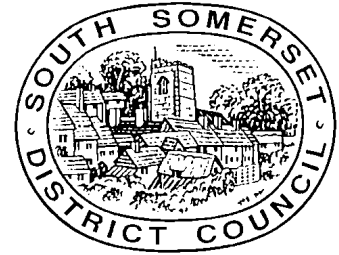


**South Somerset District Council**

*Notice of Meeting*



## Area South Committee

*Making a difference where it counts*

**Wednesday 6th April 2016**

**2.00 pm**

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

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



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

The public and press are welcome to attend.

Please note: Consideration of planning applications will commence no earlier than **3pm**.

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](http://www.southsomerset.gov.uk)

This Agenda was issued on Thursday 24 March 2016.

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

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



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 **11** at approximately **3pm**. 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](http://www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions)

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

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

## Public Participation at Committees

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

## Public Question Time

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

## **Planning Applications**

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

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

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

The order of speaking on planning items will be:

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

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

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

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

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

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

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

# Area South Committee

**Wednesday 6 April 2016**

## Agenda

### *Preliminary Items*

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

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

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

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

### **Planning Applications Referred to the District Council's Regulation Committee**

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

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

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

#### **4. Date of next meeting**

Councillors are requested to note that the next Area South Committee meeting is scheduled to be held at 2.00pm on **Wednesday 4 May** at the **Abbey Community Centre, The Forum, Abbey Manor Park, Yeovil, BA21 3TL**

#### **5. 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.

#### **6. Chairman's announcements**

#### **7. 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*

#### **8. Enhancement of Yeovil CCTV (Pages 8 - 10)**

#### **9. Houses in Multiple Occupation (HMO's) (Pages 11 - 13)**

#### **10. Area South Development Team - End of Year Report (Pages 14 - 32)**

#### **11. Area South Forward Plan (Pages 33 - 35)**

#### **12. Schedule of Planning Applications to be Determined by Committee (Pages 36 - 37)**

#### **13. 15/00763/FUL - Land off Stone Lane, Yeovil (Pages 38 - 70)**

#### **14. Planning Appeals (For information only) (Page 71)**

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

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

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

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

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

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

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

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# Agenda Item 8

## Enhancement of Yeovil CCTV

<i>Strategic Director:</i>	<i>Rina Singh, Place &amp; Performance</i>
<i>Assistant Director:</i>	<i>Kim Close, Helen Rutter, Communities</i>
<i>Service Manager:</i>	<i>Kim Close, Area Development Manager South</i>
<i>Lead Officer:</i>	<i>Steve Brewer, Community Safety Co-ordinator</i>
<i>Contact Details:</i>	<i>Steve.brewer@southsomerset.gov.uk 01935 462945</i>

### Purpose of the Report

To inform and update members on the imminent completion of the installation of monitored CCTV covering the two underpasses serving the Hospital Roundabout and the immediate surrounding area.

### Public Interest

Yeovil Town Centre has a network of fully integrated public CCTV cameras which are monitored at the control room in Bridgwater, 24 hours a day, 365 days a year. All footage from each camera is recorded and stored for evidential purposes. The control room has direct radio contact with the Police and through the Yeovil Crime Reduction Teams, Radio Link system with over 100 users in the town.

Over the years there have been many incidents taking place in the subways that are a blind spot for the existing camera network.

This is one of the most used walkways into and out of the town centre during day and night. Given the serious nature of some incidents and the on-going issues of Anti-social behaviour and reported crimes it was agreed by the Area South Committee and approved by the District Executive in 2014 to allocate £29,000 of capital funds to complete the project and added £6,600 to the Medium term Financial Plan to cover the additional monitoring costs.

This report was raised and submitted to the Area South Committee as requested by the Committee. It should be noted that given the lead time to generate this report and the imminent completion of the work it may be out of date by the time it is received by the Committee. In view of this a verbal update will be given at the Committee meeting.

### Recommendation

That members note the report

### Background

Yeovil Town centre has a long established fully networked and monitored CCTV system consisting of 24 cameras in public areas that are controlled by the operators at the Bridgwater monitoring station. Most of the CCTV units have the facility to **Pan, Tilt and Zoom (PTZ)** giving the operators full control over the visual content of the cameras being monitored. The controllers are linked direct to the Police by radio and the business community through the Yeovil Crime Reduction Team's very successful and well subscribed Radio Link Scheme. The existing cameras are strategically placed throughout the town covering many of the major thoroughfares and car parks. The Quedam Centre operates their own stand-alone system but are able to communicate with the larger business community and the Bridgwater monitoring centre using Radio Link. There are also various other stand-



alone systems in the town controlled by the businesses and organisations that set them up, some of which are monitored by themselves or just linked to recording equipment.

In addition to the full time monitoring provided by the Bridgwater control room, all of the footage from the public system cameras is recorded and stored, for a calendar month on a rolling basis, on High Definition recording machines that are housed at Petters House. The Police are about to complete connections to the network giving direct access to the systems recordings. This will give Police 24 hours a day access rather than having to send an officer to Petters House during opening hours.

It has been identified for some time that the two underpasses serving the Hospital Roundabout have been targeted for crime and Anti-social behaviour. Most apparent is the continuing vandalism in the form of damage and graffiti that appears on a regular basis for all to see. More worrying is the regularity of petty crime and more serious assaults.

The long awaited road improvement works, on this roundabout, is now well under way and this has allowed for the final completion works to the CCTV installation to commence. As part of the Eastern Corridor improvements it is understood that some improvement work on both of the underpasses and access areas will take place to make them more user friendly and help reduce the fear of crime.

### **The Project**

The solution being completed is to fit a fixed, vandal resistant, camera at each end of the two subways (4) with a PTZ unit (1) on a pole covering the open area linking the entrances. This will supplement the PTZ unit already in place on Princes Street that covers the Princes Street entrance.

The new PTZ will be at a sufficient height to cover the entrances and walk ways and also be able to see across the dual carriageway to the banked path on the other side that leads to the Kingston entrance. It will also be capable of viewing across the roundabout and the immediate surrounding areas. There may be a need to further cut back some vegetation and possibly some replanting or re-sighting if viewing is impaired.

The visual images from the five cameras feed back to the collection hub and allow for operation of the PTZ camera through a newly installed BT duct and cabling.

The fixed units mounted in the subways have trunking for the cables to run through and removed from view wherever possible being housed in secure conduit reducing the possibility of tampering and unauthorised access.

At time of writing the situation is as follows:

- The CCTV column and ducting is in place and ready to receive services and camera unit.
- British Telecom has the cabinet and ducting in place and connected to the BT infrastructure.
- The electrical power supply is in place and ready to be connected.
- Camera installation commenced on the 14<sup>th</sup> March with the installation of the required conduit and trunking for the fixed camera units

The final phase will see the local fibre optic cables 'laid in' and commissioned. The time frame for this is still unclear as the work involves access to where existing road works are taking place. Although negotiations for this access are ongoing it might be that it cannot be granted until April end when the road changes are completed. The system will then be checked and commissioned to full operation.

### **Financial Implications**

The allocated budget of £29,000 has been monitored but final accounts are not yet prepared until the completion of the work and final invoices received. Early indications suggest that, subject to further complication, the overall cost will be close to the original budget.

### **Corporate Priority Implications**

The Council plan states:

Work in partnership to deliver investment and development that local people value with a particular emphasis on Yeovil.....

Enhance the vitality of town centres.....

Ensure, with partners, that we respond effectively to community safety concerns raised by local people.....

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

There is little implication to carbon emissions although there will be a very slight increase in power consumption.

### **Equality and Diversity Implications**

There are no implications for equality and diversity.

### **Background Papers:**

Report to and decision from Area South Committee 2<sup>nd</sup> July 2014

Report to and decision from District Executive 7<sup>th</sup> August 2014

# Agenda Item 9

## **Houses in Multiple Occupation (HMO's)**

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

### **Purpose of Report**

To provide members with further information about the creation of an Article 4 Direction in relation to Houses in Multiple Occupations (HMO's)

### **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 agree to the making of an Article 4 Direction and provide guidance as to the extent of the area that should be subject Direction .

### **Background**

Area South members 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.

A report was presented to the February committee and members were overwhelmingly supportive of progressing the Article 4 Direction to allow them to have greater control over new HMO's within the town

### **Refresh of HMO's and impact of Article 4 Direction**

HMO's provide much needed housing accommodation, mainly for single people and whilst they 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.

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. This means that the vast majority of HMO's are not subject to the assessment that comes with a planning application.

The making of an Article 4 Direction would mean that a planning consent would be required to use a dwelling for more than 3 unrelated people thereby allowing the impacts to be properly considered

## **Justification for the Article 4 Direction**

It was clear from the previous meeting of Area South that members were most concerned about a proliferation of HMO's in a particular area as it was the number that led to the greatest impacts. These impacts were identified as

### *Impact upon the availability of parking in the locality:*

The majority of HMO's are terraced properties that do not benefit from dedicated parking. Furthermore, the most popular areas are located close to town centres in areas where there is parking pressure throughout the day and a shortage of on-street parking provision. There is no evidence to indicate that car ownership rates for those living in HMO's is any different than those living in self-contained flats although it is likely that those on lower incomes will be less likely to run a vehicle.

### *Suitability of property to accommodate the number of residents:*

The physical characteristics of some properties will inevitably mean that a change of use to an HMO will be more challenging. The size of the bedrooms will be an issue as will the quality of kitchen/communal areas. The most visible impact is often the lack of storage space for refuse and recycling to meet the additional demand caused by the number of adult residents. This can result in permanent on-street storage of bins and letter/recycling congregating in the area

### *Impact upon character of area and amenity of other residents to the detriment of community cohesion*

A concentration of HMO's in a particular area can have a significant impact upon the ability of the community to socialise. Usually, the occupants of single family homes will form relationships with their neighbours and this is clearly beneficial to all parties. In the case of HMO's the residents can be more transient and will often have less 'investment' in their property or the neighbourhood as a whole.

Other impacts include increased strain on services, reduction in demand for other services and effect upon property prices

## **Scope of the Article 4 Direction**

An Article 4 must be accompanied by a plan that clearly shows the area that is subject to the Direction and the extent of the area needs to be based upon evidence. As a result, information has been collated showing the location of HMO's within the town and this has provided officers with clear evidence of where the greatest concentrations occur. This has informed the attached plan that indicates the recommended extent of the Article 4.

As members will see, the majority of HMO's are located around the town centre in the larger pre-war properties and the annotation on the plan has sought to include the most affected areas.

The comments of members on the proposed coverage of the Article 4 are welcomed.

## **Next Steps**

To ensure that the Article 4 Direction is robust and effective it is necessary to carry out some further steps. These are:

- Carry out the required consultations and publicity as set out in the relevant legislation
- Organise a meeting with HMO providers to explain the impact of the Article 4 Direction
- Produce guidance explaining how applications for HMO's will be considered.
- Consider amendments to the local validation checklist to state what information will be required from applicants applying for planning permission of an HMO.
- Report back to Area South Committee at the end of the 6 month consultation period and seek confirmation that the Article 4 Direction be enacted.

## **Financial Implications**

The creation of an Article 4 would mean that any application that is required as a result would not require a planning application fee for Change of Use.

Local planning authorities may be liable to pay compensation to those whose permitted development rights have been withdrawn if they:

- refuse planning permission for development which would have been permitted development if it were not for an article 4 direction; or
- grant planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an article 4 direction being in place.

Compensation may be claimed for abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights.

All claims for compensation must be made within 12 months of the date on which the planning application for development formerly permitted is rejected (or approved subject to conditions that go beyond those in the GPDO).

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

The making of an Article 4 Direction will not have any impacts.

## **Equality and Diversity Implications**

This report has been the subject of a screening assessment and it is considered that the requirement to make a planning application for HMO's within certain areas of the town would not require an impact assessment to be carried out.

The subsequent planning applications will all be considered in accordance with the Equalities legislation together with the relevant material planning considerations.

# Agenda Item 10

## Area South Development Team – End of Year Report

*Strategic Director:* Rina Singh, Director Place and Performance  
*Assistant Director:* Helen Rutter/Kim Close, Assistant Director Communities  
*Service Manager:* Helen Rutter, Acting Area Development Manager – South  
*Lead Officer:* Helen Rutter, Acting Area Development Manager – South  
*Contact Details:* [helen.rutter@southsomerset.gov.uk](mailto:helen.rutter@southsomerset.gov.uk) or 01963 435012

### Purpose of the Report

- To summarise the work undertaken by the Area Development Team during 2015/16 to address priorities agreed by the Area South Committee
- To note that a work programme for 2016/17 will be presented to ASC in May 2016. A discussion on Members priorities is being undertaken after the meeting.

### Public Interest

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

### Recommendation

That the report be considered and noted.

### Background

#### The Area South Development Plan

The Area South Development Plan identifies key issues and needs within the town of Yeovil and parishes of Area South and sets out the priorities for the Area South Development Team over the year 2015/16. It is rolled forward annually.

The service plan (see Appendix 1) is divided into 3 sections, which relate to the 3 key areas of work:

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

The actions contained within the Plan relate to those set out in the 4 areas of focus within the Council Plan 2012 – 2015. See Appendix 2 for an extract of actions that relate the work of Area Development and the role of the Area Committee.

Please note that a new Corporate Plan is due to be adopted this spring hence the need to consider this prior to adopting our Area Development Plan for 2016/17

*Allocating Resources and Monitoring:*

The Area South Development Plan acts as a working document with regular monitoring by the Area Development Team. It was prepared in April 2015 and was informed by the Area South Members. Monitoring reports are presented to Area South Committee and individual reports on specific projects and service areas are reported to the Committee regularly.

