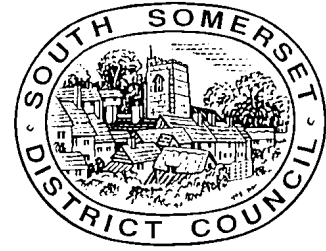


**South Somerset District Council**

*Notice of Meeting*



**Area East Committee**

*Making a difference where it counts*

**Wednesday 13th January 2016**

**9.00 am**

**Council Offices  
Churchfield  
Wincanton  
BA9 9AG**

(disabled access and a hearing loop are 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: Consideration of planning applications will commence no earlier than **10.45am**.

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

This Agenda was issued on Tuesday 5 January 2016.

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

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



# Area East Committee Membership

Mike Beech  
Tony Capozzoli  
Nick Colbert  
Sarah Dyke-Bracher

Anna Groskop  
Henry Hobhouse  
Tim Inglefield  
Mike Lewis

David Norris  
William Wallace  
Nick Weeks  
Colin Winder

## South Somerset District Council – Council Plan

Our focuses are: (all equal)

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

## Scrutiny Procedure Rules

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

## Consideration of Planning Applications

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

## Highways

A formal written report from the Area Highways Officer should be on the main agenda in May and November. A representative from the Area Highways Office should attend Area East Committee in February and August from 8.30 am to answer questions and take comments from Members of the Committee. Alternatively, they can be contacted through Somerset County Council on 0300 123 2224.

## Members Questions on reports prior to the meeting

Members of the committee are requested to contact report authors on points of clarification prior to the committee meeting.

# Information for the Public

The Council has a well-established area committee system and through four area committees seeks to strengthen links between the Council and its local communities, allowing planning and other local issues to be decided at a local level (planning recommendations outside council policy are referred to the district wide Regulation Committee).

Decisions made by Area Committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as "key decisions". Members of the public can view the council's Executive Forward Plan, either online or at any SSDC council office, to see what executive/key decisions are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

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

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

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

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

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

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

## Public Participation at Committees

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

## Public Question Time

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

## **Planning Applications**

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

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

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

The order of speaking on planning items will be:

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

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

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

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

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

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

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

# Area East Committee

**Wednesday 13 January 2016**

## Agenda

### *Preliminary Items*

**1. Minutes of Previous Meeting**

To approve as a correct record the minutes of the previous meeting held on 9<sup>th</sup> December 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 2112 (SI 2012 No. 1464) and Appendix 3 of the Council's Code of Conduct. A personal interest is defined in paragraph 2.8 of the Code and a prejudicial interest is defined in paragraph 2.9.

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

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

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

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

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

#### **4. Public Participation at Committees**

**a) Questions/comments from members of the public**

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

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

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

#### **6. Date of Next Meeting**

Members are asked to note that the next scheduled meeting of the committee will be at the Council Offices, Churchfield, Wincanton on Wednesday 10<sup>th</sup> February at 9.00 am.

#### **7. Chairman Announcements**

##### *Items for Discussion*

**8. Affordable Housing Development Programme (Pages 9 - 14)**

**9. Primary Care Services in the Eastern Part of South Somerset (Pages 15 - 35)**

**10. Area East: Local Information Centre's 2014/15 report (Pages 36 - 39)**

**11. Area East Committee Forward Plan (Pages 40 - 41)**

**12. Planning Appeals (For information only) (Pages 42 - 46)**

**13. Schedule of Planning Applications to be Determined by Committee (Pages 47 - 49)**

**14. 15/03868/FUL - Maperton Stud, Maperton, Wincanton (Pages 50 - 58)**

**15. 15/03441/REM - Well Farm, Ansford, Castle Cary (Pages 59 - 69)**

**16. 15/03372/COU - Warehouse and Premises, High Winds, Higher Holton (Pages 70 - 75)**

17. **15/04687/REM - Land adjoining Hearn Lane, Galhampton** (Pages 76 - 80)
18. **15/04744/COU - Unit 14 Hopkins Court, Bennetts Field Trading Estate, Wincanton** (Pages 81 - 84)

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

**This does not apply to decisions taken on planning applications.**

### **Recording and photography at council meetings**

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

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

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

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

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# Agenda Item 8

## **Affordable Housing Development Programme**

*Head of Service:* Colin McDonald, Corporate Strategic Housing Manager  
*Lead Officer:* Colin McDonald, Corporate Strategic Housing Manager  
*Contact Details:* colin.mcdonald@southsomerset.gov.uk  
or (01935) 462331

### **Purpose of the Report**

The purpose of this report is to update members on the outturn position of the Affordable Housing Development Programme for 2014/15 in relation to Area East, the position for the current financial year and future prospects.

### **Recommendation**

The Committee are asked to note the outturn position of the Affordable Housing Development Programme for 2014/15, the position for the current financial year and the prospects for the future.

### **Public Interest**

This report covers the provision of affordable housing in Area East over the past year and anticipates the likely delivery of more affordable homes being constructed in the future. It will be of interest to members of the public concerned about the provision of social housing for those in need in their local area and of particular interest to any member of the public who is seeking to be rehoused themselves or has a friend or relative registered for housing with the Council and its Housing Association partners.

“Affordable” housing in this report broadly refers to homes that meet the formal definition that appears in national planning policy guidance (the ‘National Planning Policy Framework’). In plain English terms it means housing made available to people who cannot otherwise afford housing (owner occupied/mortgage or rented) available on the open market. Typically this includes rented housing (where the rent is below the prevailing market rate for a private sector rented property of similar size and quality) and shared ownership (where the household purchases a share of the property that they can afford and pays rent, also at a below market rate, on the remainder)

This report covers the level of public subsidy secured (which is necessary in order to keep rents at below market rates), sets out where affordable housing has been completed and describes schemes that are either already underway or are expected to be built in the near future. It does not cover the letting of the rented housing or the sale of the shared ownership homes; in short, it is concerned with the commissioning and delivery stages only.

### **Background**

The overall programme is usually achieved through mixed funding (Social Housing Grant [administered by the Homes and Communities Agency - HCA], Local Authority Land, Local Authority Capital, Housing Association reserves and planning obligations obtained under s106 of the Town and Country Planning Act 1990) and the careful balancing of several factors. This includes the level of need in an area; the potential for other opportunities in the same settlement; the overall geographical spread; the spread of capacity and risk among our preferred Housing Association partners and the subsidy cost per unit.

A previous report was considered by the Area East Committee on 8<sup>th</sup> October 2014 which considered the outturn for the previous financial year (2013/14) and the prospects for the then current financial year (2014/15). Since then an annual update report on the programme has been provided to the District Executive on 1<sup>st</sup> October 2015. The report to the District Executive gives more detail in terms of the longer term perspective and the provision of affordable housing across the entire district.

In recent years a significant element of the affordable housing delivery programme has been produced through planning obligations within larger sites being brought forward by private sector developers. However the delivery of these is tied to wider economics, not least the developers view of prevailing market conditions and the speed at which they estimate completed properties will sell at acceptable prices. Typically the required affordable housing is agreed at the outset of larger sites, but delivered as the site progresses over a number of years.

The Chancellors relatively recent announcements imposing an overall reduction in Housing Association rents over the next four years has significantly affected borrowing ability (based on projected rental streams), leading to shortfalls in the funding arrangements for schemes already part way through the pipeline. Further background detail on this aspect can be found in the report that was considered by the District Executive in October 2015.

The Government has begun to promote a new form of Starter Home although these still currently fall outside the definition of affordable housing in the current NPPF. The current drafting of the Housing and Planning Bill (still making its way through parliament as this report was composed) will put a new duty on local authorities to promote Starter Homes. As currently framed a Starter Home will effectively be a discounted market product where the discount is 20% of the market price, repayable if resold within five years and only available to first time buyers under the age of 40. There will also be an overall price cap of £250,000 outside London.

### **2014/15 Outturn**

During 2014/15 twenty-six properties were developed in Area East, the details of which are shown at Appendix A. Both schemes were in rural locations, each delivered by a different Housing Association and each benefiting from capital subsidy provided through the HCA totalling just over £1 million.

The scheme completed by Stonewater in Sparkford arises from a site which had previous planning permission which had not been progressed by the private sector. Stonewater developed one property for open market sale on this site and thirteen homes as affordable – almost evenly split between rented and shared ownership.

The Community Land Trust project in Queen Camel has been completed after several years of bringing to fruition, as the Committee will already be aware. The Queen Camel CLT was the first to form in South Somerset, although not quite the first to complete the homes thanks to several delays, not least including archaeology. These delays caused some concern as Hastoe, the Housing Association working in partnership with the CLT, were under a funding deadline imposed by the HCA to complete the scheme by 31<sup>st</sup> March 2015. The first thirteen homes were completed within this deadline, allowing Hastoe to claim the funding, but the final seven were handed over during the current financial year (hence this scheme appears in both appendices).

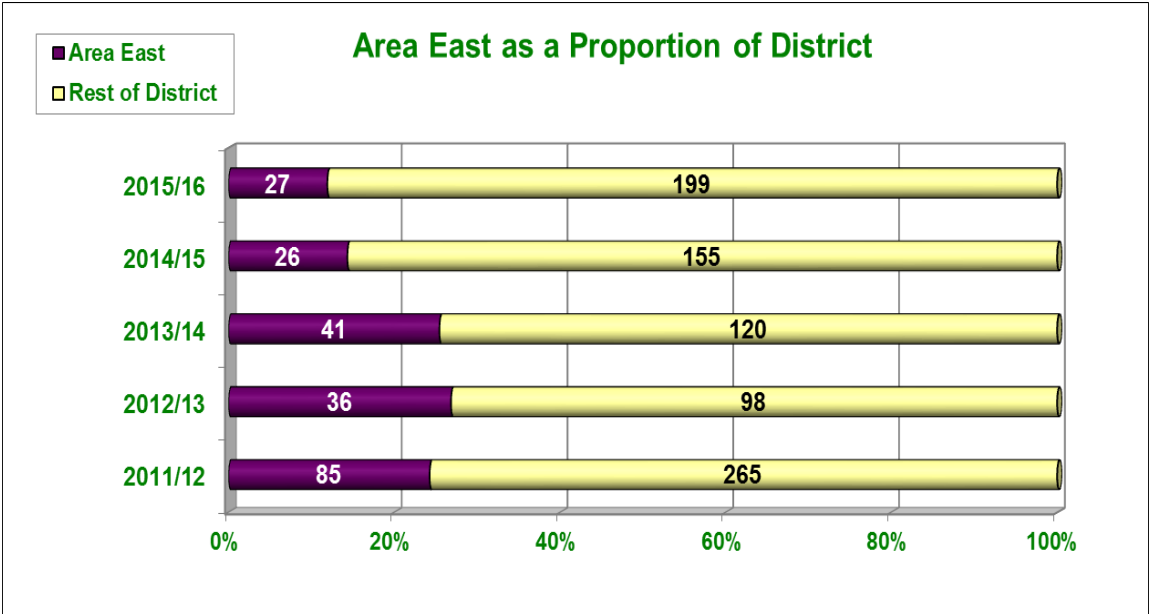
**2015/16 programme**

Appendix B shows all three schemes underway in Area East during this financial year although one will not complete until 2016/17. All three schemes are in rural locations, delivered by two different Housing Associations. A total of twenty new homes will be produced. One scheme is produced through planning obligations under a s106 Agreement with no further public subsidy and another depends on further capital subsidy.

The Yarlington scheme at South Cadbury has a significant funding issue and remains at risk. This arises from the scheme utilising some funding that was originally allocated to Yarlington to produce homes elsewhere in the district, but the original proposals have fallen through. The reallocated funding will cover the cost of provision of the shared ownership element (two dwellings) but further subsidy is required to cover the cost of provision of the rented dwellings which is subject to a further bid to the HCA. It will not complete in the current financial year but is included in Appendix B for completeness sake.

**Longer term view**

As previously mentioned, the report made to the District Executive on 1<sup>st</sup> October 2015 gave more detail in terms of the longer term perspective and the provision of affordable housing across the entire district. The graph below shows the proportion of affordable housing delivered in Area East over the past four years together with the projected proportion for the current financial year.



**Future prospects**

In addition to the Yarlington scheme at Milborne Port, there are prospects of other schemes coming forward where affordable housing will be produced under a planning obligation (policy HG3 in the Local Plan). Members of the Committee will be aware of several planning applications where such obligations are to be imposed, including the possibility of being imposed by an Inspector when overturning a refusal at appeal. However none of these have been included in this report as, at the time of writing, no Housing Association is under contract on any of these emerging sites and there is no timescale yet in place to be reported.

In recognition of the need to maintain delivery in more rural parts of the district, available capacity within the strategic housing unit has been reprioritised. There is now a part time housing development officer post dedicated to rural schemes and, following internal recruitment, Leisa Kelly joined the team at the start of December in this role (direct line 01935 462641).

### **Financial Implications**

The level of SSDC capital funding is shown in the appendices. However this does not indicate the size of the unallocated programme. The main contingency funding has traditionally been held back to meet operational requirements, such as “Bought not Builts” for larger families, mortgage rescue and disabled adaptations specifically designed for clients where opportunities do not exist in the current stock.

### **Carbon Emissions & Adapting to Climate Change Implications (NI188)**

Previously all affordable housing in receipt of public subsidy, whether through the HCA or from the Council, had to achieve the minimum code three rating within the Code for Sustainable Homes. The HCA has now dropped this requirement and work has been undertaken to understand the precise differences between code three and current building regulations (which have improved). Whilst the Council may be able to seek slightly higher standards than those achieved through building regulations where it is the sole funder of schemes, this is rarely the case as usually there is some HCA grant sought at some stage.

### **Equality and Diversity Implications**

All affordable housing let by Housing Association partners in South Somerset is allocated through Homefinder Somerset, the county-wide Choice Based Lettings system. Homefinder Somerset has been adopted by all five local housing authorities in the County and is fully compliant with the relevant legislation, chiefly the Housing Act 1996, which sets out the prescribed groups to whom ‘reasonable preference’ must be shown.

### **Implications for Corporate Priorities**

The Affordable Housing development programme clearly provides a major plank in addressing “Focus Three – Homes” and in particular meets the stated aim:

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

and the major statement in the Plan:

*“We want decent housing for our residents that matches their income”*

### **Privacy Impact Assessment**

This report does not directly impact on any data held of a personal nature.

**Background Papers:** Area East Affordable Housing Development Programme  
Area East Committee – 8<sup>th</sup> October 2014

Affordable Housing Development Programme  
District Executive – 1<sup>st</sup> October 2015

## Appendix A: Combined HCA & SSDC Programme 2014/15 - Outturn

Housing Association	Scheme Name	Rent	Shared Ownership/	Net Gain New Homes	Total Homes for NI 155 purposes	Total Grant	Level of grant from SSDC	SSDC land allocation value	SCC Funding	Level of grant from HCA	Completion
Hastoe	West Camel Road, Queen Camel (CLT)	13	0	13	13	£868,000	£0	£0	£0	£868,000	March 2015
Stonewater	Sparkford Road, Sparkford	7	6	13	13	£179,623	£0	£0	£0	£179,623	March 2015
<b>TOTAL</b>		<b>20</b>	<b>6</b>	<b>26</b>	<b>26</b>	<b>£1,047,623</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£1,047,623</b>	

## Appendix B: Combined HCA & SSDC Programme 2015/16

Housing Association	Scheme Name	Rent	Shared Ownership/	Net Gain New Homes	Total Homes for NI 155 purposes	Total Grant	Level of grant from SSDC	SSDC land allocation value	SCC Funding	Level of grant from HCA	Anticipated Completion
Yarlington	Wheathill Way, Milborne Port	5	2	7	7	£0	£0	£0	£0	£0	October 2015
Hastoe	West Camel Road, Queen Camel (CLT)	3	4	7	7	£0	£0	£0	£0	£0	June 2015
Yarlington	South Cadbury	4	2	6	6	tbc	£0	£0	£0	tbc	January 2017
<b>TOTAL</b>		<b>12</b>	<b>8</b>	<b>20</b>	<b>20</b>	<b>tbc</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>tbc</b>	

# Agenda Item 9

## **Primary Care Services in the Eastern Part of South Somerset**

*Strategic Director:* Rina Singh  
*Assistant Director:* Kim Close/Helen Rutter  
*Service Manager:* Helen Rutter  
*Lead Officer:* Helen Rutter; Assistant Director – Communities  
Sheryl Vincent, Commissioning Manager, Somerset CCG  
*Contact Details:* Helen.rutter@southsomerset.gov.uk (01963 435012)  
Sheryl.vincent@somersetccg.nhs.uk

Sheryl Vincent, Commissioning Manager, Somerset Clinical Commissioning Group will be attending Area East Committee to deliver a presentation to members on the Primary Care Services in the eastern part of South Somerset

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## **ARRANGEMENTS FOR PRIMARY CARE SERVICES IN THE EASTERN PART OF SOUTH SOMERSET**

### **1 INTRODUCTION**

#### **Background**

- 1.1 This briefing sets out the local approach to securing access to primary care for the citizens of Somerset, and particularly within the eastern part of South Somerset. It highlights our efforts to deal with the emerging primary care workforce crisis and that, meanwhile, patient access to primary in Somerset remains good overall despite the current challenges.
- 1.2 However given the very high rates of GP retirement in the next five years, likely to be nearly 50% of the existing workforce in some areas of Somerset, robust action is required to secure access to primary care. This briefing describes the action plan being co-ordinated by the Clinical Commissioning Group to address this and population growth arising from new housing developments, which is adding to demand for primary care services.

#### **CCG Strategy**

- 1.3 The CCG Five Year Strategy sets out four themes which will guide everything the CCG does. Please refer to Appendix A for a Strategy overview. Underpinning the four themes are six core work programmes which include a range of projects that will deliver change. The Strategy gives priority to supporting communities and individuals to take more control and responsibility for their own health and wellbeing, supported by joined up person centred care, effective urgent and acute care, together with sustainable and quality services.
- 1.4 Our vision for primary care fits entirely within those themes. Primary care is the part of the NHS almost all patients come into contact with first when they seek help with a health concern. Approximately 90% of NHS activity takes place in primary care. This covers the full spectrum of family practice care, from checks on newborn babies to end of life care. As well as offering help in response to patients bringing health concerns, primary care has important roles in population health, for example through prevention of strokes in people with atrial fibrillation. Primary care clinicians also have a vital role in co-ordinating care, particularly for people with complex long-term conditions such as diabetes.



- 1.5 The CCG Primary Care Strategy currently under development recognises the importance of primary care, with the registered patient list as the foundation for co-ordinated care, as GP registered lists cover the vast majority of the population. In Somerset primary care is delivered by 75 GP practices spread across the county. Practices are independent contractors which means they are separate businesses, controlled by partnerships of GPs practicing together or singly. Within the Eastern South Somerset area, there are currently six GP practices which are located in Bruton, Castle Cary, Ilchester, Milborne Port, Queen Camel and Wincanton. The Strategy recognises the need to commission innovative models of general practice that help individuals and communities to take control of their own health and wellbeing.

## **2 DEMAND FOR PRIMARY CARE**

### **Population Growth**

- 2.1 However given the very high rates of GP retirement in the next five years, likely to be nearly 50% of the existing workforce in some areas of Somerset, robust action is required to secure access to primary care. This briefing describes the action plan being co-ordinated by the Clinical Commissioning Group to address this and population growth arising from new housing developments, which is adding to demand for primary care services.
- 2.2 Population growth leads to increased demand for primary care services. The population of Somerset is forecast to increase from 535,000 in 2012 to 610,000 by 2033. Population growth information is only available at District level. However, while the population of the South Somerset District is predicted to rise from 164,500 in 2014 to 170,000 by 2020 and to 180,000 by 2033 (14%), Sedgemoor and Taunton Deane Districts are predicted to see greater percentage growth of 18% and 16% respectively.
- 2.3 The Somerset population is changing. It is ageing much more rapidly than the national average. In the table below, the thin lines show the Somerset population age profile in 1961 and the bold lines show the projected population profile in 2033. This is a tribute to the gains achieved through medical science and public health interventions. However, while people in Somerset are living longer, the proportion of people living with multiple long term conditions is increasing.



### Somerset Population Growth

- 2.4 Each District can expect to see a significant increase in the numbers of people over 65 by 2037 and in most cases it is over 50%. In South Somerset, the number of people over 65 is predicted to increase by 61,000 in this period; a 64% increase.

### Housing Growth and Delivery

- 2.5 The adopted South Somerset Local Plan proposes at least 1,700 dwellings to be delivered between 2006 and 2028. The following table identifies the requirements for each settlement, alongside the housing completions to 2015; 50% of the requirement has been delivered in the first nine years of the plan.
- 2.6 Following the approval of the latest five-year housing plan in September 2015, SSDC concluded a housing land supply of four years and four months. The absence of a five year housing supply plan leaves uncertainty about how much housing will be built and the risk of land development where it is not required.

