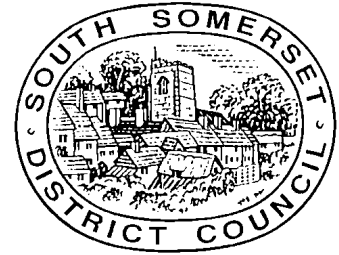


South Somerset District Council

Notice of Meeting



Area South Committee

Making a difference where it counts

Wednesday 3rd February 2016

2.00 pm

(The first item on the agenda is confidential and will be taken in closed session. The remainder of the meeting is open to the public and will not start before approximately 2.15pm)

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

(disabled access and a hearing loop are available at this meeting venue)



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

The public and press are welcome to attend.

Please note: Consideration of planning applications will commence no earlier than **3.45pm**.

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

This Agenda was issued on Tuesday 26 January 2016.

Ian Clarke, Assistant Director (Legal & Corporate Services)

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



INVESTORS IN PEOPLE

Area South Committee Membership

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

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

David Recardo
Gina Seaton
Peter Seib
Alan Smith
Rob Stickland

South Somerset District Council – Council Plan

Our focuses are: (all equal)

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

Scrutiny procedure rules

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

Consideration of planning applications

Members of the public are requested to note that consideration of the planning applications will commence immediately after Item **17** at approximately **3.45pm**. The public and representatives of Parish/Town Councils will be invited to speak on the individual planning applications at the time they are considered. Anyone wishing to raise matters in relation to other items on the agenda may do so at the time the item is considered.

Highways

A formal written report from the Area Highways Office should be included in the Agenda in May and November. Alternatively, they can be contacted direct through Somerset County Council on 0300 123 2224.

Members questions on reports prior to the meeting

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

Information for the Public

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

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

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

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

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

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

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

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

Public Participation at Committees

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

Public Question Time

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

Planning Applications

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

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

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

The order of speaking on planning items will be:

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

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

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

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

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

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

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

Area South Committee

Wednesday 3 February 2016

Agenda

Preliminary Items

1. **Exclusion of the Press and Public** (Page 8)
2. **Historic Buildings at Risk (Confidential)** (Pages 9 - 11)
3. **Minutes of previous meeting**

To approve as a correct record the minutes of the previous meeting held on 6th January 2016.

4. **Apologies for absence**
5. **Declarations of Interest**

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

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

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

Planning Applications Referred to the District Council's Regulation Committee

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

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

Where planning applications are referred by this Committee to the Regulation Committee for determination, in accordance with the Council's Code of Practice on Planning, Members of the Regulation Committee can participate and vote on these items at the

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

6. Public question time

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

7. Chairman's announcements

8. Reports from representatives on outside organisations

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

Items for discussion

- 9. Highways Update Report** (Pages 12 - 14)
- 10. Work of the Conservation Service** (Pages 15 - 18)
- 11. Local Housing Needs in Area South** (Pages 19 - 21)
- 12. Community Health & Leisure Service Update Report** (Pages 22 - 32)
- 13. Odcombe Play Area Grant Application (Executive Decision)** (Pages 33 - 35)
- 14. Sutton Bingham & District Canoe Club Grant Application (Executive Decision)** (Pages 36 - 38)
- 15. Yeovil Division Guide Headquarters Grant Application (Executive Decision)** (Pages 39 - 41)
- 16. Houses in Multiple Occupation (HMO's)** (Pages 42 - 43)
- 17. Forward Plan** (Pages 44 - 45)
- 18. Schedule of Planning Applications to be Determined by Committee** (Pages 46 - 47)
- 19. Planning Application 15/05333/FUL - Westfield Academy, Stiby Road, Yeovil** (Pages 48 - 51)

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 1

Exclusion of the Press and Public

The Committee is asked to agree that the following item (agenda item 2) be considered in Closed Session by virtue of the Local Government Act 1972, Schedule 12A under paragraph 3: "Information relating to financial or business affairs of any particular person (including the authority holding that information)." It is considered that the public interest in maintaining the exemption from the Access to Information Rules outweighs the public interest in disclosing the information.

Agenda Item 2

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

Agenda Item 9

Highways Update Report – Area South

Lead Officer: Mike Fear, Assistant Highway Service Manager

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

Purpose of the Report

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

Recommendation

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

Surface Dressing

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

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

Verge Cutting

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

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

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

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

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

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

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

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

Winter maintenance

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

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

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

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

Agenda Item 10

Work of the Conservation Service

Strategic Director: Rina Singh Director Place and Performance
Assistant Director: Martin Woods Assistant Director(Economy)
Service Manager: David Norris Development Manager
Lead Officer: Adron Duckworth Conservation Manager
Contact Details: Adron.duckworth@southsomerset.gov.uk or (01935) 462652

Purpose of the Report

To summarise the role and review the work of the Conservation Team of the Development Management Service

Public Interest

The Conservation Team is part of the Development Management Service and provides specialist advice on the built and natural environment to the Council as a whole but particularly to planning, and to members of the public, agents and developers, Town and Parish Councils.

Recommendation

To note the report.

Report

The work of the Conservation team is wide ranging across issues relating to the built and natural environment of the District. South Somerset is an area of fine, varied landscapes and attractive towns and villages and the team sees its role as helping to care for these important assets and deliver well-designed and sensitive new developments.

The team consists of:-

Landscape Architect	– Robert Archer (4 days/week)
Tree Officer	– Phil Poulton
Ecologist	– Terry Franklin (2.5 days/week)
2 Conservation Officers	– Andrew Tucker and Greg Venn
Team manager/Conservation Architect	– Adron Duckworth (3 days /week)

Landscape Architect

- Provides advice on planning applications and pre-apps on the landscape impact of development proposals and those affecting AONBs and Historic landscapes, Parks and Gardens - 460 consultations 2014
- Landscape and architectural design advice in relation to historic areas and the wider landscape
- Negotiation of mitigation measures for applications eg major schemes such as PV Arrays
- Input to masterplanning of major development sites and production of design codes
- Input to Spatial Policy work/ Local Plan on strategic landscape capacity

Tree Officer

- Advises on trees in relation to development proposals - 182 consultations 2014
- Enforcement casework involving tree works

- Negotiates proposals affecting TPO and Conservation Area trees - 387 applications 2014
- Makes TPOs; 18 new TPOs this year
- Deals with Hedgerow Removal Notices (10 in 2014) and High Hedge disputes,
- Gives support for the Parish tree wardens
- Implements amenity tree planting schemes -1800 trees planted last season.

Ecologist

- All planning applications are screened for impact upon designated sites and protected species through the Bioplan Agreement with Somerset Environmental Record Centre and monitored by the ecologist. Where a potential impact is identified the ecologist advises and negotiates on appropriate mitigation measures - 337 applications 2014

Conservation Officers

- Building conservation advice on applications on listed buildings and in conservation areas and negotiations over proposals - 395 consultations 2014
- Providing pre-app advice, advice to potential purchasers - 361 pre-apps 2014
- Giving technical conservation advice
- Listed buildings at risk casework
- Enforcement casework
- Conservation Area reviews, appraisals and new designations
- Input to regeneration schemes

Team Manager/Conservation Architect

- Team management
- Input to work of Conservation Officers as above
- Architectural and urban design advice and negotiation over one-off buildings, residential developments etc and advice on planning applications.
- Technical conservation advice and specifications
- Input to masterplanning of major development sites and production of design codes
- Input to Spatial Policy/ Local Plan

The team provides a considerable amount of pre-application advice in all its roles and this is regarded as a particularly effective way of assisting applicants to produce good proposals and reducing the number of application refusals.