**A summary of the progress of Key Projects and Services managed by Area Development South in 2015/16**

*Yeovil Vision/Regeneration:*

- Initial work has been done on options for the bus station. This is a complex issue and work is ongoing with other service teams
- Retail incubation work has been deferred and will be reconsidered by the Yeovil Vision Board
- Maintaining the Yeovil Vision within a cost effective structure. Ensuring that it continues to deliver projects for the benefit of Yeovil. Supporting Yeovil Vision meetings producing all related reports, agendas, minutes and newsletters. The advent of the Area Regeneration Boards will necessitate a major review of the role of Yeovil Vision
- Continued negotiations with Somerset County Council on resolution to complete outstanding works on Reckleford road scheme
- Fingerpointers updated in the town centre including new ones for Yeovil Country Park Café and Visitor Centre
- SSDC owned bus shelters repaired at Meadow Road, Stourton Way and Preston Road, Yeovil
- Commission design work for six gateway signs, a report was taken to Committee in March and further work is required. A further report will be taken to Committee in June
- Design work has been commissioned to update display boards within the Town Centre, a number of working drafts have been produced and a number of key officers are being consulted on the working draft prior to presenting a final draft to the Yeovil Town Centre Improvement Group. The final design will be brought to Area South Committee around June
- Continued support of the Yeovil Town Centre Enhancement Group, the key project of this group has been the Ranger Scheme; the first year has been successfully completed and funding is currently being sought for year two of the project
- A number of physical improvements are being carried out throughout the town centre in conjunction with the Streetscene team and include repairs to the paving in the town centre

*Community Development:*

- Increased community involvement and communication in Wyndham Park by planning and delivering three extremely well attended community days, producing five community newsletters and helping establish a new community association
- Worked closely with SCC to plan the two new primary schools needed in Yeovil. This has taken up a great deal of time due to the complexities around land ownership, design, local aspirations and necessary legal agreements
- Advice and support given to the Yeovil Youth Service Review Group, which is organised by Yeovil Town Council
- Area South Bulletins sent out quarterly to Parish Councils, Community Groups and other interested parties in the Area South area
- Chair and coordinate the Youth Opportunities Group that is held quarterly. This group aims to coordinate youth provision across the whole district and help avoid duplication
- Updated the Funding File on the website monthly. This is a list of current relevant grants that are available to local groups and charities
- Area South Ward Profiles completed and circulated for all Yeovil Wards
- Wasteland adjacent to the Co-op is being considered again following renewed interest

from the private landowners. It is hoped that a resolution can be found to regenerate it

- Helped communities and parish councils register 6 assets of community value. If these assets are subsequently put up for sale by the owners, the community will have an opportunity to bid to purchase them, so they remain local community assets
- Worked with Community Health & Leisure to organise the first Bike Fest event in the East of Yeovil. Work is underway to plan a further Bike Festival in August 2016
- Worked with partners to deliver the first play area at Wyndham Park
- Installation of the very popular Pump Track at Birchfield Park
- Developing and maintaining the Area South community web pages
- Arranged 3 multi-agency community forum events. The forum has been set up to discuss issues such as community safety, youth initiatives, local funding opportunities and community groups. The meetings are flexible to deal with emerging issues and there is plenty of time to network, share ideas and solve problems
- Offered advice to over 30 voluntary and charitable groups and offered support to all the local community associations in order to promote local action and improvements
- Worked closely with West Coker Parish Council on a Master Plan project for West Coker recreation ground including a proposed pavilion building and play park
- Supported West Coker Village Hall Committee with enhancements to the Village Hall including a new digital inclusion project
- Funding advice and project support to Area South Parish Councils and local sports and community groups based in our rural parishes
- Ongoing funding advice and support for the West Coker Heritage project at Dawes Twine-works

#### *Economy:*

- We provided support for the Yeovil Town Team that now runs a range of events including the annual Christmas Lights switch on and attracts significant funding from local businesses for the benefit of the town centre
- Supporting the relocation of the Yeovil Half Marathon to Yeovil town centre through a series of SSDC led initiatives including a family entertainment programme at the bandstand area
- Supported the Yeovil Super Saturday event in September 2015; the event was a great success and was also supported by Yeovil Town Council and other organisations eg: voluntary groups. The Yeovil Live voluntary group were responsible for the live music throughout the town centre. Plans have begun for the event to continue September 2016
- Carried out quarterly audits of empty premises in Yeovil town centre. This provides a strong database from which to promote and broker new users to available premises.

#### *Markets:*

- Support given to the Yeovil Market Improvement group. A consultation exercise was carried out during 2015 to look at moving the Tuesday and Friday to a new location; results show that this is not supported by traders or retailers. Officers are currently looking at a number of ways in which to make the markets more successful
- The Area South Development Team continue to manage the operational aspects of the market
- Yeovil's Vintage Market continues to grow and is set to continue into 2016

#### *Addressing Health, Social and Economic Inequalities in Yeovil:*

- Ongoing support to targeted communities in Yeovil including Milford, Reckleford, Birchfield and targeted engagement in the Westfield 'Our Neighbourhood' programme
- Work programmes and funding advice to support healthy lifestyles activities and projects in our communities including marketing & communication support as well as ongoing funding & support advice
- Officer involvement in targeting digital inclusion projects running across Yeovil
- Continued support to the community in developing and operating community-led growing projects, such as 'Milford Community Growing Spaces'
- Working with partners, such as Yeovil College, to establish community training courses



- helping to improve employability and enhance volunteering roles and opportunities
- Supporting organisations to run jobs and volunteer fairs to highlight how local residents can get more involved and be empowered to shape and support their community
- Ongoing development work with partners, agencies and the community to promote partnership work, stop duplication of work and provide a better offer to local residents

*Grants and Funding:*

- Allocated full grant budget £11,230 helping to secure £46,023 of external funding to be invested in our local communities
- Provided an increased funding advice service in response to the current financial climate

*Petters House Front Office:*

- Over 10,000 enquiries dealt with at the front desk including detailed advice provided to deal with over 5,800 benefits enquiries

*Community Safety:*

- Developed and supported the multi-agency Yeovil One Team who meet on a weekly basis to deal with operational issues in the Yeovil Central Ward. The one administrator is based at Petters House but Neighbourhood Police team remain at the Police Station for the time being
- Supported the Yeovil One Tactical Group with monthly meetings in setting direction and management overview of the operational team
- Secured £50k of PCC Partnership Funding to finance the Yeovil One Team allowing identification of dedicated administration support
- Identified additional priority geographical area, Yeovil East, in which to extend operations through 2016
- Reported crime, as monitored by Police.uk, identifies Area South having achieved a 2% reduction in crime between January and December 2015. Yeovil Central has shown a crime reduction of 9%
- A marked reduction in shop theft of 18% across the area given a multi-agency focus and proactive intervention by the Yeovil Crime Reduction Team
- Police and partners have been able to obtain from the Law Courts the first Somerset Civil Injunctions on 2 prolific offenders, placing restrictions on their activity and presence in the Town Centre
- Yeovil CCTV enhancement nearing completion, which will give 24hr monitored coverage of the underpasses at the Hospital roundabout
- Data Link to CCTV recordings from the Police station gives the Police instant access to recorded footage at any time rather than sending an officer to collect during office hours
- Continue to support and input to the Community Safety Strategic direction through active participation with the Safer Somerset Partnership

*“Our Place” – Westfield, Yeovil:*

- Completed ‘Our Place’ project phase and established new adapted ‘Our Neighbourhood’ neighbourhood action plan owned by Westfield Community Association and supported by local partners and agencies
- Partnership meeting to highlight progress and to establish further joined up working between partners held on Friday 11<sup>th</sup> March 2016
- Steering group in place to build a new community hall at St Peter’s Church in Westfield
- Support provided to Westfield Academy in enhancing School sports facilities with the aim of better local community access and use (this has included 3G sports pitch, refurbished sports hall and a new dance studio) to improve health and well-being
- Targeted road safety project to establish new bus bays at Westfield Academy to help with congestion, pedestrian safety and taking additional vehicles off the highway
- Brand Westfield project working with Yeovil College student. Aim is to improve

Westfield's image and reputation

- Recycling improvement project targeted in Westfield supported by Carymoor Environmental Trust, which could potentially bring in £8,000 of investment to the community
- New solar energy installation in Westfield from South Somerset Community Energy aims to tackle long-term fuel poverty for the neighbourhood and local residents
- New communication systems are being developed by Westfield Community Association supported by partners, to help inform local residents of news, local activities and clubs as well as services and support opportunities. These include newsletters, new notice boards, a proposed new web site (linked to brand Westfield) and the introduction of social media
- Established new speed watch from Westfield Community Association linked to the road safety programme
- Established Youth Club provision (supported by Yeovil Town Council and SRYP)
- Established healthy lifestyle activities running in the community including Community £ and Back to Netball. Future plans aim to develop an online directory of what is running and where on the Westfield estate

*Community enquiries log:*

- 69 support enquiries logged in Area South additional to the work included in the service plan
- Enquiries range from supporting local groups with funding advice, supporting the improvement and development of the town market, digital inclusion projects, village hall enhancement advice and support, play park and sports club equipment purchase and advice, Business support, engineering works, community communication support, youth provision and advice, volunteering opportunities and sign posting, signage and car parking to name a few

*Appendices to consist of:*

- Appendix 1: The Area South Development Plan 2015/16 overview
- Appendix 2: Table showing actions within Council's Plan 2012-2015 that relate to the work of Area Development and the role of the Area Committee
- Appendix 3: Map showing geographical spread of projects across Area South
- Appendix 4: Area South staff structure

## **Financial Implications**

Within existing revenue budgets **Council Plan Implications**

See attached Appendix 2

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

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

## **Equality and Diversity Implications**

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

## **Background Papers**

The Council Plan 2012; The Economic Development Strategy

## Place & Performance

### Area South Development Service Plan

Portfolio Holder – Councillor Peter Gubbins

Manager – Kim Close

Set out below are the key projects & programmes being undertaken by the team either directly or in support of community groups & other partners, where we have a key role in the delivery of the projects. This Plan sits alongside our core work or responding to issues & problems on a day-to-day basis, working with Councillors & other services across the Authority and beyond, to try and resolve them.

Completed	In Progress – On Target	In Progress – Risk of Missing Target	Behind Target	Future Action – not started
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Service Action Plan: <i>Top level actions – more detail is within individual work programmes/project plans</i>						
Priority area	Action	Who	When	Outcome	Performance Measure	
1 Support for the vitality of the local economy with a focus on Yeovil Town Centre and Improving the Physical Environment	Continue to support the development of the Yeovil Town Team	Kim Close	March 2016	A financially independent Town Team with an active program of events and activities to support business in the town centre.	Update reports to Area South. Regular YTT Newsletters.	
	In partnership with other services including Property Services and Spatial Planning develop a range of proposals for Yeovil Bus Station.	Kim Close NDO Project Lead	March 2016	Cost effective arrangements in place to ensure convenient bus travel to and from Yeovil.	Update reports to Area South Committee, SASG and DX	
	Continue to develop proposals for Retail Incubation within the Town Centre. The development of the necessary policies together with a package of support delivered in part through the Yeovil Town Team	Kim Close	March 2016	A report setting out a range of options to provide support for new retail businesses within Yeovil Town Centre	Update report to Area South Committee. March 2015	
	Continue to support the Yeovil Vision Board	Kim Close	March 2016	Maintaining the Yeovil Vision within a cost effective structure. Ensuring that it continues to deliver projects for the benefit of Yeovil.	Supporting Yeovil Vision meetings producing all related reports, agendas minutes and newsletters	

	Negotiations with SCC Highways about resolution to complete outstanding works on Reckleford Road Scheme	Kim Close Marie Ainsworth	20016/17	Improved traffic flow through Reckleford  Detailed traffic count and County Highways post-completion report	Post-completion report to Yeovil Vision Board and Area South Committee	
	Support for the 2015 Christmas Lights Switch on event.	Penny Blunn Marie Ainsworth	November 2015	Successful event for Yeovil Town Centre.	Annual update report to Area South	
	Support Super Saturday event September 2015	Marie Ainsworth	Sept 2015	Successful event for Yeovil Town Centre	Annual update report to Area South	
	Support the relocation of the Yeovil Half Marathon	Marie Ainsworth	March 2016	Yeovil Town Centre successfully hosts the half marathon bringing approximately 4000 people into the town centre for the event.	Update report to Area South	
	Commission design work for 6 gateway signs.	Marie Ainsworth	March 2016	The production of a proposals report for consideration by Area South Members.	Report to Area South.	
	Commission design work to update display boards within the Town Centre.	Marie Ainsworth	March 2016	The production of a proposals report for consideration by Area South Members.	Report to Area South.	
	Continue to support the Yeovil Town Centre Enhancement Group and implement the multi-agency maintenance schedule.	Marie Ainsworth	March 2016	Cleaner, better maintained environment in the town centre	Programme of improvements agreed & implemented Update reports to Area South Committee	
	Continue to work to improve the condition and contribute to the replacement of the Primesight contract.	Marie Ainsworth	2016/17	Cleaner, better maintained bus shelters	Update report to Area South Committee	
	Continue to comment on appropriate planning applications on weekly list	Kim Close Marie Ainsworth Natalie Ross James Divall	March 2016	Better quality and appropriate development	Planning consultation comments submitted to Planning department	
	Continue to support and advise communities and businesses to initiate and implement projects within area south	Kim Close Marie Ainsworth Natalie Ross James Divall	March 2016	Continued engagement with communities and businesses	Advice and support given on specific projects	

	Continue to support and develop existing Yeovil Markets (operational support)	Kim Close Marie Ainsworth Lisa Davis	March 2016	Vibrant and diverse town centre economy	Report to Area South Committee	
	Manage a monthly Vintage market in King George St, Yeovil.	Marie Ainsworth	March 2016	Vibrant and diverse town centre economy	Performance review and report to Area South Committee	
	Continue to work with the Market Improvement Group.	Marie Ainsworth	March 2016	An economically viable chartered market which provides good quality trading opportunities and attracts footfall to the town centre.	Update report to Area South	
	Work with the Yeovil Vision to develop a strategic plan for Yeovil Town Centre	Kim Close Marie Ainsworth	March 2016	A strategic approach to development in Yeovil town centre	Project outline agreed.  Update Report to Area south Committee	
	Continue to support the administration of promotional spaces in Yeovil town centre	Lisa Davis Veronica Woodall	March 2016	Vibrant and diverse town centre environment	Update report to Area South Committee	
	Continue to develop plans for Middle Street and Sherborne Road enhancement scheme in line with wider investment in this area.	Kim Close Marie Ainsworth	March 2016	Continued engagement with key partners to determine feasibility	Update report to Area South Committee	
	Work with Streetscene to develop plans & projects to enhance the Open Spaces Strategy development for Yeovil to improve local community access, health & well-being.	Natalie Ross	March 2016	Physical enhancement of the green transportation routes and open spaces.  Improved marketing to promote access & awareness.	Installation of bike track at Birchfield Park.  Improvements to Milford Play Group area.	