Settlement	Housing (Dwellings)		
	Total Requirement (2006 – 28)	Completions (2006 – 15)	Remainder (2015 – 28)
Wincanton	703	533	170
Ansford/Castle Cary	374	59	315
Bruton	203	103	100
Ilchester	141	1	140
Milborne Port	279	165	114
<b>TOTAL</b>	<b>1700</b>	<b>861</b>	<b>839</b>

Note: Queen Camel is included within a 'Rural Settlements' figure and separate date is not available

### Supply of Primary Care in the Eastern Part of South Somerset and Current Access

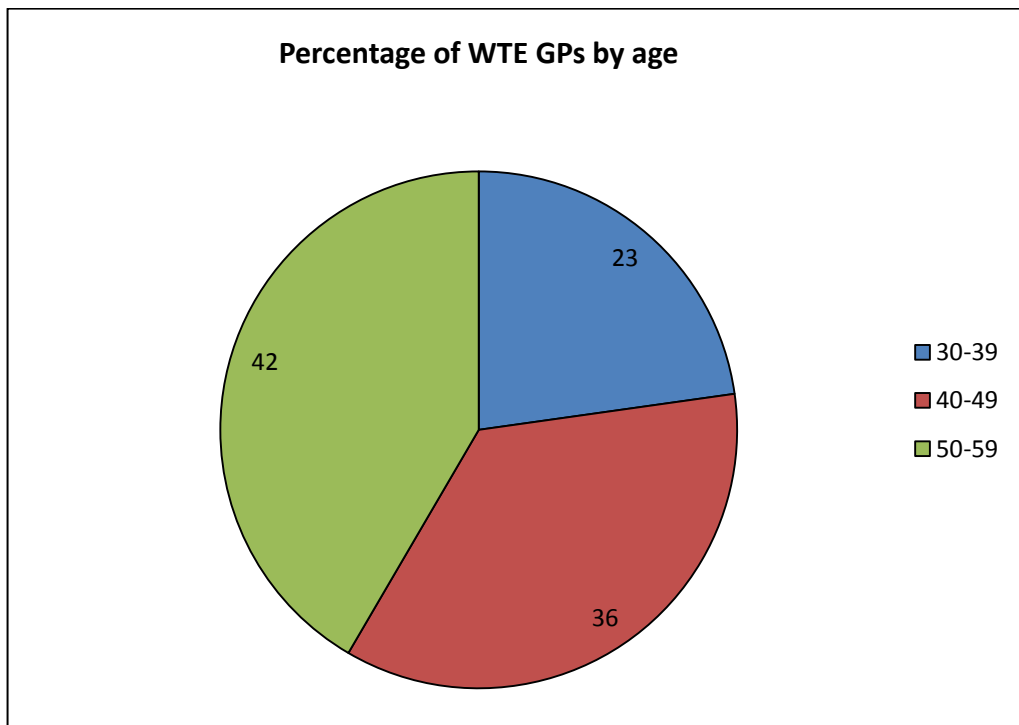
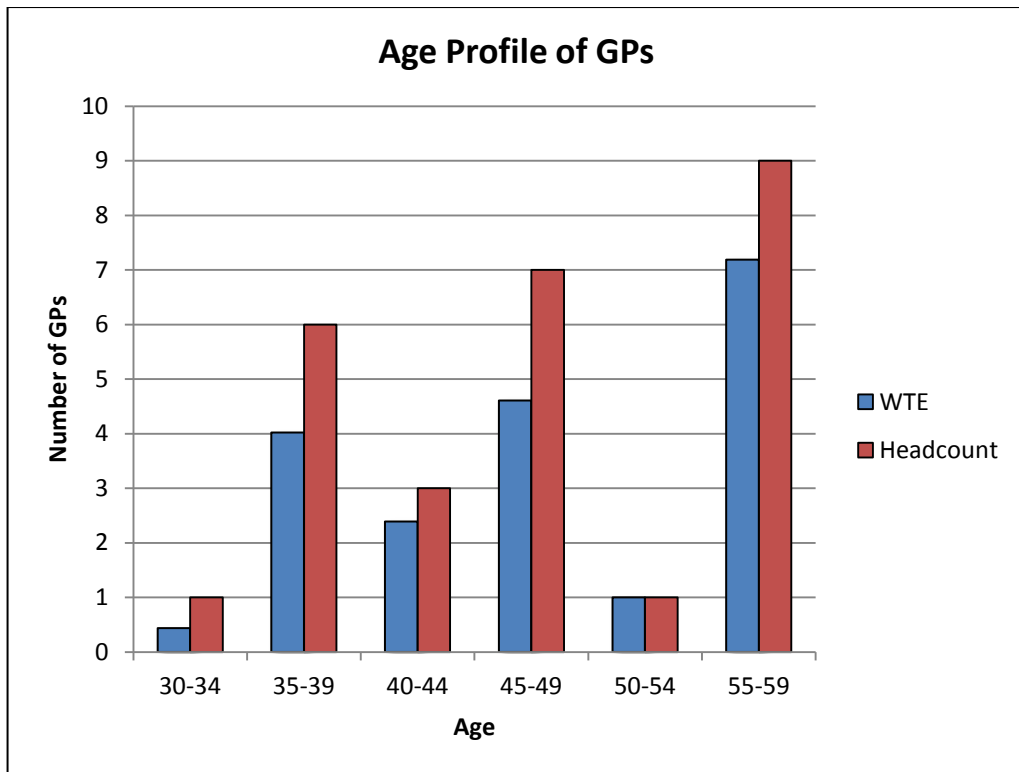
- 2.7 There are six GP practices within the Eastern South Somerset area, located in Bruton, Castle Cary, Ilchester, Milborne Port, Queen Camel and Wincanton.

### Numbers of GPs and Potential Impact of Retirement

- 2.8 The following table and graphs indicate the range of estimated numbers of patients to whole time equivalent GP and the age profile of GPs.

Federation	GPs WTE	GPs Headcount	Number of patients	No. of patients per WTE	Change in number of patients per WTE between 31/12/14 and 30/06/15
Milborne Port Surgery	4.47	6	5638	1261	10
Millbrook Surgery	2.25	3	4832	2148	404
Queen Camel Health Centre	3.25	4	5560	1711	8
The Bruton Surgery	3.69	5	5945	1611	-155
The Wincanton Health Centre	3.38	5	8635	2555	141
The Ilchester Surgery	2.61	4	3367	1290	42
<b>Total</b>	<b>19.65</b>	<b>27</b>	<b>33977</b>	<b>1729</b>	<b>46</b>
<b>South Somerset Total</b>	<b>67.76</b>	<b>95</b>	<b>122724</b>	<b>1811</b>	<b>76</b>
<b>Somerset Total</b>	<b>318</b>	<b>413</b>	<b>559222</b>	<b>1758</b>	<b>69</b>

Note: the WTE figures are likely to be inaccurate and provide an indication only. Headcount is more accurate.



2.9 If the GPs retire at 59 (national median retirement age) and based on headcount, potentially 9 of the current 27 GPs within the practices, could retire in the next five years, equating to 33% of the existing resource.

GP Practice	Headcount GPs by working 2020 if all retire at 59	Headcount GPs retired in 2020 if all retire at 59	Grand Total	% Headcount predicted to retire by 2020 (if retirement age is 59)
Milborne Port Surgery	4	2	6	33%
Millbrook Surgery	3		3	0%
Queen Camel Health Centre	1	3	4	75%
The Bruton Surgery	4	1	5	20%
The Health Centre	4	1	5	20%
The Ilchester Surgery	2	2	4	50%
<b>Grand Total</b>	<b>18</b>	<b>9</b>	<b>27</b>	<b>33%</b>

2.10 However, the following table illustrates that of GP leavers in the selected practices, in the last 3.66 years, more left before reaching 59 years of age than at or after.

Age band	Headcount
30-34	3
35-39	2
40-44	2
45-49	1
50-54	1
55-59	2
60-64	2
65-69	2
<b>Grand Total</b>	<b>15</b>

2.11 During the past 3.66 years, four more GPs left than started within the selected practices.

Calculated by	Starters	Leavers	Deficit
WTE	6.32	10.62	4.3
Headcount	11	15	4

2.12 With an absence of GPs available for recruitment, a lack of locums and a reluctance among sessional GPs to take on full time positions, the GP workforce position is already proving challenging for a number of Somerset practices, with the risk of contract resignation and the potential for practice mergers.

## **Access**

- 2.13 Nationally there is a mismatch of demand and supply, which we are determined to overcome in Somerset. Traditionally, the NHS has provided rapid access to primary care compared with many other health systems, where it is usual to wait for much longer for an appointment. However, there is no doubt that three factors are leading to increased waits for appointments. These are:
- Increased demand per patient – the average number of consultations per patient per year doubled between 2004 and 2014
  - Increased numbers of patients – due to rising population
  - Reducing numbers of primary care clinicians
- 2.14 Access to primary care is now only measured through the national GP patient survey, following the retirement of the 48 hour access target in 2010. The latest results show that patients in Somerset and the eastern part of South Somerset rate access primary care appointments as good overall relative to other areas in the country, although there is diversity among practices.
- 2.15 In the July 2015 patient survey, 89% of respondents across Somerset, said that they could get an appointment last time they wanted one, an improvement from 88% in July 2014 and better than the national average of 85%. For the six practices, this figure was 91% in July 2015.
- 2.16 However the percentage of Somerset respondents rating their overall experience of making an appointment as good or very good reduced from 81% in July 2014 to 79% in July 2015. This is still significantly above the national average of 73%. For the six practices, this figure was 92% in July 2015. Further access information is included at Appendix B and the reported ease of getting through to someone on the phone and the helpfulness of receptionists at the six practices is notable.
- 2.17 Yeovil Health Centre opened in August 2009 and provides a service for registered patients and a walk-in service for unregistered patients. The Health Centre is open from 8 am – 8 pm, 365 days a year to any member of the public, regardless of which GP surgery they are registered with.
- 2.18 The total number of registered patients at the Health Centre at the end of October 2015 was 5309 and there is an average demand of 1700 to 2000 walk in appointments per month.

## **Premises Development**

- 2.19 Primary care premises in Somerset are generally good quality, following a £8m investment programme by the former Somerset Primary Care Trust (PCT) between 2008-13. The PCT invested in new surgeries in Milborne Port, Castle Cary, Wincanton during this period while Queen Camel's new

surgery was built around ten years ago, under the former South Somerset PCT.

- 2.20 However it is recognised that there are still some premises which require refurbishment, extension or replacement.
- 2.21 This year, Millbrook Practice, Castle Cary, has received funding to improve space through internal reconfiguration, while Bruton and Ilchester practices have received funding to support pre-project costs for the development of proposals for new premises. While there is no final commitment from NHS England at this stage, it does enable the practices to continue the momentum.

### **3 OUR ACTION PLAN**

- 3.1 Somerset CCG will seek to stabilise and improve access to primary care. However this will lead to changes in the way primary care is delivered, including primary care services being delivered by a range of different professionals and across larger geographies. A programme of public engagement will be required to inform Somerset residents of these proposed changes and what it may mean for them.

#### **GP Workforce Programme**

- 3.2 The Clinical Commissioning Group commissioned a piece of work to provide clear information on the scale of the workforce challenge and set out both early priorities and long-term actions required, to stabilise and improve the situation. The workforce data provided within this report has been drawn from this work. The report also provides a number of proposals covering Leadership and Culture, Design, Recruitment and Retention and Education, including consideration of the central hosting of back office functions, exploring options for retaining potential GP retirees, developing a joint recruitment strategy, exploring future models of provision and engaging with patient groups to help them understand the challenges and engage with redesigning primary care models.
- 3.3 The CCG is, in conjunction with partners including NHS England and Health Education England, leading work to deal with the challenges. Key actions include:
- Delivery of the Primary Care Workforce Sustainability Proposals
  - New investment of £5m in primary care in Somerset over a 5 year period, linked to increased clinical workforce and better access for patients, subject to NHS England financial allocation to the CCG.
  - The employment of a Primary Care Strategy Implementation Manager to lead on workforce planning
  - Funding to support practices to develop collaborative services, including shared clinical staff
  - The employment of a Practice Nurse lead to specifically drive forward the development of the practice nursing workforce

- Developing a shared approach to attracting clinical staff to Somerset
- Exploring options to keep retiring GPs in the workforce for longer
- Exploring new models of primary care delivery including the use of pharmacists in clinical roles and IT innovations such as web-based care

3.4 It is clear there will not be enough GPs to sustain the current model of primary care so the development of skill mix within practices, is the key building block of our plan. Patients will learn to talk about 'going to see the primary care team' rather than 'going to see the doctor'. Several initiatives are already taking shape. The Symphony Care Hub joint venture between Yeovil District Hospital and South Somerset GP practices, is a new way of supporting local people to get the most out of health and care services, with that support not only provided by doctors, but by other healthcare professionals and non-clinicians, for example nurses, allied health professionals and key workers.

### **Premises Development**

3.5 In addition, significant population growth will require additional primary care resource. In order to plan for this, the CCG is developing a Local Estates Strategy (LES). This will set out the priorities for premises developments to meet the needs of the growing population. While it is recognised that some new premises may be needed, extensions to current are more attractive to the CCG and NHS England, because of the costs and limited funds available. As noted above, the exceptions may be Ilchester and Bruton but no final commitment can be given until the LES reports and the NHS GP Transformation Fund process is agreed for 2016/17.

3.6 Over the course of the period 2015-2020 the CCG is likely to take back responsibility for primary care premises from NHS England. We will seek to invest in premises development where required in order to improve access for patients.

### **Links with the Voluntary Sector and Other Developments**

3.7 Somerset CCG recognises the value of partnership between GP practices and the wider volunteer and community sector and is keen to support innovation and development in this area.

3.8 Somerset CCG has developed a web based resource "Somerset Choices"<sup>1</sup> in collaboration with Somerset County Council. The web site provides details of local services and information to help people help themselves stay independent, healthy and well. It helps to put people in control of their care and wellbeing and gives them more choice when it comes to who provides their care and support.

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<sup>1</sup> <https://www.somersetchoices.org.uk/>



- 3.9 We are also testing new models of care as evidence shows that in the region of 25% of people do not have the skills and knowledge to make the best decisions when accessing health care. The Symphony Project in South Somerset is focussing on a new model of health service provision for people with three or more specific long-term conditions, linking people to community self-help groups where appropriate.

## Two year commissioning plan on a page 2015-17

### Our Vision

"People in Somerset will be encouraged to stay healthy and well through a focus on: building support for people in our local communities and neighborhoods: supporting healthy lifestyle choices to be the easier choices: supporting people to self-care and be actively engaged in managing their condition. When people need to access care or support this will be through joined up health, social care and wellbeing services. The result will be a healthier population with access to high quality care that is affordable and sustainable."

### Health & Wellbeing Strategy:

- People, families and communities take responsibility for their own health and wellbeing
- Families and communities are thriving and resilient
- Somerset people are able to live independently

### Four key themes within Somerset CCG's Five Year Strategic Plan

1. Encouraging communities and individuals to take more control of and responsibility for their own health and well being
2. Developing joined up, person centred care
3. Transforming the effectiveness and efficiency of urgent and acute care across all services
4. Sustaining and continuously improve the quality of all services

### New Ways of Commissioning

Whole system change and transformation will be supported through:

- Primary Care co commissioning
- Better Care Fund – working with Somerset County Council
- Vanguard programme – Test and Learn Pilots
- Four Local Implementation Groups
- Development of outcomes based commissioning approach
- Supporting collaboration between primary, community, secondary and social care
- Working with communities and voluntary organisations

### Six Key Work Programmes: Key elements of the six key work programmes being taken forward in 2015/17:

#### 1. Collaborative working

Will include the following:

- Personalised care planning – house of care
- Helping people connect with others – Somerset Choices
- Integrated Personal Commissioning – personal health budgets
- Tele-health
- New models of care – test and learn pilots
- Primary Care Collaborative schemes
- Working together with Public Health & active member of Somerset Health & Wellbeing Board

#### 2. Community Services

Will include the following:

- Strengthening out of hospital services
  - Early Supported Discharge
  - Ambulatory care
  - Chronic Obstructive Pulmonary Disease
  - Bone health & falls
  - Early diagnosis of cancer
  - Mental health and LD services ( parity of esteem)
  - CAMHS
  - Eating Disorders
  - GP enhanced services
- Redevelopment of hospital based community services

#### 3. Urgent and Emergency Care

Will include the following:

- Seven day working
- Ambulatory emergency care
- Escalation planning
- Operational resilience and capacity plans
- 111/GP OOH services – transfer to new provider
- Acute elderly assessment units
- Reducing delayed transfers of care

#### 4. Acute Services

Will include the following:

- Weston Trust acquisition
- Yeovil District Hospital integrated care system
- Clinical Pathways: Emergency Surgery Paediatrics
- Improved access
- Resilience and sustainability

#### 5. Elective care

Will include the following:

- Dermatology pathway (including tele- dermatology)
- Ophthalmology pathway
- Orthopaedic pathway
- Demand management
- Reduction in variation

#### 6. Quality and Patient experience

Will include the following:

- Listening to the experiences of patients, carers and their families
- Quality impact assessments
- Sign up to safety programme
- Clinical harm reviews including sepsis and acute kidney injury
- Clinical harm reviews
- Workforce development for transformational change
- System workforce planning
- Continuing Health Care / Funded Nursing Care
- Medicines management – prescribing and support
- Maternity services
- 6 C's for Compassionate Care

#### Outcomes

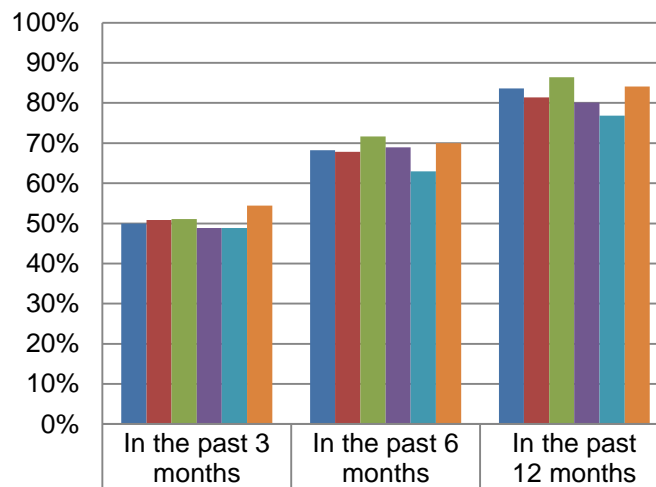
- Improved outcomes and care closer to home for patients
- Collaborative working across Somerset
- Delivery of NHS Constitutional rights and pledges for service users
- Achieving financial balance
- Delivery of transformation savings and improved value for money
- Development of new models of care and contracting mechanisms
- Promotion of clinical innovation and research

**Technology enabled change:** We aim to lead with the use of technology to improve the health and to use information technology to support self-care, just as it is already doing in many peoples' daily lives.

**What the system will look like by 2017:** Over the next two years: Our emphasis will be on reducing lifestyle related disease – prevention and not just treatment, and supporting patients to self-care (particularly for people with long term conditions). People will see more joined up care and services, designed around their own needs and wishes to ensure better outcomes and experience. More care will be delivered in their community - closer to home via GP surgery/ community hospital / community based services. People go to district hospital for treatment that can't be delivered in the community.

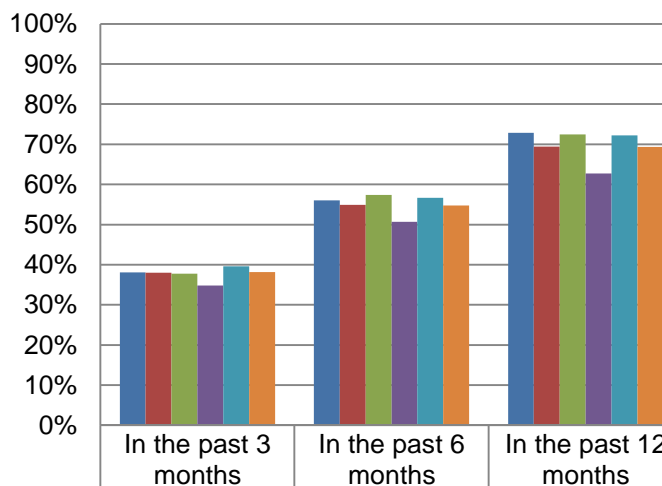
GP PATIENT SURVEY JULY 2015

**Q1. Last Seen or Spoken to a GP**



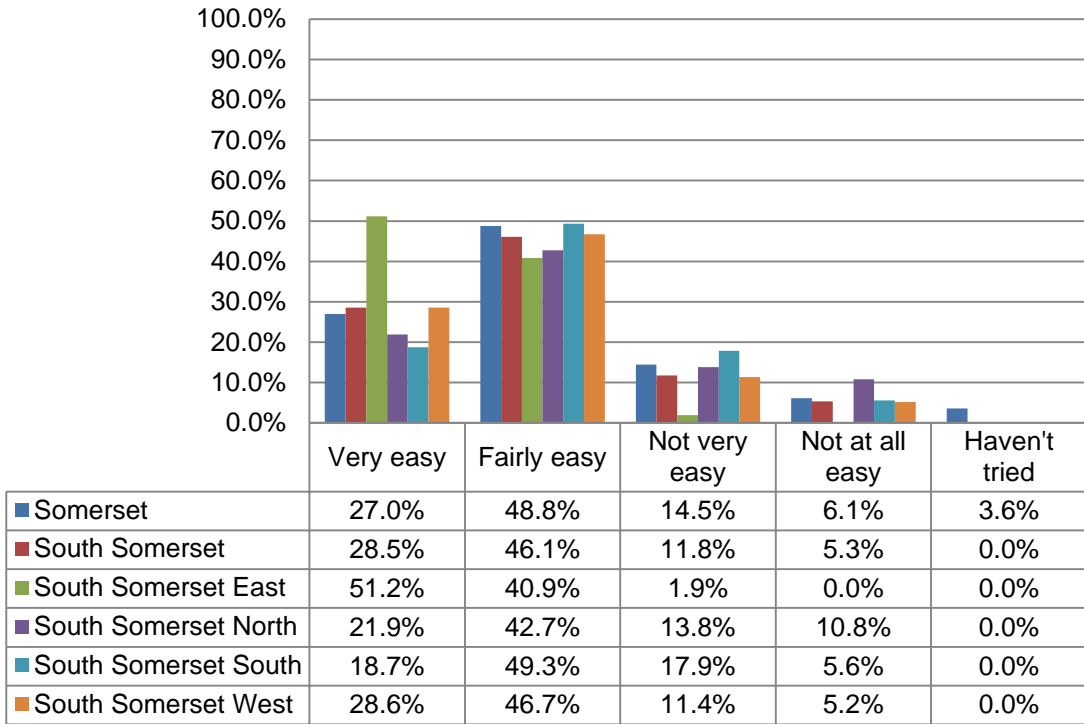
■ Somerset	50%	68%	84%
■ South Somerset	51%	68%	81%
■ South Somerset East	51%	72%	86%
■ South Somerset North	49%	69%	80%
■ South Somerset South	49%	63%	77%
■ South Somerset West	54%	70%	84%

**Q2. Last Seen or Spoken to a Nurse**

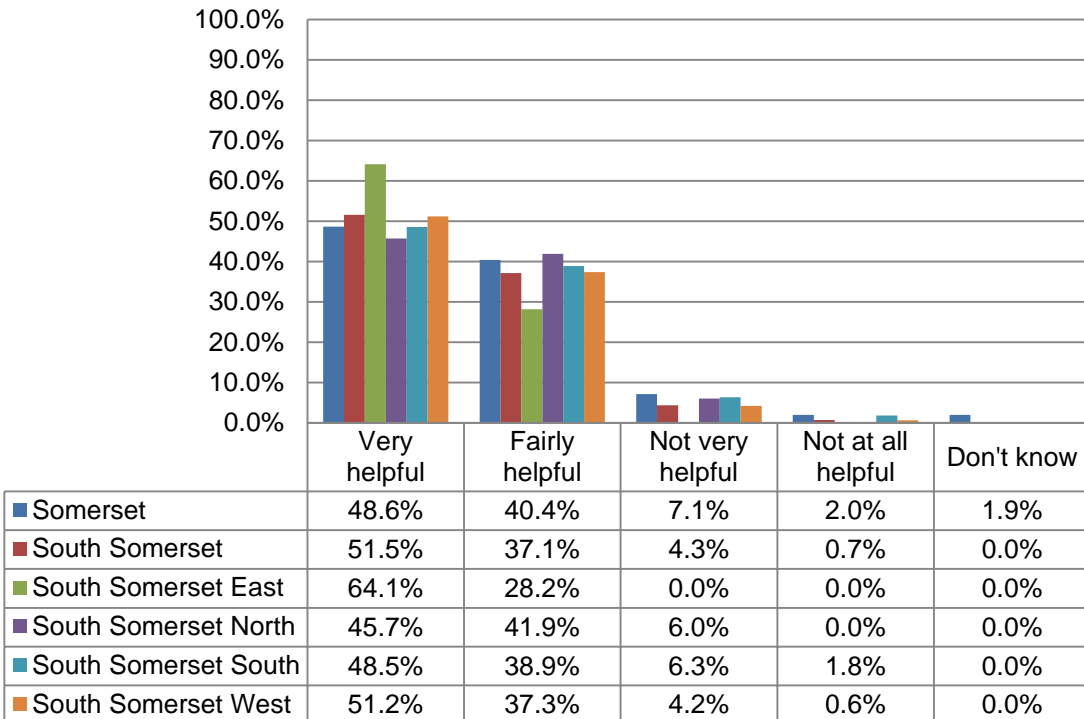


■ Somerset	38%	56%	73%
■ South Somerset	38%	55%	69%
■ South Somerset East	38%	57%	72%
■ South Somerset North	35%	51%	63%
■ South Somerset South	40%	57%	72%
■ South Somerset West	38%	55%	69%