The team works in partnership with other services where appropriate, to help provide an integrated approach to finding solutions:-

Spatial Policy – Conservation policies, landscape capacity studies, Heritage Strategy

Building Control – Works to listed buildings, dangerous buildings

Legal team – Statutory notices

Land Charges - Mapping listed building curtilages to help with searches

Environmental Health - Reuse of empty properties

Area Development – Regeneration and enhancement projects such as Langport Town Centre, Prince's St. Yeovil

Work of the team over the past year

Particular activities over and above the usual run of consultations include

- Substantial input to the Local Plan Enquiry over landscape and historic environment impacts of Directions of Growth

- Input to masterplanning of Yeovil urban extensions at Primrose Lane and Keyford
- Preparation of initial draft of Heritage Strategy
- Conservation Area Review and Appraisal completed for Langport & Huish Episcopi. and Charlton Mackrell/West Charlton conservation areas.
- Mapped listed curtilages for 80 Parishes.
- Provided in-depth working experience for the two planning/conservation interns
- Promoted the listing of unlisted village war memorials in partnership with English Heritage (now Historic England). 24 new listings added.
- Provided a specification for stone repairs to Preston Plucknett War Memorial
- With grant aid from English Heritage (now Historic England) commissioned a condition survey, historical analysis and options appraisal for 'at risk' Grade 1 listed 7-11 Fore St. Chard
- Worked towards resolving other buildings at risk to ensure buildings in need of repair are properly cared for.

Some Statistics			
	2013	2014	2015
Consultations			
Landscape Architect	408	460	454
Tree Officer	171	182	171
Ecologist	257	337	351
Conservation Officer AT	191	196	280
Conservation Officer GV	159	199	211
Team manager	72	58	65
Listed building Consent Applications			
East	66	107	109
North	73	96	102
South	32	24	29
West	93	95	77
Building Conservation Pre-Apps			
Conservation Officer AT (East & South)	150	162	150
Conservation Officer GV (North & West)	209	199	126
Tree Applications			
TPO (works to TPO trees)	61	72	74
TCA (works to trees in CA)	272	315	243
HDG (hedgerow removal)	4	10	6

Specifics from Forward Work Plan includes

- Work in the Local Development Scheme for Spatial Policy: prepare Heritage Strategy and review of peripheral land capacity studies and landscape policy, prepare update of Landscape Characterisation of South Somerset
- Master planning and design input to urban extension sites at Yeovil, Chard, Ilminster etc
- Complete mapping listed building curtilages for Land Charges
- Continue work towards resolving long-standing listed buildings at risk cases.
- Continue Conservation Area review and appraisal programme - complete review and appraisal for Ilminster and Charlton Mackrell/West Charlton conservation areas.

Financial Implications

None above the budgeted cost of the service

Corporate Priority Implications

Focus 2 – Enhance the Environment

Carbon Emissions & Adapting to Climate Change Implications)

No adverse implications

Equality and Diversity Implications

No implications indicated

Background Papers: *None*

Agenda Item 11

Local Housing Needs in Area South

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

Purpose of the Report

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

Public Interest

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

Recommendation(s)

That:

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

Background

Homefinder Somerset (HFS) was launched in December 2008 in partnership with the other four Somerset Authorities. Since the introduction of HFS housing needs data is more readily available and the scheme is made the allocation of social housing transparent.

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

Housing Need across Somerset

Information from the Somerset Housing Register

Table 1 sets out the numbers of applicants on the Homefinder Somerset register as at 12th January 2016 within each Local Authority area.

Local Authority	Emergency	Gold	Silver	Bronze	Grand Total
Mendip District Council		141	556	570	1267
Sedgemoor District Council	1	235	653	1757	2646
South Somerset District Council	3	265	710	1082	2060
Taunton Deane Borough Council	3	362	615	1703	2683
West Somerset Council		83	157	374	614
Grand Total	7	1086	2691	5486	9270

Over the last year numbers of active applications on the housing register have decreased across the County. The decrease is largely due to each Local Authority carrying out the rolling reviews of applications on a regular basis. The review involves applicants confirming they still wish to remain on the register and updating their details.

Housing Need in Area South

Table 2 summarises the figures for households on the Homefinder Somerset Register expressing their first choice of location for Area South as at 12th January 2016 compared with 2014 data. If the parish is not mentioned no-one has selected the parish as a first choice for housing.

Parish Choice	First	Total 2014	Total 2016
Barwick		15	10
Brympton		2	1
East Coker		11	5
Hardington Manderville		1	1
Odcombe		4	1
West Coker		16	14
Yeovil East		174	117
Yeovil North and Central		305	296
Yeovil Preston		112	89
Yeovil South		139	111
Yeovil West		149	128
Yeovil Without		149	151
Grand Total		1077	924

Table 3 below shows the number of households and their bedroom requirements by band in Area South as at 12th January 2016. Members should note that this may include applicants not currently resident in Area South.

Max Bed Size Override	Emergency	Gold	Silver	Bronze	Grand Total
1		68	108	261	437
2	1	42	158	167	368
3		8	35	43	86
4		2	16	5	23
5	1	7	1		9
6		1			1
Grand Total	2	128	318	476	924

Demand for one and two bedroom properties remains high and a large number of social housing tenants are still in the process of trying to downsize due to the spare room subsidy.

Table 4 shows the number of properties advertised in Area South from 12/01/15 until 12/01/16 broken down by Registered Partner, parish and bedroom size. If the parish does not appear in the list it means no properties have been advertised during the above time frame.

Area	Jephson HA	Knightstone HA	Magna HA Ltd	Sanctuary HA	Stonewater	Yarlington Housing Group	Grand Total
Barwick						12	12
Brympton						3	3
East Coker						3	3
Odcombe						6	6
West Coker					9	18	27
Yeovil East		6	6		10	110	132
Yeovil North and Central	4	8	1		10	41	64
Yeovil Preston					1	12	13
Yeovil South		6	1		4	36	47
Yeovil West	1	7				43	51
Yeovil Without		3	10	12	2	52	79
Grand Total	5	30	18	12	36	336	437

Financial Implications

None

Corporate Priority Implications

Focus Three: Homes

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

Minimise homelessness by providing advice, support and housing options

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

Agenda Item 12

Community Health and Leisure Service Update

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

Purpose of the Report

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

Public Interest

This report seeks to provide Area South members with an annual progress report on the work undertaken by the Council's Community Health and Leisure Service in the last 7 months.

This report highlights specific examples of work undertaken within the area so that members can gain an understanding of how the service is creating value and making a difference for residents in their respective communities.