	To develop and support the Yeovil One project with a view to co-locating the Yeovil One team within Petters House	Kim Close	March 2016	Greater partnership working on community safety issues within Yeovil Town Centre.	Report to Area South Committee.	
	Engage with and support Parishes.	Marie Ainsworth Natalie Ross James Divall Kim Close	March 2016	Improved communication with groups and Parish Councils. Better understanding of Parish issues and needs.	Regular attendance at Parish Council meetings.	
2 Community Development with a focus on addressing Health, social and economic inequalities and developing community facilities	Implement the Our Place community Action Plan for Westfield.	Kim Close James Divall	March 2016	Improved community services.	Update report to Area south Committee	
	Support & promote local community events such as Big Lunch, Table top sales, fetes and One stop shop information days.	Natalie Ross James Divall	March 2016	Events to build local community cohesion, recruitment of community association.	Completed successful events.	
	Work with Developers to plan community facilities on future key sites in Yeovil and surrounding parishes in Area South.	Kim Close Natalie Ross James Divall Marie Ainsworth	March 2016	Future key sites will provide facilities to ensure more sustainable communities	Plans for Community facilities on future key site developments.  Final design agreed for Lufton Dual Use School	
	Provide help and advice to communities wishing to develop community facilities	Natalie Ross James Divall	March 2016	Communities will have better community facilities.	Funding advice to West Coker on their various community projects  Advice and support given to Wyndham Park residents.  Funding and support given to other communities wishing to improve their facilities.  Advice to St Peter's Church Hall.	
	Support community associations and community action.	Natalie Ross James Divall	March 2016	Healthier, more self-reliant communities	Active Community Associations	

	Arrange 3 multi-agency community forum events per annum.	Natalie Ross	March 2016	Community and agencies have the opportunity to discuss emerging issues and share information	Meetings arranged.	
	Provide support and advice to Yeovil Without Parish Council with regards to community facilities	Natalie Ross James Divall	March 2016	Facilities provided to benefit Yeovil Without residents	Report to Area South  Consultation Event for the MUGA	
	Investigate and arrange temporary community facilities for use of Yeovil Without residents.	Natalie Ross	March 2016	Facilities provided to benefit Yeovil Without residents	Investigate possible sites and arrange for services to be installed.  Secure funding.  Arrange purchase and installation.	
	Continue to support provision for youth activity within Area South.	Natalie Ross James Divall	March 2016	Accessible activities for young people within Area South.	Report to Area South  Continue to organise and chair the Youth Opportunities Group  Continue to support the Yeovil Youth Service Review Group	
	Support new local travel initiatives	Natalie Ross	March 2016	More people able to access other modes of transport rather than the car.	Report to Area South.	
	Funding advice and guidance to charitable organisations	Natalie Ross James Divall	March 2016	Organisations able to access funding.	Advice given.	
	Manage and assess community grant fund applications	Natalie Ross James Divall	March 2016	SSDC support to local organisations.	Allocation of the full fund by March 2016.  Reports to Area South Committee.	
	Maintain and publish up to date Ward Profiles	Lisa Davis	March 2016	More people able to access information about where they live and work locally	Updated Ward Profiles	
	3 To continue to provide a	Continue to provide high quality accessible front desk enquiries service.	Lisa Davis	March 2016	Provide a very good customer service	To achieve at least 98% customer satisfaction rate.

high quality accessible front line enquiry service	Continue to review and improve the reception arrangements	Lisa Davis	March 2016	Improved customer experience	Tested via customer satisfaction survey	
	To ensure that staff are trained and prepared to deal with relevant changes for universal credit.	Lisa Davis	March 2016	Staff confident and able to give the best information and support to customers	Tested via customer satisfaction survey	

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



## Appendix 2 - SSDC Council Plan 2012 to 2015

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

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

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

# Area South Achievements by Ward 2015-16

## Yeovil Without

Community Involvement in Wyndham Park  
Opening of first play area at Wyndham Park  
Work to bring forward Wyndham Park School  
Support to Yeovil Youth Service Review Group

## Yeovil East

Identified as area for One Team support 2016/17.  
Advice and support given to Birchfield Community Centre and Birchfield Residents Association.  
Installation of Pump Track.  
Bike Fest Event held at Birchfield Park.  
Support given to Newtown Tenant and resident Association

## Brympton

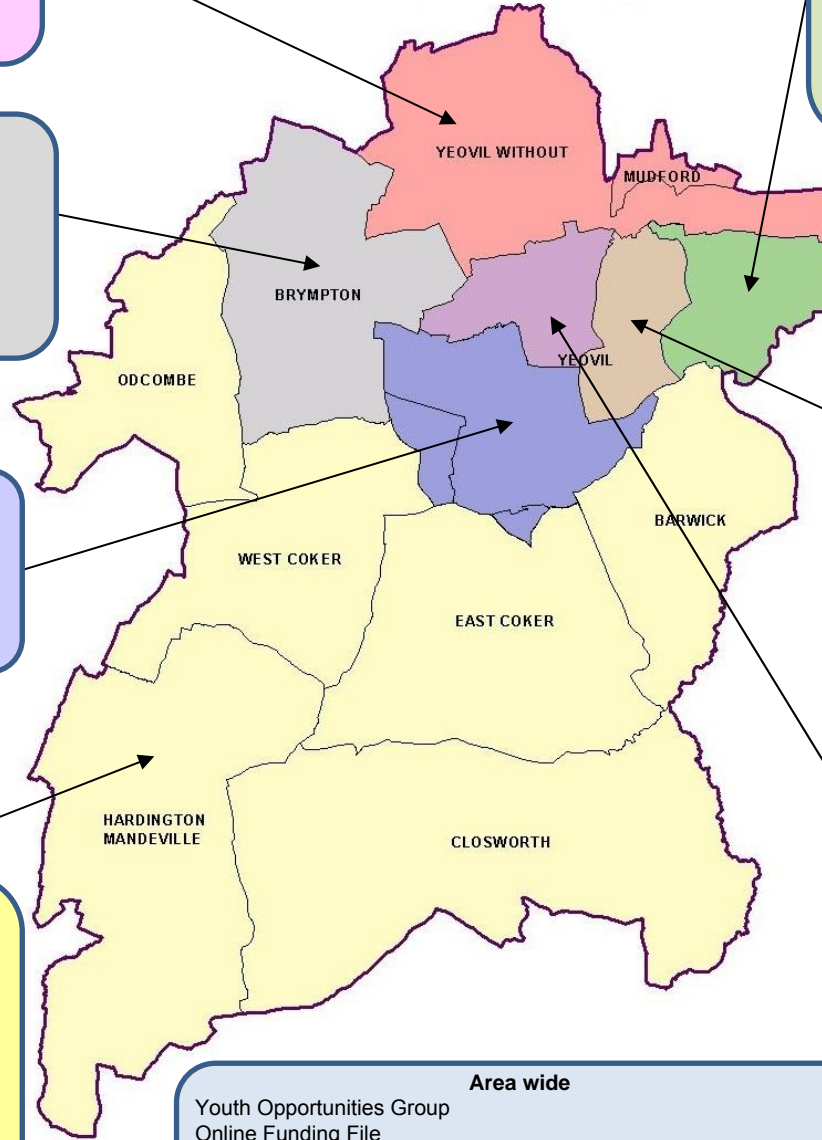
Work to bring forward Lufton Dual Use school  
Support to Yeovil Youth Service Review Group

## Yeovil Central

Yeovil Town Centre Enhancement - year 1 of the Ranger scheme successfully completed including a number of additional environmental improvements  
Support development of Yeovil Town Team Support  
Yeovil Vision Board  
SSDC owned bus shelters refurbished  
Town Centre fingerpointer signs updated  
Review of Tuesday and Friday markets  
Vintage Market successfully ran for second year  
CCTV steering group  
Worked in conjunction with Wessex rail partnership to bring GWR conf to Yeovil  
Christmas switch on event  
Super Saturday event  
21 Bandstand bookings and 2 banner bookings  
Support Yeovil Crime Reduction Team  
Support development and operations of Yeovil One  
Complete CCTV enhancement - underpasses  
Support given to Milford Community Association.  
Renegotiation of Community garden lease (land is now free to use).

## Yeovil South

Support to Yeovil Youth Service Review Group.



## Coker

West Coker Dawns Twinworks heritage project - advice and support  
West Coker Recreation Ground & Village Hall - support to develop facilities plus master planning

## Yeovil West

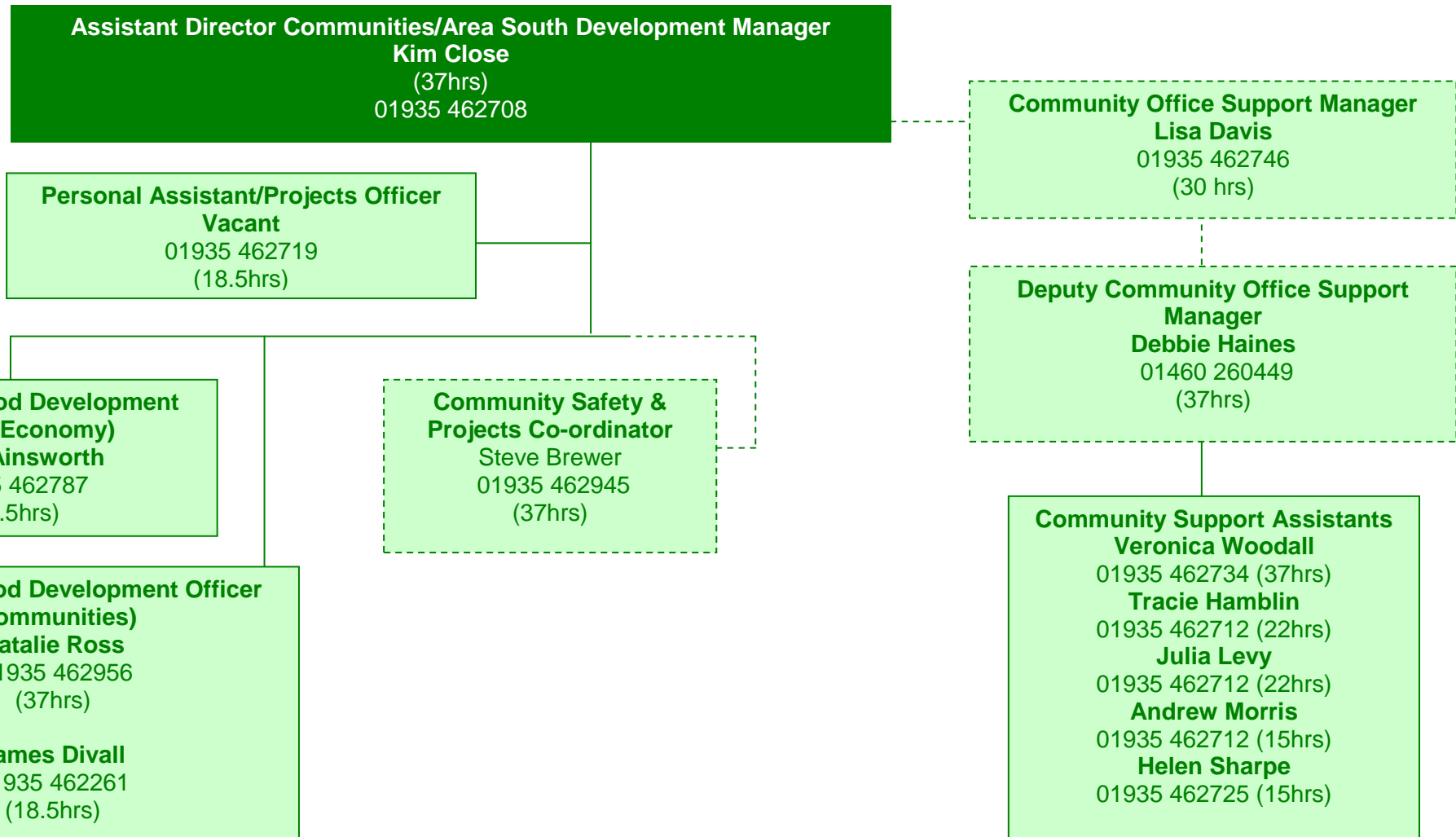
Support to Westfield Academy for bus bay and sports facilities access projects  
Brand Westfield project (aim to improve image)  
Development of healthy lifestyle initiatives  
Support to local Community Association  
Support to improve local communication to residents  
Support to Westfield recycling improvement project

## Area wide

Youth Opportunities Group  
Online Funding File  
Updated Ward Profiles  
Community forum  
Community Grants  
Support for Community Rights including Community Right To Bid  
Area South Bulletins

# AREA DEVELOPMENT STRUCTURE - SOUTH

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



# Agenda Item 11

## **Area South Committee Forward Plan**

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

### **Purpose of the Report**

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

### **Recommendations**

Members are asked to:-

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

### **Area South Committee Forward Plan**

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

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

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

**Background Papers:** None

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## Appendix A

### Notes

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

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
<b>4<sup>th</sup> May 2016</b>	Grants Update Report	Annual Update Report	Natalie Ross, Community Development Officer
<b>1<sup>st</sup> June 2016</b> ( <i>Please note this meeting will take place at Abbey Community Centre, Yeovil</i> )	Appointment of Working Groups & Outside Bodies	Annual Report	Jo Boucher, Committee Administrator
	Scheme of Delegation	Annual Report	Jo Boucher, Committee Administrator
	Westland Leisure Complex, Yeovil	3 monthly update report on the Westland Leisure Complex, Yeovil	Steve Joel, Assistant Director (Health and Well-Being)
	Workspace Hub Report	Update report	Martin Woods, Assistant Director (Economy)
	Community Safety Report	Community Safety Update Report	Steve Brewer, Community Safety Coordinator
	Avon & Somerset Constabulary	Presentation from the Local Police Authority on Operations and Strategic Policies	TBC
	Cycling Projects	Report on Cycleway Projects in Area South	Simon Fox, Area South Lead Officer
<b>6<sup>th</sup> July 2016</b>	Streetscene Update Report	Annual Update Report	Chris Cooper, Streetscene Manager
	Countryside Service Update Report	Annual Update Report	Katy Menday, Countryside Manager
	Dorcas House Statement of Accounts	To approve the Dorcas House Annual Accounts	Jayne Beevor, Principal Accountant

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
<b>3<sup>rd</sup> August 2016</b>		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	
<b>7<sup>th</sup> September 2016</b>	Arts & Entertainment Service Update Report	Annual Update Report	Adam Burgan, Arts & Entertainments Manager
	Economic Development Update Report	Annual Update Report	David Julian, Economic Development Manager
	Westland Leisure Complex, Yeovil	3 monthly update report on the Westland Leisure Complex, Yeovil	Steve Joel, Assistant Director (Health and Well-Being)

# Agenda Item 12

## 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 3.00pm.***

Members of the public who wish to speak about a particular planning item are recommended to arrive no earlier than 2.45pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
13	YEOVIL WITHOUT	15/00763/FUL	Residential retirement community of 29 No. independent living bungalows, residents building incorporating wardens office, communal open space, vehicular access, surface water attenuation pond, landscaping and associated works	Land off Stone Lane	Longcroft Retirement Village

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.