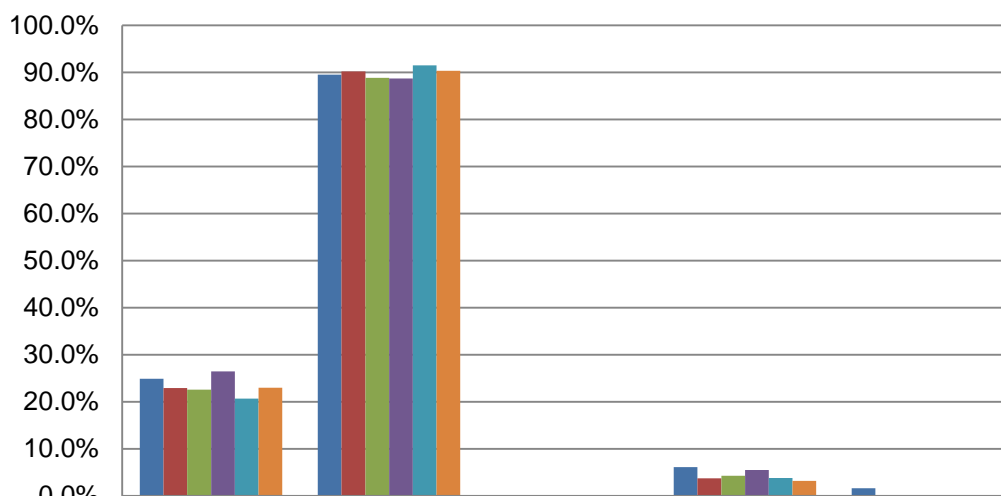
**Q3. Ease of getting through to someone at GP surgery on the phone**



**Q4. Helpfulness of receptionists at GP surgery**

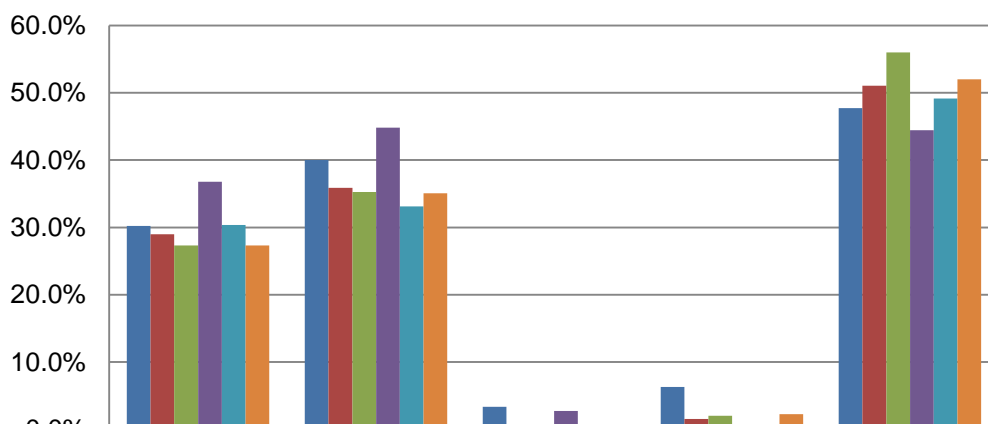


### Q5. How normally book appointments to see a GP or nurse



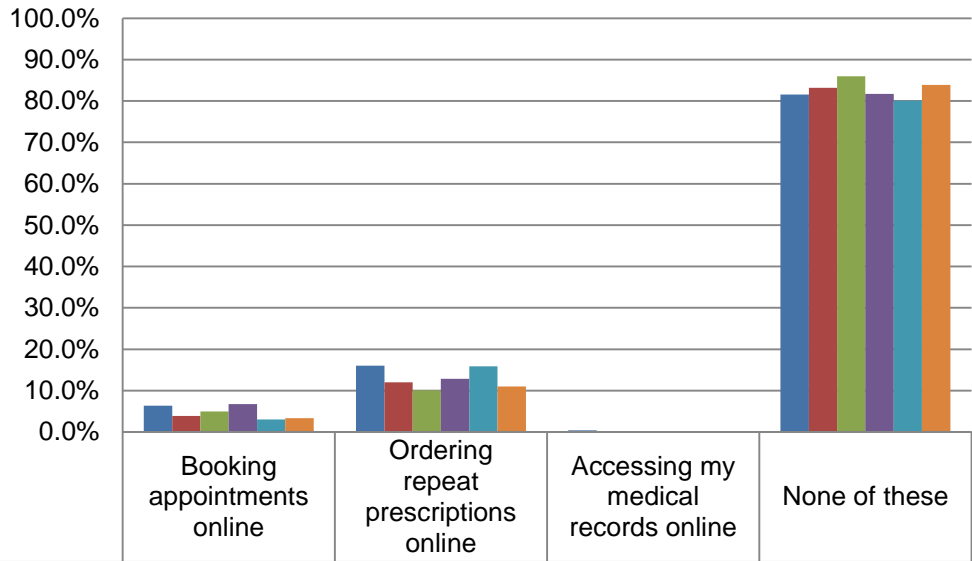
	In person	By phone	By fax machine	Online	Doesn't apply
Somerset	24.9%	89.5%	0.0%	6.1%	1.6%
South Somerset	22.9%	90.2%	0.0%	3.7%	0.0%
South Somerset East	22.5%	88.8%	0.0%	4.2%	0.0%
South Somerset North	26.4%	88.7%	0.0%	5.5%	0.0%
South Somerset South	20.7%	91.4%	0.0%	3.8%	0.0%
South Somerset West	23.0%	90.4%	0.0%	3.2%	0.0%

### Q6. Awareness of online services



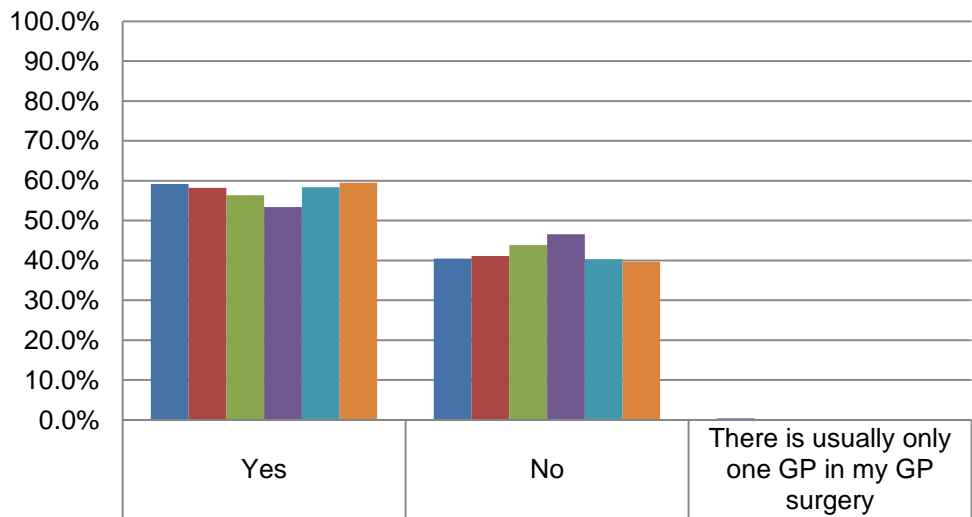
	Booking appointments online	Ordering repeat prescriptions online	Accessing my medical records online	None of these	Don't know
Somerset	30.2%	40.0%	3.3%	6.3%	47.7%
South Somerset	29.0%	35.9%	0.6%	1.5%	51.0%
South Somerset East	27.3%	35.3%	0.0%	2.0%	56.0%
South Somerset North	36.8%	44.8%	2.7%	0.0%	44.4%
South Somerset South	30.3%	33.1%	0.0%	0.0%	49.2%
South Somerset West	27.3%	35.1%	0.5%	2.2%	52.0%

### Q7. Use of online services



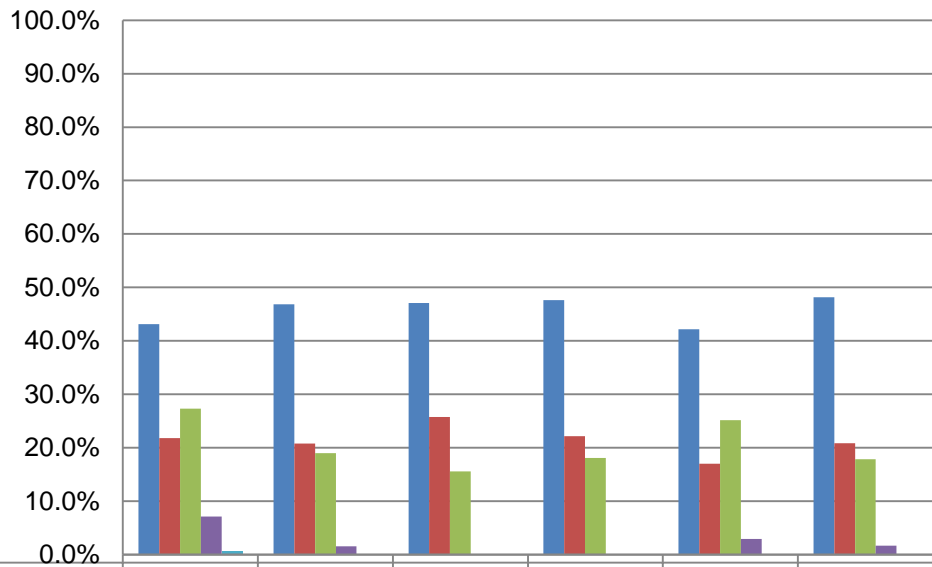
	Booking appointments online	Ordering repeat prescriptions online	Accessing my medical records online	None of these
■ Somerset	6.4%	16.0%	0.4%	81.6%
■ South Somerset	3.9%	12.0%	0.0%	83.2%
■ South Somerset East	4.9%	10.1%	0.0%	86.0%
■ South Somerset North	6.7%	12.9%	0.0%	81.7%
■ South Somerset South	3.0%	15.9%	0.0%	80.1%
■ South Somerset West	3.3%	11.0%	0.0%	83.9%

### Q8. Have a preferred GP



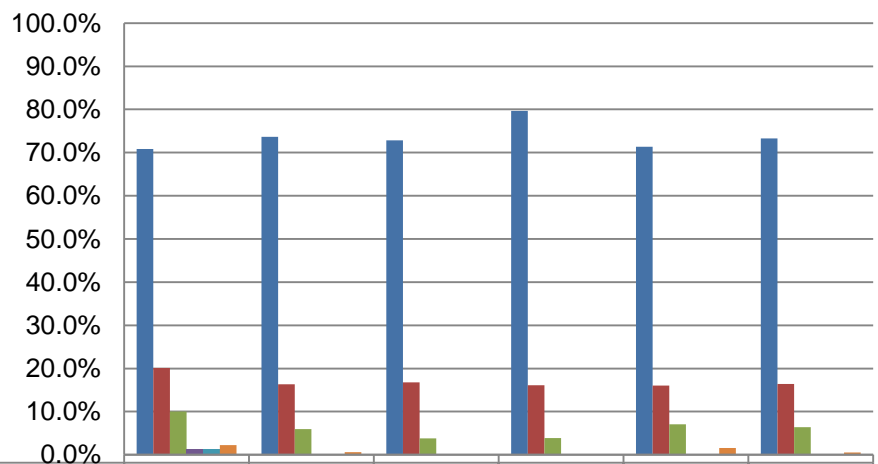
	Yes	No	There is usually only one GP in my GP surgery
■ Somerset	59.2%	40.5%	0.4%
■ South Somerset	58.2%	41.1%	0.0%
■ South Somerset East	56.4%	43.8%	0.0%
■ South Somerset North	53.4%	46.6%	0.0%
■ South Somerset South	58.4%	40.3%	0.0%
■ South Somerset West	59.5%	39.7%	0.0%

### Q9. Frequency of seeing preferred GP



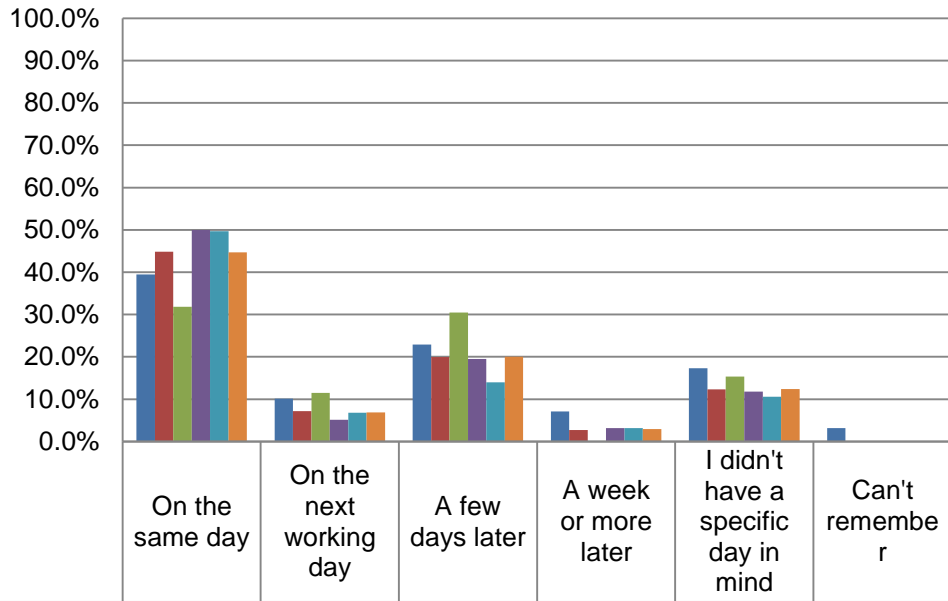
Always or almost always	43.1%	46.8%	47.1%	47.6%	42.1%	48.2%
A lot of the time	21.8%	20.8%	25.7%	22.1%	17.0%	20.8%
Some of the time	27.3%	19.0%	15.6%	18.1%	25.2%	17.8%
Never or almost never	7.1%	1.6%	0.0%	0.0%	2.9%	1.7%
Not tried at this GP surgery	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%

### Q10. Last time wanted to see/speak to GP or nurse: What did you want to do?



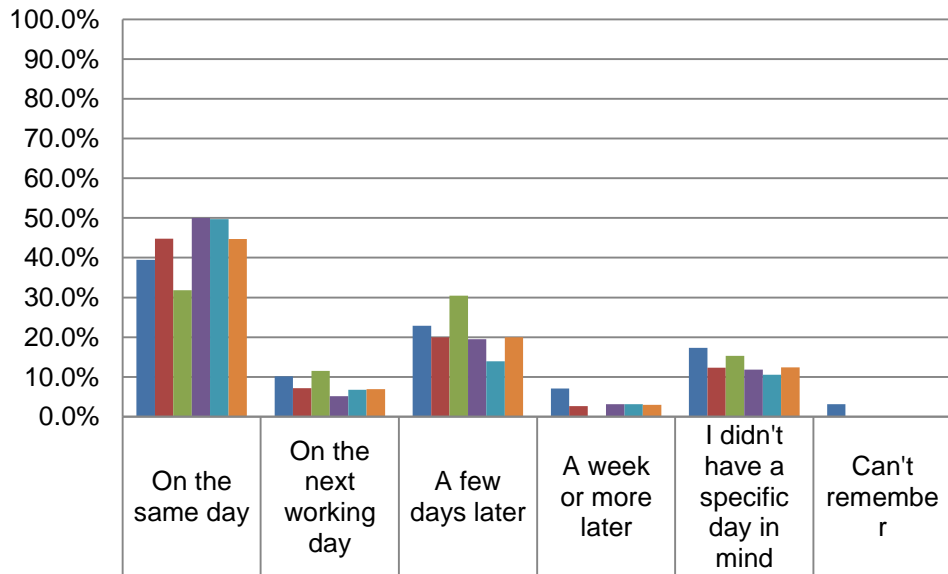
See a GP at the surgery	70.9%	73.6%	72.9%	79.7%	71.3%	73.3%
See a nurse at the surgery	20.1%	16.3%	16.8%	16.1%	16.1%	16.4%
Speak to a GP on the phone	10.0%	5.9%	3.8%	3.9%	7.1%	6.4%
Speak to a nurse on the phone	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%
Have someone visit me at my home	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%
I didn't mind / wasn't sure what I wanted	2.2%	0.6%	0.0%	0.0%	1.6%	0.5%

**Q11. When did you want to see or speak to them?**



■ Somerset	39.4%	10.1%	22.9%	7.1%	17.3%	3.1%
■ South Somerset	44.8%	7.2%	20.0%	2.7%	12.3%	0.0%
■ South Somerset East	31.9%	11.5%	30.4%	0.0%	15.3%	0.0%
■ South Somerset North	50.0%	5.1%	19.5%	3.1%	11.8%	0.0%
■ South Somerset South	49.7%	6.8%	14.0%	3.2%	10.6%	0.0%
■ South Somerset West	44.7%	6.9%	20.0%	3.0%	12.4%	0.0%

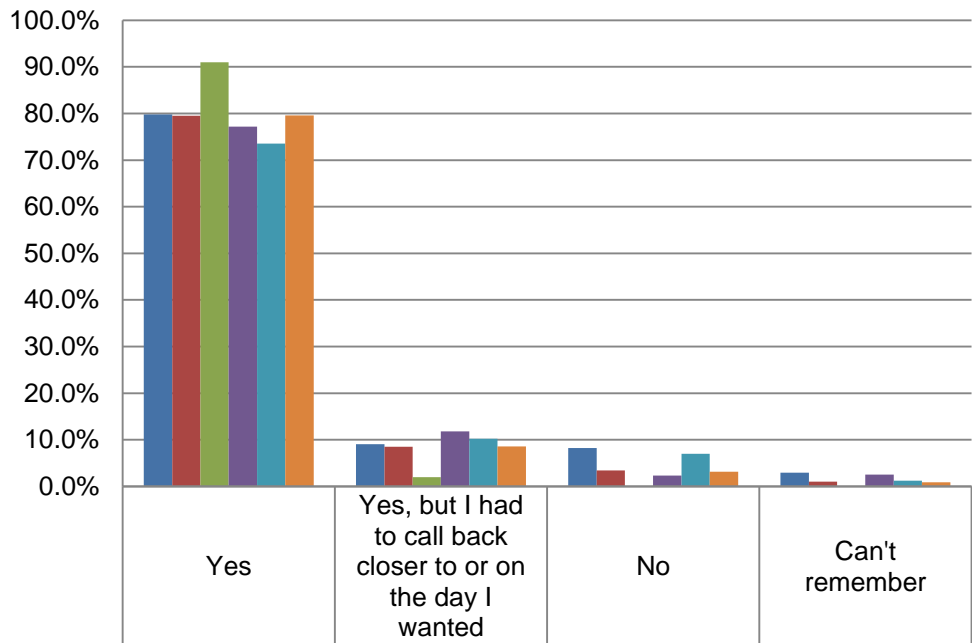
**Q11. When did you want to see or speak to them?**



■ Somerset	39.4%	10.1%	22.9%	7.1%	17.3%	3.1%
■ South Somerset	44.8%	7.2%	20.0%	2.7%	12.3%	0.0%
■ South Somerset East	31.9%	11.5%	30.4%	0.0%	15.3%	0.0%
■ South Somerset North	50.0%	5.1%	19.5%	3.1%	11.8%	0.0%
■ South Somerset South	49.7%	6.8%	14.0%	3.2%	10.6%	0.0%
■ South Somerset West	44.7%	6.9%	20.0%	3.0%	12.4%	0.0%

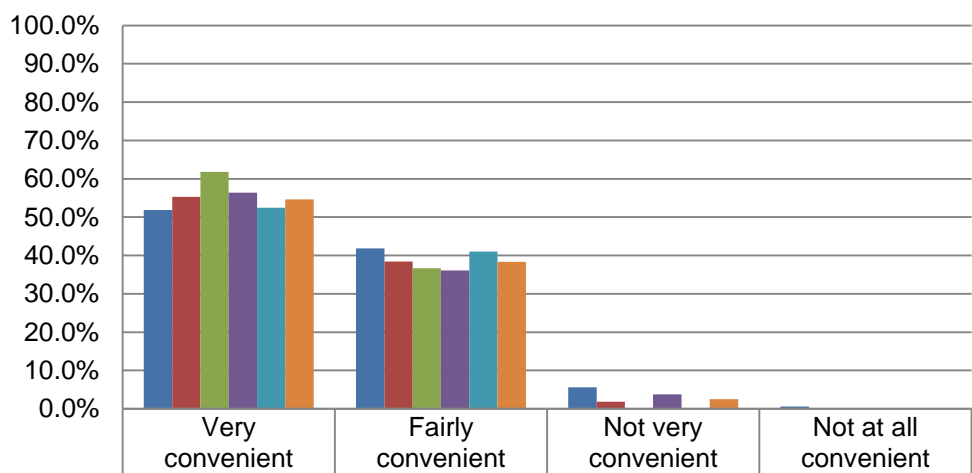


### Q12. Able to get an appointment to see or speak to someone



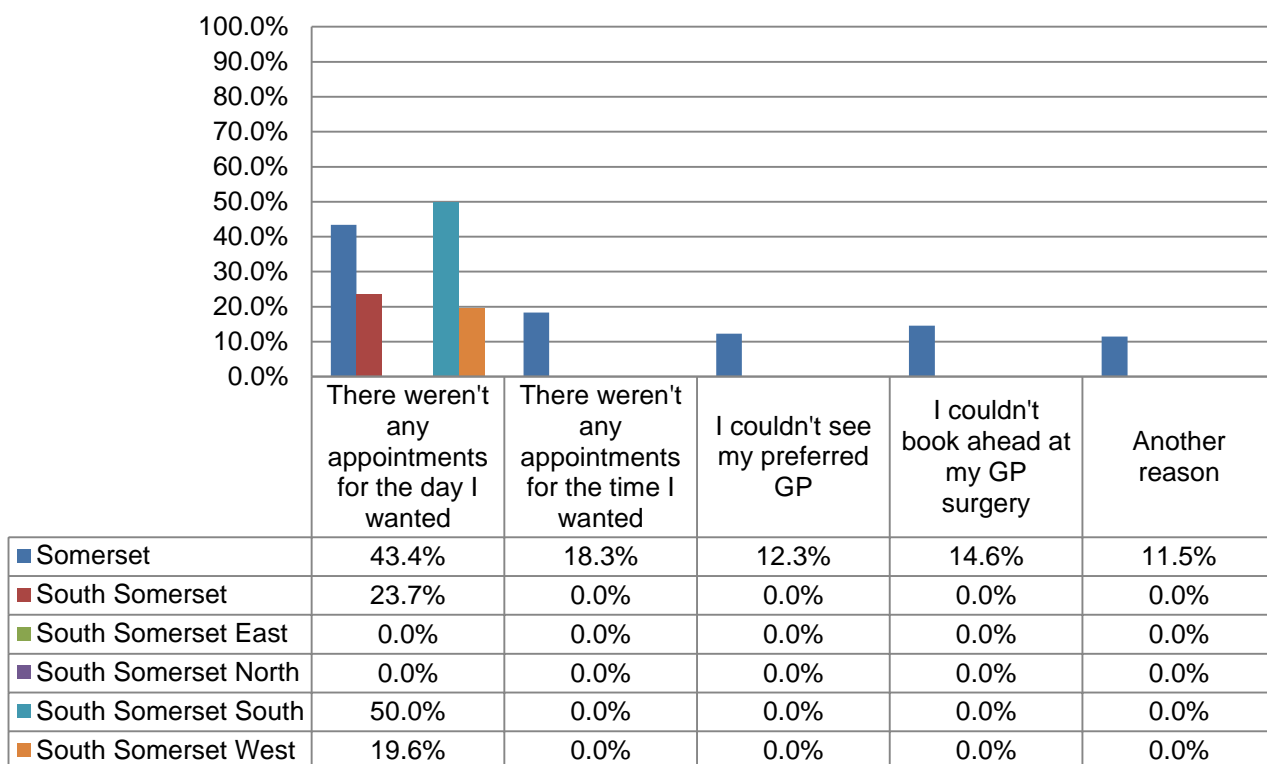
■ Somerset	79.8%	9.0%	8.2%	3.0%
■ South Somerset	79.5%	8.5%	3.4%	1.0%
■ South Somerset East	91.0%	2.0%	0.0%	0.0%
■ South Somerset North	77.2%	11.8%	2.4%	2.6%
■ South Somerset South	73.6%	10.2%	7.0%	1.2%
■ South Somerset West	79.6%	8.6%	3.2%	0.9%