Recommendation(s)

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

Background

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

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

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

Play and Youth Facilities	To increase the quality and quantity of play opportunities in South Somerset in line with Council Plan Focus 4.3
Opportunities for Young People	To provide and support the development of positive activities for young people in South Somerset in line with Council Plan Focus 4.1.
Leisure Facility Development/Management	To manage and develop sports facilities that help to provide a healthy living environment and sustainable communities in line with Council Plan 4.3

Report

Healthy Lifestyles

Core Work:

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

Area South Achievements/Delivery in the last 7 months:

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

- Walk figures for the first six months of 2015/16 (April to September) is as follows; 4404 attendances, up 1100 on the half way stage in 2014/15 and 166 new walkers have joined the scheme so far this year.
- 3 training days have been held in Area South for volunteers, 29 leaders have been trained from across the district. A Thank You Event was held in April 2015 to reward our committed volunteers was held at the District Council Offices in Yeovil, 35 attending, 5 of which received their Bronze pin badge for leading 50 Health Walks since April 2014.
- 3 Walk leaders have received their Bronze Pin Badge this year, for leading 50 walks since April 2014. The pin badges have been designed by the team to recognise volunteers and their dedication to Walking for Health
- There are now 23 walks taking place across the district, most occurring weekly. Area South has 4 Health Walks and 1 Buggy Walk.
- A local Health Walk Directory is produced by the Community Health and Leisure team which is updated and circulated each quarter and can also be accessed on line at www.southsomerset.gov.uk/healthwalks
- 2 beginners run groups continue to run in Area South with 15 attending
- 1 new power walking group has been developed at Yew Tree Park, starting in October 2015.
- Walking Football group continues to be successful at Bucklers Mead attendance is between 20 and 30 each week. The group has grown to accommodate larger numbers and now runs two sessions a week, takes part in tournaments (crowned Somerset Champions!) and has affiliated to the FA. Similar groups are in development in Crewkerne and Langport using this successful model.
- Lufton College staff members have been supported to run weekly Health Walks for the students, 2 more staff completed their training in 2015/16.

- The team continue to support South Somerset Mind, 1 volunteer has been trained to lead Health Walks, as well as funding to deliver 2, 12 week exercise and physical activity courses.

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

- Sport50 sessions have been established in West Coker now led by volunteers with an attendance between 10-16 people each week. 4 taster sessions have been delivered at East Coker WI (attendances; 25,14,13,14) A regular group is due to begin in February with equipment donated by the team.
- 2 Flexercise workshops have been delivered in Area South at the Octagon Theatre, 28 leaders have been trained at these workshops.
- Active Somerset classes run in Area South include (attendances in brackets); Healthy Hearts at Abbey Manor (6), Clubbercise at Westfield (20), Pilates (5) and Boxercise (0) at Milford and a gym and weightloss group at Bucklers Mead (8-10)
- 2 physical activity talks have been delivered at Spring Chemotherapy Groups at Yeovil District Hospital (attendance; 11,15). Physical activity is proven to aid recovery from cancer and also prevent it. Sessions focus on how to remain active and increase physical activity and exercise levels.
- Funding secured with Cllr Tony Lock and Senior Play and Youth Facilities Officer to deliver some cycling provision in the Birchfield area. A BikeFest event was delivered near Wyndam Park in partnership with the Play Team, approximately 300 people attended the event. Activities included; guided bike trails through the country park, bike maintenance checks, bike security tagging, second hand bike sales, smoothie bikes, crafts, pump track challenge and gym based challenges from Bucklers Mead. The aim of the event was to promote cycling in Yeovil and gather feedback from local people about cycling facilities in the local area.
- Activity finder websites, Pad-e and Zing continue to be updated and promoted to advertise the number of exercise and activity opportunities in the district and a range of venues. www.pad-e.co.uk and www.zingsomerset.co.uk
- A comprehensive Healthy Workplace programme is delivered at 11 different workplaces. Workplaces that have been involved in the healthy workplace programme this year include; Pittards, Screwfix, Environment Agency, Yarlinton, SSDC, Yeovil College, Yeovil District Hospital, Boon Brown, BAE systems, Bradfords and Westlands
- 367 people have been engaged in the programme with 15 different initiatives being delivered. Initiatives include; running groups, pilates sessions, rush hockey, kettlebells classes, NHS Health Checks, weight loss support and rounders tournaments

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

- A community £s project was delivered in partnership with Abbey Manor Medical Centre with support from the Healthy Lifestyles Team and NHS Health Trainers. The targeted project offers support for weight loss and exercise opportunities at a reduced cost for anyone aged 16+, living in Yeovil, who is not pregnant and has a BMI of 25 or over. For every pound in weight lost the community association is rewarded with £1.00. This money can be spent on any healthy lifestyle project the community would like. During the 12 weeks, 33 people signed up to the programme and 47lbs in weight was lost.
- No Weightloss Challenges have been delivered since the last report. Weightloss Challenges are planned to start on January 25th 2016 at SSDC, Boon Brown, Yeovil Hospital, Yarlinton, Somerset County Council and BAE Systems.
- 3 training courses have been offered at discounted rates to anyone working in health promotion in South Somerset. Courses include; Level 3 NVQ in Nutrition (9)

Encouraging Physical Activity (15) and Understanding Behaviour Change (11). The team then work with those trained to deliver initiatives across the district.

- 6 Staff from Yarlinton Housing Group have been trained in basic health promotion messages that up skill staff in how to support residents to become more active, eat healthily and manage their weight.
- 8 physical activity talks delivered at the postnatal group at Oakland's Children's Centre with attendances ranging between 10-16

Area South Priorities for 2016/17:

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

- Offer free Health Walk Leader training to community volunteers
- Develop opportunities for people to become more active through walking
- Report data to The Ramblers using Walking for Health database and provide feedback and support to volunteers
- Promote walking opportunities through printed directories and maps, local communication channels and online resources
- Maintain the standards required to be an accredited Walking for Health scheme
- Promote green spaces for healthy growing and eating of food
- Support mental health organisations to access the outdoors in order to increase physical activity levels
- Development of 321 running routes across the district, promoting these facilities through flyers, local communication channels and online

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

- Keep online resources such as the Healthy Lifestyles pages on SSDC website and promote these resources to local residents, health professionals and community organisations
- Develop new opportunities and promote existing physical activity opportunities utilising Active Somerset funding
- Support the ageing population to maintain independence into later life through a range of targeted initiatives such as falls classes, physical activity classes, health testing and the Flexercise programme
- Utilise available funding to develop new physical activity opportunities
- Continue to offer and develop both internal and external healthy workplace programmes including a range of different initiatives

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

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

Sports Development

Core Work:

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

Area South Achievements/Delivery in the last 7 months

- Delivered Schools Tennis Coaching programme with Yeovil Tennis Club, attended by 180 young people from 8 primary schools, a 125% increase on 2014.
- Continue to deliver a programme of winter and summer junior tennis competition for junior tennis players across the district. 321 junior players took part in the 2015 Summer Series. Some of these events took place at Yeovil Tennis Club.
- Organised Great British Tennis Weekend over three weekends in May, June & August on the Artificial Grass Pitch at Yeovil Recreation Centre (YRC), which allowed families to play tennis for free. 119 people accessed the family tennis sessions over these weekends.
- Delivered a schools gymnastics programme for the 6th year, in partnership with Orchard Gymnastics in Yeovil. 42 teams and 210 children took part, the highest number of teams that has ever taken part and a 50% increase in teams from last year.
- Delivered social badminton competitions as part of the South Somerset Community Badminton Network for juniors and adults at Preston and Westfield Academy's; 32 adult social players and 86 juniors took part.
- Promoted 6 weeks of free badminton coaching for local secondary school children in partnership with Yeovil Graduates Badminton Club following an area schools competition for primary schools, 12 children attended this free offer.
- Continue to deliver a female Back to Hockey course every Monday evening, which is attended by an average of 12-15 women each week and delivered by our Community Hockey Coach.
- Delivered three Hockey Coaching Camps in February 2015 (32), Easter - March 2015 (29) and Summer 2015 (22) as part of our YRC holiday activity programme, which was attended by 83 young people.
- Delivered another adult Summer Hockey League which took place in May and June, 10 teams took part in this, an increase of 43% to encourage use of the Artificial Grass Pitch in the summer.
- Yeovil and Sherborne Hockey Club (YSHC) U14 finished 4th in the country at the National Hockey Finals at the Lee Valley Olympic Park in May 2015. This was a fantastic achievement by the team coached by the South Somerset Community Hockey Coach. This makes them the most successful YSHC team ever.
- Continue to deliver the Junior Athletics community programme which includes Fundamentals, Junior Athletics and the Academy. In 2015, 156 (7% increase on 2014) young people were registered on our Junior Athletics programme with between 20 and 48 athletes attending our weekly short courses.
- No less than 650 volunteer hours were given up by a core group of 4 to 6 local young leaders who helped to deliver the Junior Athletics Programme each week, Startrack events, Family Day and 2 Trackstars events (attended by 36 young people).
- Supported an indoor athletics competition held at Preston Academy, 40 pupils from Bucklers Mead and Preston Academies took part.
- Delivered a Quad Kids schools competition at the Bill Whistlecroft Athletics Arena in Spring 2015, approximately 300 children attended. West Coker, St Michaels, Milford,