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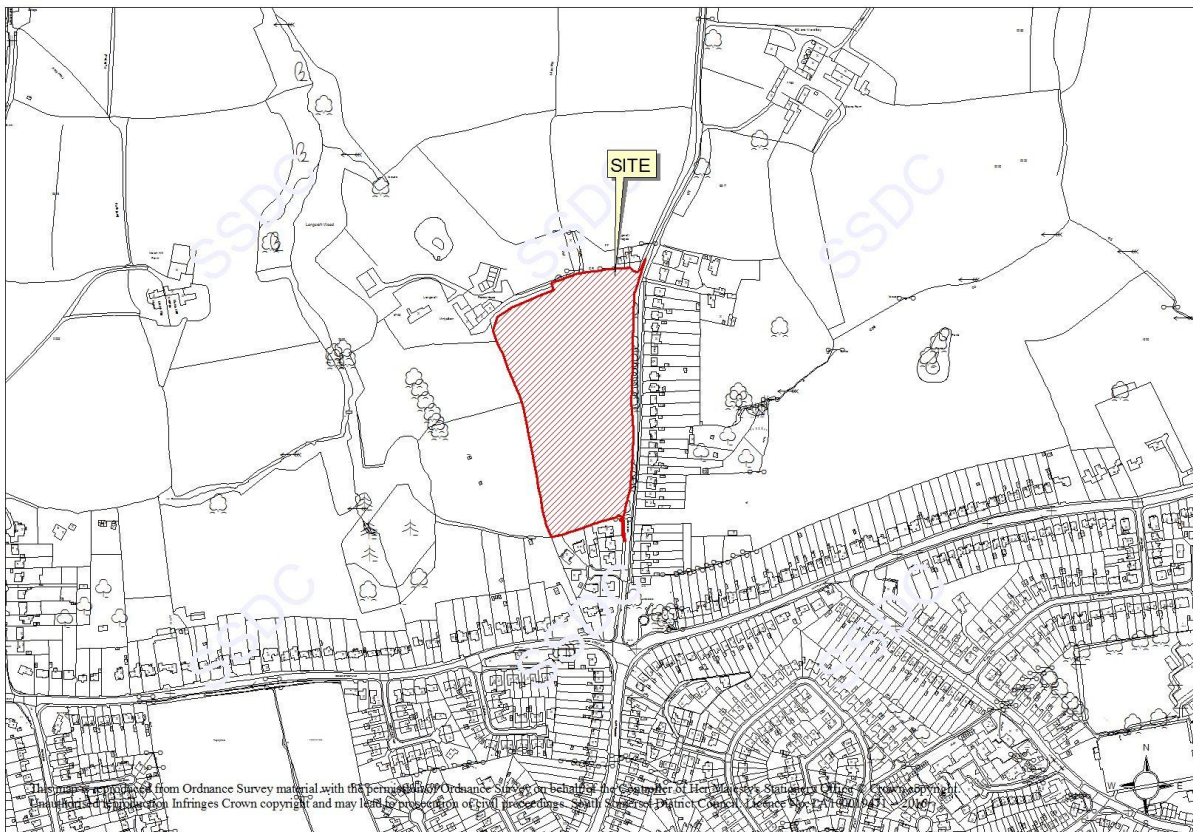
# Agenda Item 13

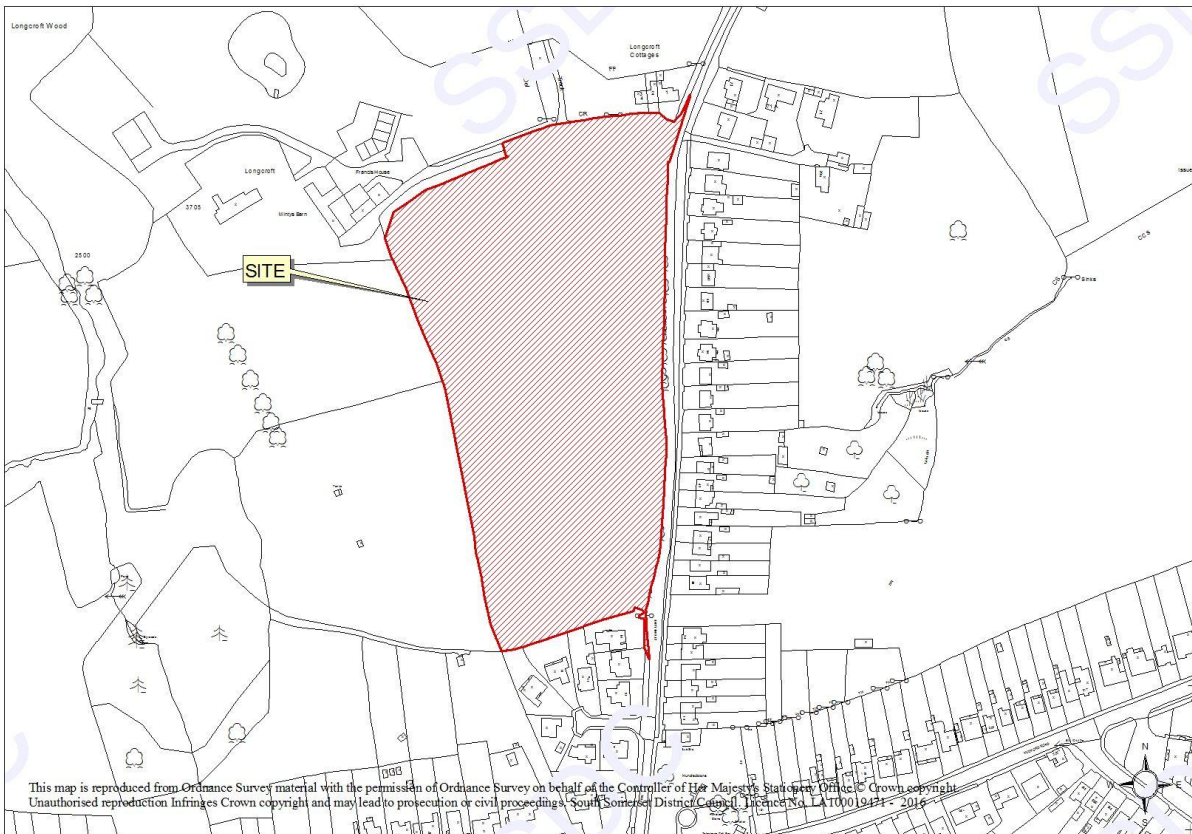
## Officer Report On Planning Application: 15/00763/FUL

<b>Proposal :</b>	Residential retirement community of 29 No. independent living bungalows, residents building incorporating wardens office, communal open space, vehicular access, surface water attenuation pond, landscaping and associated works (GR 355454/117958)
<b>Site Address:</b>	Land Off Stone Lane Yeovil
<b>Parish:</b>	Yeovil Without
<b>WARDS OF YEOVIL WITHOUT Ward (SSDC Member)</b>	Cllr Gye Dibben Cllr Mike Lock Cllr Graham J Oakes
<b>Recommending Case Officer:</b>	Andrew Collins Tel: 01935 462276 Email: andrew.collins@southsomerset.gov.uk
<b>Target date :</b>	13th May 2015
<b>Applicant :</b>	Longcroft Retirement Village
<b>Agent: (no agent if blank)</b>	Boon Brown Architects Motivo Alvington Yeovil, Somerset BA20 2FG
<b>Application Type :</b>	Major Dwlg's 10 or more or site 0.5ha+

### REASON FOR REFERRAL TO COMMITTEE

This application was initially considered at Area South Committee April 2015. Members resolved to approve the application contrary to the officer recommendation subject to a Section 106 Legal Agreement. As members resolved to approve subject to a Legal Agreement this application is brought back to Area South for a new resolution.





## BACKGROUND

The Section 106 Legal Agreement had the following Heads of Terms - Restriction on age (60+), sports, arts and leisure, affordable housing (35% on site), maintenance of open space and the community building to be completed upon 30% of occupations. Following the resolution to grant permission the viability of the scheme has been raised. Information has been provided by the applicant and the figures have been assessed by the District Valuer twice. Further information quantity surveyors was provided the second time resulting in the scheme being reassessed.

The District Valuer concludes that a full contribution of affordable housing and Sports, Arts and Leisure contributions is not viable. The provision of 10 units of affordable housing results in a deficit of £658,250.

The District Valuer considers that a Sports, Arts and Leisure Contribution of £46,853 and one of 3 options would be viable. The options are;

- On site provision of 2 no. rented affordable units; or
- On site provision of 3 No. shared ownership units; or
- An off-site financial contribution in the region of £181,000

## POLICY

South Somerset Local Plan (2006 - 2028) adopted 2015

Policy SS6 - Infrastructure Delivery

"The level of developer contribution will be proportionate to the nature, scale and viability of the project having regard to the:

- Scale and form of development;
- Capacity of existing infrastructure; and
- Potential impact of the development upon the surrounding area and its facilities.

Where viability of a scheme is contested the Council will adopt an open book approach to negotiations in line with adopted Council procedures."

#### Policy HG3 - Provision of Affordable Housing

Affordable housing will be provided on the application site except where there are good planning grounds that indicate that the provision of affordable housing would not be appropriate on that site. It is preferable in such circumstances that a financial or other contribution should be made towards the provision of affordable housing on another site in the settlement or nearby settlement;

Where the above level of affordable housing provision renders a site unviable a reduction of provision will be accepted on the basis of an 'open book' submission in accordance with Policy SS6 and the Planning Obligations Protocol 2006."

#### Policy HG6 - Care Homes and Specialist Accommodation

"Proposals for care homes or similar specialist accommodation that meets an identified local need will be supported where it is consistent with the Settlement Strategy. In exceptional circumstances, where development is proposed in a countryside location, the Council will require clear justification for its location. This will take into account the nature of specialist care required and demonstration that alternative sites are unsuitable and/or unavailable and the economic benefit of the proposal to the locality.

Where the District Council seek to negotiate affordable housing in respect of development that already meets a specified housing need, such as sheltered housing or Care Homes, the Council will take into account that such sites may be inappropriate for a mix of affordable housing and general market housing or that such sites have met, by their nature, affordable housing requirements."

### **PROPOSAL**

The applicant's agent has provided the following information;

*"Having regard to the exceptions for on-site affordable housing permitted by Policies HG3 and HG6, the Applicant's case in support of an off-site contribution is as follows:*

*1. As is the case with many retirement housing models, the properties will be sold on a long-leasehold basis with Longcroft Retirement Village retaining ultimate control over the site. Each lease would be subject to a number of covenants to ensure that this control is secured. A condition of purchase would be that all properties pay an annual service charge to fund the running of the Village, which includes many communal areas. Longcroft Retirement Village will then operate a management company that will service the site by means of this standing annual charge. The duties of the management company will be to maintain the grounds and infrastructure, cover communal rates and insurances, energy bills for communal areas, service contracts and provision of the visiting warden service and other maintenance/contract services.*

*As referred to within the DV's report, these service charges increase the cost of occupying each unit and are therefore often unattractive to Registered Providers as they reduce overall levels of affordability.*

*It would not be practical for a Registered Provider to take on the maintenance of the affordable housing areas themselves, as per their usual role. This needs to be done in accordance with the site-wide management regime for consistency. For reasons of social cohesion it is important that all tenants contribute equally to the costs of running and maintaining both private and communal areas of the site.*

*2. Strict controls will also be included in the purchase contracts to ensure that residents generally live to the code that benefits the site and all occupants. For example, car parking spaces are clearly defined and access roads will otherwise be left clear. Domestic paraphernalia will be restricted beyond the immediate patios and residents will need to conform to regulations so as to maintain an environment that befits a retirement community.*

*The involvement of a Registered Provider would introduce an additional layer of site management which could complicate the day-to-day operation of the site.*

*3. Given the nature of the development, it would be entirely inappropriate for any on-site affordable housing element not to be restricted to people of retirement age only (in addition to being in affordable housing need).*

*Having regard to this restricted occupancy eligibility, and the management complexities involved, it is considered that the low number of affordable houses to be delivered by a viable scheme (i.e. only 2 or 3 No. affordable dwellings) is very unlikely to attract serious interest from a Registered Provider.*

*Taking into account the specialist characteristics of the proposed development, it is considered unsuited to on-site affordable housing, the provision of which will be fraught with difficulties.*

*It is considered that a financial contribution of £181,000, as identified by the DV's report, could make a more meaningful and worthwhile contribution towards meeting affordable housing needs for persons of all ages within the local area without such restrictions.*

*On the subject of the age restriction, this was amended to 60 years + on the basis of the NPPF definition of 'older people' and the views of your planning policy colleagues in this regard. However, should members wish to amend this to over 55 years, my client is entirely satisfied."*

The District Valuer has assessed the scheme on the basis of providing a Sports, Arts and Leisure contribution of £46,853. When viability is raised as an issue, the strategic contributions are agreed to be removed. Then the remainder of contributions are examined in their entirety. Due to viability the affordable housing has been reduced by 80%. Therefore in order to be consistent and transparent a similar reduction to the Sports, Arts and Leisure contribution is proposed.

## **CONSULTATIONS**

Strategic Housing Manager - Verbally confirmed that considers that the affordable housing should be provided on site. Despite this opinion is satisfied that in this particular instance that an off-site contribution has been justified.

Sports, Arts and Leisure - Confirmed that a reduction to £3,000 as a proportion should be allocated towards enhanced playing pitches and / or changing rooms within Yeovil.

## **CONSIDERATIONS**

### Principle

Members were of the view that the proposal to deliver units for a certain age group should be supported at this location and that this outweighed the landscape objections. The original committee report from April 2015 is included at appendix 1 and the minutes to this meeting are included at appendix 2.

### Merits of Proposal

Policies SS6, HG3 and HG6 of the South Somerset Local Plan allow the viability of schemes to be taken into account when assessing schemes. Two thorough reports have been assessed by the independent District Valuer and this concludes that a fully compliant scheme is not viable. In this case it has been detailed that the provisions for on-site affordable housing are not appropriate. The off-site contribution in this particular site has been demonstrated.

It was previously resolved to restrict occupation of the dwellings on site to people aged over 60 as the definition in the NPPF in relation to 'older people' refers to people over retirement age. The applicant is now proposing to restrict the age of the occupiers to 55. Whilst acknowledging the definition in this instance a restriction to 55 is considered to be acceptable.

The District Valuer in their conclusion suggests the insertion of a review mechanism that allows any improvement in market conditions should a surplus or super normal profit be made by the proposal.

## **RECOMMENDATION**

That application 15/00763/FUL be approved subject to:

- a) The prior completion of a section 106 agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to ensure that:-
  - 1) Restriction on age (55+)
  - 2) Sports, Arts and Leisure (£3,000 towards enhanced playing pitches and / or changing rooms in Yeovil)
  - 3) Affordable Housing (£224,853 off-site contribution)
  - 4) Maintenance of open space
  - 5) Community building to be completed upon 30% of occupations

A review mechanism to be included in the Section 106 to allow the outcome of the sales of the implemented scheme be examined.

and

- b) the conditions previously agreed by the Area South Committee in April 2015 in appendix 2 detailed below.