### Q15. Convenience of appointment

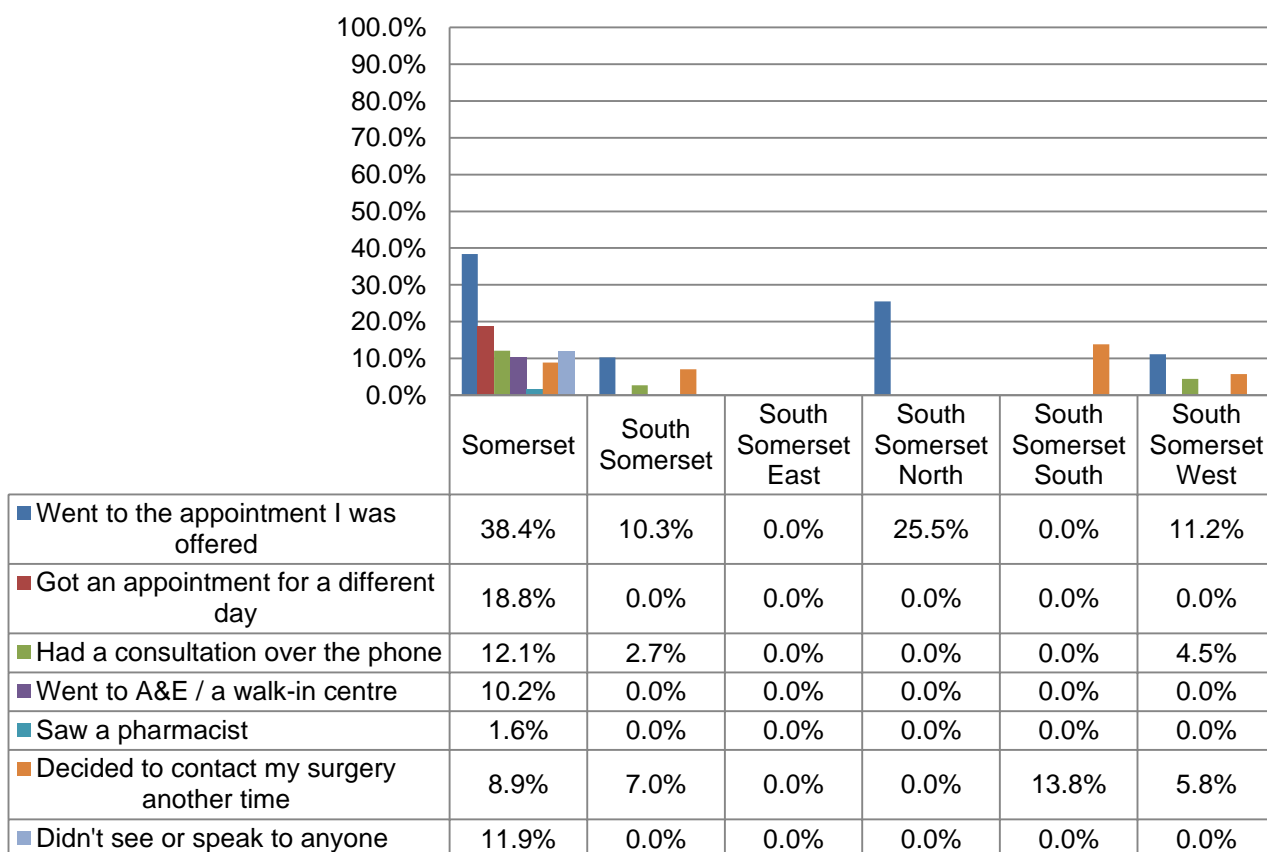


■ Somerset	51.9%	41.8%	5.7%	0.6%
■ South Somerset	55.3%	38.4%	1.9%	0.0%
■ South Somerset East	61.8%	36.7%	0.0%	0.0%
■ South Somerset North	56.4%	36.1%	3.8%	0.0%
■ South Somerset South	52.5%	41.0%	0.0%	0.0%
■ South Somerset West	54.6%	38.4%	2.5%	0.0%

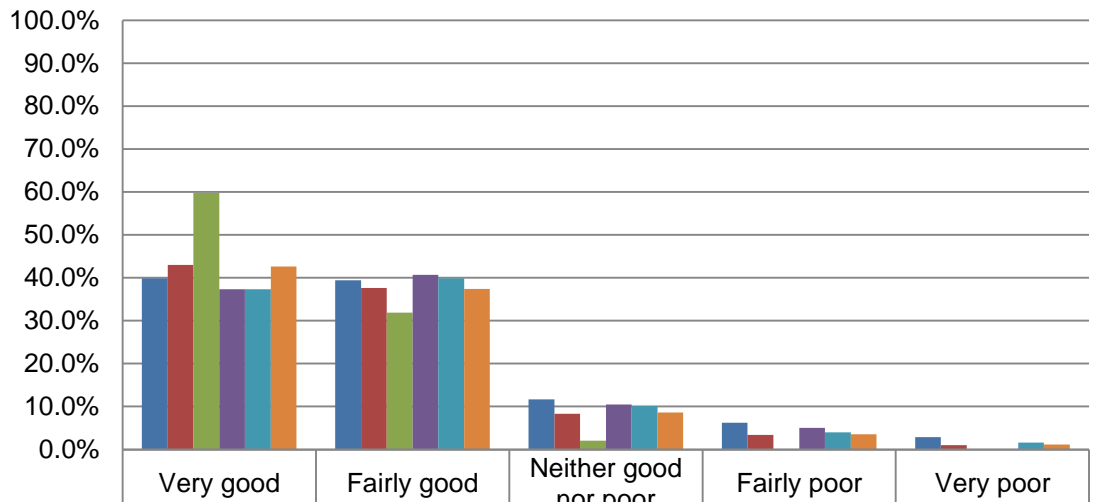
**Q16. Reason for not being able to get an appointment / the appointment offered was inconvenient**



**Q17. What did you do on that occasion?**

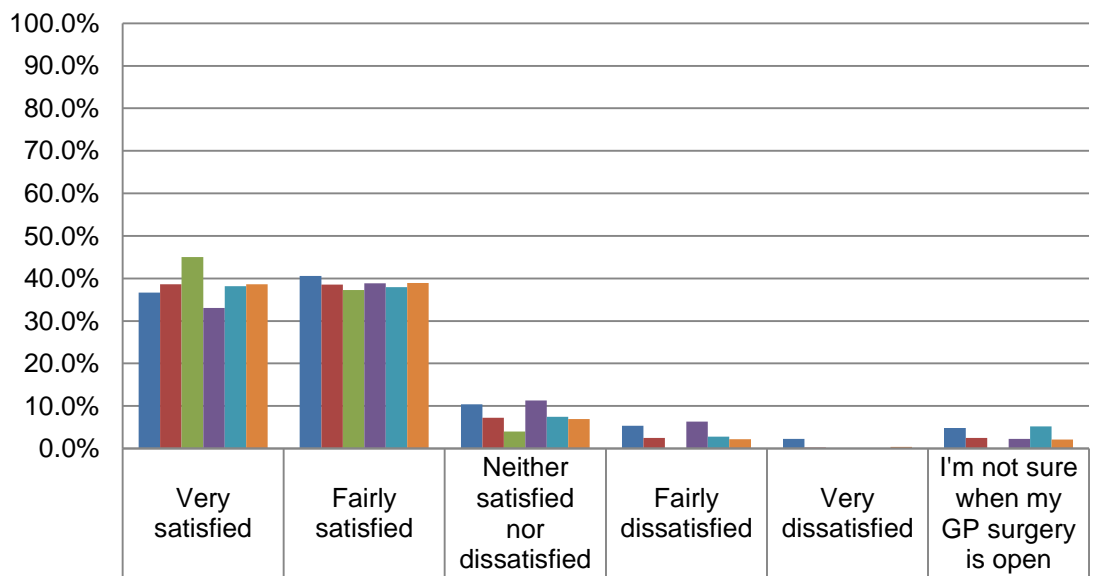


### Q18. Overall experience of making an appointment



■ Somerset	39.8%	39.4%	11.7%	6.2%	2.9%
■ South Somerset	43.0%	37.6%	8.4%	3.4%	1.0%
■ South Somerset East	59.8%	31.9%	2.0%	0.0%	0.0%
■ South Somerset North	37.4%	40.7%	10.5%	5.1%	0.0%
■ South Somerset South	37.3%	39.9%	10.1%	4.0%	1.6%
■ South Somerset West	42.6%	37.4%	8.6%	3.5%	1.2%

### Q25. Satisfaction with opening hours



■ Somerset	36.6%	40.6%	10.4%	5.3%	2.3%	4.8%
■ South Somerset	38.6%	38.6%	7.2%	2.5%	0.2%	2.5%
■ South Somerset East	45.0%	37.3%	4.0%	0.0%	0.0%	0.0%
■ South Somerset North	33.1%	38.8%	11.3%	6.3%	0.0%	2.3%
■ South Somerset South	38.2%	38.0%	7.5%	2.8%	0.0%	5.2%
■ South Somerset West	38.6%	39.0%	6.9%	2.2%	0.4%	2.1%

# Agenda Item 10

## **Area East: Local Information Centre's 2014/15 Report**

<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 Development Manager East</i>
<i>Lead Officer:</i>	<i>James Divall, Neighbourhood Development Officer</i>
<i>Contact Details:</i>	<i>James.divall@southsomerset.gov.uk (01935) 462261</i>

### **Purpose of the Report**

To update members on the town council operated Area East Local Information Centres in Bruton, Wincanton & Castle Cary.

### **Public Interest**

The Area East Committee gives funding support to the three town councils to assist with the running costs of local information centres (LICs) in Bruton, Wincanton & Castle Cary. This report gives details of how each LIC is doing from the monitoring information supplied under the service agreement.

### **Recommendation**

To note and comment on the SSDC supported Local Information Centres

### **Background**

A review of SSDC satellite offices was completed in spring 2010. Proposals included a shift to Local Information Centres being placed under Town Council control. This was to enable increased hours of operation supported by local resident volunteers.

In February 2012, as part of efficiency savings, the District Executive ceased staffing small part time community offices. Sole responsibility for running the LIC in Bruton and Castle Cary transferred to the Town Councils. This enabled Area Support staff to concentrate on delivering a comprehensive advice service from the Wincanton office to those who need it. The Area Support staff provided training to LIC volunteers with a referral/sign posting system for District Council enquiries is in place. No negative issues have arisen following the transfer.

The Area East Committee allocates £500 per annum to the 3 Town Councils to assist with the cost of running their LICs.

The SLA gives a framework for achieving consistency & offers some funding stability. Each LIC is overseen/ staffed by volunteers/Town Council employees and local residents can access information locally. Referrals can be made to SSDC at Wincanton as necessary. The SLA sets out:

- the services and activities being provided by the centre
- the support it can expect from the district council.
- A framework for monitoring its success
- funding conditions.

The agreement assumes no significant changes in the level or scope of core activity over the life of the funding. It is subject to regular review

## Aims of LICs

- To provide information on local services, amenities and activities to the community and visitors to the town.
- To promote the heritage and culture of the town and the surrounding area.
- To support the local economy by promoting businesses, venues and attractions in the area.
- To provide a reliable, efficient and professional service.

## Monitoring and Evaluation

There is an annual meeting between the LIC and a representative from SSDC to monitor the level of service, activities provided and financial position. At this review, the following information is considered:

- Annual accounts.
- Budget for the coming year.
- Development plans.
- Details of any other funding.
- Referrals made to SSDC (new to future monitoring reports for 2015-16).

## Report for 2014/15

The Town Councils LICs have been very busy this year developing and operating their individual services. The LICs have seen increased tourism to the area, in turn increasing demand on volunteer time as well as a greater range of information needed from enquiries.

Objectives	Recorded information 2014 – 2015	Bruton	Castle Cary	Wincanton	Total numbers 2014-15
Provide a central point of contact for the community and visitors	Overall number of enquiries to LIC	1858	6481	1684	10,023
	enquiries in person	1858	6239	1277	9374
	by telephone/e- mail/post	0	242	407	649
Encourage & support a team of well-informed volunteers to run LIC	Number of volunteers	6	10	0	16

*Please note:*

The opening hours for each office are determined locally and vary, which is reflected in the number of visitors. Wincanton LIC is run mainly by the Deputy Town Clerk. Bruton LIC does *not* have a separate phone line/computer from the Town Council

In addition to supplying statistics above the LICs have given the following reports:

### Wincanton report:

- Update meetings with SSDC Tourism team
- Numbers on par with last year's accessing the LIC
- New residents to the town are happy with the welcome guide that has been produced.

### **Castle Cary report:**

- Continue to run our Community and Tourist Information Desk entirely by volunteers.
- Open summer 9.30 am to 2pm Monday to Thursday, Friday 9.30am to 4pm, Saturday 9.30am to 12.30 am
- Increase in enquiries from the previous year (685 more)
- Open winter (Nov to March) 9.30 to 12noon weekdays and Saturdays
- We attend leaflet distribution session annually plus other volunteer' training and events set up by SSDC Tourism team where possible
- We organise ordering of leaflets, tourism materials including train and bus timetables, local information, etc.
- We use the internet increasingly for information searching, and now have a laptop solely for our use which is great.
- We manage the Saturday morning coffee morning bookings, banner bookings
- We help advertise and promote local events, including the Big Christmas
- We have regular Volunteers' group meetings

### **Bruton report:**

In addition to the statistical information Bruton LIC has worked with the Town Council and Bruton Community Partnership to establish:

- A refurbished LIC and town office
- New branding for the town (to be implemented within the LIC)
- A new web site and town information signs (signs planned for early 2016)
- Step into Bruton leaflet
- Enhancements to signs in the town highlighting where the LIC is for the increased tourist due to Hauser and Wirth galleries.

### **Financial Implications**

There are no new financial implications arising from this report. A total of £1,500, £500 per LIC, is paid to the Town Councils from Area East Members' Discretionary Budget

### **Corporate Priority Implications**

**Focus two:** Environment

**Focus four:** Health & Communities

### **Carbon Emissions & Adapting to Climate Change Implications (NI188)**

None

### **Equality and Diversity Implications**

The SSDC Area East Development Team considers all aspect of equalities in evaluating funding support. Supporting an accessible face to face, locally run LIC, with the ability to refer vulnerable people to the community office for additional support, is complementary to SSDC run customer access services.

### **Background Papers:**

SLA File

# Agenda Item 11

## **Area East Forward Plan**

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

## **Purpose of the Report**

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

## **Recommendation**

Members are asked to:-

- (1) Comment upon and note the proposed Area East Forward Plan as attached;
- (2) Identify priorities for further reports to be added to the Area East Forward Plan, developed by the SSDC lead officers.

## **Area East Committee Forward Plan**

The forward plan sets out items and issues to be discussed over the coming few months. It is reviewed and updated each month, and included within the Area Committee agenda, where members of the Area Committee may endorse or request amendments.

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

Items marked *in italics* are not yet confirmed, due to the attendance of additional representatives.

To make the best use of the Area Committee, the focus for topics should be on issues where local involvement and influence may be beneficial, and where local priorities and issues raised by the community are linked to SSDC corporate aims and objectives.

Further details on these items, or to suggest / request an agenda item for the Area East Committee, please contact the Agenda Co-ordinator; Kelly Wheeler.

**Background Papers:** None

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## Appendix A

### Area East Committee Forward Plan

Meeting Date	Agenda Item	Background and Purpose	Lead Officer
<i>10 February 16</i>	<i>Henstridge Airfield (Confidential)</i>	<i>To update members on issues at the airfield</i>	<i>Angela Watson / David Norris</i>
<b>10 February 16</b>	Wincanton Community Sports Centre	An update report on the centre	Steve Joel SSDC
<b>10 February 16</b>	Area East Annual Parish and Town Council Meeting Summary of Issues Raised	To inform Members of the topics discussed and the issues raised at the Annual Parish and Town Council Meeting held on 26 <sup>th</sup> January 2016.	Helen Rutter
<b>10 February 16</b>	Balsam Centre-Health and Wellbeing funding agreement	To review activity and approve revised funding agreement	James Divall
<b>10 February 16</b>	Neighbourhood Plan Progress Report	To review all neighbourhood plans including lessons from Queen Camel front runner	Tim Cook
<b>10 February 16</b>	6 monthly Street Scene update	Update on progress	Chris Cooper SSDC Street Scene Manager
<b>10 February 16</b>	Environmental Health service update report	To provide members with a brief update of the work of the Environmental Health Service	Alasdair Bell
<b>9 March 16</b>	Village Halls	An annual update on Village Halls within Area East	Tim Cook
<b>9 March 16</b>	SSDC Welfare Advise Work	Annual update on the work of the service	Catherine Hansford
<b>9 March 16</b>	Youth Programme in Area East	Annual report reviewing youth support across Area East	Steve Barnes / Tim Cook
<b>13 April 16</b>	LEADER Programme for rural Economic Development	The programme went live in November -overview of progress 2015/16	Helen Rutter AD Communities
<b>13 April 16</b>	Area Development Plan	Report on achievements 2015/16	Helen Rutter Area Development Manager (East)

*Provisional items shown in italics*



# Agenda Item 12

## **Planning Appeals**

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

## **Purpose of the Report**

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

## **Recommendation**

That the report be noted.

## **Background**

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

## **Report Detail**

### **Appeals Received**

14/05525/FUL – Land at Monarchs Way, Ashington Way, Limington.

The erection of a dwelling and stables in relation to existing equestrian facility.  
Appeal against refusal.

### **Appeals Allowed**

15/00162/S73A – Lavender Green, Verrington, Wincanton

Application to remove Condition 2 (Agricultural occupancy) of approved planning permission 791810 dated 30th August 1979.

The Inspector's decision letter is attached.

### **Appeals Dismissed**

No appeals have been dismissed

**Background Papers:** None

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## Appeal Decision

Site visit made on 7 December 2015

**by Robert Mellor BSc DipTRP DipDesBEnv DMS MRICS MRTPI**

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

**Decision date: 16 December 2015**

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**Appeal Ref: APP/R3325/W/15/3030420**

**Lavender Green, Verrington, Wincanton, Somerset BA9 8BN**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73A of the Town and Country Planning Act 1990 for the development of land carried out without complying with conditions subject to which a previous planning permission was granted.
  - The appeal is made by Mrs Maureen Foreman against the decision of South Somerset District Council.
  - The application Ref 15/00162/S73A, dated 13 January 2015, was refused by notice dated 10 April 2015.
  - The application sought planning permission for the occupation of a bungalow without complying with a condition attached to planning permission Ref 791810, dated 30 August 1979.
  - The condition in dispute is No 2 which states that: *'The occupation of the dwelling shall be limited to persons employed or last employed full time locally in agriculture as defined in section 290 of the Town and Country Planning Act 1971 or in forestry and the dependents of such persons'*.
  - The reason given for the condition is: *'Housing development in the locality should be restricted, in the interests of visual amenity, to the needs of agriculture or forestry'*.
- 

### Decision

1. The appeal is allowed and planning permission is granted for the erection of an agricultural bungalow at Lavender Green, Verrington, Wincanton, Somerset BA9 8BN in accordance with the application Ref 15/00162/S73A, dated 13 January 2015 without compliance with condition number 2 previously imposed on planning permission Ref No 791810 granted on 30 August 1979 but subject to the other conditions imposed therein, so far as the same are still subsisting and capable of taking effect.

### Preliminary Matters

2. The dwelling is on land which in 1979 was known as Verrington Lodge Farm and is located at GR 370424/129048.
3. The bungalow is part of a holding that is said to extend to almost 1.62ha (4 acres) and which includes a range of agricultural buildings and a yard. The Council reports that there is an extant non-fragmentation legal agreement for the land and buildings although no copy has been supplied in evidence.
4. The Council does not dispute that the subject condition has not been complied with by the Appellant or her husband for more than 10 years. On 8 December 2014 a certificate of Lawful Use or Development was issued under reference

14/02116/COL. It provides that Mr & Mrs Foreman and future occupants who do not comply with the Agricultural Occupancy Condition are immune from enforcement action. The condition would only become enforceable against an occupier and subsequent occupiers if the dwelling were first to be reoccupied by someone who met all its requirements.

5. The Council advised the Inspectorate that it was not necessary for the Inspector to visit the site in order to determine the appeal. Consequently no accompanied visit had been arranged. Nevertheless I did visit the area and concluded that the subject dwelling is apparently not visible from any public place except at a considerable distance (from the vicinity of Wincanton Racecourse). I did not enter the site and do not consider it necessary to do so to determine the appeal.

### **Policy Context**

6. The appeal is required by statute to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.
7. The relevant development plan is the South Somerset Local Plan (2006-2028). Policy HG10 provides in summary that an occupancy condition of this type will only be removed where it can be evidentially shown:
  - That there is no longer a continued need for the property on the holding or for the business;
  - There is no long term need for a dwelling with restricted occupancy to serve local need in the locality;
  - The property has been marketed locally for an appropriate period (minimum 18 months) at an appropriate price and evidence of marketing is demonstrated.
8. The supporting text advises that an appropriate price will normally be a discount of at least 35% against the open market price.
9. The National Planning Policy Framework (the Framework) is an important material consideration. Paragraph 55 provides amongst other things that local planning authorities should avoid new isolated 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. Paragraph 206 provides that planning conditions should only be imposed where they are:
  - necessary,
  - relevant to planning,
  - relevant to the development to be permitted,
  - enforceable,
  - precise and
  - reasonable in all other respects.

## **Main Issue**

10. It is not disputed that the Appellant has not sought to market the property. Neither has the Appellant provided any evidence in relation to the other criteria of Policy HG10. The removal of the condition would therefore directly contravene the development plan. The main issue is whether there are material considerations which indicate that the appeal should be determined other than in accordance with the development plan, including whether the condition satisfies the Framework policy tests for planning conditions.