Huish, Holy Trinity, The Park, Birchfield primary schools in Area South took part locally with 60 children attending.

- Our holiday athletics camps continue to be popular. 77 young people attended our Spring (2 days) and Summer (3 days) Startrack camps at Bill Whistlecroft Athletics Arena.
- Continue to part fund Head Swimming Coach at Yeovil District Swimming Club to deliver the South Somerset Swimming Development programme: Since Jan 2015, some of the achievements by Yeovil District Swimming Club have been as follows:
- Mark Rawle has been Head Coach at two British Swimming Regional Talent Camps in 2015, and one of only 10 coaches accepted onto the England Programmes Performance Coach Programme.
- 100 medals at the County Swimming Championships in 2015, same as 2014. 21 Gold, 35 Silver and 44 Bronze.
- Regional Championships – 20 regional medals in 2015 compared to 5 in 2014.
- 15 swimmers from YDSC with National Qualifying Times in 2015.
- 7 swimmers made National Finals in 2015, compared to 3 in 2014.
- Volleyball sessions were also run between June and September on Tuesday nights on 2 outdoor courts at Yeovil Recreation Centre, in front of the artificial grass pitch. As a taster to volleyball, we supported Yeovil Volleyball Club to run a Go Spike weekend in May 2015, which introduced over 60 young people and adults to the sport.
- Golf coaching for juniors also run in partnership with Yeovil Golf Club (subsidised by the Golf Foundation), 14 young people were able to take advantage of professional golf coaching at Yeovil Recreation Centre and Yeovil Golf Club.

Area South Priorities for 2016/17

Sports Specific Development

- Continue to deliver a programme of sports specific development opportunities in partnership with key community sports clubs and National Governing Bodies to include: Tennis, Badminton, Hockey, Gymnastics, Athletics and Swimming.
- Deliver 'In It Together' within Area South, funded by Sport England Community Sport Activation, a project to increase the participation of women and girls across South Somerset. The total project cost was £258,844, with £163,294 secured from Sport England during 2015.
- Support sports clubs based at Westlands Sport and Leisure Complex to develop their business plans in order to submit funding applications to support their growth and development.
- Great British Tennis Weekend 2016 at Yeovil Recreation Centre and possible other sites across the town. People of all ages and abilities can just turn up with equipment provided for free.
- Deliver 2016/17 Junior Athletics programme; including Easter and Summer athletics camps at the Bill Whistlecroft Athletics Arena, Yeovil.
- Organise and deliver the Sport Relief Mile 2016 at Yeovil Recreation Centre in March.

Play and Youth Facilities

Core Work:

- To work in partnership with others to provide a range of challenging and exciting play spaces and youth facilities across the district.

- To offer annual, quarterly and routine play inspection service to not-for-profit organisations.

Area South Achievements/Delivery in the last 7 months

Working in partnership with Yeovil Without Parish Council and Knightstone and Magna Housing Associations the first Wyndham Park Play Area was established ready for the summer holidays in 2015. The play area is being developed in phases, with the first phase being complete for last summer, ensuring children had a place to play in the holidays and the final phase planned to take place in the winter/spring of 2016.

The new play area has a nautical theme and now boasts the following features:

- Play ship themed toddler climbing frame
- Shark/Dolphin spring see saw
- Dolphin spring rocker
- Spinner/pirouette
- Toddler garden table picnic bench
- Toddler and junior swings

The final phase of construction will include the following:

- Bespoke timber platforms with bridge and curved stainless steel slide
- Agility trail with balance beams and stepping logs
- Ham stone boulder steps
- Enlargement of play area fence, up the hill to the footpath
- Landscape planting

The King Arthurs Drive Play Area opened in the spring of 2015 and the project was successful in winning a Level 5 'Outstanding' Award (the highest!) in the 2015 Royal Horticultural Society 'It's Our Neighbourhood' competition. This award recognised the partnership of SSDC, Brympton Parish Council, Avon and Somerset Police and Knightstone Housing Association who worked together with the community to develop the play area and involve the residents in all aspects of the project.

At the end of the summer in 2015 the Birchfield Pump Track was opened to the public and proved extremely popular from the minute it was open. Pump tracks are a relatively new concept and consist of a closed circuit that can be ridden by using an up and down 'pumping' motion to propel the bicycle forward instead of pedalling. In addition to bicycles the track has proven extremely popular with children riding scooters and on occasionally skateboards. The project was made possible with funding from County Cllr Tony Lock, S106 contributions and SSDC capital. The success of this project has prompted councillors and officers to start looking at other ways cycling facilities can be developed in this area for the public's benefit.

Improvements to the Kingston View Play Area, which we manage on behalf of Yeovil Town Council, are planned for 2015/16. Local residents were consulted a sketch design prior to Christmas and after taking on board the feedback, a final design has been produced and is being considered by Yeovil Town Council. If the Town Council are happy to proceed the construction work is expected to take place in March/April. Improvements to the park include:

- Tarmac pathways to improve access
- Supernova roundabout

- Balance beam and stepping logs
- Play bridge
- Ground contouring and landscaping
- Entrance feature Victorian style wall and railings

Area South Priorities for 2016/17

Complete Wyndham Park Play Area to ensure facilities for this area continue to improve for the benefit of all.

Once final designs are approved, to construct the improvements to Kingston View Play Area, Yeovil.

Refurbish the Grass Royal Play Area in partnership with Yeovil Town Council, subject to funding being approved.

National Play Day at Yeovil Country Park will be held on Wednesday 3rd August 2016.

Develop a MUGA at Lufton Key site development, subject to land conveyance, funding and access.

Develop a new play area with S106 funding, on land next to Penn Mill Train Station, subject to developer conveying the land to SSDC.

Carry out some minor improvements to the Cavalier Way Play Area, Yeovil utilising S106 funding secured for this site.

Opportunities for Young People

Area South Achievements/Delivery in the last 7 months

Holiday Activities Programme - A successful Holiday Activities Programme has been delivered in the Milford, Birchfield and Westfield areas of Yeovil over the past year with over 10,228 people attending.

Youth Services Review Group – Officers have been supporting Yeovil Town Council to establish youth club provision in Abbey Manor, Westfield, Milford and Yew Tree areas of Yeovil with the support of a grant from Somerset County Council.

Work of district wide significance in the last 7 months

National Playday - On the 5th August 2015 a National Play Day was held at Yeovil Country Park, celebrating 10 years of Play Days. The event was a huge success and was attended by an estimated 5000 people. The day is part of a national event held each year to celebrate children's right to play.