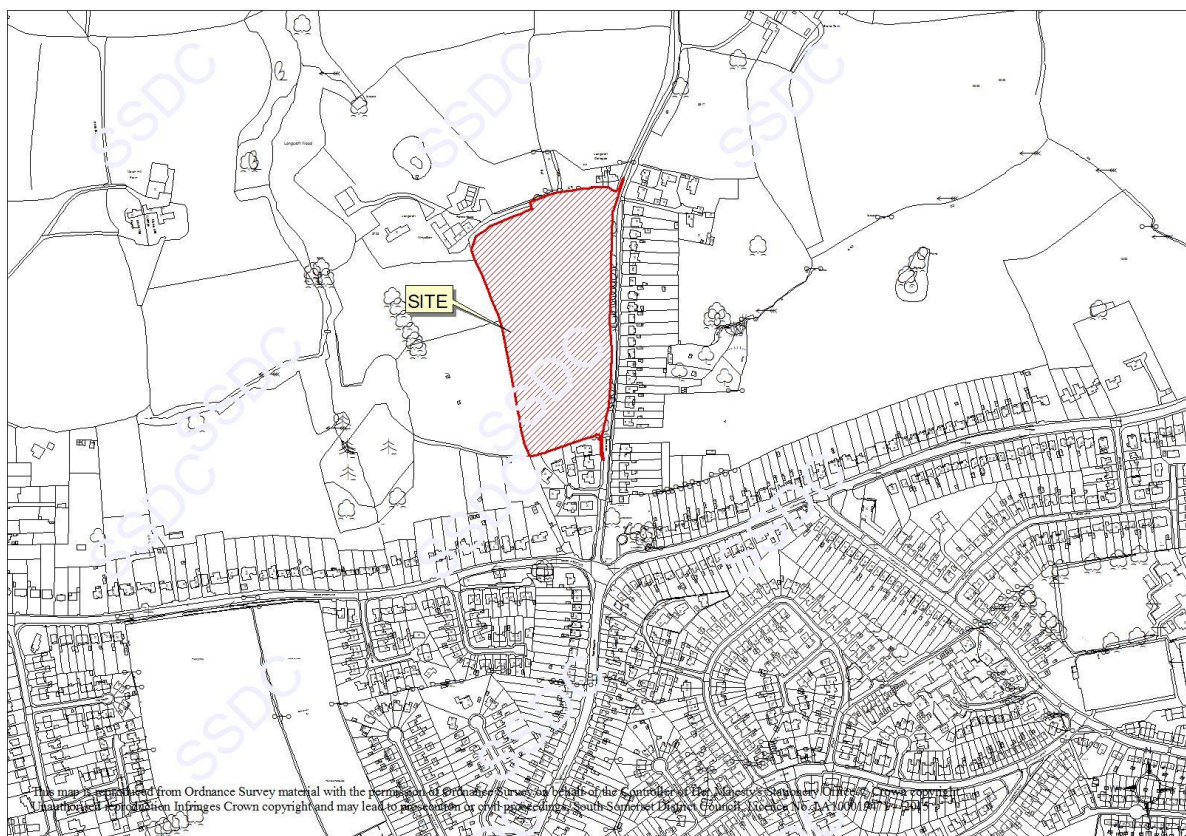
**Officer Report On Planning Application: 15/00763/FUL**

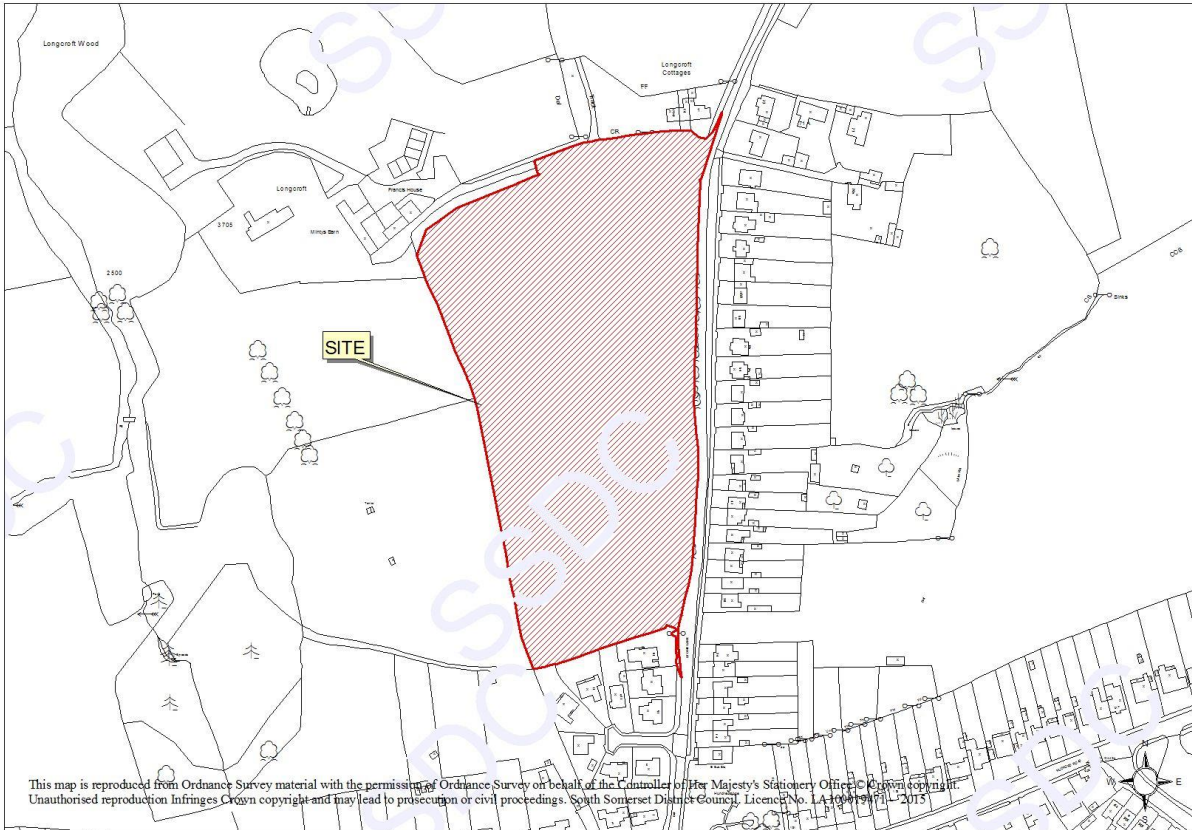
<b>Proposal :</b>	Residential retirement community of 29 No. independent living bungalows, residents building incorporating wardens office, communal open space, vehicular access, surface water attenuation pond, landscaping and associated works (GR 355454/117958)
<b>Site Address:</b>	Land Off Stone Lane Yeovil
<b>Parish:</b>	Yeovil Without
<b>WARDS OF YEOVIL WITHOUT Ward (SSDC Member)</b>	Cllr J Gleeson Cllr P A Lock Cllr G J Oakes
<b>Recommending Case Officer:</b>	Andrew Collins Tel: 01935 462276 Email: andrew.collins@southsomerset.gov.uk
<b>Target date :</b>	13th May 2015
<b>Applicant :</b>	Longcroft Retirement Village
<b>Agent: (no agent if blank)</b>	Boon Brown Architects Motivo Alvington Yeovil Somerset BA20 2FG
<b>Application Type :</b>	Major Dwlg's 10 or more or site 0.5ha+

**Reason for Referral to Committee**

This application is referred to the committee at the request of the Ward Members with the agreement of the Area Chairman due to public interest and to enable the comments of Yeovil Without and Mudford Parish Councils and neighbours to be fully debated.

**Site Description and Proposal**





The site is located on the Western side of Stone Lane on the Northern edge of Yeovil beyond Combe Street Lane. The site extends to 3.10 hectares and is currently a greenfield site used for agriculture. The site is located outside of the 'urban framework of Yeovil' as defined in the adopted South Somerset Local Plan (2006 -2028).

To the Northwest of the application site, Longcroft Farmhouse is Grade II listed.

The site slopes gently from South to the North with a 16m rise across the site. Along the Northern and Eastern boundaries are a number of important trees mainly oak and individual specimens on the Western boundary.

There is an existing vehicular access approximately 410m from the junction with Combe Street Lane. Access to the field is currently via an existing field gate on the Northern boundary. As part of this application it is proposed to remove an historic oak tree to widen the access.

This is a full application for the erection of 29 flat roof bungalows to cater for the over 55 market. A new access located 50m to the West of Stone Lane is proposed to serve the development. A private lane is proposed to snake along the Eastern boundary. In detail it is proposed to erect 4 dwellings in the North-eastern corner of the site, a further 4 towards the South-eastern corner and 3 lines of development across the site following the contours. The North-western corner of the site, being the steepest and most visually prominent is to be kept clear and an attenuation pond is proposed at the lowest point of the site in the far North-western corner.

At the South-eastern corner of the site a new pedestrian access and crossing point onto Stone Lane is proposed. Adjacent to the new pedestrian access an ornamental garden / resident's lawn and a residents building is proposed. The residents building comprises a rectangular flat roof building of 85m<sup>2</sup> and contains a wc, kitchen and visiting warden's office together with a flexible open space. This building would be constructed of ham stone and stained timber cladding.

In total there are proposed to be 15no 1 bed dwellings, 10no 2 bed dwellings and 4no 3 bed. The dwellings will be constructed of ham stone, render and a mix of untreated and treated timber cladding. Each dwelling includes an integral garage and will be fully wheelchair adaptable, and comply with Life Time Homes design standards.

The supporting 'Outline Management Statement' says that the proposals are for over 55's *who are able to live independently but enjoy support within a like-minded environment and benefit from the assistance of a visiting warden. The Village is not designed to provide full nursing care.*"

It is also detailed that subject to market demand the properties will be sold on a long leasehold basis. An annual service charge will fund the running of the development via a management company that maintains the grounds and infrastructure, cover communal rates and insurances, energy bills for communal areas, window cleaning, service contracts and the provision of a visiting warden service.

The application is supported by a Planning Statement, Design & Access Statement, Statement of Community Involvement, Landscape and Visual Impact Assessment, Landscape Concept Design, Elderly Care Housing Needs Assessment, Outline Management Statement, Transport Statement, Travel Plan, Flood Risk Assessment / Drainage Strategy, Ecological Appraisal and Arboricultural Report.

During the course of the application a provisional Tree Preservation Order was served on the trees on the site.

## **RELEVANT HISTORY**

Historic applications in the 60's and 70's for the erection of 4 dwellings all refused.

On the adjacent site;

13/01186/CPO - Importation of waste soils etc, ground modelling and landscaping, including the construction of a fishing lake (retrospective) - County Council Granted permission with conditions - 15/10/13

13/01185/CPO - Re-registered application (previously 12/04745/FUL) importation of waste soils etc, ground modelling and landscaping including the construction of two fishing lakes and erection of holiday lodge - County Council Granted permission with conditions - 15/10/13

09/01425/FUL - The erection of a farm shop and tea room with ancillary car parking - Application permitted with conditions - 13/11/09

08/05359/FUL - The erection of a building comprising farm shop and ancillary tea room with car parking and building to form animal interpretation area - Application withdrawn - 9/3/09

07/01310/FUL - Erection of a single storey block of 5 no holiday / business stay apartments - Application permitted with conditions - 24/4/07 (Revised application to 06/04397/FUL)

06/04397/FUL - Erection of a single storey block of five holiday / business stay apartments - Application permitted with conditions - 3/1/07

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in



accordance with the development plan unless material considerations indicate otherwise.

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

On this basis the following policies are considered relevant:-

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

Policy SD1 - Sustainable Development  
Policy SS1 - Settlement Strategy  
Policy SS4 - District Wide Housing Provision  
Policy SS5 - Delivering New Housing Growth

*"Housing requirement will make provision for at least 15,950 dwellings in the plan period 2006 - 2028. At least 7,441 will be located within the Urban Framework of Yeovil and via two Sustainable Urban Extensions.*

*This provision will include development and redevelopment within development areas, greenfield development identified within this Plan or to come forward through conversions of existing buildings, residential mobile homes and buildings elsewhere in accordance with the policy on development in rural settlements."*

Policy SS6 - Infrastructure Delivery  
Policy YV1 - Urban Framework and Greenfield Housing for Yeovil

*"Within the overall provision of at least 7,441 dwellings at Yeovil, 5,876 dwellings are anticipated in the Urban Framework of the town, and 1,565 dwellings at the Sustainable Urban Extensions."*

Policy HG3 - Provision of Affordable Housing  
Policy HG5 - Achieving a Mix of Market Housing  
Policy HG6 - Care Homes and Specialist Accommodation

*"Proposals for care homes or similar specialist accommodation that meets an identified local need will be supported where it is consistent with the Settlement Strategy. In exceptional circumstances, where development is proposed in a countryside location, the Council will require clear justification for its location. This will take into account the nature of specialist care required and demonstration that alternative sites are unsuitable and/or unavailable and the economic benefit of the proposal to the locality.*

*Where the District Council seek to negotiate affordable housing in respect of development that already meets a specified housing need, such as sheltered housing or Care Homes, the Council will take into account that such sites may be inappropriate for a mix of affordable housing and general market housing or that such sites have met, by their nature, affordable housing requirements."*

Policy TA1 - Low Carbon Travel  
Policy TA3 - Sustainable Travel at Chard and Yeovil  
Policy TA4 - Travel Plans  
Policy TA5 - Transport Impact of New Development  
Policy TA6 - Parking Standards  
Policy HW1 - Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development  
Policy EQ1 - Addressing Climate Change in South Somerset  
Policy EQ2 - General Development  
Policy EQ3 - Historic Environment

Policy EQ4 - Biodiversity  
Policy EQ5 - Green Infrastructure

National Planning Policy Framework

Paragraph 7 - Achieving Sustainable Development  
Chapter 4 - Promoting Sustainable Transport  
Chapter 6 - Delivering a Wide Choice of High Quality Homes  
Chapter 7 - Requiring Good Design  
Chapter 11 - Conserving and Enhancing the Natural Environment

112. *"Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality."*

Chapter 12 - Conserving and Enhancing the Historic Environment

Other Relevant Documents  
Somerset Parking Strategy

## CONSULTATIONS

Yeovil Without Parish Council - *"Recommend Approval - We appreciate the quality and design of the development and the fact that it caters for the type of housing for which there is a genuine need within the parish and the town."*

Mudford Parish Council (neighbouring PC) - *"Councillors wished to endorse the comments made by Yeovil Without Parish Council; the quality and design of the development was appreciated together with the fact that it would provide the type of housing for which there is a genuine need within the parish and the town. It was unanimously agreed to recommend approval."*

Highway Authority - No comments received. Members will be updated when comments have been received.

Area Engineer - Does not disagree with the theory for the surface water disposal but notes that the applicants are not submitting a detailed design until the application has been determined. The detailed design should be submitted for approval as part of the overall initial application rather than condition for approval at a later date.

Planning Policy Officer - *"The development plan for South Somerset comprises the recently adopted Local Plan 2006 - 28, along with the saved policies and proposals from the Local Plan 1991 - 2011. The National Planning Policy Framework (NPPF) is an important material consideration."*

*The proposal is located outside but adjacent to the development area of Yeovil, which is the strategically significant town in South Somerset with by far the greatest range of jobs, services and facilities. Yeovil is the prime focus for new development in the district (Local Plan Policy SS1), accommodating at least 7,441 dwellings, 5,876 of which are anticipated in the urban framework and 1,565 dwellings via two sustainable urban extensions (Policy SS5, YV1). The proposal is located outside the urban framework, and is not within the two sustainable urban extensions, and therefore is not in accordance with strategy in the Local*

*Plan as outlined in policies SS5, YV1 and YV2. The Council considers that it currently has a five year housing land supply (plus the appropriate buffer), as recently confirmed by the Inspector in the appeal at Gold Well Farm, Crewkerne; and the Local Plan Inspector.*

*The proposal is described as a retirement community, and it is stated that a condition of acquiring a lease to live there is that resident occupants are over 55 years of age. However, 'older people' are defined in the NPPF as people over retirement age, at odds with the description that the proposal is a retirement community. It is recognised that there is an ageing population, and there are benefits in the intention to build to Lifetime Homes standards.*

*The applicant has sought to justify the proposal in relation to Local Plan Policy HG6. However, this policy applies to care homes or similar specialist accommodation (care homes, extra care housing and Continuing Care Retirement Communities are given as examples in the supporting text para 10.41), whereas the proposal comprises independent living bungalows, so I do not consider that this policy would apply. In applying this policy, the applicant has sought to justify nil affordable housing provision, however it is noted that the applicants' Planning Statement implies some flexibility on this issue.*

*Overall, the benefits of providing residential units to meet the ageing population are recognised, but the location of the proposal is not fully in accordance with the strategy of the Local Plan, which directs new housing to the urban framework of Yeovil and via two sustainable urban extensions. In my opinion the provisions of Policy HG6 do not apply as the proposal is not for a care home or similar specialist accommodation. In determining the application, it should be considered whether there are material considerations that would outweigh this conflict with the Local Plan."*

Landscape Architect - Objects. The Peripheral Landscape Study (PLS) indicates that the field that is subject of this application is evaluated as having a moderate-low capacity to accommodate built development. The field currently lays outside the development footprint of the town, and is contained by hedging, to all sides, reinforced by specimen tree lines along the north and east boundaries. The site also has some prominence in the locality.