## **Reasons**

11. Just as in 1979, national and local policy continues to restrain housing development in the countryside whilst allowing exceptions which include development for agricultural workers. The condition therefore remains relevant to planning and to the development permitted. It is also adequately precise. Whilst there is no definition of 'locally' it was not disputed for the purposes of the CLUD that the Appellant's employment in Sussex did not qualify.
12. There is no evidence that the condition is necessary for the subject holding. The holding is very small and thus is unlikely to be capable of supporting a full-time agricultural worker. Whilst there may be a need for full time agricultural workers on other holdings in the locality, there is no evidence from the Council to that effect. If there were the subject dwelling would provide little if any functional advantage over other dwellings in the nearby town of Wincanton. Neither would it become available to such workers unless first vacated by the Appellant and her husband. It would not offer any financial incentive for occupation by agricultural workers if it were only available at full market value.
13. It is clear that the condition is not enforceable so long as the Appellant and her husband continue to occupy the dwelling. Neither would it be enforceable against any future occupier unless they met the qualification requirements. However, as the Appellant points out, it is highly unlikely that a qualifying agricultural occupier would pay a full market price (potentially outbidding non-qualifying occupiers) if they then faced the prospect of an instance devaluation of the property when the occupancy condition again took effect for themselves and future occupiers. Neither would a bank or other lender be likely to lend money for such a purchase unless the potential occupier had a very large deposit to cover such a loss in value.
14. The Council suggests that the availability of the accompanying land and buildings may make the property of interest to someone wanting to work in agriculture. However if it could not support a full time business then it would only be attractive to someone working locally in another agricultural or forestry business, who would face the financial loss. Whilst it may be of interest to a hobby farmer with another source of income, they would not qualify under the terms of the condition in any event. There is no evidence before me that the non-fragmentation agreement prevents the land and buildings from being let to other occupiers or would prevent applications to change their use.
15. I can understand the resentment of members of the District and Town Councils that the Appellant has experienced a substantial gain in the value of her property by an apparently deliberate breach of the occupancy condition. However Parliament has determined that conditions should cease to be enforceable if they are breached for 10 years or more. The dwelling is out of

public sight and it would not be obvious to a neighbour or other observer whether or not there was a breach of condition. The only means of avoiding the abuse of such conditions would be by active monitoring of occupancy. This may require the interrogation the occupiers about their employment situation at intervals of less than 10 years.

16. In this case it does not appear that the condition was monitored whilst it remained enforceable. It would not be reasonable to retain a condition that is now unenforceable and is unlikely to become so in the future. Indeed the retention of the condition could make it less likely that a future occupier would be engaged in agriculture having regard to the financial implications.

### **Conclusion**

17. For the above reasons it is concluded that the disputed condition does not satisfy the tests for conditions in that it is not enforceable, has not been shown to be necessary and its retention is not reasonable. These are material considerations why the appeal should be allowed, notwithstanding the conflict with the development plan.

*Robert Mellor*

INSPECTOR

# Agenda Item 13

## Schedule of Planning Applications to be Determined by Committee

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

### Purpose of the Report

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

### Recommendation

Members are asked to note the schedule of planning applications.

**Planning Applications will be considered no earlier than 10.45am.**

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

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
14	BLACKMOOR VALE	15/03868/FUL	Proposed change of use and conversion of former equestrian building to form 4 no. dwellings (GR 367327/26576).	Maperton Stud, Maperton	Mr Alex Hill
15	CARY	15/03441/REM	Approval of reserved matters for the erection of 40 dwellinghouses, details of layout, scale, appearance and landscaping to include levels, external materials, and enhancement of biodiversity of outline planning permission 13/3593/OUT	Land Adjoining Well Farm Lower Ansford, Ansford	Mr Gareth Davies
16	BLACKMOOR VALE	15/03372/COU	Change of use of redundant agricultural	Warehouse and Premises, High Winds,	Mr Laurence Wadman

			buildings to B1 (Business), B2 (General industrial) and B8 (Storage or distribution)	Higher Holton	
17	CARY	15/04687/REM	The erection of a detached dwelling with garage (Reserved Matters approval with respect to appearance, landscaping, layout and scale)	Land Adjoining Hearn Lane, Galhampton	Mrs J Levett
18	WINCANTON	15/04744/COU	Change of use from B1 to A1 retail sales, selling horticultural products, plants, composts, sundries to both trade and the general public	Unit 14 Hopkins Court, Bennetts Field Trading Estate, Wincanton	Mr Andrew Cole

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

## **Referral to the Regulation Committee**

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

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

## **Human Rights Act Statement**

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

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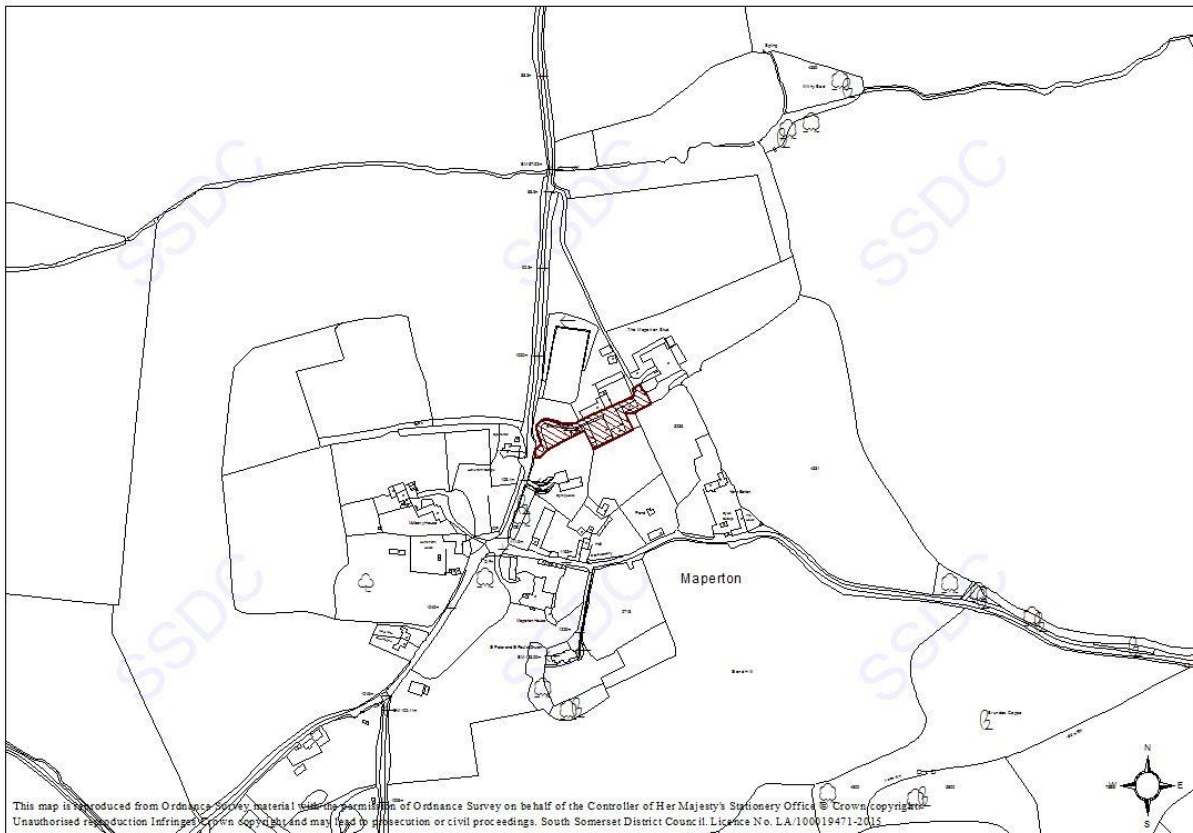
# Agenda Item 14

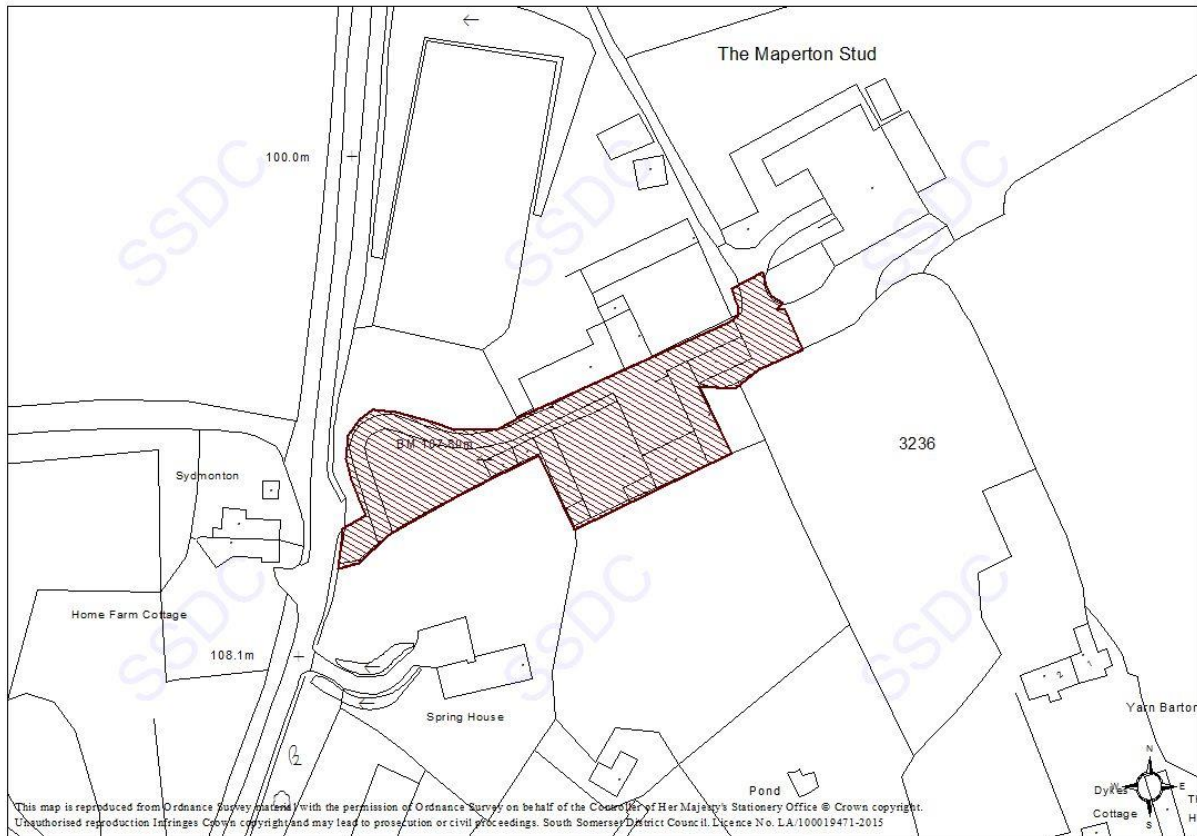
## AREA EAST COMMITTEE Officer Report On Planning Application: 15/03868/FUL

<b>Proposal :</b>	Proposed change of use and conversion of former equestrian building to form 4 no. dwellings (GR 367327/26576).		
<b>Site Address:</b>	Maperton Stud Maperton Wincanton		
<b>Parish:</b>	Maperton		
<b>BLACKMOOR VALE Ward (SSDC Member)</b>	Cllr Tim Inglefield Cllr William Wallace		
<b>Recommending Officer:</b>	<b>Case</b>	Dominic Heath-Coleman Tel: 01935 462643 dominic.heath-coleman@southsomerset.gov.uk	<b>Email:</b>
<b>Target date :</b>	21st October 2015		
<b>Applicant :</b>	Mr Alex Hill		
<b>Agent: (no agent if blank)</b>	Mr Michael Easton 21 shrubbery grove Royston Herts PE19 2TZ United Kingdom		
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha		

The application is before the committee, at the request of the ward members and with the agreement of the area chair, in order to allow the concerns of neighbouring occupiers to be debated in public.

### SITE DESCRIPTION AND PROPOSAL





The proposal seeks permission for the change of use and conversion of former equestrian buildings to form four dwellings. The site consists of a variety of outbuildings in various stages of disrepair, which are predominantly finished in natural stone and brick under clay tiled roofs. Opposite the buildings is an existing farmhouse and a variety of farm buildings. The site is close to various residential properties and open countryside. The site is not located within a development area as defined by the local plan.

The proposed conversion work will involve some repair and alterations to the existing buildings, and the erection of a small extension to one of the buildings to replace a section that is beyond economic repair. The work will include various alterations to the existing access.

## HISTORY

14/03496/FUL - Change of use and conversion of former equestrian buildings to form four dwellings - Application withdrawn 18/09/2014

98/00469/COU - The use of two rooms as offices - Application permitted 30/03/1998

98/00470/COU - The use of two rooms of barn for natural therapy treatment - Application permitted 27/03/1998

96/00939/FUL - Erection of extension - Application permitted with conditions 06/06/1996

90/01678/FUL - The continued use of land as a site for a caravan (to accommodate staff and students) - Application permitted with conditions 06/06/1990

89/01251/FUL - Alterations and conversion of barn into a dwellinghouse and creation of hard driveway - Application refused 11/10/1989

841036 - The carrying out of alterations to access and use of land at Maperton Stud, Maperton, as a site for two caravans for students/employees - Conditionally approved 13/09/1984

771160 - Construction of all-weather riding area on land at Maperton Stud, Wincanton - Conditionally approved 17/11/1977

770003 - Use of premises as riding school including provision of an all weather riding arena on land at Maperton Stud, Wincanton - Conditionally approved 28/01/1977

## **POLICY**

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

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

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

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy EQ2 - General Development

Policy EQ3 - Historic Environment

Policy EQ4 - Biodiversity

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

### **National Planning Policy Framework**

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

## **CONSULTATIONS**

**Parish / Town Council** - As long as every effort is made to improve the access and to use the other gate referenced in the application for construction traffic, the parish council has no objections.

**County Highway Authority** - Initially raised concerns with the proposed access, in terms of visibility and width. On the receipt of amended plans he confirmed that his concerns had been addressed, subject to a condition on any permission to secure works that prevent users of the public right of way being forced to climb over the retaining wall into the site.

**SCC Rights of Way** - Notes the presence of a public right of way that runs along the proposed access to the site. No objections are raised, but the developer's duties in relation to the public right of way are noted.

**SSDC Ecologist** - Notes the submitted bat and bird survey. He concludes that development impacts are likely to be low provided appropriate mitigation is employed. He suggests the use of a condition to secure appropriate mitigation.

## **REPRESENTATIONS**

Letters of objection were received from the occupiers of six dwellings in Maperton. Objections were raised on the following grounds:

- The proposal for four dwellings is a large percentage increase on the existing population of Maperton and is excessive and out of keeping with a settlement with very limited facilities. The scheme therefore runs counter to local plan policy SS2.
- The proposal will do nothing for the sustainability of the community as occupiers are unlikely to work in the village and, due to the size of the dwellings; they are unlikely stay long term.
- The access is substandard in terms of visibility and the proposal represents a substantial increase in traffic movements.

- There is a problem with substandard visibility at Dancing Cross creating a hazard. Increased traffic generated from this site will further increase the risk of accidents at this point in the highway and other substandard highway points in the locality.
- The proposed amendments to the access will have an adverse impact on the conservation area.
- The existing northern access to the site would be better in terms of visibility.
- There is poor water pressure in the settlement, which could be exacerbated by the proposed development.
- The broadband speeds are slow in the settlement and would be made worse by the proposed development.
- Concerns regarding the impact of the scheme on the users of the existing right of way.
- The scheme should be treated with caution as very possibly a speculative development project.
- There should be no expansion of development to the rest of the farm complex as such expansion would be wholly out of character with village.
- A concern has been raised that boundaries of the site have been incorrectly plotted and incorporate land in the ownership of a neighbouring occupier.

## CONSIDERATIONS

### Principle of Development

The site is located within a settlement with a very limited number of services and facilities. As such, it would normally be considered an unsustainable location for new residential development contrary to the provisions of the local plan, including policy SS2. However, other than the rebuilding of a small area of one of the buildings, the scheme almost entirely consists of the conversion of existing redundant equestrian buildings. Paragraph 55 of the NPPF suggests that isolated homes in the countryside should be allowed "*...where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.*" In this case, as the buildings are semi-derelict yet worthy of preservation, it is considered that their conversion to residential and consequent preservation would represent such an enhancement.

A neighbour has raised a concern that the proposal will do nothing for the sustainability of the community, as occupiers are unlikely to work in the village and, due to the size of the dwellings, they are unlikely stay long term. It is accepted that the occupiers of the dwellings are unlikely to be employed in the settlement, given the lack of local employment opportunities. However, government policy makes it clear that residential conversion schemes can be supported regardless of the inherent sustainability of the settlements they are situated on. It is clear that central policy is that the benefits of such conversions outweigh any harm in this regard. Whether the occupiers stay in the dwellings long term is not relevant to the consideration of the scheme.

As such, notwithstanding local objections in this regard, the principle of residential conversion is considered to be acceptable and to accord with the aims and provisions of the NPPF.

### Visual Amenity

Other than the vehicular access and part of the driveway, the site is not within a conservation area. The actual conversion works will have no significant impact on the setting of the nearby conservation area. In any case, the proposed works required to convert the buildings are considered to be of an adequate standard of design and materials.

A concern has been raised locally that the proposed works to the vehicular access will have an adverse impact on the character of the conservation area. However, the boundary wall and vegetation at this point are not considered to be particularly special and are in a poor state of repair. It is considered that the proposed works to improve highway safety will at least preserve the character of the conservation area, subject to suitable landscaping, which can be secured through an appropriate condition on any permission issued.

As such, the proposal is considered to preserve the character of the conservation area in accordance with policies EQ2 and EQ3 of the local plan.

## **Residential Amenity**

It is considered that the proposed window arrangement of the conversion scheme is such that there will be no inter-overlooking between the proposed dwellings, or towards any neighbouring residential properties, subject to a condition to ensure that the windows to the north west elevation of barn 'A' are obscurely glazed. There will be no impact on residential amenity by way of overshadowing or overbearing.

The proposed dwellings are in close proximity to a number of agricultural buildings in the applicant's ownership, which will be retained. In order to ensure a suitable standard of amenity for the future occupiers of the proposed dwellings, the applicant has agreed to a condition on any permission issued to ensure that the retained agricultural buildings are not used for the accommodation of livestock, for the storage of slurry or sewage sludge, for the housing of a biomass boiler or an anaerobic digestion system or the fuel or waste from such a boiler or system, or for housing a hydro turbine.

As such, it is considered that there will be no demonstrable harm to the residential amenity of adjoining occupiers, and that the future residents of the proposed dwellings would enjoy an adequate standard of amenity in accordance with policy EQ2 of the South Somerset Local Plan and the aims and objectives of the NPPF.

## **Highways**

There has been a significant level of local concern with the proposed access arrangements and the impact of the scheme on the surrounding highway network. However, the county highway authority, after raising initial concerns, has confirmed that they are satisfied with the likely impacts of the scheme and therefore raise no objections. They have suggested a condition on any permission to secure works that prevent users of the public right of way being forced to climb over the retaining wall into the site. Such a condition is considered to be reasonable and necessary and would address the local concerns in this regard. Other conditions to ensure visibility splays are provided and retained, that appropriate parking spaces are provided and retained, and to control the detail of the access arrangements are considered to be appropriate and necessary.

It has been expressed by neighbours that an existing access to the site across farmland to the north, would be safer means of access to the site to serve the proposed development. However, the access is to the north is not shown as being on land with the applicant's control and, in any case, it is the scheme that has been applied for that must be considered.

Therefore, notwithstanding local concerns, it is considered that there will be no demonstrable harm to highway safety arising from the proposed scheme in accordance with local plan policies TA5 and TA6 and the aims and objectives of the NPPF.

## **Infrastructure**

Concerns have been raised locally that the proposed density of the development is too high for the locality in terms of the lack of infrastructure, in particular in relation to mains water pressure and broadband provision. Whilst the provision of four dwellings is significant it is not considered that the scheme is likely to significantly exacerbate any existing problems arising from a lack of services and facilities. In regards to the provision of telecommunications, there is no reason to assume that four additional dwellings is likely to further slow broadband speeds, and in any case slow rural broadband cannot be reason to constrain further development. In regards to mains water pressure, it is incumbent on the water provider, Wessex Water, to ensure that any residential development and existing properties are adequately served. If additional works are required, Wessex Water has powers, through non-planning legislation, to secure any necessary contributions from the developer.

## **Contributions**

Policy HG4 requires a contribution to be paid towards the provision of affordable housing, in Maperton this is payable at a rate of £40 per square metre of internal floor space within the development. The applicant has indicated that they would be willing to enter into a s.106 agreement with the council to

secure such a contribution.

### **Other Matters**

The SSDC Ecologist was consulted and raised no objections subject to the imposition of a condition to secure appropriate bat and bird mitigation.

A neighbour has suggested that the scheme should be treated with caution as it is very possibly a speculative development project. When it comes to residential development, it is irrelevant from a planning point of view whether the development is speculative. The vast majority of residential development schemes are carried out on a speculative basis.

A concern has been raised that there should be no expansion of development to the rest of the farm complex; as such expansion would be wholly out of character with village. No such expansion is proposed as part of this scheme, and would be considered on its merits if such a scheme came forward.

Finally, a neighbour has raised a concern that the boundaries of the site have been incorrectly plotted and incorporate land in the ownership of a neighbouring occupier. Such a boundary dispute is not a planning matter, and the area of land in question is not vital to the success of the scheme. As such, the dispute should not constrain the development.

### **Conclusions**

The principle of the proposed residential conversion is considered to be acceptable and in accordance with the aims and provisions of the NPPF. There will be no demonstrable harm to residential amenity, visual amenity, protected species, or to highway safety in accordance with local plan policies EQ2, EQ3, TA5, TA6, or EQ4.

### **RECOMMENDATION**

That application reference 15/03868/FUL be approved subject to:-

- a) The prior completion of a section 106 agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to:-
  - 1) Secure a contribution of £40 per square metre of internal floor space towards the provision of affordable housing in the district.
- b) The following conditions:

#### Justification

01. The proposal is considered to be acceptable in this location and, by reason of its size, scale and materials, respects the character of the area, and causes no demonstrable harm to residential amenity, visual amenity, protected species, or to highway safety in accordance with policies EQ2, EQ3, TA5, TA6, or EQ4 of the South Somerset Local Plan (Adopted April 2006) and the aims and provisions of the NPPF.

### **SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
  
Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out in accordance with the following approved plans: HIL/MAP/14/04B and HIL/MAP/14/06A received 26 August 2015 and HIL/MAP/14/02D received 03 November 2015

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

03. No work shall be carried out on site until particulars of the following have been submitted to and approved in writing by the Local Planning Authority:
- a) details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
  - b) a sample panel, to be prepared for inspection on site, to show the mortar mix and coursing of the external walls;
  - c) details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
  - d) details of all hardstanding and boundaries
  - e) details of the rainwater goods and eaves and fascia details and treatment.

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

Reason: In the interests of visual amenity and to comply with Policies EQ2 and EQ3 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to comply with Policies EQ2 and EQ3 of the South Somerset Local Plan.

05. Before the dwelling hereby permitted is first occupied, the revised access over the first 5m of its length shall be properly consolidated and surfaced with tarmac unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

06. Before the dwellings are occupied provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto any part of the highway, details of which shall have been submitted to and approved in writing by the local planning authority. Once implemented the scheme shall be thereafter maintained at all times.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

07. The areas allocated for parking and turning on the submitted plan, drawing no. HIL/MAP/14/02D received 03 November 2015 shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles used in connection with the development hereby permitted.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

08. Any entrance gates shall be hung to open inwards and set back a minimum distance of 5m from the highway at all times.

Reason: In the interests of highway safety and in accordance with policy ST5 of the South Somerset Local Plan.