Gold Star Awards – were held at the Octagon Theatre Yeovil on 27th October 2015 with a full auditorium. The event recognises the achievement of volunteers and young people across the district.

Area South Priorities for 2015/16

Holiday Activities Programme – Working in partnership with Yeovil Town Council and Yarlington Housing Group it is planned to continue to deliver the holiday activities programme in Area South Ward, Westfield, Birchfield and Milford areas of Yeovil.

Leisure Facility Development and Management

Core Work:

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

Area South Achievements/Delivery in the last 7 months

- Following the closure of Westland Sports and Social Club, support has been provided to the Assistant Director for Health and Wellbeing in meeting sports clubs and assessing their future needs as part of the feasibility work in relation to this project.
- Provisionally secured £50,000 from Badminton England towards the refurbishment of the sports hall, including new floor and lighting at Westland's Sport & Leisure Complex
- Supported the Assistant Director for Health and Wellbeing to submit funding application to Sport England's Improvement Fund, for £492,463 towards the refurbishment of the sports hall, squash courts, installation of a new fitness suite and a new shared pavilion to replace the existing condemned cricket and bowls pavilions.
- Work has commenced with Yeovil Olympiads Athletics Club to look at the potential of securing external funding to enhance the existing clubhouse facility to make it an accessible facility for all track users and bring it up to modern standards. An application was submitted to Sport England Inspired Facilities fund in January 2016 and a decision is expected in April 2016. A Capital Investment Appraisal for SSDC funding has also been submitted.
- Organised a 2nd Yeovil Recreation Centre Family Day on 19th July 2015; attended by 1,500 people. The event was supported by local sports clubs and activities included pitch and putt, mini golf and laser tag.
- Between January 2015 and December 2015 there have been 2,673 tickets sold for the Pitch and Putt and 3,801 tickets sold for the Mini Golf at Yeovil Recreation Centre. This was a 3% increase for Pitch and Putt and a 9% increase for Mini Golf based on sales in 2014.
- 869 Artificial Grass Pitch (AGP) bookings in 2015 and 13,417 participants using the AGP as part of the hockey development programme, 5% increase on 2014.
- Sales of over £24,000 during the 2015 Summer Holidays at Galley Kiosk and 1,393 taking part in holiday activities, making it the most successful summer holidays ever at YRC.
- To May 2015, almost £1.6million of S106 funding (capital and revenue contributions), have been banked in Area South as a direct result of requests by the Community Health and Leisure team via the planning process. Of the money received, nearly £900,000 has been spent to date on enhancing or delivering new infrastructure in the area.

Other District Wide Work/Achievements in the Last 7 months

Play, Youth and Leisure Strategy refresh

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

New District Playing Pitch Strategy

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

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

Communications

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

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

Passport to Leisure Card

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

(free of charge) and as of January 2016 there were 314 valid cards; 19 in Area North, 56 in Area East, 229 in Area South and 10 in Area West

The Community Resource Service/Scrapstore

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

Financial Implications

No new implications.

Corporate Priority Implications

The work of the Community Health and Leisure service contributes to the following aims within the Health and Communities Focus of the Council Plan:

- Ensure that the strategic priorities of the Somerset Health and Well-being Board reflect local needs and align council resources to deliver projects to address those needs
- Maintain and enhance the South Somerset network of leisure and cultural facilities, optimising opportunities for external funding to promote healthy living.

Equality and Diversity Implications

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

Background Papers: none

Agenda Item 13

Odcombe Play Area Grant Application (Executive Decision)

Strategic Director: Rina Singh, Strategic Director – Place and Performance
Acting Assistant Director: Helen Rutter, Assistant Director – Communities
Kim Close, Assistant Director - Communities
Service Manager: Kim Close, Area Development Manager - South
Lead Officer: Natalie Ross, Community Development Officer
Contact Details: natalie.ross@southsomerset.gov.uk or (01935) 462956

Purpose of the Report

To consider funding towards the last Phase of the redevelopment of Odcombe Play Area.

Public Interest

Community grants are available in each area to voluntary and charitable organisations, not-for-profit groups, Parish or Town councils and other organisations that benefit the wider community. Applications are encouraged that meet a clearly identified local need.

Recommendation

That members consider this application for £4053 from the community grants budget.

Background

The Parish Council has almost completed the refurbishment of the play area situated at the Odcombe Recreation Ground. The Parish Council has spent in excess of £11,000 to date on the project (of which £3250 was received in grants including funding from the Warburton and Clarkes Trusts). The refurbishment has included new items of equipment, repainting of the existing play equipment and planting of a hedge around the play area.

Project

The Parish Council has consulted with parishioners extensively on the project, by means of a working party and also by using social media, to ensure that the play equipment chosen was what was wanted. To finish off the project the Parish Council needs to replace two small spring riders, which are at the end of their life. During the consultation, it became apparent that parents and children would like a "Mayflower Springer" installed.

The 'Mayflower' equipment is the shape of a ship and is designed to encourage children to use their imagination and role play games. Being easily accessible to all, the Mayflower supports inclusive and social play. This application is for 50% of the cost of this piece of equipment which equates to 21% of the total redevelopment project.

The NDO recommends approval of this application as the Parish has consulted widely with parishioners to make sure that the project meets their needs. The project will help to ensure that parents and other guardians will not need to drive from the village to the town to find suitable play activities, thus reducing the amount of travel.

Ward Members Comments

Both ward members support the application.

Cllr Bakewell commented that the Parish Council have gone to great lengths to engage the community in the development of the recreation area. The community have responded well to this and I am delighted that this project is moving forward with some new replacement equipment, which I am sure will be well used.

Assessment Scoring

Below is the summary table from the grant assessment form. It is recommended that funding is only awarded to projects scoring 22 points or more.

Category	Score	Maximum score
A Eligibility	Y	
B Equalities Impact	2	7
C Evidence of Need	5	5
D Capacity of Organisation	12	15
E Financial need	4	7
F Innovation	1	3
<i>Grand Total</i>	24	37

Funding Breakdown

Funding Sources	% Funding of the Total Project Cost	Amount of Funding (£)	Status
Parish Council	50	4054	Secured
SSDC Area South Grants	50	4053	This application
Total Project Cost	100%	8107	

Financial Implications

The uncommitted 2015/16 grants budget stands at £10,800. If members agree this award of £4053, it will leave £6747 in the budget for this year.

Corporate Priority Implications

The project contributes to the following Key Target Area:

Theme 3:- Improve the Housing, Health and Well-being

3.20 Increase children and young people's satisfaction with parks and play areas and adult participation in sport and active recreation.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

None

Equality and Diversity Implications

None.

Background Papers: None

Agenda Item 14

Sutton Bingham & District Canoe Club Grant Application (Executive Decision)

Strategic Director: Rina Singh, Strategic Director – Place and Performance
Acting Assistant Director: Helen Rutter, Assistant Director – Communities
Kim Close, Assistant Director - Communities
Service Manager: Kim Close, Area Development Manager - South
Lead Officer: Natalie Ross, Community Development Officer
Contact Details: natalie.ross@southsomerset.gov.uk or (01935) 462956

Purpose of the Report

To consider funding towards the purchase of two KataKanus, which are very stable canoes suitable for 6 people.

Public Interest

Community grants are available in each area to voluntary and charitable organisations, not-for-profit groups, Parish or Town councils and other organisations that benefit the wider community. Applications are encouraged that meet a clearly identified local need.