Notes that whilst the PLS was a strategic study, it is a helpful indicative of the sensitivity of the Yeovil's north edge, and I has previously advised at pre-application stage that there would be a landscape objection, due to the visual impact of development on this outward facing slope; and the erosion of the small field pattern that currently characterises the town's edge, and enables a transition to the wider countryside.

Further notes that the application and is accompanied by a landscape and visual assessment (LVA) which indicates the site to be low-profile in its design; well-screened from most quarters, and the visual envelope of the site to be restrained. Whilst agrees in part with this assessment, it also remains clear that;

(i) Stone Lane is currently characterised by a singular line of individual dwellings, otherwise Yeovil's edge is primarily drawn back to the south, to correspond with the head of the scarp, following the east-west alignment of Combe Street Lane and Mudford Road;

(ii) The application field is currently separated from Stone Lane's properties by a continuous tree belt, which helps to play down development presence as viewed from the west and north-west, and thus present a rural prospect;

(iii) Development within the application field would be contrary to the singular arrangement of Stone Lane's housing; would erode the open-field separation of Yeovil's edge from Longcroft Farm; and would create an incongruous estate layout beyond the urban edge that obtrudes into the rural setting to the north of its current edge, and;

(iv) Along with the vantage points illustrated by the LVA, there are clear views toward the site from the well-used public footpath that runs parallel with the site to the west, as well as longer views from Hook Drove and other rights of way in the vicinity of Broadmead Farm and Green Moor, that will have view of development expression, which will be seen as standing to the fore of Stone Lane's tree belt, and obtruding into agricultural land, projecting out from Yeovil's edge in incongruous form.

Given the general sensitivity of this prominent north edge of Yeovil, and the negative effects of development impact noted above, considers that the proposal to be at variance with local landscape character and the distinctiveness of the town's rural edge, to thus provide landscape grounds for refusal, policy EQ2.

On the basis of additional information from the agent states;

*"I wouldn't disagree that the scheme is sensitively evolved, but that doesn't overcome the in-principle landscape concerns."*

District Arborist - Objects - *"The most valuable trees within and adjoining the site are now the subject of a provisional Tree Preservation Order [Ref: SSDC (Yeovil Without No1) TPO 2015]. The Order protects a total of 34 trees (the majority of which are Oaks) as individuals and groups. The effect of the Order lasts for 6 months, during which the Council must decide to:*

- o Confirm the Order without modifications*
- o Confirm the Order with modifications*
- o Choose not confirm the Order*

*I have carefully studied both the Tree Report and the Tree Plan. In my opinion, the Tree Report provides a fair & objective assessment of the trees within and adjoining the proposal, but it does exclude categorising 7 trees of the 34. The only tree proposed to be removed is a protected Oak - a centrally located component within a group of 5 Oaks (known as 'G1' of the Order) upon the Northern boundary.*

*Whilst the Oak within G1 does have some fungal fruiting brackets upon the basal flare, this may or may not prove significant in regards to the overall health and structure. The same applies to an Oak with similar fruiting bodies within 'G2' of the Order. It is proposed that the felling of the Oak within G1 would facilitate the construction of a main site-access. I believe that the Oak is a valuable component of an aero-dynamic group and that it is deserving of further consideration.*

*I have concerns that Unit Nos. 1, 2, 3, 4, 10 & 23 are located rather too close to the adjoining Oaks. Computer-software programs attempting to represent shade patterns can be rather unreliable. The future occupants of the dwellings would be elderly - a demographic not always tolerant or capable of living with the everyday nuisances of mature trees. Issues relating to fears of structural failure, falling leaves, blocked gutters, shading, obstruction of views, insects, twigs etc may well cause resentment, leaving the Council with repeated demands for pruning and felling.*

*I also have concerns about the attenuation pond. The Tree Report states that the Root Protection Area requirement of an adjoining Oak will be compromised. The construction of the pond is likely to involve the construction of earth bunds, heavy machinery and possible alteration of the soil hydrology, which can be rather harmful to the long term health of the nearby trees. This appears to be an avoidable scenario, given the availability of space in that area of the site.*

*The mid-section of the site access road also appears to run rather too close to the Eastern boundary trees adjoining Stone Lane.*

*I believe that the Tree Plan shows the Root Protection Area requirements plotted on an 'indicative' basis.*

*In my opinion, the layout of the site could be significantly improved in relation to maintaining the health of the trees. A more sustainable relationship between the trees and future residents ought to be secured. I believe the current proposal to be contrary to the stated objectives within The South Somerset Local Plan, in particular; Policies EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure."*

District Ecologist - The submitted Ecological Appraisal has been assessed and generally agrees with its conclusions and recommendations. Also notes the objection from the Somerset Wildlife Trust.

Mature trees on site are noted and could be features for wildlife. Supports any measures for their retention and protection.

Informs that dormice haven't been recorded at other development sites on this side of Yeovil, so considers the likelihood of them being present to be low. Dormice could theoretically be present in Longcroft Wood, a short distance to the west. However, there isn't any direct continuous woody vegetation link suitable for dormice between this woodland and the application site. The hedge/tree boundaries are proposed to be retained (except for access to the site) which means there wouldn't be any significant loss of habitat if dormice are present. The site is adjacent to the urban environment of Yeovil which isn't suitable habitat for dormice. Therefore the hedge/tree boundaries are very unlikely to be important as corridors that could be used by dormice to link to areas of suitable habitat further afield. Therefore concludes that the development is unlikely to give rise to significant impacts upon dormice.

There are recent records (SERC) of slow worm and grass snake close to the application site. Although the majority of the pasture field doesn't currently offer suitable habitat for reptiles, they could be present on adjoining land and in or close to the field boundaries. There is a risk of small numbers of reptiles being harmed during construction, unless precautionary measures are undertaken.

A fishing lake is near the site but unlikely be great crested newts present as a fishing lake.

There is potential for improvements to biodiversity and this can be conditioned. A Construction Ecological Management Plan in order to deal with habitat protection and precautionary measures is suggested and this should be subject of a condition.

In conclusion has no objection subject to the imposition of a condition regarding a plan and mitigation / compensation measures.

Climate Change Officer - Notes that only a brief mention of renewable energy in the Planning Statement and no explanation on how this will be achieved. Questions the accuracy of the plans in relation to solar panels and raises a concern over the proposed orientation of the dwellings. Concludes that the site layout and positioning of some main rooms results in an objection.

Environment Agency - Has no objection subject to the imposition of conditions or legal agreement regarding surface water drainage, the maintenance of the surface water drainage

scheme and the imposition of informatives regarding any drainage scheme, water efficiency, pollution prevention during construction and waste management.

County Archaeologist - Initially raised concerns over the application and stated. *"The site lies within an area known to contain archaeological potential. A very significant find was recently made to the south of the application area; the context of the find suggests that the extensive Prehistoric and Romano-British landscapes identified during the recent housing development at Lyde Road continue westwards. It is clear therefore that this area north of Yeovil was intensively exploited and settled from the early prehistoric period onwards.*

*The development proposal therefore has the potential to impact upon a heritage asset(s). However, there is currently insufficient information contained within the application on the nature of any archaeological remains to properly assess their interest.*

*For this reason I recommend that the applicant be asked to provide further information on any archaeological remains on the site prior to the determination of this application. This is likely to require a desk-based assessment and a field evaluation as indicated in the National Planning Policy Framework (Paragraph 128)."*

However due to the further discussions with the agent the archaeologist commented;

*"I understand that it is intended to put this proposal to the April committee and if this is the case there is no realistic chance of the applicants being able to carry out an archaeological evaluation. So because of this reality if this application is determined in April (and members are minded to permit) then a condition should be attached which ensures archaeological issues are dealt with prior to any development taking place."*

Wessex Water - Notes that a public foul sewer crosses the site. A 3m easement is required from the centre of this pipe and there must be no planting within 6m. There is adequate current spare capacity within the existing foul sewer network to accommodate predicted foul flows. It is proposed to use SUDS but there must be no surface water connections to the public foul sewer.

There is limited available capacity within the existing water supply to serve the proposed development. The applicant is advised to contact Wessex Water to discuss network modelling to determine if any off site reinforcement is required. Further works may need to be carried out under Section 141 of the Water Industry Act 1991.

MoD Safeguarding - Do not have any objections on the bungalows but have concerns over the attenuation basin being attractive to birds that could cause a risk to air traffic. Confirms that the MoD has no safeguarding objection subject to a condition requiring the design of the attenuation pond being modified to reduce the attractiveness of the basin to birds.

Strategic Housing Manager - *"Regarding the affordable housing element on the scheme current policy requires 35% affordable split 67:33 in favour of social rent, I would expect 10 affordable units (based on 29 in total) 7 social rent and 3 shared ownership or other intermediate solutions.*

*Whilst I acknowledge the intent of the applicant for a residential retirement community for the over 55's Strategic Housing would propose that the affordable housing be available for any age, with an appropriate disability to be housed in a bungalow.*

*I would like to propose the following property mix based on the current housing need data;*

3 x 1 bed bungalow  
4 x 2 bed bungalow  
3 x 3 bed bungalow

*These numbers may vary proportionally based on the housing need for disabled bungalows. I would expect the affordable units to be pepper potted throughout the site and that the units are developed to blend in with the proposed bungalow styles. I expect the units to meet our minimum space and design criteria and we would ordinarily expect them to be provided through one of our main approved Housing Associations."*

Sports, Arts and Leisure - It is noted that the comments are based on the fact that it is not a traditional sheltered housing scheme. This means that they have sought contributions for off-site playing pitches, changing rooms, sports hall, swimming pools, indoor tennis facilities and the Octagon. We have viewed the provision of the community space within the development as meeting the requirement for community hall contributions so have not sought this off site. I have also factored in the 15 x 1 bed dwellings.

It is also noted that depending on when this application is determined there may need to be a review of some of the strategic contributions under the CIL regulations on the pooling of contributions.

The following contributions have been sought;

#### Capital Contributions - Local Facilities

Playing Pitches for off site contribution towards the enhancement of existing pitches or new pitches in Yeovil - £9,530

Changing Rooms for off site contribution towards the enhancement of existing changing rooms or the provision of new changing rooms in Yeovil - £19,350

This gives a total of £28,880 for capital local facilities.

#### Capital Contributions - Strategic Facilities

Theatres and Art Centres for the contribution towards expanding and enhancing the Octagon Theatre in Yeovil - £7,519

Swimming Pools for the contribution towards the development of a centrally based 8 lane district wide competition pool in Yeovil - £8,882

Indoor Tennis centres for contribution towards the provision of a new indoor tennis centre in Yeovil, likely to within Yeovil Sports Zone - £5,693

Sports Halls (District Wide) for contribution towards the development of a centrally based 8 court district wide competition sports hall in Yeovil or the enhancement of existing sports halls in Yeovil - £14,560

This gives a total of £36,653 for capital strategic facilities.

The total for strategic facilities is £65,653

#### Commutated Sums

Playing Pitches for off-site contribution towards the enhancement of existing pitches or new pitches in Yeovil - £6,800

Changing Rooms for off-site contribution towards the enhancement of existing changing rooms or the provision of new changing rooms in Yeovil - £1,557

The total commuted sum sought is £8,357.

The overall contribution sought is £73,890 plus an administration fee of £739 results in £74,629 or £2,573 per dwelling.

## REPRESENTATIONS

3 letters have been received from neighbours raising the following areas of concern:-

- o Drainage of Stone Lane and the proposed development site. There are already problems during heavy rain in Stone Lane and further hardstanding and surface roads will result in further run off.
- o Highways concerns at the junction of Stone Lane and Combe Street Lane. One writer suggests the provision of a box junction on Combe Street Lane.
- o Questions the justification for building on greenfield land and this could set an undesirable precedent.
- o Vehicle movements during construction should be limited to 8 - 5 Monday - Friday.
- o Street lighting within the development should not affect neighbours.
- o Management of trees within the site.
- o Damage to the highway of Stone Lane during construction.
- o Questions if a sewer survey has been undertaken and that capacity is adequate to accommodate the development.
- o Questions if utilities are adequate to serve the development.
- o Loss of outlook from existing dwelling.
- o Highway concerns of using Stone Lane.
- o Impact upon wildlife / flora on the site.

In addition a letter of objection has been received from the Somerset Wildlife Trust who considers that the submitted appraisal is significantly deficient. Reference is made to dormice and bats no surveys have been carried out as to clarify the extent that they may or may not use the site. Considers that surveys be carried out before consideration of the application. Any lighting scheme should minimise light pollution. Considers that there needs to be an increased site enhancement as part of any scheme with bird and bat boxes and native species planting. Also considers that all grassed areas, particularly around the attenuation pond to be planted with a wild flower mix and that all these matters should be resolved before any further consideration of the application.

Also 5 letters of support from residents in Stone Lane have been received. The following areas have been raised;

- o Have been kept well informed of the proposals and considers that the actual layout and density is appropriate. The above shows that time and thought has gone into the proposal.
- o With the access at the bottom of the lane, shared with the proposed farm shop this will result in having little or no impact upon the current residents.
- o The proposals make a change to the dense developments being constructed over Yeovil that make no provision for retirement dwellings.
- o The proposals blend into the topography of the site and the low number of buildings reflects the rural nature of the existing street scene.
- o The scheme proposed is imaginative and meets a growing need for the older generation.
- o The proposed pedestrian link into Stone Lane will enable easy access to local buses in Mudford Road, Combe Street Lane or the Nippy Bus that runs along Stone Lane.
- o Trees on site are to be retained.
- o The proposal makes a small step to meet this important need.
- o Site management and amenities would appeal to the target market.
- o Believes that this proposal meets a need and offers the opportunity of older residents to downsize, live independently and remain in the local area.
- o Single storey properties will minimise the impact upon existing properties.