09. There shall be no obstruction to visibility greater than 900mm above adjoining road level in advance of lines drawn 2.4m back from the carriageway edge on the centre line of the access and extending to a point on the carriageway edge 30 metres in each direction. Such visibility shall be fully provided before the development hereby permitted is first brought into use and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

10. The buildings labelled 'Farm Building' on the submitted plan HIL/MAP/14/02D shall not be used for the accommodation of livestock, for the storage of slurry or sewage sludge, for the housing of a biomass boiler or an anaerobic digestion system or the fuel or waste from such a boiler or system, or for housing a hydro turbine, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the residential amenity of the future occupiers of the dwellings hereby approved and in accordance with the aims and provisions of the NPPF.

11. Before the dwellings are occupied provision shall be made to accommodate users of the public right of way at the point of access to the site, details of which shall have been submitted to and approved in writing by the local planning authority. Once implemented the scheme shall be thereafter maintained at all times.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

12. The development shall not commence until a Bat and Bird Mitigation and Enhancement Plan has been submitted to, and approved in writing by the local planning authority. The plan shall include as appropriate, details of:

- provision for further surveys or pre-commencement inspections for bats and nesting birds,
- avoidance, mitigation and compensation measures for bats and swallows,
- provision of enhanced roosting opportunities for bats and compensation nesting provision for swallows.

The Bat and Bird Mitigation and Enhancement Plan shall be implemented in full, unless otherwise agreed in writing by the local planning authority.

Reason: For the protection and conservation of protected species and biodiversity in accordance Local Plan policy EQ4, NPPF, and to ensure compliance with the Wildlife and Countryside Act 1981 and the Habitats Regulations 2010, and for the enhancement of biodiversity in accordance with NPPF.

13. The windows to the north east elevation shall be fitted with obscure glazing prior to the occupation of the dwellings hereby approved. The obscure glazing will be maintained and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

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

**Informatives:**



01. The developer should be aware of the comments of the County Rights of Way Officer in relation to their duties regarding the public right of way that runs along the access to the site. The comments are available to view on the LPA's website using reference number 15/03868/FUL

# Agenda Item 15

## AREA EAST COMMITTEE

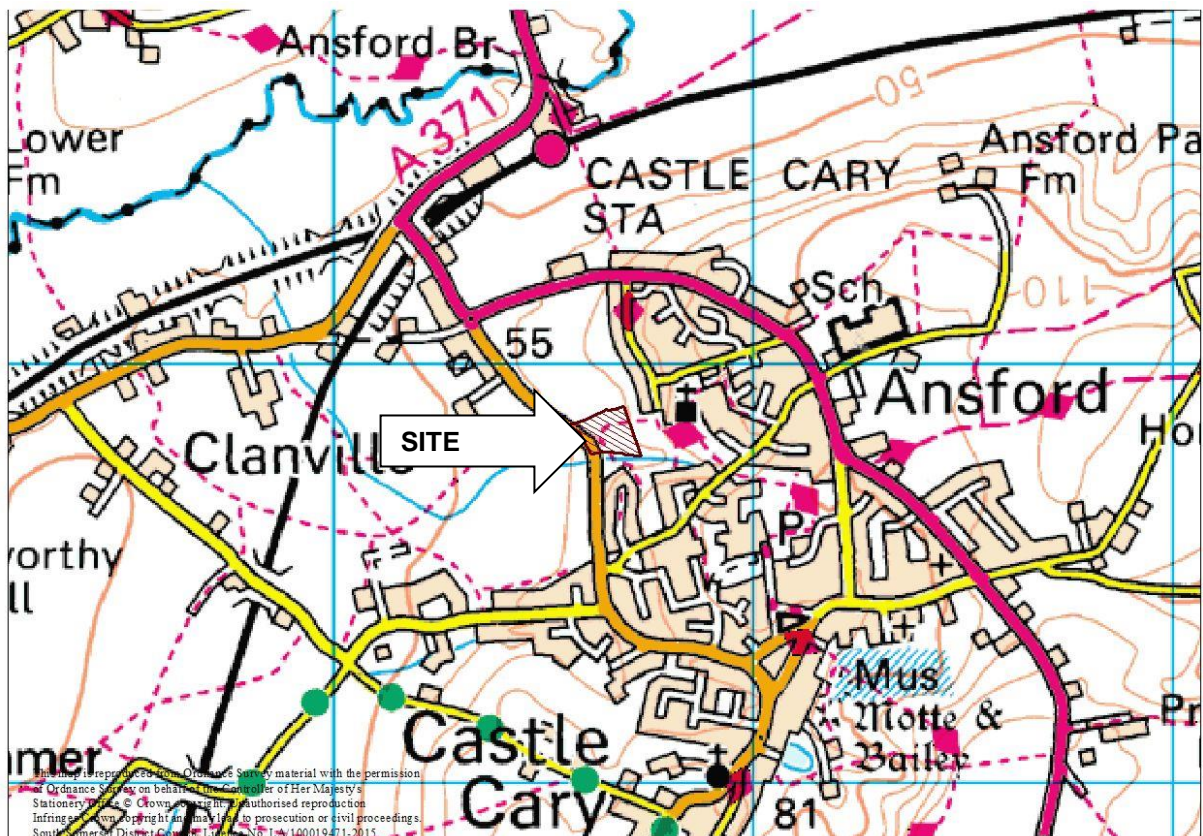
### Officer Report On Planning Application: 15/03441/REM

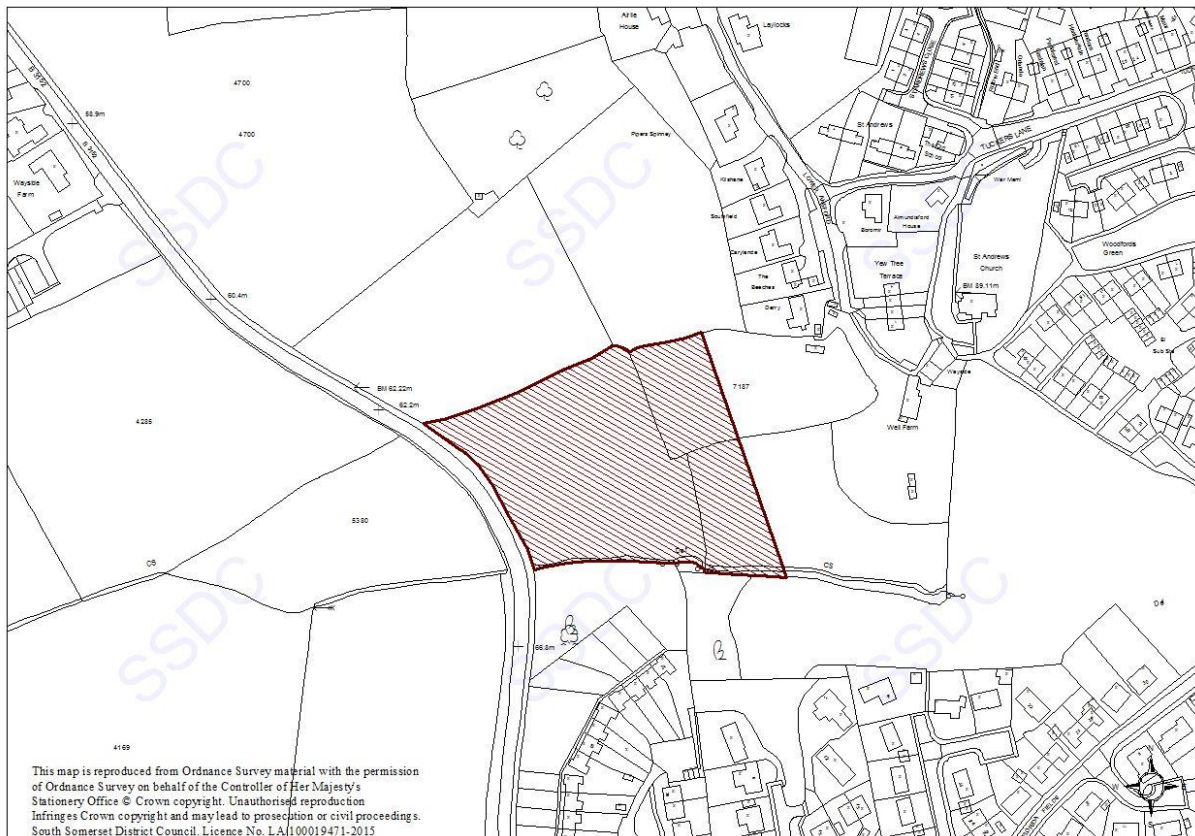
<b>Proposal :</b>	Approval of reserved matters for the erection of 40 dwellinghouses, details of layout, scale, appearance and landscaping to include levels, external materials, and enhancement of biodiversity of outline planning permission 13/3593/OUT (GR 363695/132833)
<b>Site Address:</b>	Land Adjoining Well Farm Lower Ansford Ansford
<b>Parish:</b>	Ansford
<b>CARY Ward (SSDC Member)</b>	Cllr Nick Weeks Cllr Henry Hobhouse
<b>Recommending Case Officer:</b>	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
<b>Target date :</b>	26th November 2015
<b>Applicant :</b>	Mr Gareth Davies
<b>Agent: (no agent if blank)</b>	Mr Chris Corrish In House Building Design Ltd 17 Noble Avenue North Common South Gloucestershire BS30 8YY
<b>Application Type :</b>	Major Dwlgns 10 or more or site 0.5ha+

#### REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee at the request of the Ward Member(s) with the agreement of the Vice Area Chairman to enable the local comments to be fully debated.

#### SITE DESCRIPTION AND PROPOSAL





This application follows the outline planning permission ref: 13/03593/OUT that considered the principle of residential development in this location as well as the proposed access arrangements, with all other matters reserved. The site extends to 1.2 hectares.

The site predominantly falls from east to west, with field and hedgerow trees at the site's boundaries. A watercourse runs along the southern boundary at which there is a small wooded area beyond which are residential properties (Castle Cary) and agricultural land extending eastward beyond Well Farm, which is a residential property. Station Road forms the western boundary, with agricultural land to the north that is overlooked by adjacent residential (Ansford) properties. Two public footpaths cross the site and are proposed for diversion.

The proposal seeks 40 dwellings consisting of 14 affordable homes and 26 open market properties. The accommodation includes 4 one bed, 10 two bed, 17 three bed and 9 four bed units. This represents 36 houses and 4 apartments. The proposal provides for 86 car parking spaces. The submitted drawings detail external materials to include the use of render and brick elevations under plain and double roman tile roofs. The application is supported by the following reports:

- Design and Access, and Planning Statement,
- Up-date Ecological Assessment (April 2015).

## RELEVANT HISTORY

13/03593/OUT - Residential development with associated vehicular access arrangements - Approved, 13.02.2015.

15/00041/EIASS - Screening opinion request for residential development, EIA not required.

## POLICY

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

Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 require authorities considering applications for planning permission or listed building consent for works that affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building.

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

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

SD1 - Sustainable Development

SS1 - Settlement Strategy

SS5 - Delivering New Housing Growth

TA5 - Transport Impact of New Development

TA6 - Parking Standards

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

EQ2 - General development

EQ3 - Historic Environment

EQ4 - Biodiversity

Regard shall also be had to:

National Planning Policy Framework (March 2012):

Chapter 4 - Promoting sustainable transport

Chapter 6 - Delivering a choice of high quality homes

Chapter 7 - Requiring Good Design

Chapter 8 - Promoting Healthy Communities

Chapter 10 - Climate Change and Flooding

Chapter 11 - Conserving and Enhancing the Natural Environment

Chapter 12 - Conserving and Enhancing the Historic Environment

National Planning Policy Guidance

Other Relevant Documents

Somerset County Council Parking Strategy, adopted March 2012 and re-adopted September 2012 following corrections made.

Somerset Highways Standing Advice - June 2015.

## **CONSULTATIONS**

**Ansford Parish Council** - The following concerns and issues were raised:

- Green 'buffer' zone between the proposed dwellings and Well Farm: It is imperative that a Condition be imposed to keep this area as a green buffer zone with no development permitted in perpetuity. A condition also needs to be imposed with regard to the ongoing maintenance and upkeep of this area and contributions to the cost of such if required.
- Trees: Tree preservation orders need to be placed on all larger trees within the proposed development area.
- Green Areas abutting station road and the stream: It is important that Conditions be imposed with regard to ownership and ongoing maintenance of these areas - including contributions toward the cost of upkeep if required.
- Public Footpaths: Significant re-routing of the TWO existing footpaths is noted. Conditions need to be placed with regard to the surfacing of these paths, installation of clear signage for them and a contribution toward ongoing future maintenance.
- Badgers: Although the green buffer zone has been created as part of the development plan it is imperative that the extent of the badger set be clarified in order to insure that no detrimental impact occurs.

- Design of dwellings: The proposed development is within the parish of Ansford and close to properties within Lower Ansford. Ansford architecture has not been taken into account. The dwellings appear to be standard homes with very little adaptation to the nearby Lower Ansford architectural style.
- Access onto station road: The access is considered to be highly hazardous on an already dangerous part of the road where accidents have been known to occur. The proximity of the exits of footpaths onto station road also need to be considered in order to reduce the impact of the increased traffic.
- Parking: The parking within the development is not integrated and not unobtrusive - the detached garages as shown will not sit well.
- Layout: The layout does not fully consider the sloping nature of the site, no cross sections through the site illustrating provision for differing levels has been provided. The houses do not face each other but rather a variety of directions and therefore there is no sense of enclosure, reduced feeling of safety and neighbourliness are created.

Ansford Parish Council therefore recommends REFUSAL of this application until such time the conditions outlined above be imposed and remedial action taken to mitigate the concerns raised by the council.

**Castle Cary Town Council** (adjacent) was unanimous in its view not to support the above application based on the following:

- Overly dense housing with little outside space
- Natural Landscaping is inadequate in quantity
- Parking provision is inadequate
- Hammerhead road may lead to additional development
- Clear provision of footpaths in to town is requested
- Housing design does not fit with the vernacular for Castle Cary
- Concerned that 40 houses are being planned for 1/3 of a site that has been agreed for 65 houses in total.
- The exit road on to Station Road is unsafe.

**County Highway Authority** response relates to the internal layout as the principle of access and location were agreed at the outline stage. In terms of the general layout the visibility splays within the estate based on a vehicle speed of 20mph appears is incorrect.

Road A - Adoptable roads should be a minimum 5.0m and need to be reviewed prior to any formal S38 submission. The turning head is considered acceptable but what is the intention for the square area beyond the northern turning arm? The Highway Authority would not be opposed to this area being adopted but it can also remain private if required to do so. The proposed footway widths are considered acceptable. The proposed 2.0m overhangs over the end of the turning arms are considered to be acceptable.

Turning to Road B it is apparent that the junction radii is too small and coupled with the narrow width of Road A at this point, vehicles may struggle to negotiate all other dimensions are acceptable.

Finally in terms of Road C all dimensions are acceptable. The areas of grass verge on the western side and around the turning arm should be replaced by continuous footway/hard surface. The applicant will need to review the alignment of the junction with Road A.

To conclude, this proposal deals solely with the internal layout. From the details provided and set out above there are a number of points that need to be addressed. However these can be provided as part of a formal S38 audit. As a consequence the Highway Authority raises no objection, subject to conditions to include: vehicles leaving the site to not emit dust or deposit mud, construction Environmental Management Plan, estate roads and footpath details, consolidated surfaces, gradients not steeper than 1 in 10, street lighting scheme, discharge of surface water

**SSDC Conservation Officer** comments that some parking areas, namely adjacent to plot 14, between plots 01 and 06, and next to plot 36 are too prominent with the potential to disrupt the public realm, and

that front gardens should be fenced where these extend to more than 1.5m in depth (OFFICER Note: a condition to secure details of enclosure to front garden areas can be attached as part of any permission).

**Historic England** - The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

**SSDC Landscape Architect** - I note the following positive elements are integrated within the design;

- a) the road alignment enables views toward Ansford church tower;
- b) a green corridor runs alongside the stream to the south boundary. Levels between the parking areas and the existing ground may be an issue, and require clarification;
- c) the housing has frontage onto the pasture plot to the east, and;
- d) an appropriate set-back to the frontage to Station Road is established, containing amenity open space.

(OFFICER Note: Proposed conditions, such as a tree protection plan is covered by a condition attached to the outline, while a proposed landscape condition seeks any planting to be replaced within the first 5 years).

**County Archaeologist** makes no objection.

**SSDC Tree Officer** advises that following the receipt of Revision E the landscaping layout (ref: LAN/01 RevE) addresses earlier concerns to the extent that there is no longer an objection to the application.

No tree protection details have yet been submitted as required by Condition 20 [relating to 13/03593/OUT]. The landscaping layout design does propose to retain most of the Ash trees adjoining the boundaries.

I have concerns regarding the late-mature Ash within the copse adjoining the Southern boundary. It is a forest-sized tree and has numerous decay cavities and wood-pecker holes. Whilst this potentially provides an important ecological habitat for rare invertebrates and possibly bats, this fragile tree would be located in close proximity to people's houses (with radial Root Protection Area requirements of 12.72 metres - it is located within 10 metres of Plot 34). Some arborist's are suitably qualified to inspect trees for the presence of bats. I recommend that this particular Ash tree is carefully inspected by a suitably experienced and qualified arborist and that any forthcoming recommendations provided, are acted upon (OFFICER Note: to be conditioned).

I noted the presence of some fine young Oak trees establishing themselves within the Northern hedgerow boundary - I would welcome assurances that they, along with the hedgerow; are to be carefully retained (OFFICER Note: condition seeks further details of their management).

**SSDC Ecology Officer** - I've noted the Update Ecological Assessment (Country Contracts, April 2015), and have visited the site. He makes comment that he is satisfied that dormice are unlikely to be present, that reptile species should be subject to further survey and mitigation that is covered by condition 18 of the outline consent. Having seen the Parish comment and whilst the badger sett is fairly peripheral to the site, there is potential for harm to the sett if construction personnel aren't expressly aware of it at the time of earthworks, or if badgers create new setts within the site prior to development commencing. He therefore recommends a condition. He is satisfied with the assessment of trees for bat roosting potential. This identified only one tree (a large ash on the southern boundary) with high bat roosting potential, and it appears the site layout allows for retention of this tree.

#### **Biodiversity enhancement measures**

I've noted the 'Wildlife Protection and Habitat Management and Enhancement Plan' (Country Contracts, September 2015) submitted in respect of condition 19 of the outline consent. I consider greater detail (e.g. a plan showing locations of bat roosting provision) should be required. This could be via a further pre-commencement condition (or by asking for more information to satisfy the existing condition).

**County Rights of Way** - refer to their earlier response to the outline application. This offered general comments including, if the route is to be diverted, this will be dealt with by South Somerset District Council (OFFICER Note: A diversion application has been received and is dealt with by the council's Legal and Democratic officers.)



**SSDC Community Health and Leisure** - As you are aware there is a S106 from the outline application from this site 13/03593/OUT signed on 26th January, 2015.

**Care4Cary**- requests refusal of this application and that Elan Homes is asked to:

- a. provide a master plan for the whole site
- b. submit a revised layout for pre-clearance for potential discussion with a Design Review Panel
- c. create a buffer zone between the proposed dwellings and Lower Ansford
- d. take into consideration that this site is on a significant slope
- e. reduce the density of the proposed dwellings
- f. ensure the proposed dwellings do not jar with the nearby Lower Ansford architectural style
- g. integrate the parking within the development in an unobtrusive fashion
- h. protect the public footpaths
- i. ensure safe ingress from and egress onto Station Road (including considering a joint access point with Donne/SCC and Silverwood sites)
- j. clarify ownership and maintenance of green areas abutting Station Road and stream
- k. produce a landscape plan that preserves all larger trees on the site, as well as existing hedgerows, and provides natural screening for Well Farm itself

Care4Cary wants to see appropriate sustainable housing built in Castle Cary and Ansford. Unfortunately, this application does not meet the required standard.

**Police Crime Prevention Design Advisor:**

- Provide lockable gates at the front elevations to plots 3 & 4, 20 & 21, 36 & 37 and 28
- Provide a window to avoid a blank gable end abutting public space to plot 13

**REPRESENTATIONS**

There have been four householder responses received. These are concerned with:

- Access to and from Station Road would not be safe
- I agree with Care4Cary's proposals for a roundabout allowing access onto Station Road from housing permissions agreed so far.
- The Design and Access statement says this is an opportunity to create a sensitive development and an attractive place to live; to have a positive effect on the landscape and to achieve the highest standard of design. So what went wrong?
- The site is on a hillside but the layout has totally ignored its contours. The appearance of the dwellings is unimaginative
- The development will be prominent as one enters the town.
- The density of housing is undesirably high and the size of houses such that there is insufficient room for a growing family.
- The type of development is not in keeping with that of the surrounding residential areas.
- When the first outline planning was granted, it was for 36 houses not 40
- It will start ribbon development
- The infrastructure will not be able to cope with extra houses
- Where are being going to work
- The ground where the proposed building is going is extremely boggy and will cause flooding onto Station Road

**CONSIDERATIONS**

**Principle of Development:**

The principle of residential development was accepted by the outline planning permission (ref: 13/03593/OUT). That permission saw removal of the illustrative layout that identified 38 units, at which time it was noted in the officer report that the housing density was a matter for the application of Reserved Matters, and that density would be dictated by the need to accommodate sufficient parking on site and how the proposed dwellings related to the strategic gap and the setting of the heritage assets.

Reserved Matters indicate 40 dwellings within an area of 1.2 hectares. The density appears not dissimilar to certain other developments at West Park and Mullins Way, but clearly involves a larger area of concentrated density. The main considerations include: the reserved matters of appearance, landscaping, layout, scale; impact on heritage assets, highways safety and neighbour amenity.

**Appearance:**

In terms of appearance the dwellings are predominantly two storey with 2 dwellings having dormers, and others within the site, namely plots 18- 20, having two storey front elevations and three storey rear elevations that result and make use of the change in ground level. While the proposal is criticised locally for not following the vernacular, there is a mix of design types found locally into which the proposed development is considered would fit.

**Landscaping:**

A strong landscape presence is proposed on the Station Road frontage that continues to the site's southern boundary and the adjacent 'valley' setting. The applicant advises in their email of the 24 November 2015 that it is their intention of appointing a management company to maintain the land. Otherwise landscaping is minimal being closely related to the individual residential curtilages that are to be established.

The SSDC Tree Officer in response to the current application has identified certain trees to be protected (TPO). The Tree Officer does not object to the proposed layout and in consequence the proposed development is not considered to have any detrimental impact on the trees that have been protected.

**Layout and Scale:**

The Conservation Manager is critical of certain areas of parking that are considered prominently positioned and might disrupt the public realm. He advises that any front garden area whose depth is more than 1.5m should be enclosed. A condition to this effect can be attached to any permission. The parking criticism in terms of its visual impact is less straightforward. The Conservation Manager falls short of objection, and his criticisms alone is not considered sufficient to warrant a refusal of the scheme.

The application site is seen in context with adjacent development, the character of which shows in certain instances a similar level of density. West Park, off Victoria Gardens to the south, and Lower Ansford are examples. The proposal is considered generally would be in-keeping with the area.

Both the Landscape Officer and Conservation Manager, despite certain reservations, are supportive of the scheme and on this basis it is not considered that there would be any adverse impact that would significantly and demonstrably outweigh the benefits of housing.

**Impact on Heritage Assets:**

The landscape officer notes that the layout's main approach road aligns with and enables views toward Ansford church tower. The relationship and design of the proposed built form that outlooks over and abuts the strategic gap is considered acceptable, and while mindful of the setting of adjacent heritage assets, the site is not otherwise protected with the wider development to be considered in terms of its planning merit. The proposal is not considered would have a detrimental effect on the setting of heritage assets.