Recommendation

That members consider this application for £1200 from the community grants budget.

Background

Sutton Bingham Sailing Club is based at Sutton Bingham Reservoir, Near Yeovil. They have a varied program, with competitive, close racing opportunities for confident sailors, a youth sailing program, space to sail recreationally and a regular programme of Royal Yachting Association training courses. The club hold open days, 'taster' sessions and have good links with Schools, Scouts and Yeovil College. Last year the club provided 108 qualified coaching hours and 62 assistant hours to local schools via the Schools Club Link and provided taster sessions for 150 scouts.

The organise touring & adventure trips for all abilities including open canadian, river, white water, surf & sea. Several are organised per month over the 6 month summer period and some over the winter.

The club have been awarded both Top Community Club by the BCU (www.bcu.org.uk) and the Sport England - Club Mark (www.sportengland.org). Four youth members have competed internationally in the GB 2015 under 18's Dragon Boat team. And the new club Dragon Boat team successfully competed in the UK last summer.

Project

The project includes the purchase of two KataKanu boats and 100 hours of coaching. Each KataKanu seats 6 people and is very stable. The stability of the boats will help to increase the range of people accessing paddle sport. The boats can be used by those who are less confident and also people with a disability who may struggle to access the activity using normal craft. The boats are also suitable for family paddling so parents can participate in

activities with their children. There is high demand for these activities as the club's school link sessions and training courses are all oversubscribed.

The project will not need further funding in the future as the club will continue to provide voluntary qualified coaching hours to enable the wider general public to access canoeing and kayaking year after year.

The NDO recommends approval of this application as it helps to achieve one of our key priorities around providing activities and facilities for young people.

Ward Members Comments

Both ward members are supportive of the application.

Cllr Bakewell commented that this is a vital facility and we are lucky to have this so close to our area. Encouraging young people of all abilities to be able to enjoy water sports is a great benefit. I fully support this project.

Assessment Scoring

Below is the summary table from the grant assessment form. It is recommended that funding is only awarded to projects scoring 22 points or more.

Category	Score	Maximum score
A Eligibility	Y	
B Equalities Impact	5	7
C Evidence of Need	5	5
D Capacity of Organisation	13	15
E Financial need	6	7
F Innovation	1	3
<i>Grand Total</i>	30	37

Funding Breakdown

Funding Sources	% Funding of the Total Cost	Amount of Funding (£)	Status
Parish Council	17	1100	Pending
Own Funds	46	3005.60	Secured
Sport England	20	1300	Pending
SSDC Area South Grants	18	1200	This application
Total Project Cost	100%	6605.60	

Financial Implications

The uncommitted 2015/16 grants budget stands at £6747. If members agree this award of £1200, it will leave £5547 in the budget for this year.

Corporate Priority Implications

The project contributes to the following Corporate Focus Area:
Focus Four: Health and Communities

Carbon Emissions & Adapting to Climate Change Implications (NI188)

None

Equality and Diversity Implications

These new boats are more accessible. They will allow people to try paddling who may have struggled to access the activity using the current craft.

Background Papers: None

Agenda Item 15

Yeovil Division Guide Headquarters Grant Application (Executive Decision)

Strategic Director: Rina Singh, Strategic Director – Place and Performance
Acting Assistant Director: Helen Rutter, Assistant Director – Communities
Kim Close, Assistant Director - Communities
Service Manager: Kim Close, Area Development Manager - South
Lead Officer: Natalie Ross, Community Development Officer
Contact Details: natalie.ross@southsomerset.gov.uk or (01935) 462956

Purpose of the Report

To consider funding towards the provision of accessible toilets and a replacement porch and guttering.

Public Interest

Community grants are available in each area to voluntary and charitable organisations, not-for-profit groups, Parish or Town councils and other organisations that benefit the wider community. Applications are encouraged that meet a clearly identified local need.

Recommendation

That members consider this application for £4000 from the community grants budget.

Background

The group maintain and run the Yeovil Division Guide Headquarters for the benefit of Yeovil Division Guides, and anyone else who may wish to hire the hall.

Girlguiding is a leading charity for girls and young women in the UK. Guides are girls aged 10 to 14 who are given the chance to explore their individual skills and abilities and try out new challenges as part of a team. Guides can get involved in anything from adventure sports to performing arts, travel and taking part in community action projects.

Project

The project involves the installation of accessible toilets and improvements to the insulation and windows in this area of the building. The group began fundraising for the project in 2012 and has managed to raise over £14,000. However, since then the porch has begun to leak over the access ramp, so a replacement porch and new guttering are also now required in order to make the building completely accessible.

The new facilities will allow young people with disabilities to participate in Guide activities. The group has also received enquiries about daytime use by the community but the lack of accessible facilities has limited the use of the hall. Once the improvements have been made the group are planning to widely advertise their hall to other clubs and businesses, as the hall will be a fully accessible venue within easy reach of the town centre and associated transport links. This will both provide another good local community facility and ensure that the Guide Headquarters has a sustainable income in the future.

The NDO recommends approval of this application as it helps to achieve one of our key priorities around providing activities and facilities for young people. The reduction in heating bills and potential hire income will also help to make the guide hall more sustainable in the future.

Assessment Scoring

Below is the summary table from the grant assessment form. It is recommended that funding is only awarded to projects scoring 22 points or more.

Category	Score	Maximum score
A Eligibility	Y	
B Equalities Impact	6	7
C Evidence of Need	3	5
D Capacity of Organisation	13	15
E Financial need	6	7
F Innovation	1	3
<i>Grand Total</i>	29	37

Funding Breakdown

Funding Sources	% Funding of the Total Cost	Amount of Funding (£)	Status
Parish Council	15	3,250	Pending
Own Funds	66	14,200	Secured
SSDC Area South Grants	19	4000	This application
Total Project Cost	100%	21,450	

Financial Implications

The uncommitted 2015/16 grants budget stands at £5547. If members agree this award of £4000, it will leave £1547 in the budget for this year.

Corporate Priority Implications

The project contributes to the following Corporate Focus Area:
Focus Four: Health and Communities

Carbon Emissions & Adapting to Climate Change Implications (NI188)

The new insulation and windows will help make the building more energy efficient.

Equality and Diversity Implications

The new toilets will be fully accessible.

Background Papers: None

Agenda Item 16

Houses in Multiple Occupation (HMO's)

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

Purpose of Report

To provide members with information in relation to HMO's (Houses in Multiple Occupation) and to seek their views.

Public Interest

HMO's are an important element of our housing stock and it is necessary to ensure there is sufficient capacity to meet increasing demands. It is also equally important to ensure that the location and quality of HMO's are properly assessed to ensure that there is no adverse impact upon residents or surrounding properties.

Recommendation

That members consider the officer's report and provide direction as to whether they wish officers to embark upon the production of Supplementary Guidance in relation to future proposals for HMO's.

Background

Area South members have requested that a report/discussion paper be brought before them to enable them to get a better understanding of the issues associated with HMO's. This request followed the consideration of planning applications at recent meetings.

HMO's provide much needed housing accommodation, mainly for single people. The increase in demand for such accommodation from those on lower wages/low income has increased significantly since the introduction of changes to the way in which single people receive housing benefit for private rented accommodation. Individuals under 35 years of age no longer receive housing benefit sufficient to pay for a one bed flat and as such they are often reliant upon operators of HMO's to meet their housing needs. HMO's also play an important role in housing those people that have been previously been in a care environment or have mental or physical health issues.