- o The properties meet the Lifetime Homes standards which will enable them to be adapted in the future.
- o The provision of an undeveloped open area in the Northwest corner will provide a natural habitat.
- o Previous development on site has been undertaken with due care and minimal disruption and to an excellent standard.
- o The proposed buildings will be constructed to a high eco-friendly standard and blend into the site with little effect on the countryside and neighbouring homes.

## **APPLICANTS CASE**

The planning agent has provided the following comments;

### **Landscape Impact:**

The views of the Council's Landscape Architect are noted and have been responded to directly by the additional representations from SEED Landscape Design dated 13.03.15. In response we note that the Council's Landscape Architect agrees that the scheme has been 'sensitively evolved' but that an objection in principle is maintained.

The LVIA submitted with the application concludes that ... "The overall visual impact of the completed development would have an overall Slight visual impact on the public accessible visual receptors identified in this report." The Council's Peripheral Landscape Study identifies the site as having a 'moderate - low capacity' to accommodate built development. This assessment has informed the design of the proposal in terms of its layout, density, scale and massing, which in our opinion results in an overall slight landscape impact.

A similar approach has been taken by the Council in justifying the North East Yeovil Sustainable Urban Extension, and mitigating its landscape impact in a setting of similar landscape sensitivity when assessed against the Peripheral Landscape Study.

On an associated matter, my client has no objection to the provisional TPO. The retention of the boundary trees is key to the success of the scheme. We have proposed the felling of 1No. tree to facilitate the access and are discussing this issue directly with the Council's Tree Officer.

### **Planning Policy:**

We disagree most strongly that the proposed development does not comprise 'specialist accommodation' simply because the proposal consists of independent living bungalows and that Policy HG6 of the recently adopted local plan is not applicable on this basis.

The supporting text to Policy HG6 refers to 'Extra Care housing' and 'Continuing Care Retirement Communities'. These are clearly given as examples of specialist housing, rather than being an exhaustive or prescriptive list.

You will be aware that there are many different models of specialist elderly housing designed to meet a range of needs. These include inter alia 'sheltered housing', 'very sheltered housing', 'retirement housing', 'housing with care', 'extra care housing' and 'assisted living'. Many of these models are very similar, however, they all include individual dwellings with their own front door (regardless of tenure), communal facilities, scheme manager (or other types of support service) and varying levels of care and support.

Indeed the definition of 'extra care housing' given within the recently adopted Local Plan is: housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors (my emphasis) and a legal right to occupy the property. Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'.

As such the planning policy response demonstrates a misunderstanding of specialist elderly housing, and suggests that this policy relates only to care homes (C2 use), which is clearly not intended to be the case. Interpretation of this policy in this manner will do nothing to address the housing issues facing an increasingly elderly population, and is contrary to all research and central government recommendations that independent living for the elderly should be maximised, and care home entry seen as a last resort.

Paragraphs 7.15 - 7.21 of our Planning Statement demonstrates compliance with Policy HG6 in terms of site location outside of the Development Area, the availability of other sites and the economic benefits of the proposal.

In terms of control over future occupancy we concur that the NPPF defines 'older people' as those being over retirement age (i.e. over 60). As such there would be objection to suitably worded controls on this basis, either via planning condition or legal agreement (as paragraph 5.2 of our Planning Statement suggests).

## CONSIDERATIONS

### Principle

The site is located outside of the 'urban framework of Yeovil' as defined in the recently adopted South Somerset Local Plan (2006 - 2028). Reference in this respect is made in both Policies SS5 and YV1 and there is a presumption against development outside of the urban framework.

Therefore unless any other Policies or material considerations indicate otherwise and justify a different opinion the Policy position is clear in that this proposal raises a principle objection.

In the submitted Planning Statement reference is heavily made to Policy HG6. This refers to care homes and or similar specialist accommodation. As detailed in the Planning Policy response this proposal is for the development of dwellinghouses (Use Class C3 of the Use Classes Order 1987) with a proposed restriction on their occupation. Care Homes are classified as being a C2 use of the Use Classes Order. They are therefore in a different class and this proposal is therefore not considered to be for 'specialist accommodation' as detailed by the Policy and interpreted by the Planning Policy Officer. In addition save for the over 55 age restriction, being fully disabled compliant, a communal building and the provision of a visiting warden there is little difference from open market housing.

Notwithstanding the interpretation of the policy and the definition of 'specialist accommodation' there are further requirements that give support to a development contrary to the settlement strategy. The policy requires that a clear justification for the location is provided. In this case a report entitled 'Elderly Housing Needs Assessment' has been provided. This concludes that there would appear to be a shortfall in age related housing in terms of both residential care and sheltered housing and this is likely to increase. However, as detailed above it is not considered that this proposal meets the definition of either residential care or sheltered housing.

The policy also requires that the justification demonstrates that alternative sites are unsuitable and/or unavailable and an assessment is made of any economic benefits the proposal brings to the locality. The submitted report does not demonstrate that any other site has been considered let alone deemed unsuitable or unavailable. Save for the construction of the dwellings it is not considered that this proposal would bring about any economic benefits. In considering all the above the proposal is contrary to adopted Policy HG6 of the South Somerset Local Plan (2006 - 2028).

Policy SD1 reiterates the definition of sustainable development in Paragraph 7 of the NPPF. This refers to the presumption in favour of sustainable development. Sustainable development is defined at paragraph 7 and this states the 3 dimensions - economic role, social role and environmental role.

The economic aspect is to some extent addressed by the construction of the dwellings and a national recognition that the building of new houses is very beneficial to the local economy. However there would not be any other economic benefits of this proposal.

The second role is a social role. This refers to providing a supply of housing that meets present and future generations with accessible local services. It is clear that the site is on a steep hill to the North and Northwest. Whilst it is noted a farm shop has planning permission and has been commenced this has not been implemented. There are therefore currently limited facilities at the bottom of the hill. Whilst the new footpath link is proposed due to the potential age of the occupiers suggested, people are likely to use their car to gain access to local facilities.

The social role could be enhanced with the provision of affordable housing and community sports, arts and leisure contributions. However the agent has not confirmed whether these aspects would be agreed to.

The third role is an environmental role. This refers to protecting and enhancing our natural and built environment. It is considered that developing a greenfield hillside does not achieve this aim.

It is clear from this summary that the proposal does not constitute sustainable development as detailed in the NPPF. These key aspects however will be picked up again in the other main issues.

The provision of residential units for an ageing population is recognised by this does not override other concerns considered. In assessing all the above aspects it is considered that the proposals are contrary to Policies SS5, YV1 and HG6 of the adopted South Somerset Local Plan (2006 - 2028) and that there are no material considerations that justify otherwise.

#### Loss of Agricultural Land

Limited information has been supplied regarding the agricultural land classification. However in the submitted 'Landscape Concept Design' it states that the land classification is 3A. Therefore under the NPPF an assessment is required regarding the significant use of the best and most versatile agricultural land. The site extends to 3.10 hectares but in considering limited benefits this is not considered to be significant in interpreting the guidance.

#### Landscape Impact

A Landscape and Visual Impact Assessment has been submitted with the proposal. This has been carefully assessed by the Landscape Architect and the receptors identified plus additional sites have been visited. It is noted that the landscape impact has been minimised with development not proposed in the steepest area in the Northwest of the site. In addition, it is proposed to retain the majority of the trees on the site.

However, it is considered that the cumulative impact of 4 issues results in an adverse landscape impact. In detail save from Stone Lane's single line of individual dwellings, Yeovil's Northern edge is primarily drawn back to the south, to correspond with the head of the scarp, following the east-west alignment of Combe Street Lane and Mudford Road. The application field is currently separated from Stone Lane's properties by a continuous tree belt, which helps to play down development presence as viewed from the west and north-west, and thus present a rural prospect. Development within the application field would be

contrary to the singular arrangement of Stone Lane's housing; would erode the open-field separation of Yeovil's edge from Longcroft Farm; and would create an incongruous estate layout beyond the urban edge that obtrudes into the rural setting to the north of its current edge, and in addition to the point receptors in the Landscape and Visual Impact Assessment, there are clear views toward the site from the well-used public footpath that runs parallel with the site to the west, as well as longer views from Hook Drove and other rights of way in the vicinity of Broadmead Farm and Green Moor, that will have view of development expression, which will be seen as standing to the fore of Stone Lane's tree belt, and obtruding into agricultural land, projecting out from Yeovil's edge in incongruous form.

It is also noted that as a background to the consideration of the South Somerset Local Plan a report was published in October 2013 regarding Strategic Growth Options for Yeovil. This concluded that due to low or moderate - low capacity to accommodate development, as detailed in the Peripheral Landscape Study development to the North over the scarp was discounted. In addition the direction of the sustainable urban extensions was heavily debated at the inquiry to the Local Plan and the direction to the North was discounted by the Planning Inspector.

In considering the above it is considered that the proposed development would lead to adverse landscape harm when considering all the above concerns. On this basis the proposal would be contrary to Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

### Trees

The Council's Arborist, on the basis of the submitted Tree Report and Plan and the importance of the trees on site has confirmed that the most valuable within and adjoining the site are protected by a provisional Tree Preservation Order (TPO). It is proposed to remove an existing oak tree on the Northern boundary to form a wider access. This tree is included within the provisional Tree Preservation Order and the fungal fruiting brackets are noted. It has not however been demonstrated whether this fungal growth would have any effect upon the overall health and structure of the tree.

Also concern is raised over the siting of plots 1- 4, 10 and 23 and the Eastern most part of the access road. These plots and access road are all close to the established trees that are to be retained and covered by the provisional TPO. Due to the proximity of important trees to the proposed dwellings are likely to result in concerns in the future from future occupants. Due to these pressures there may be resentment leaving to repeated demands for pruning or felling.

A further concern results in the formation of the attenuation pond. The submitted tree report states that the root protection area of an adjoining oak would be compromised. Given the availability of space in this location this could be repositioned to avoid any conflict with the trees.

Also the submitted root protection areas are indicative only. The trees have not been measured and the actual root area worked out in relation to the girth and height of the trees.

In considering all the above concerns, the proposals would result in an unacceptable impact upon important trees to the detriment of visual and residential amenity and policies regarding biodiversity and green infrastructure. (EQ2, EQ4 and EQ5 of the adopted South Somerset Local Plan 2006 - 2028)

### Amenity

The dwellings proposed have been carefully designed to keep the roof height low and minimise impact upon the dwelling's further down the slope. A cross section has been

provided showing the centre of the site and this indicates that there would not be any undue overlooking resulting in harm to residential amenity.

The design and materials of the proposals have been discussed with the Conservation Manager. Whilst not of a traditional design, the form and materials proposed are considered to be high quality and are not considered to be a reason for refusal.

### Archaeology

The site is a greenfield site and the County Archaeologist, due to a very significant find nearby considers that the extensive Prehistoric or Romano-British landscapes could extend to this site. No archaeological assessment has been submitted. However due to the inability of a survey being undertaken due to the committee deadline, a condition is considered reasonable in this specific unique case.

### Ecology

Whilst noting the concerns expressed by the Somerset Wildlife Trust, the District Ecologist considers the submitted Ecological Appraisal is sufficient to make a determination of the application on ecological grounds. It is considered that there would be unlikely to give rise to significant impacts upon dormice. Presence of reptiles may be possible but can reduce any risks if precautionary measures are taken. Enhancements for biodiversity can be provided. In assessing all the above comments it is not considered that protected or priority species would be adversely affected by the protected or priority species in accordance with adopted Policy EQ4 of the South Somerset Local Plan 2006 - 2028.

### Highways

The access into the site can obtain a visibility splay of 2.4m by 33m in either direction. This is a private access track and is located opposite the approved farm shop. This arrangement is considered to be appropriate.

A splay of 2.4m by 43m can be achieved onto Stone Lane. In considering that the site is within the 30mph area this splay is appropriate.

Notwithstanding any comments made by the highways authority the proposed occupants of the dwellings are proposed to be restricted to 55 years of age. This is proposed via a condition and / or legal agreement. Due to changes in working practices people are working for longer with retirement ages being later and later. Therefore whilst being able to comply with any restrictions on the occupation of the property, residents could still be working for at least a further 10 years. As such there could still be additional movements in the morning and evening and result in a traditional 'rush hour' movements.

Within the submitted Transport Statement a Local Services and Facilities Plan has been provided. This shows neighbouring facilities to the site within 400m, 800m and 1.2km. In addition in Section 3 of the report distances to local services are detailed. However this plan and these distances are measured from the middle of the site, do not consider the topography across the site and to the facilities detailed and the measurements to the facilities are in straight lines - 'as the crow flies'.

The slopes towards the North with a 16m increase from the North-eastern corner to the South-eastern corner. In addition there is a further 7m rise from the South-eastern corner of the site to Combe Street Lane. Therefore in considering these changes in levels on the site, the prospect of people walking to facilities may not be as attractive as portrayed in the submitted information.

It is noted in the letters of representation that access off-site is a concern. There are

concerns over the Mudford Road / Combe Street Lane junction especially being so close to the Stone Lane junction. Under application 09/01425/FUL for the farm shop and tea room a legal agreement was secured for a traffic monitoring contribution of a total of £21,000 over 6 years.

Reference is made in the submitted Transport Statement that the Mudford Road / Combe Street Lane junction is to be upgraded to a roundabout as a S106 planning obligation on the Wyndham Park development. This is programmed to occur on the occupation of the 700th dwelling. At current build and occupation rates this could be at least 3 years in the future and this development could be implemented in the meantime, if permission is granted. A contribution from this developer may result in this road improvement being delivered earlier.

### Section 106 Contributions

Comments have been received from the Sports, Arts and Leisure Department on this application. In addition as the proposed development is over 10 dwellings and the proposal is for the development of C3 dwellings, affordable housing provision is requested. In the submitted Planning Statement it is acknowledged that the proposals are in excess of the affordable housing thresholds and discussions are invited for off-site provision. But no mention is made of leisure contributions.

No agreement has been come to in relation to the provision of any Section 106 contributions. Therefore as things stand it is not considered that the proposal complies with Policies HW1 and SS6 of the adopted South Somerset Local Plan 2006 - 2028.

### Other Issues

#### Listed Building

Longcroft Farmhouse is a Grade II listed property. Therefore any development should safeguard the setting of the building. The application is supported with a Landscape and Visual Impact Assessment whereby the setting of Longcroft House was considered. Due to the topography of the site and existing trees (that are now the subject of a provisional TPO), the site is screened from the proposed development. In addition the dwellings hereby proposed are single storey and there are limited locations whereby the listed building and the new proposed dwellings can be seen. In assessing all this it is not considered that the proposals would result in an adverse impact upon the setting of the listed building in accordance with adopted Policy EQ3 and the NPPF.

#### Flooding / Drainage

A detailed Flood Risk Assessment has been provided and this details that the lower part of the site to the North will be directed to the attenuation pond. The higher part of the site to the South will form a separate catchment with surface water being attenuated to storage trenches in the watercourse to the West of the site. It is concluded that flow controls from both catchments would be limited to greenfield run-off rates and that a detailed drainage design will be prepared following determination of the application.

The District Engineer has no objection to the theory put forward but has requested that a full drainage strategy be submitted prior to any determination of the application. Due to the other concerns from the District Council and the principle agreement to the proposal, it is not considered reasonable for the applicant be put to unnecessary expense. This aspect can be conditioned if a resolution to grant is made.

