co-ordinator.

Background Papers: None

Appendix A

Notes

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

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
January 2016		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	
3rd February 2016	Community Health & Leisure Service Update Report	Annual Update Report	Lynda Pincombe, Community Health & Leisure Manager
	Local Housing Needs in Area South	Annual Update on the Local Housing Needs in Area South	Kirsty Larkins, Housing & Welfare Manager
	Conservation team Update Report	Annual Update Report	Adron Duckworth, Conservation Manager
	Historic Buildings at Risk Report	Annual Update Report	Adron Duckworth, Conservation Manager
	Community Protection Notices	Update on Community Protection Notices	Steve Brewer, Community Safety and Projects Coordinator
2nd March 2016	Streetscene Update Report	Annual Update Report	Chris Cooper, Streetscene Manager
	Countryside Service Update Report	Annual Update Report	Katy Menday, Countryside Manager
	Environmental Services Update Report	Annual Update Report	Alasdair Bell, Environmental Health Manager
6th April 2016	Grants Update Report	Annual Update Report	Natalie Ross, Community Development Officer

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
	Somerset Highways – maintenance programme	An update report on the current and expected highways maintenance programme in Area South	Mike Fear, Assistant Highway Service Manager, South Somerset Highways
	Markets	Current position of Street Markets in Area South	Kim Close, Assistant Director Communities/Area South Development Manager

Agenda Item 12

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.

There have been no appeals received, decided upon or withdrawn this month within Area South.

Financial Implications

None

Implications for Corporate Priorities

None

Other Implications

None

Background Papers: Planning application file