Whilst HMO's do tend to cater for the needs of those in lower income groups it must be remembered that they also provide accommodation for professional/skilled workers. There is a significant demand from those working in the area on fixed term contracts for employers such as Finmeccanica/Westlands or Yeovil District Hospital.

The Role of Planning

Planning permission isn't currently required for a property where up to 6 unrelated individuals are living as a single household.

If the property is to be occupied by more than 6 individuals then it is necessary for the landlord to make an application to change the use of the premises. An application allows the impact of the increased use to be considered and the key issues are likely to be:

- Availability of parking
- Impact upon character of area and amenity of other residents
- Suitability of property to accommodate the number of tenants

As a property owner can convert a dwelling into an HMO for 6 or less tenants without planning permission then it is not currently possible to carry out any assessment of the planning merits of the change.

The Role of Environmental Health

The council's Environmental Health officers work with the operators of HMO's to ensure that the accommodation is of an appropriate quality with the key issue being that of tenant safety. They have implemented a licensing regime that considers issues such as fire safety but also assesses other issues such as ventilation, overcrowding, toilet/bathroom facilities etc. If an HMO is considered to be substandard then they do have the ability to take enforcement action to prevent the accommodation being used.

Consideration

Whilst planning permission is required for those HMO's with more than 6 occupants the vast majority of HMO's are not subject to the scrutiny of a planning application. This can lead to a proliferation of HMO's in certain areas which can in turn have a detrimental impact upon the amenity of existing residents.

Some local authorities have sought to address this issue by issuing what is known as an Article 4 Direction. This measure ensures that the creation of an HMO, regardless of the number of occupants, automatically requires planning permission. It does not mean that permission will not be granted but it does ensure that the merits of each HMO are properly considered. It also allows the council to monitor the location of all new HMO's and assess the cumulative impact of such uses in a particular area. Supplementary planning guidance could then be created to help officers and members assess such applications.

Options

- 1 Continue to deal with planning applications for the larger HMO's (>6 occupants) as they arise but provide greater clarity on the key issues.
- 2 Progress an Article 4 Direction that will require all future developers of HMO's within Yeovil to obtain planning permission.

Financial Implications

No immediate obvious implications.

Equality and Diversity Implications

The requirement to make a planning application for all HMO's would not have any implications.

Agenda Item 17

Area South Committee Forward Plan

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

Purpose of the Report

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

Recommendations

Members are asked to:-

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

Area South Committee Forward Plan

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

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

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

Background Papers: None

Appendix A

Notes

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

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
2nd March 2016	Westland Leisure Complex, Yeovil	Update report on the Westland Leisure Complex, Yeovil	Steve Joel, Assistant Director (Health and Well-Being)
	Streetscene Update Report	Annual Update Report	Chris Cooper, Streetscene Manager
	Countryside Service Update Report	Annual Update Report	Katy Menday, Countryside Manager
6th April 2016	Markets	Current position of Street Markets in Area South	Kim Close, Assistant Director Communities/Area South Development Manager
4th May 2016	Grants Update Report	Annual Update Report	Natalie Ross, Community Development Officer
1st June 2016	Appointment of Working Groups & Outside Bodies	Annual Report	Jo Boucher, Committee Administrator
	Scheme of Delegation	Annual Report	Jo Boucher, Committee Administrator

Agenda Item 18

Schedule of Planning Applications to be determined by Committee

Strategic Director: Rina Singh, Acting Chief Executive
Assistant Director: Martin Woods, Economy
Service Manager: David Norris, Development Control Manager
Contact Details: david.norris@southsomerset.gov.uk or 01935 462382

Purpose of the Report

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

Recommendation

Members are asked to note the schedule of planning applications.

Please note: Consideration of planning applications will commence no earlier than 3.45pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 3.30pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
19	YEOVIL (WEST)	15/05333/FUL	Installation of 961 No. solar PV panels (max 250kW) to roof slopes (Part Retrospective)	Westfield Academy Stiby Road Yeovil	Mr Jim Kenney

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

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

Referral to the Regulation Committee

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

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

Human Rights Act Statement

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

Agenda Item 19

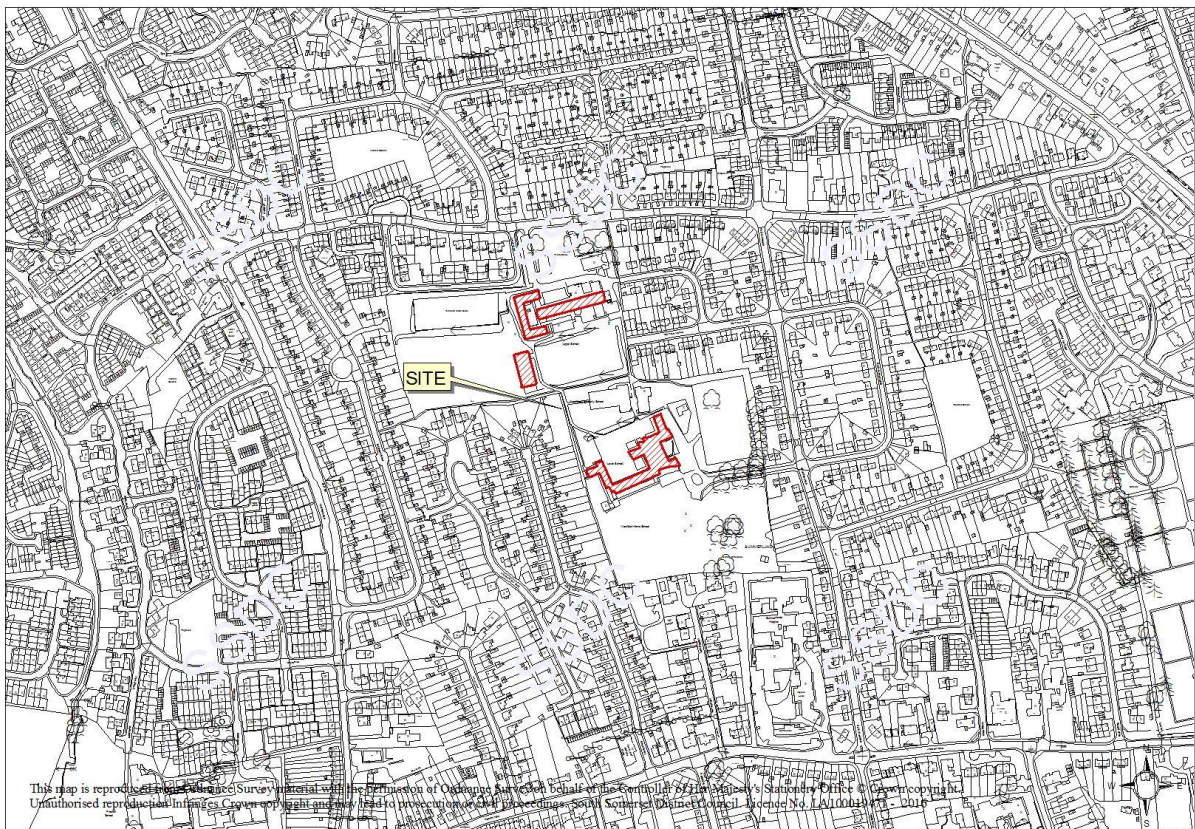
Officer Report On Planning Application: 15/05333/FUL