**Highway Safety:**

Access to and from Station Road was considered formally at outline at which time the details were agreed. This leaves reserved matters to consider the on-site layout and parking standards. The numbers of parking spaces that are to be provided reflect the county council's parking standard. The County Highway Authority's response notes various concerns that shall need to be considered further but that this can be done as part of their processes, and the conditions that they recommend were either attached to the outline planning permission or else otherwise attached to this application that considers the detailed layout on site. The Highway Authority have raised 'no objection' and on the basis that the Highway Officer's advice attracts significant weight it is considered that the proposal should be supported.

The County Rights of Ways Officer originally commented at the time of the outline and has confirmed they will not be commenting further on the proposed plans. A separate application has been received



involving diversion of the existing rights of way that accord with the application drawings for planning application. This includes diversion over a green area adjacent to an all-weather pathway to serve the development. The new route has a grassed surface for the majority of the new route with a gravel path at the north east corner of the development.

**Neighbour amenity.**

The layout details are not considered would give rise to any loss of privacy to any existing residents in the adjacent areas or otherwise unacceptably harm residential amenity.

**Neighbour and Parish Council comments:**

The objections are mostly dealt with under the relevant sub-headings of the officer report. Neighbour objections remain concerned about the dangerous access onto Station Road but this aspect of the proposal was fully considered by the outline planning application. The Reserved Matters is unable to revisit this aspect of the development.

Drainage and flood risk was considered by the outline application and is addressed by conditions attached to that permission requiring details both during the construction phase (Environment Agency) and long term (Highway Authority) as part of the development.

The Ansford Parish Council's response raised 9 concerns that are responded to, below, in the order as put. All 9 are either addressed as part of the application or can be addressed by conditions:

1. The Green 'buffer' zone, otherwise referred to as the strategic gap, is removed from the current application. It remains agricultural land for the purposes of planning. It should be seen as part of a wider 'belt' of 'open' land in the locality whose openness contributes towards the character of this area. While local concerns view the land as a phase 2 development, were a subsequent application received, with the support of local communities the planning interests would be to support the loss of the land that contributes to a wider strategic gap that contributes to good planning.
2. The Tree Officer in response to the application for reserved matters has placed Tree Preservation Orders on certain trees where they merit such protection.
3. The developer on becoming the owners of the land advise in their email of the 24 November 2015 that it would be their intention to enter into a private management agreement for the land fronting Station Road including the course of the public right of way along the southern boundary to maintain the land.
4. The footpaths are part of outstanding outline conditions whose details have still to be discharged. The applicant has said in their email of the 24 November 2015 that they have no intention of agreeing to a specific condition requiring them to surface the rights of way.
5. A condition is proposed in response to the comments about the badger sett, made by the Parish Council.
6. The comments concerned with the design of dwellings are noted, however the location is considered part of a more mixed architectural styles of which it would be in keeping.
7. Access from and to Station Road having been determined by the outline application now cannot be considered as part of the Reserved Matters.
8. The Conservation Manager's response is also critical of aspects of the parking provision and the parish council's comments are noted but would not alone warrant a refusal.
9. The comments are noted but the proposed layout offers a solution that is otherwise considered acceptable. The scheme is considered capable of affecting a sense of enclosure and neighbourliness.

**Other Matters:**

The SSDC Ecologist having considered the accompanying ecological report, and aware of the outline conditions that remain relevant is supportive, proposing two further conditions to secure measures for the protection of badger setts, and details of bat roosting places.

The outline planning permission considered the larger site although the 'strategic gap' was never envisaged to support housing, but to remain 'open' and seen as part of a broader area of open land set between the built forms in the locality. In considering the current application there is local concern that the remaining land might form part of a phase 2 development. While this might not be discounted: from the outset the land was always viewed as part of a wider planning interest and remains so. An

application if made would at the present time be resisted with local communities support. There are sound planning reasons not to support such development.

In light of the recent permissions for residential development on the west side of Station Road the applicant was asked to consider whether the access arrangements to the proposed scheme could be included as part of this wider development in this locality. In response the applicants have said that their access was approved under the Outline consent with the associated S106 agreement. Various works have taken place since then that has fixed a diversion route around the green boundary of the site, while developing an electric solution and drainage solution for the proposed site which are fixed in line with the access arrangements. They suggest that any changes to the approved access at this moment in time would result in almost a year's worth of consultation and negotiation with district and county being thrown away.

**Concluding Remarks:**

The proposal is considered provides for an acceptable housing scheme addressing parking standards, providing acceptable private amenity areas, while the impact on the setting of heritage assets and the built form's relationship to the strategic gap are likewise considered dealt with by the proposed layout.

**RECOMMENDATION:**

Approve.

01. The proposal, by reason of its location and relationship of the proposed built form to existing, respects the character of the area, the setting of heritage assets and causes no demonstrable harm to highway safety, visual or residential amenity in accordance with the aims and objectives of Policy SS1, SS5, EQ2, EQ3, TA5, TA6 of the South Somerset Local Plan 2006- 2028.

**SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be carried out in accordance with the following approved plans: LOC/01, HT01A, HT02, HT03, HT04, HT04.1, HT04.2, HT05, HT06, HT08, HT09.1, HT09.2, HT10, HT11, HT12, HT13, GA01, GA02, SE/01 received 10 August 2015; PL/01 RevB, received 17 September 2015, and LAN/01 RevE received 14 December 2015.

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

02. The development hereby permitted shall be undertaken in accordance with the landscape scheme. Within 5 years of planting any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity, character and appearance further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

03. Details of boundary treatment to front garden areas shall be submitted to and agreed in writing by the Local Planning Authority. Such details shall be provided as part of the development and thereafter retained.

Reason: In the interests of visual amenity, character and appearance further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

04. The development hereby permitted shall not be commenced until there has been submitted to, and approved in writing by the Local Planning Authority, details of measures for the protection of the badger setts (e.g. exclusion fencing and signs), ecological supervision of works and update surveys for badger setts. The works shall be implemented in accordance with the approved details, unless otherwise approved in writing by the local planning authority.

Reason: For the protection of legally protected species in accordance with the Wildlife and Countryside Act 1981, and Protection of badgers Act 1991.

05. Prior to the commencement of development, details of a scheme for incorporating features for the benefit of wildlife (e.g. bat and bird boxes to be provided on and/or within dwellings and shown on a plan indicating numbers, locations and specifications) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: For the enhancement of biodiversity in accordance with NPPF and Local Plan Policy EQ4.

06. The applicant shall ensure that all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site, details of which shall have been agreed in advance in writing by the Local Planning Authority and fully implemented prior to the commencement of development and thereafter maintained until the use of the site discontinues.

Reason: In the interests of highway safety further to Policy TA5 of the South Somerset Local Plan 2006-2028.

07. The gradients of the proposed drives to the dwellings hereby permitted shall not be steeper than 1 in 10 and shall be permanently retained at that gradient thereafter at all times.

Reason: In the interests of highway safety further to Policy TA5 of the South Somerset Local Plan 2006-2028.

08. None of the dwellings hereby permitted shall be occupied until a scheme of street lighting has been installed in accordance with a design and specification to be approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety further to Policy TA5 of the South Somerset Local Plan 2006-2028.

09. Notwithstanding the details shown in the approved layout drawing an area of hard standing at least 6.0m in length (as measured from the nearside edge of the highway to the face of the garage doors) shall be provided where the doors are of an up-and-over type, failing which an alternative door design solution shall be submitted to and agreed in writing by the Local Planning Authority. Such details as agreed shall be undertaken as part of the permitted development.

Reason: In the interests of highway safety further to Policy TA5 of the South Somerset Local Plan 2006-2028.

10. There shall be an area of hard standing at least 5.5m in length (as measured from the nearside edge of the highway to the face of the garage doors), where the doors are of a roller shutter/sliding/inward opening type.

Reason: In the interests of highway safety further to Policy TA5 of the South Somerset Local Plan 2006-2028.

11. Prior to first occupation of any dwelling hereby permitted a detailed landscape management plan shall be submitted to and agreed by the Local Planning Authority. This will include details of the hedgerow management including maintained minimum heights at the north (to include retention and management of the oak trees) and western (roadside) boundaries.

Reason: In the interests of visual amenity, character and appearance further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

12. Prior to commencement of the development hereby permitted the large ash tree at the site's southern boundary adjacent to plot 34 (LAN/01 RevE) and south of the car park area shall be carefully inspected for the presence of bats by a suitably experienced and qualified arborist and submitted to and agreed by the LPA. And forthcoming recommendation(s) provided shall be acted on as part of the development hereby permitted.

Reason: In the interests of protected species further to Policy EQ4 of the South Somerset Local Plan 2006- 2028.

**Informatives:**

01. The applicant/ developer is advised that there are outstanding planning conditions attached to the outline planning permission ref: 13/03593/OUT that remain to be discharged.

# Agenda Item 16

## AREA EAST COMMITTEE

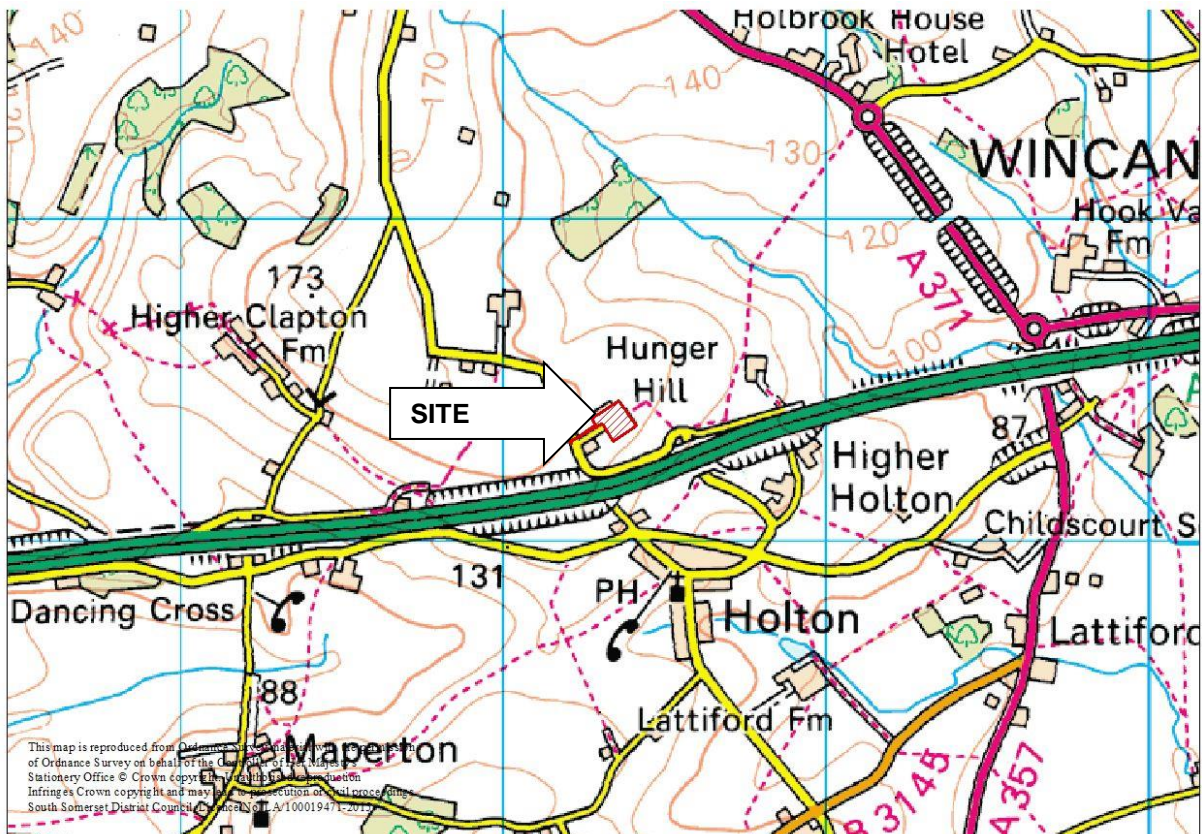
### Officer Report On Planning Application: 15/03372/COU

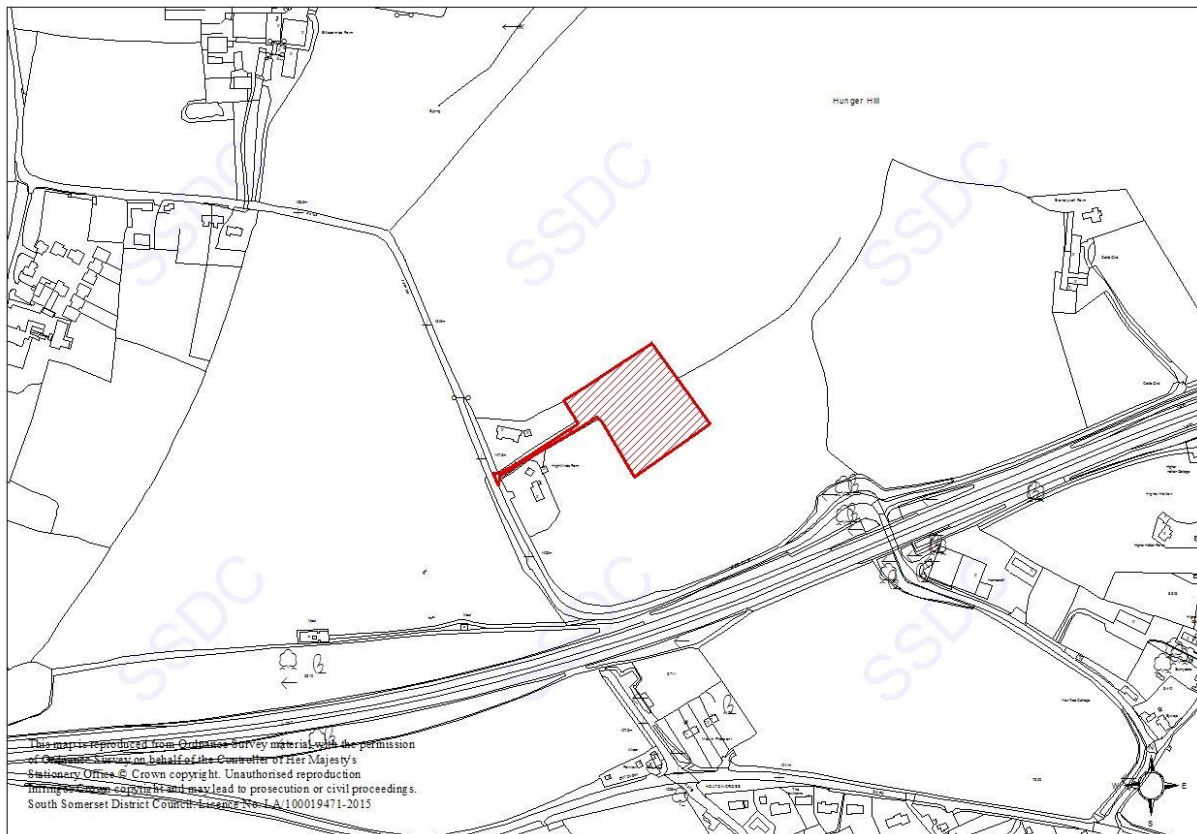
<b>Proposal :</b>	Change of use of redundant agricultural buildings to B1 (Business), B2 (General industrial) and B8 (Storage or distribution)(GR 368250/127287).
<b>Site Address:</b>	Warehouse And Premises High Winds Higher Holton
<b>Parish:</b>	Holton
<b>BLACKMOOR VALE Ward (SSDC Member)</b>	Cllr Tim Inglefield Cllr William Wallace
<b>Recommending Case Officer:</b>	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
<b>Target date :</b>	16th September 2015
<b>Applicant :</b>	Mr Laurence Wadman
<b>Agent: (no agent if blank)</b>	Mr John Shaw 8 Alexanders Close Meare Glastonbury Somerset BA6 9HP United Kingdom
<b>Application Type :</b>	Other Change Of Use

#### REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee at the request of the Ward Member(s) with the agreement of the Area Chairman to enable the comments of local residents and the Parish Council to be fully debated.

#### SITE DESCRIPTION AND PROPOSAL





The site is located in the countryside off Elliscombe Lane, Holton. The site forms agricultural buildings and yards. Mature trees at the southwest and southeast boundaries help screen the buildings. On either side of the entrance to the site that is outside the applicant's ownership are 2 single storey dwellings.

The proposal seeks permission for a change of use to B1 (business), B2 (General Industrial) and B8 (storage and distribution) that in part would regularise existing uses, namely a chocolate factory and commercial storage use, and include an extension in the area of use.

A Design and Access Statement is submitted in support of the application.

The application has been amended to reduce the area of change of use to 1,395 square metres that originally included the whole site (3,895 square metres).

## HISTORY

11/03255/FUL - Installation of a range of 200 photo-voltaic cells on roof of barn for provision of electricity to farm - Approved.

98/00069/FUL - The erection of a barn for the storage of hay and straw - Approved.

932413 - Erection of an agricultural building comprising corn drying barn and cattle shed - Approved

## POLICY

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

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

(adopted March 2015).

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

SD1 - Sustainable Development

SS1 - Settlement Strategy

SS2 - Development in Rural Settlements

EP5 - Farm Diversification

TA5 - Transport Impact of New Development

TA6 - Parking Standards

EQ2 - General development

EQ4 - Biodiversity

Regard shall also be had to:

National Planning Policy Framework (March 2012):

Chapter 1 - Building a strong competitive economy

Chapter 3 - Supporting a Prosperous Rural Economy

Chapter 4 - Promoting sustainable transport

Chapter 7 - Requiring Good Design

Chapter 8 - Promoting Healthy Communities

Chapter 10 - Climate Change and Flooding

Chapter 11 - Conserving and Enhancing the Natural Environment

National Planning Policy Guidance

Other Relevant Documents

Somerset County Council Parking Strategy, adopted March 2012 and re-adopted September 2012 following corrections made.

Somerset Highways Standing Advice - June 2015.

## CONSULTATIONS

**North Vale Parish Council** was advised that an amended drawing that reduces the area proposed for change of use was received.

Their original response in considering the whole site objects on a number of points:

- As per planning policy SS2 covering rural settlements, the proposed development would be out of keeping with that policy, in terms of not adding value to the local community and not being consistent with community led plans or have the support of the local community. It would not enhance any community facilities or serve the settlement to any benefit.
- The buildings represent an area of some 16,500 sq metres which is not justified to turn into general industry and / or storage distribution, when related to a village community of 200 residents. With Wincanton being 2 miles down the road with existing Industry Parks and road network set up to support. It makes no sense to establish Holton as an industry park with its narrow lanes, no footpaths and an already existing traffic problem.
- Impact on the local community would be detrimental in terms of traffic increases in, through and around the village. Noise from the A303 is already an issue. With a site dedicated in total or in part to storage and distribution, traffic flow would be substantially increased and noise levels excessive due to increased transport movements.
- The village has no footpaths and would become even less safe than it is today.
- Concerns regarding the nature of what will be stored - hazardous waste in a rural environment, pollution, etc.
- Traffic movements potentially could be 24 hours if used as a storage and distribution centre which would seriously impact the well being of the rural community of Holton
- Speed Watch in Somerset already recognise Holton as having an issue with traffic volumes and speeds - this application would make this significantly worse.

The Parish Council would like to request an Independent Highways Assessor to undertake an assessment of traffic flow as this is a major concern in terms of traffic movements in, through and around



the village.

**SSDC Planning Policy Officer:** Local Plan Policy EP5: Farm Diversification permits proposals for development for the purposes of farm diversification within established agricultural holdings as long as a number of criteria are met; these include: the character, scale and type of proposal is compatible with its location and landscape setting. Paragraph 9.50 of the Local Plan requires that proposals for farm diversification must be accompanied by a comprehensive farm diversification plan, which indicates how new uses will assist in retaining the viability of the farm and the agricultural enterprise, and how the plans link with any other business plans for the farm.

The GPDO (as amended) now allows for the change of use from B1 to B8 (B8 up to 500 sqm), the change from B2 to B1 or B8 (B8 up to 500 sqm), the change from B1 to C3 (B1 (a) only) and from B1 to A1, A2 or A3 (with certain exceptions) without the need for planning permission. Given these changes to legislation the need to apply Policy EP2 will depend very much on how the uses (existing and proposed) are distributed across the total floor space.

Paragraph 28 of the National Planning Policy Framework (NPPF) expects local and neighbourhood plans to support sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings and promote the diversification of agricultural and other land-based rural businesses.

**County Highway Authority** - In response to the amended drawings that have reduced the area of site they do not object. They have suggested two conditions to secure consolidated surfaces, and parking and turning details.

**Highway Agency** - offers no objection.

**County Rights Of Way** - A public right of way is recorded that runs along the access but that there is no objection subject to the general comments that are made in that officer's response.

**SSDC Ecologist** - No comments to make.

**SSDC Environmental Protection** - No objections.

**Area East Development Management** - With reference to the above application, given the use of the premises during the last few years I have no objection to this application providing it does not create succession rights to other uses (if it would, please could there be conditions added which restrict this). (OFFICER Note: Removal of PD rights is questionable and not necessarily straightforward given current central government policy.)

**Holton Heritage Trust** - objects. This would enormously increase the volume of traffic, including heavy goods vehicles and lorries with trailers, using this narrow country lane. It is clearly marked 'unsuitable for Heavy Goods Vehicles'.

## REPRESENTATIONS

One neighbour notification response has been received that objects to the proposal, concerned that:

- This site is very large and would generate a throng of large delivery lorries.
- The scale of the proposed conversion is massive with a number of very large units over a significant area at odds with the odd farm building. It is totally disproportionate.
- The site is down a narrow country lane which is too narrow for large lorries to use.
- It is virtually opposite the start of a footpath and bridleway which walkers and riders use regularly.
- There is no pavement on the road.
- The road is already signposted as unsuitable for lorries.
- This application would make it extremely dangerous with risk to local walkers and cyclists.
- There is no public transport generating more traffic.
- There is no local need for industrial and storage units and no employment need in Holton.



## **APPLICANT'S SUPPORTING CASE**

The applicants supporting planning statement states that they acquired High Winds because it adjoins Elliscombe Farm (their existing business) in order to obtain more land for the purpose of supporting the existing farming enterprise at Elliscombe Farm.

It is important for the business to have a source of income that is not linked to the dairy industry and provide a relatively stable source of income at a time of uncertainty.

## **CONSIDERATIONS**

The main considerations include the principle of development, character and appearance, highway safety and neighbour amenity.

### **Principle of Development:**

The amended scheme has reduced the overall area identifying the existing use that would be regularised by this permission and allowing for a little more flexibility by extending this area. This would leave the rest of the site as agricultural.

The proposal better accords with the small scale farm diversification initiatives commonly found in support of farming activities, whose proportionate approach is not always to seek a robust farm diversification plan. This application is not supported by a farm diversification plan and in consequence the overall scale of change of use originally envisaged was not supported. The amended scheme is considered contributes towards local economic benefits that would be 'in-keeping' in the locality. As explained by the applicant this small scale introduction is supportive of their farming activities. As such there is support in principle for the development. Accordingly the main considerations include character and appearance, highway safety and neighbour amenity.

### **Character and Appearance:**

The application involves a change of use rather than physical external alterations and while these may well be introduced at a later stage the location is considered relatively well screened while the presence of activities within the site and of vehicles being parked involves relatively low level use and the proposal would not have any adverse harm in terms of the site's character and appearance.