### Conclusion

The site is located outside of the 'urban framework of Yeovil' as defined in the newly adopted

Local Plan. Policy HG6 allows for the erection of care home and other similar specialist accommodation outside the urban framework in exceptional circumstances where there is clear justification. However it is not considered that this proposal meets the specialist accommodation requirement of the policy. In addition an objection is raised regarding landscape impact and the adverse effect upon trees on the site. Therefore it is not considered that there are material considerations that outweigh the conflict with the adopted Local Plan.

**RECOMMENDATION:**

Refuse permission for the following reasons:-

**SUBJECT TO THE FOLLOWING:**

01. The proposal would represent new dwellings outside the urban framework of Yeovil for which a special need has not been justified and fails to meet the definition of sustainable development. The proposal does not comply with the definition of specialist accommodation. The application site is remote from services, facilities, education, employment opportunities and sufficient public transport links, and will therefore increase the need for journeys to be made by private vehicles. The proposal would , in addition, represent an unjustified and undesirable intrusion into an attractive area of open countryside to the detriment of the visual appearance and character of the landscape. As such the proposal is contrary to Policies SD1, SS5, YV1, HG6 and EQ2 of the adopted South Somerset Local Plan 2006 - 2028 and the aims and objectives of The National Planning Policy Framework especially Paragraphs 7.
02. The proposals by reason of the new access, location of attenuation pond and location of Plots 1, 2, 3, 4, 10 and 23 the proposals would have an adverse impact upon protected trees detrimental to their longevity contrary to Policies EQ2, EQ4 and EQ5 of the adopted South Somerset Local Plan 2006- 2028.
03. No detail of a mechanism for the provision of the necessary planning obligations to address the impact of the development on the provision of affordable housing and sports, arts and leisure facilities has been provided. Without a commitment to address these impacts the proposal is contrary to Policies SS6 and HW1 of the adopted South Somerset Local Plan 2006 - 2028.

## **Appendix 2 - Minutes from April 2015 Area South Committee**

### **Agenda item**

#### **Planning Application 15/00763/FUL - Land Off Stone Lane Yeovil**

- Meeting of Area South Committee, Wednesday 1st April 2015 2.00 pm (Item 124.)
- View the declarations of interest for item 124.

#### **Minutes:**

*(Having earlier declared a Personal & Prejudicial interest Councillor Pauline Lock left the room during consideration of this item).*

The Planning Officer presented the application as detailed in the agenda and with the aid of a power point presentation showed the site and proposed plans. He also updated members on several points including the following:

- Referred to SCC Highways comments which had been received and emailed around to members for their information prior to committee.
- Agent has referred to new Planning guidance changes in relation to providing housing for elderly people. However this is not considered to change planning Policy's opinion.
- Further discussions and changes, with the submission of amended plans submitted by the applicant following discussions with the SSDC arborist regarding the protected trees and landscaping scheme. However, the SSDC arborist still raises some objections to the scheme.
- Recent changes to CIL Legislation may necessitate a reduction in Sport, Arts and Leisure contributions, should members be minded to approve the application.
- An additional letter of support for the application had been received.

In response to members' questions, the Development Manager and Planning Officer explained:

- The Highway Authority raised no objection to the application subject to conditions as set out in their response.
- A travel plan was submitted with the application and bus routes were available at Stone Lane and Combe Street Lane.
- A Provisional Tree Preservation Order (TPO) was made on site on 6th March 2015. SSDC have a responsibility to apply TPO's in the interim of a pending planning application should it be considered necessary.
- The site is located outside of the Local Plan development limit.
- The site lies alongside the Yeovil Development Limit.

Iris Coton from Yeovil Without Parish Council spoke in support of the application. She said the Parish Council were unanimously in support of the application and thought it was a very tasteful and exciting scheme and that there was a genuine need within the parish and town for this type of development. She also believed the application was nearby local bus services, local shops and doctor's surgery and that local education needs was not a concern for this scheme. She hoped that members support the application and the need for local housing for the elderly.

Members of the public and residents of Stone Lane then addressed the committee and raised several comments in support of the application, which included the following:



- The proposed scheme meets a growing need for the older generation as offers the opportunity of older residents to downsize but remain in the local area.
- Mudford Parish Council is in full support of the application.
- Excellent well thought out scheme and the layout and density of the scheme is appropriate.
- Proposed pedestrian link will enable easy access to local bus routes and shops nearby.
- Single storey bungalows would have minimal impact upon existing properties and surrounding area.
- Huge need for the provision of a retirement village in Yeovil.

John Snell, the applicant then addressed the committee. He believed there was a need for a retirement village in the area due to the growing elderly population. He said no other developments in Yeovil have made provision for retirement dwellings and that he was grateful for the support of the local residents. He said the scheme would be wheelchair compliant, using local suppliers and materials to work together to produce an excellent warden assisted village for the local area.

Matt Frost, the agent also addressed the committee. He appreciated the proposed development was outside the development limit however it was not in a remote location. Referring to the South Somerset Local Plan Policy HG6 he believed the proposal offered suitable accommodation which met the policy definition requirement and would be built to a particularly high standard. He also appreciated the importance of TPO's but believed that a recent meeting with the SSDC arborist had dealt with any previous concerns and hence the submitting of the recently amended plan.

In response to members questions the Development Manager explained that:

- The landscape scheme including the trees could be resolved should members be minded to approve the application.
- Members should consider whether the specific housing needs outweigh any concerns in order to make exception to policy.

Councillor Jon Gleeson, Ward member voiced his support for the application. He felt it was an excellent quality development within a safe contained site with minimal impact on the visual amenity of the area. He believed the concerns regarding the trees could be overcome and that the application had been submitted prior to the new Local Plan being adopted. He agreed there was a need for more bungalows for the elderly population and noted that both parish councils were in support of the application.

During members discussion several comments were made including the following:

- Refreshing application for the town.
- Why are we refusing these applications when there is evidence of local need?
- Felt concern regarding the trees could be resolved.
- Available bus services nearby.
- Appreciated the nervousness of setting a precedent however felt the need for the growing elderly population outweighed this concern.
- Imaginative, thoughtful and unique design which integrates well into the surrounding countryside.
- The site lies alongside the Yeovil Development Limit.
- Desperate need for this type of development which meets the growing requirement for the older generation.

It was then proposed and subsequently seconded to refuse the application as per the officers recommendation as set out in the agenda report. On being put to the vote this was lost unanimously

Following a further discussion, members, led by the Development Manager discussed and suggested conditions for approval of the application to include the following as read out by the Planning Officer:

- Subject to Section 106 requiring; (1) affordable housing(35% onsite), (2) age restriction (60+yr old), (3) maintenance of open space (4) community building to be completed upon 30% of occupation (5) Sports, Arts & Leisure Contribution.

Justification: The proposals for single storey low impact bungalows meet an identified accommodation for elderly people and outweigh any adverse impacts that may arise and the amended plans have addressed the concerns over the protected trees.

As such the proposals comply with Policies SD1, SS5, SS6, HW1, EQ2, EQ4 and EQ5 of the adopted South Somerset Local Plan and the aims and objectives of the NPPF.

Conditions to include:

- Time limit
- Landscaping
- Materials
- Attenuation Pond
- Surface Water
- Protection of Trees
- Ground Levels
- Lighting
- Vehicle construction hours

Following a short debate, members discussed policy relating to affordable housing and whether this could be met off-site via a financial contribution subject to viability.

The Development Manager advised members that SSDC policy guidance had a responsibility to ensure 35% on site affordable housing is delivered. He confirmed a developer could apply to vary a planning obligation subject to a viability assessment.

It was then proposed and subsequently seconded to approve the application subject to a Section 106 legal agreement and conditions as previously read out by the Planning Officer. On being put to the vote this was carried unanimously.

**RESOLVED:**

That application **15/00763/FUL** be approved for the following reason:

Justification: The proposals for single storey low impact bungalows meet an identified accommodation for elderly people and outweigh any adverse impacts that may arise and the amended plans have addressed the concerns over the protected trees.

As such the proposals comply with Policies SD1, SS5, SS6, HW1, EQ2, EQ4 and EQ5 of the adopted South Somerset Local Plan and the aims and objectives of the NPPF.

## **SUBJECT TO THE FOLLOWING:**

### Legal Agreement

- 1) Restriction on age (60+)
- 2) Sports, Arts and Leisure
- 3) Affordable Housing (35% on site)
- 4) Maintenance of open space
- 5) Community building to be completed upon 30% of occupations

### Conditions

- 1) 3 Yr Time Limit

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

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

- 2) Submitted plans and subsequent amended plans

The development hereby permitted shall be carried out in accordance with the following approved plans: drawings 3374/001, 3374/004, 3374/005, 3374/006, 3374/007, 3374/008, 3374/009, 3374/010, 3374/011, 14888/T03, 14888/T04 and JS/Longcroft/010314-001A all received 11 February 2015 and amended drawings 3374/002A, 3374/003A, 3374/012, Tree Protection Plan (TPP Longcroft) and STL\_005 rev B all received 31 March 2015 .

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

- 3) Details of retaining walls Details of materials especially cladding, stone, coursing and mortar mix and render colour and finish

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

- a. details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
- b. a sample panel, to be prepared for inspection on site, to show the mortar mix and coursing of the external walls;
- c. details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
- d. details of all hardstanding and boundaries
- e. details of the rainwater goods and eaves and fascia details and treatment.
- f. details of retaining walls.

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

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

#### 4) Landscaping

- (i) No works shall be undertaken unless a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.
- (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.
- (iii) For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Policy EQ2 of the adopted South Somerset Local Plan (2006-2028).

#### 5) Archaeology

No works shall be undertaken unless the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: To safeguard any archaeological interests on the site in accordance with Paragraph 128 of the NPPF.

#### 6) Ecological Management Plan

The development (including any site clearance) shall not commence until a 'Construction Ecological Management Plan' has been submitted to, and approved in writing by the local planning authority. The plan shall include details of provisions for any further wildlife surveys that may be appropriate, avoidance, mitigation and compensation measures for protected species, measures for ecological supervision of sensitive stages of construction, and details for the incorporation of features for the enhancement of biodiversity. The Construction Ecological Management Plan shall be implemented in full, unless otherwise agreed in writing by the local planning authority.

Reason: For the protection and conservation of biodiversity and legally protected species in accordance Policy EQ4 of the adopted South Somerset Local Plan (2006-2028), and to ensure compliance with the Wildlife and Countryside Act 1981 and the Habitats Regulations 2010, and for the enhancement of biodiversity in accordance with NPPF.

#### 7) Surface water drainage scheme - EA

No works shall be undertaken unless a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 critical storm an allowance for climate change, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. In addition detailed information on the attenuation pond in reducing its attractiveness for

wildlife shall be provided. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, both on and off site and in the interests of aviation safety in accordance with Policy EQ1 of the South Somerset Local Plan and the aims and objectives of the NPPF.

#### 8) Management of agreed drainage scheme

No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. The approved drainage works shall be completed and maintained in accordance with the details agreed.

Reason: To prevent the increased risk of flooding, both on and off site in accordance with Policy EQ1 of the South Somerset Local Plan and the aims and objectives of the NPPF.

#### 9) Tree Protection Plan

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

- A specification relating to the installation of a permeable, anti-compaction cellular confinement system to construct the proposed access driveway and parking areas where it lies within the Root Protection Areas of the adjoining protected trees;
- rigidly-braced HERAS tree protection fencing;
- notwithstanding the agreed construction of the specially engineered driveway and parking areas, a commitment to avoiding machinery movements, ground-works, amendments to the soil (including rotavating & additions to soil-grade), the storage of materials, the mixing and discharge of cement liquids, the lighting of fires & the installation of below-ground services (including drainage & soak-aways) within the Root Protection Areas of the adjoining protected trees;

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

Reason: To preserve the health, structure and amenity value of existing landscape features (trees) in accordance with the objectives within Policies EQ2 and EQ5 of the adopted South Somerset Local Plan (2006 - 2028).

#### 10) Levels

No works shall be undertaken unless details of the internal ground floor levels of the buildings to be erected on the site have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to achieve a satisfactory form of development in the interests of visual and residential amenity and further to Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

#### 11) Lighting

No works shall be undertaken unless details of a street lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and no additional street lights installed without the written agreement of the Local Planning Authority.

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

#### 12) Cemp - especially lorries entering site. Deliveries. Working hours

No works shall be undertaken unless a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with Somerset County Council). The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice. The development shall be carried out strictly in accordance with the approved Construction Management Plan.

Reason: In the interests of highway safety and residential amenity in accordance with Policies TA5 and EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

#### 13) Highways

No dwelling hereby approved shall be occupied unless the pedestrian build out has been fully constructed in accordance with the details shown in drawing 14888/T04.

Reason: In the interests of pedestrian safety and to encourage walking in accordance with Policy TA5 of the adopted South Somerset Local Plan (2006 - 2028).

#### 14) Highways conditions as suggested by CHA.

The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: In the interests of highway safety in accordance with Policy TA5 of the adopted South Somerset Local Plan (2006 - 2028).

#### 15) Highways

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

Reason: In the interests of highway safety in accordance with Policy TA5 of the adopted South Somerset Local Plan (2006 - 2028).

#### 16) Highways

The area allocated for parking on the submitted plan, drawing number 3374/002, shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety in accordance with Policy TA5 of the adopted South Somerset Local Plan (2006 - 2028).

17) Highways

The proposed vehicular access shall be constructed in accordance with details shown on the submitted plan, drawing number 14888/T03, and shall be available for use prior to commencement of development. Once constructed the access shall be maintained thereafter in that condition at all times.

Reason: In the interests of highway safety in accordance with Policy TA5 of the adopted South Somerset Local Plan (2006 - 2028).

18) Highways

At the proposed access there shall be no obstruction to visibility greater than 300 millimetres above adjoining road level within the visibility splays shown on the submitted plan, drawing number 14888/T03 Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety in accordance with Policy TA5 of the adopted South Somerset Local Plan (2006 - 2028).

*(Voting: Unanimous)*

# Agenda Item 14

## **Planning Appeals (For information)**

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

### **Purpose of the Report**

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

### **Recommendation**

That the report be noted.

### **Background**

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

### **Appeals Received**

Ward: Brympton

Proposal: The change of use of premises from light industrial (Use Class B2) to a mixed use of retail warehouse with park ancillary storage (Use Classes A1/B8)(Retrospective)(GR 352290/116789)

Appellant: Wholesale Garden Furniture Ltd

Site: 5 Artillery Road Brympton Yeovil Somerset BA22 8RP

Ward: Yeovil South

Proposal: Alterations and the change of use of property to a larger House of Multiple Occupation (HMO) (sui generis use) (GR 355165/115265)

Appellant: Mr B Oozageer

Site: 83 Hendford Hill Yeovil Somerset BA20 2RE

### **Financial Implications**

None

### **Implications for Corporate Priorities**

None

### **Other Implications**

None

**Background Papers:** Planning application files