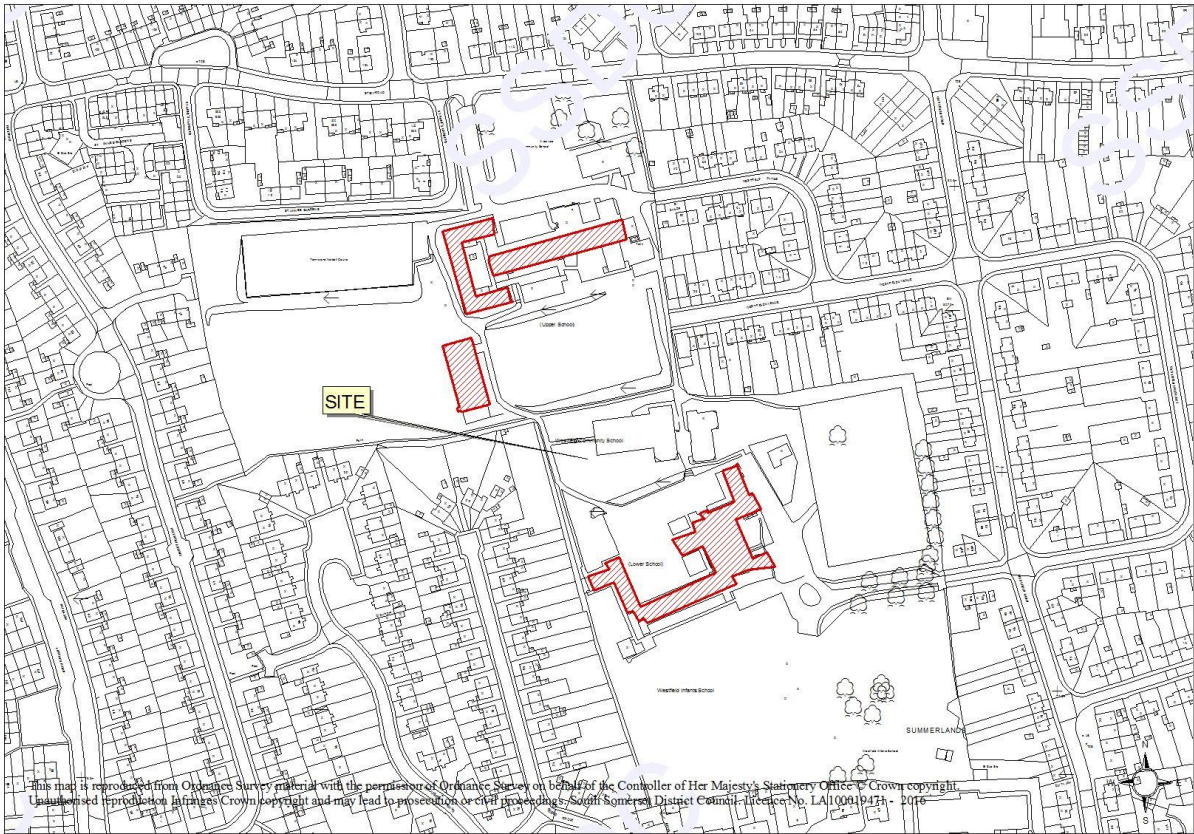
Proposal :	Installation of 961 No. solar PV panels (maximum 250 kW) to roof slopes (Part Retrospective)(GR 354392/116734)
Site Address:	Westfield Academy Stiby Road Yeovil
Parish:	Yeovil
Yeovil (West) Ward (SSDC Member)	Cllr J Clark Cllr W Read Cllr A Smith
Recommending Officer:	Jane Green Tel: 01935 462079 Email: jane.green@southsomerset.gov.uk
Case	
Target date :	1st February 2016
Applicant :	Mr Jim Kenney
Agent: (no agent if blank)	Mr Jim Kenney Helios House Brockley Lane Backwell Bristol BS48 4AH
Application Type :	Minor Other less than 1,000 sq.m or 1ha

Reason for Referral to Committee

This application is brought to the Area South Committee as Cllr John Clark has declared a pecuniary interest in the application due to his involvement with the applicant Solarsense UK Ltd.

Site Description and Proposal





Westfield Academy is a secondary school comprising various school buildings, playground, sports facilities and grounds. The site is large and is surrounded by residential properties.

The application seeks planning permission for the installation of 961 solar PV panels at a maximum 250kW to various roof slopes of school buildings. The application has been submitted as part retrospective and at the time of the site visit the installation was about to be connected. The application follows the withdrawal of the prior approval application as the development was started which obviously does not accord with a 'prior approval' application.

HISTORY

Of relevance:
 15/04724/PAPV - Installation of 961 solar PV panels (maximum 250 kW) to roof slopes - Application withdrawn November 2015

POLICY

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

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

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

- SD1 - Sustainable Development
- SS1 - Settlement Hierarchy

EQ1 - Addressing Climate Change in South Somerset
EQ2 - General Development

National Planning Policy Framework (March 2012)
Chapter 7 - Requiring Good Design
Chapter 10 - Meeting the challenge of climate change, flooding and coastal change

CONSULTATIONS

YEOVIL TOWN COUNCIL - Recommend approval

COUNTY HIGHWAY AUTHORITY - No observations

SSDC HIGHWAYS CONSULTANT - No significant highways issues, no objection

SSDC Environmental Protection Unit - I have no concerns regarding glare. No objection.

Augusta Westland - No comments received

REPRESENTATIONS

174 neighbours were notified and two site notices (general interest) displayed, no representations received

CONSIDERATIONS

This proposal is for alterations to a school and therefore the principle of development is acceptable and local plan policy EQ1 encourages renewable energy generation.

The other considerations of the application lies with policy EQ2 of the Local Plan, namely:

- o Are the solar panels acceptable from a visual point of view in terms of design and materials
- o Do the solar panels cause harm to the residential amenity of neighbouring properties in terms of glare

In determining this application it must be considered that the proposal would have been permitted development if the development had not been implemented. There have been no objections received from occupiers of neighbouring properties nor consultees have raised any objection. Solar panels are prevalent now and are found on commercial buildings and residential properties. Schools are another opportunity to harvest solar energy as they often have a large expanse of roofs.

Glare is raised as a potential issue in the General Permitted Development Order but the Councils' Environmental Protection Officer has confirmed this is not an issue here.

Local and national policies detailed above support such development that seeks to address climate change issues. Overall the proposal is considered acceptable and should be recommended for approval.

RECOMMENDATION:

Approve

01. The proposed development, due to its design and materials, is not considered to result in any demonstrable harm to visual or residential amenity and demonstrates climate change mitigation and adaptation and therefore accords with the aims and objectives of EQ1 (Addressing Climate Change in South Somerset) and EQ2 (General Development) of the South Somerset Local Plan (2006-2028) and the principles of the National Planning Policy Framework (2012).

SUBJECT TO THE FOLLOWING:

01. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from the 26th October 2015).

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

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

Drawing numbers and drawings: site location plan, WESYEO/020 ISSUE B, WESYEO ISSUE A, WESYEO/024 ISSUE A, WESYEO/032 ISSUE A, WESYEO/034 ISSUE A, WESYEO/042 ISSUE A, WESYEO/044 ISSUE A and WESYEO/046 ISSUE A.

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

03. The solar PV equipment shall be removed as soon as reasonably practicable when no longer needed.

Reason: In the interests of visual amenity and to comply with saved policy EQ2 (General Development) of the South Somerset Local Plan (2006-2018) and the provisions of chapter 7 of the National Planning Policy Framework.