### **Highway Safety:**

The County Highway Authority have not raised any objection to the change of use. They have proposed two planning conditions that would be attached to any permission. In response to Ward Member concerns, notwithstanding the reduced area of change of use involved the council's own Highway Consultant has sought an assessment to understand likely number and type of vehicles generated to permit a comparison. The applicant's agent rejected the request and sought determination of their application forthwith. While the independent highway consultant's response differs from that given by County Highways' the latter's response was that the reduced proposal did not have any detrimental impact in terms of highway safety.

### **Neighbour Amenity:**

The nearest neighbours are on either side of the access. The level of proposed use is not considered would give rise to any greater use of the access than should be envisaged by the site's continued agricultural use. Likewise, disturbance from the possible uses, this currently involves a chocolate factory that would or could exude certain smells should be seen in light of the livestock unit that could continue in situ, while the change of use has not been an issue for the Environmental Protection Officer.

### **Parish Council and Neighbour responses:**

Their comments anticipate the wholesale change of use of the site although the amended scheme's area is much reduced. This reduced scale of change of use in considering a proportionate approach is not considered uncommon in support of farming activities and is arguably closer to the approach taken under Policy SS2 that is referred to in the response by the Parish Council.

### **Concluding Remarks:**

The amended site plan identifies a scale that is more in keeping with its locality with a use that can be

supported. Notwithstanding the additional evidence sought by the council's in-house highway consultant, in considering the scale of development that is involved it is considered that the proportionate approach would be to accept the position taken by the County Highway Authority.

## **RECOMMENDATION**

Approve

01. The proposed change of use by reason of its scale and location represents an acceptable that accords with Policy EQ2, TA5 and TA6 of the South Somerset Local Plan 2006- 2028.

## **SUBJECT TO THE FOLLOWING:**

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan received 1 December 2015 and Plan of Demolition received 22 July 2015.

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

03. Within 3 months of the date of this permission a properly consolidated and surfaced access shall be constructed (not loose stone or gravel) a minimum width of 5m and for a distance of 6m details of which shall have been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the agreed design and shall be maintained in the agreed form thereafter at all times.

Reason: In the interests of highway safety further to Policy TA5 of the South Somerset Local Plan 2006- 2028.

04. Within 3 months of the date of this permission for change of use there shall be submitted to and agreed by the Local Planning Authority a scheme for parking and turning provided in line with the Somerset County Council Parking Strategy. The said spaces and access shall be properly consolidated and surfaced within a timescale to be agreed, and shall thereafter be kept clear of obstruction at all times and not used other than for the parking of vehicles or for the purpose of access.

Reason: In the interests of highway safety further to Policy TA5 of the South Somerset Local Plan 2006- 2028.

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows or other openings (including doors) shall be formed in the building, or other external alteration made without the prior express grant of planning permission.

Reason: In the interests of visual amenity and character and appearance, further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

# Agenda Item 17

## AREA EAST COMMITTEE

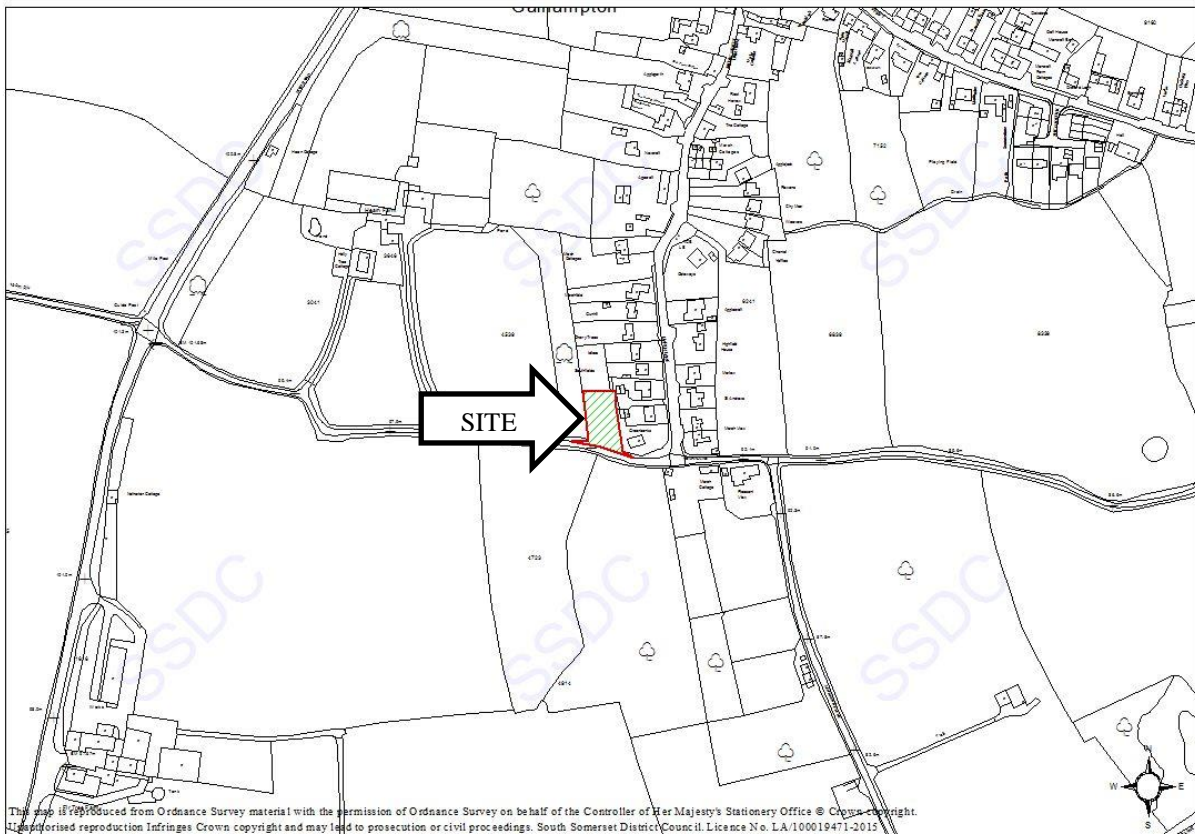
### Officer Report On Planning Application: 15/04687/REM

<b>Proposal :</b>	The erection of a detached dwelling with garage (Reserved Matters approval with respect to appearance, landscaping, layout and scale) (GR 363516/129331).
<b>Site Address:</b>	Land Adjoining Hearn Lane Galhampton
<b>Parish:</b>	North Cadbury
<b>CARY Ward (SSDC Member)</b>	Cllr Nick Weeks Cllr Henry Hobhouse
<b>Recommending Officer:</b>	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
<b>Target date :</b>	10th December 2015
<b>Applicant :</b>	Mrs J Levett
<b>Agent: (no agent if blank)</b>	Mr Diccon Carpendale Wessex House High Street Gillingham Dorset SP8 4AG
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

#### REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee at the request of the Ward Member(s) with the agreement of the Area Vice Chairman to enable the comments of the Parish Council to be fully debated.

#### SITE DESCRIPTION AND PROPOSAL





This application for reserved matters follows the outline planning permission ref: 14/00825/OUT that was allowed on Appeal. The site is adjacent to Greenbanks a single storey dwelling that turns the corner from March Lane to front on to Hearn Lane. Back gardens of properties fronting onto March Lane extend to the side and northwards behind the application site. To the west is a substantial and well established copse of trees. A public footpath crosses the site and will be realigned to follow the western boundary. Its diversion is required and is dealt with under separate rights of way legislation.

The proposal seeks the erection of a detached single storey dwelling with rooms in the roof and detached garage. This reserved matters application considers appearance, landscaping, layout and scale. Access was dealt with by the outline planning permission. The proposed layout follows that shown in the indicative layout of the outline application.

## RELEVANT HISTORY

14/00825/OUT - Erection of one dwelling and formation of new vehicular and pedestrian access, Refused, but ALLOWED on Appeal.

## POLICY

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

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

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

SD1 - Sustainable Development

SS2 - Development in Rural Settlements

TA5 - Transport Impact of New Development

TA6 - Parking Standards  
EQ2 - General development

Regard shall also be had to:

National Planning Policy Framework (March 2012):  
Chapter 1 - Building a strong competitive economy  
Chapter 3 - Supporting a Prosperous Rural Economy  
Chapter 4 - Promoting sustainable transport  
Chapter 7 - Requiring Good Design

National Planning Policy Guidance 2014

Other Relevant Documents

Somerset County Council Parking Strategy, adopted March 2012 and re-adopted September 2012 following corrections made.

Somerset Highways Standing Advice - June 2015.

## **CONSULTATIONS**

**North Cadbury Parish Council** - recommends the application should be refused. The Parish Council shared concerns of the public about the position of the proposed house within the plot and its impact on light and considered that this should be the subject of a site visit by the planners. Recognising the stance taken by Highways on the matter of egress from and to Hearn Lane, the PC remains concerned about safety and access issues.

**County Highway Authority** - standing advice to consider turning on site and parking standards.

**SSDC Rights Of Way** - Public Footpath WN19/24 crosses the site. The applicant must apply to the Local Planning Authority for a diversion order. The County Council do not object to the proposal subject to the applicant being informed that the grant of planning permission does not entitle them to obstruct a public right of way. Please include an informative to this effect.

## **REPRESENTATIONS**

One neighbour response was received objecting to the proposal concerned about:

- Loss of light
- precedent
- highway safety

## **CONSIDERATIONS**

### **Principle of Development:**

The principle of development was established by the outline planning permission, ref: 14/00825/OUT, as was the access arrangement from and to Hearn Lane. Accordingly the main considerations include appearance, landscaping, layout, and scale, as well as highway safety in considering on site arrangements, and neighbour amenity.

### **Appearance:**

Set between Greenbanks to the East that turns in to Hearn Lane with the tree belt to the West, the proposal demonstrates a one off development whose design and appearance is considered acceptable without detriment to the locality.

### **Landscaping:**

As an individual dwelling site the landscaping is largely a concern for the householder, however, the presence of hedging retained across the frontage and planting alongside the proposed footpath realignment is controlled by condition as it would form an attractive appearance.

### **Layout:**

The layout is typically as was indicated in the illustrative layout at outline stage. It is considered acceptable. To reposition nearer to the tree belt only acts to introduce greater harm to the root system, but equally the need to locate more openings facing the adjacent houses.

#### **Scale**

The development's scale respects its location and enables the scheme to sit comfortably alongside the extant dwelling at Greenbanks.

#### **Highways Safety:**

Access was considered at outline planning stage. It remains to consider the level of parking and turning on site. It is considered that the proposal generally accords with the highways standing advice.

#### **Neighbour amenity:**

With the details before us it is considered the proposal would not unacceptably harm the residential amenity of occupiers of adjacent properties by disturbing, interfering with or overlooking such properties.

#### **Parish and Neighbour comments:**

The Planning Officer attended the site and in particular viewed the proposed development from within Monymusk and was able to consider the development that would be overlooked by the adjacent dwellings. The large tall garages at the back of the adjoining properties would help break down views. There would be no light issue because of the location of the proposed dwelling. The highway access concern is not a matter for the reserved matters application.

Following the Planning Officer's visit it is proposed to secure by condition the use of obscure glazing to the first floor bathroom window and the two skylights within the east elevation. This would permit the occupants of that bedroom to have clear glazed openings within the west elevation.

#### **RECOMMENDATION:**

Approve

01. The proposal, by reason of its location, represents an appropriate form of development adjacent to Galhampton that would not foster growth in the need to travel or be detrimental to highways safety. As such the proposal complies with policy SS2 and EQ2 of the South Somerset Local Plan 2006- 2028.

#### **SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be carried out in accordance with the following approved plans: 14013- 1 Rev B, -3 Rev C, -11 Rev D, -12 Rev B and -13 Rev B received 15 October 2015.

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

02. The hedge planting shown to the roadside and alongside the realigned public right of way shall be retained. To be maintained at a height above ground level of no lower than 1.7m. Any plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and local character further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

03. Prior to the development hereby approved being first brought into use the first floor bathroom window in the south elevation and two first floor skylights in the east elevation shall be fitted with obscure glass and be not openable below 1.7m above the first floor level, and shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interests of neighbour amenity further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

**Informatives:**

01. Public Footpath WN19/24 crosses the site. There shall be no development on the line of the footpath subject to a diversion order being made and confirmed.



# Agenda Item 18

## AREA EAST COMMITTEE

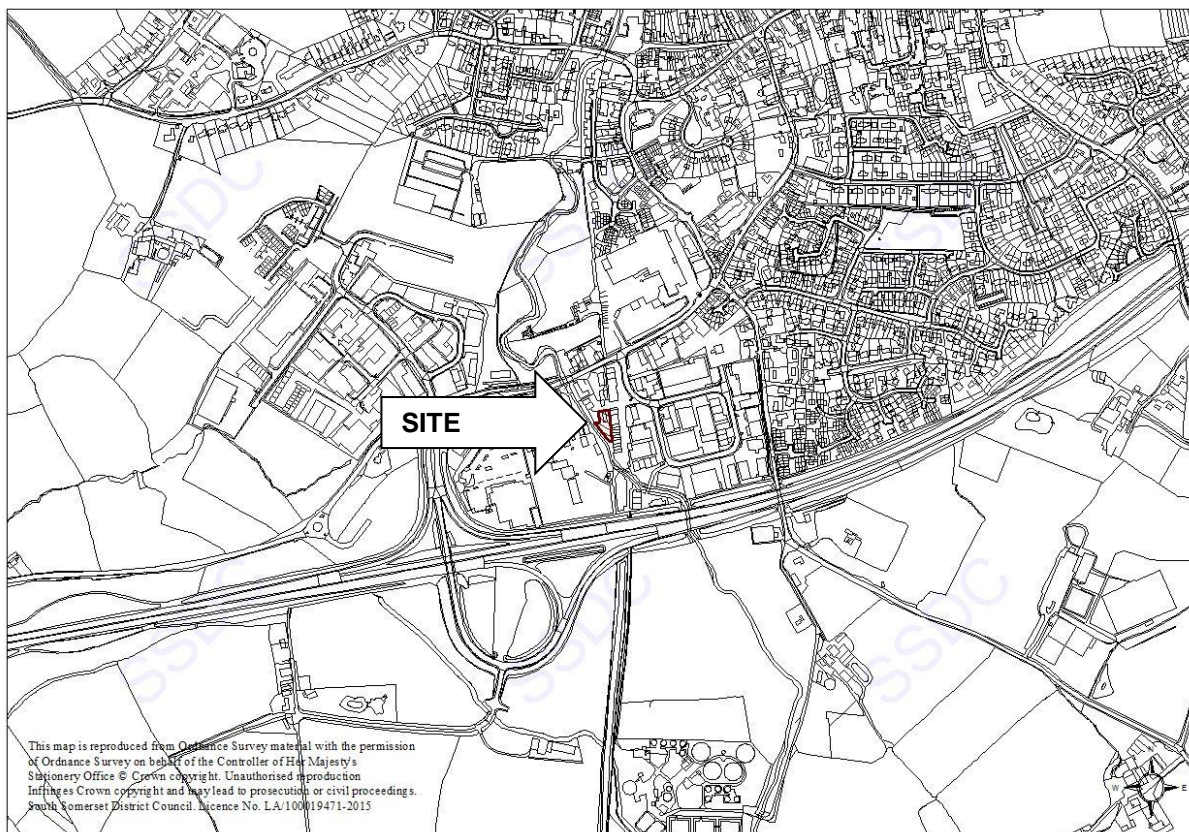
### Officer Report On Planning Application: 15/04744/COU

<b>Proposal :</b>	Change of use from B1 to A1 retail sales, selling horticultural products, plants, composts, sundries to both trade and the general public (GR 371038/127994).
<b>Site Address:</b>	Unit 14 Hopkins Court Bennetts Field Trading Estate Wincanton
<b>Parish:</b>	Wincanton
<b>WINCANTON Ward (SSDC Member)</b>	Cllr Nick Colbert Cllr Colin Winder
<b>Recommending Case Officer:</b>	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
<b>Target date :</b>	28th December 2015
<b>Applicant :</b>	Mr Andrew Cole
<b>Agent: (no agent if blank)</b>	
<b>Application Type :</b>	Minor Other less than 1,000 sq.m or 1ha

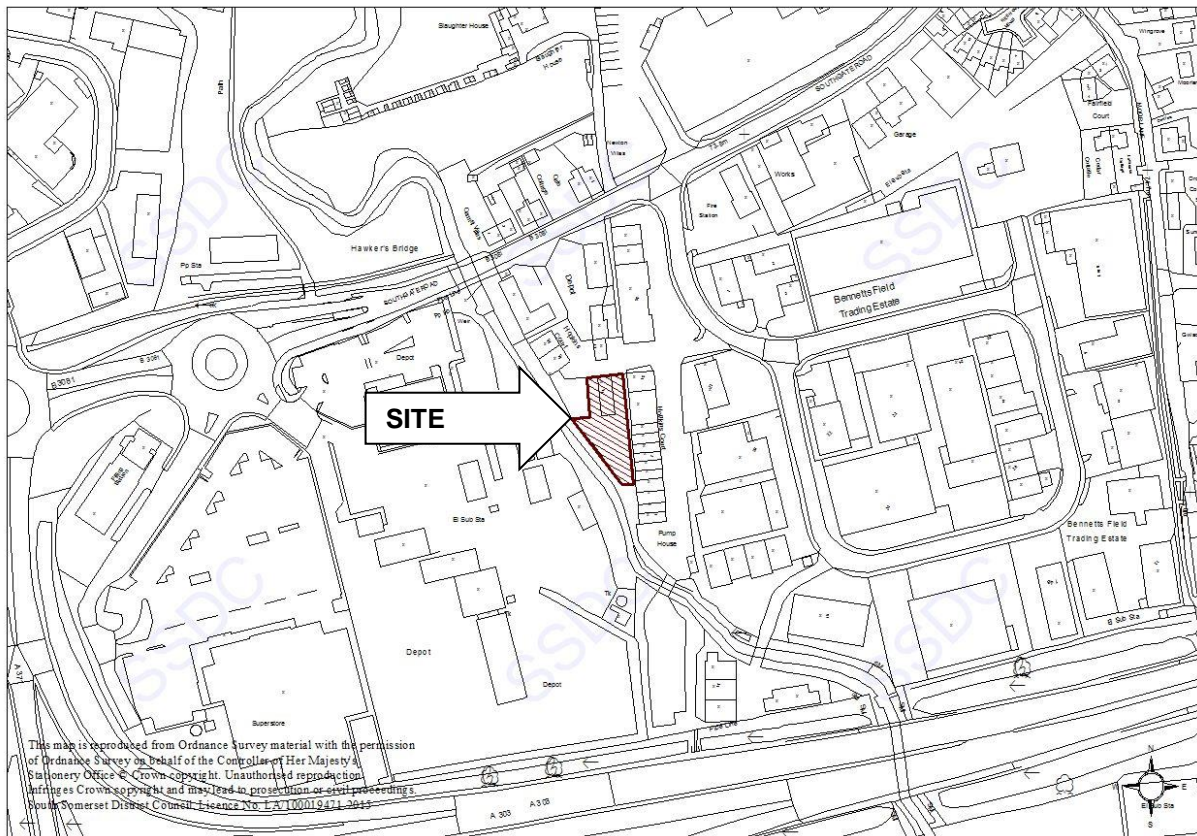
#### REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee at the request of the Ward Member(s) with the agreement of the Area Chairman to enable the comments of the Town Council to be fully debated.

#### SITE DESCRIPTION AND PROPOSAL







The application site is part of an industrial estate within development limits that is accessed off Southgate Road. The unit is free standing and set back behind a row of industrial units on the east side, with a stream to the south-west boundary and other industrial uses beyond. The property is a single storey detached building finished in reconstituted stone and render, with a profile sheet roof. The building is set within a wire fenced compound. The property is vacant.

The proposal seeks change of use from B1 (the surrounding estate is B1, B2 and B8) to a A1 retail sales use, selling horticultural products, plants, composts, sundries to both trade and the general public.

#### RELEVANT HISTORY

14/05348/P3KPA - Prior approval of change of use from office to children nursery - Application permitted.

#### POLICY

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

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

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

EP3 - Safeguarding Employment Land

Will be safeguarded and planning permission will not be granted for development to alternative uses unless it can be demonstrated that the loss would not demonstrably harm the settlement's supply of employment land/ premises and/or job opportunities.

Applicants will be expected to submit a marketing statement with the planning application, which demonstrates that the site/ premises has been actively marketed for a maximum of 18 months or a period agreed by the LPA prior to application submission.

To be supported the proposed use must be:

- compatible with existing surrounding uses and not detrimental to the operation of existing businesses in the area,
- adequate access exists,
- the proposal results in significant environmental enhancements to the character of the area, and
- the site is part of a sustainable location.

SD1 - Sustainable Development

SS1 - Settlement Strategy

TA5 - Transport Impact of New Development

TA6 - Parking Standards

EQ2 - General development

Regard shall also be had to:

National Planning Policy Framework (March 2012):

Chapter 1 - Building a strong competitive economy

Chapter 4 - Promoting sustainable transport

Chapter 7 - Requiring Good Design

National Planning Policy Guidance

Other Relevant Documents

Somerset County Council Parking Strategy, adopted March 2012 and re-adopted September 2012 following corrections made.

Somerset Highways Standing Advice - June 2015.

## **CONSULTATION**

**Wincanton Town Council** - recommends approval.

**SSDC Environmental Health Officer** - No comments

**County Highways** - standing advice applies to consider parking and turning.

## **REPRESENTATIONS**

None

## **CONSIDERATIONS**

### **Principle of Development:**

Local Plan Policy EP3 is central to the considerations raised by this type of application. The site is part of a wider employment location (B1, B2 and B8 uses). The applicant sought pre-application advice although their subsequent application does not address the need for justification that is referred to in the pre-application advice given the applicant. This requires that the premises have been suitably marketed for at least 18 months. There is therefore no 'in principle' support.

### **Other Matters:**

This employment location includes a variety of business types including the tyre/ exhaust centre that while it attracts individual motorists the use remains a B1 use that falls within the permitted use of the site. B1, B2 and B8 uses can result in a percentage of business income being derived from retail foot-fall, while retaining the original 'B' type use class. The applicant's case is quite straightforward. While their existing business is Design and Landscape and the premises would offer an outlet to other traders the fact of general advertisement is considered by them would attract significant retail footfall hence the application.

The prior approval procedure for Part 3 of Schedule 2 (Class K) of the Town and Country Planning (General Permitted Development) (England) Order 2013 considered in 2014 the change of use from

office (B1) to a registered day nursery. While this was permitted the use was not subsequently undertaken, in part possibly the reliance on the need for physical alterations that in their own right required planning permission stopped that proposal coming forward. Without the operational changes having taken place this planning history is not considered to add any favourable weight that might have supported the current application.

**Concluding remarks:**

The application is submitted without a marketing appraisal for the site and as such is contrary to Policy EP2 of the South Somerset Local Plan.

**RECOMMENDATION**

Refuse

**FOR THE FOLLOWING REASON**

01. The application is not supported by a marketing appraisal contrary to Policy EP3 of the South Somerset Local Plan 2006- 2028
02. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
  - offering a pre-application advice service, and
  - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, the applicant/agent was advised that the proposal did not accord with the development plan and advised of the need to justify the proposed change of use.