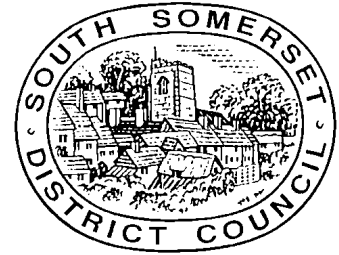


South Somerset District Council

Notice of Meeting



Area South Committee

Making a difference where it counts

Wednesday 4th May 2016

4.00 pm

(please note change of start time)

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

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



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

The public and press are welcome to attend.

Please note there are no planning applications to be considered.

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

This Agenda was issued on Monday 25th April 2016.

Ian Clarke, Assistant Director (Legal & Corporate Services)

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



INVESTORS IN PEOPLE

Area South Committee Membership

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

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

David Recardo
Gina Seaton
Peter Seib
Alan Smith
Rob Stickland

South Somerset District Council – Council Plan

Our focuses are: (all equal)

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

Scrutiny procedure rules

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

Consideration of planning applications

Please note there are no planning applications to be considered.

Highways

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

Members questions on reports prior to the meeting

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

Information for the Public

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

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

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

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

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

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

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

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

Planning Applications Referred to the District Council's Regulation Committee

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

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

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

4. Public question time

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

5. Chairman's announcements

6. Reports from representatives on outside organisations

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

Items for discussion

7. Area South Development Plan 2016/17 (Pages 8 - 23)

8. Cycling in Yeovil (Pages 24 - 26)

9. Forward Plan (Pages 27 - 29)

10. Planning Appeals (For Information Only) (Pages 30 - 40)

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

This does not apply to decisions taken on planning applications.

Recording and photography at council meetings

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

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

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

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

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Agenda Item 7

Area South Development Plan 2016/17

Strategic Director: Rina Singh, Director Place and Performance
Assistant Director: Helen Rutter /Kim Close, Assistant Director Communities
Service Manager: Helen Rutter, acting Area South Development Manager
Lead Officer: Helen Rutter, acting Area South Development Manager
Contact Details: Helen.rutter@southsomerset.gov.uk or 01963 435012

Purpose of the Report

To seek committee approval for the Area South Development Plan (ADP) 2016/17. This is the high level work programme for the Area Development Team to address priorities identified by the Area South Committee.

Public Interest

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

Recommendation

That members approve the Area South Development Plan 2016/17.

Background

The Area South Committee updates its local priorities on an annual basis within the framework of the overall Council Plan. Through the ADP and other means, it seeks to make progress on these priorities by allocating resources and working with partners and other services within SSDC to achieve results.

The Area budgets enable the Committee to pump prime the work and projects it wishes to implement or support. The use of resources is also reviewed annually. Progress against the Service Plan is monitored monthly by staff and reported to Committee at 6 months and then at the year end. In April an overview of progress made during 2015/16 was presented to Committee. Members were also asked for their views on the emerging priorities both in a discussion after the Committee and also via a survey on economic regeneration projects.

The Area 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, main projects and programmes for the Area South Development Team for the forthcoming year. Within this is included day-to-day responsive work with Councillors to address problems and issues that arise through the year.

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

1.	Support for the vitality of the local economy, with a focus on Yeovil town centre and improving the physical environment.
2.	Community development with a focus on addressing health, social and economic

	inequalities and the provision and development of community facilities.
3.	To continue to provide a high quality accessible front line enquiry service.

The actions contained within the Plan reflect the emerging Council Plan to be approved in April. The ADP reflects current staff resources. The Area Development team includes 3 Neighbourhood Development Officers (2 FTE). A 5 person Community Support Team (3 FTE) provide both the front office service in Petters House and administrative and project support.

Financial Implications

The Area South Committee has the project resources available to deliver, or support the delivery of, priority projects as shown in Appendix 2.

There are no new implications arising directly from this report at the present time. The financial implications of each new project are brought to Committee for full consideration, when ready, if authority to spend budgets is being sought. Larger projects will be looked at by this Committee first and can bid into corporate funding, including the Economic Development and Infrastructure Capital funds. These will be considered alongside districtwide priorities by DX

Council Plan Implications

At the time of writing this report local work will contribute to the following specific draft actions in year 1 of the emerging Council Plan

- Progress key strategic projects in Yeovil
- Work with Regeneration Boards to deliver local projects eg improve access/ regeneration of Yeovil Town Centre
- Work hub in Yeovil
- Maintain levels of street cleanliness and increase joint working with parishes through parish ranger scheme
- Bring empty properties back into use
- Work with partners on public sector hub in Yeovil
- Support at least 50 community projects

Carbon Emissions & Climate Change Implications

Carbon Emissions & Adapting to Climate Change Implications (NI188)

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

Equality and Diversity Implications

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

Background Papers

- *Tackling the Challenges* draft Council Plan
- The Economic Development Strategy

Place and Performance
Area South Development Service Plan
April 2016 – March 2017

Portfolio Holder – Cllr Peter Gubbins
Manager – Helen Rutter (interim)

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

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What do we do?	Why?	Key Achievements in 2015/16
Tackle Health and Social and economic Inequality	<ul style="list-style-type: none"> • High level of need in specific Area South wards. 	<ul style="list-style-type: none"> • Established community plan for Westfield to get regeneration of the neighbourhood and to tackle health & social inequalities. • Partnership meeting delivered to establish joined up working between agencies and the local community. • Funding obtained to deliver new Westfield bus bay to tackle road safety • Brand Westfield partnership programme with Yeovil College & Westfield Community Association to tackle negative image of the neighbourhood. • Worked with Westfield Academy to establish new sports facilities and healthy lifestyles initiatives in order to provide better access to local sports & activities within the local neighbourhood where they live. • Established working party to develop plans to build a new community hall at St.Peters Church in Westfield.
Community Development	<ul style="list-style-type: none"> • Local member priority • Responding to community needs • Responding to government legislation and policy e.g. Localism • Support for the provision of high quality Community Halls and Hubs to promote healthy living, community cohesion, and cultural and leisure activities. • Working with local communities to enhance the appearance of their local areas • Support for local partnerships including the LSP • Improve employment prospects and reduce economic inequalities • Influencing how inward investment is allocated to community infrastructure projects in Area South. 	<ul style="list-style-type: none"> • Helped communities and parish councils register 6 assets of community value. • Worked with Community Health and Leisure to organise the first Bike Fest event in the East of Yeovil. • Worked with partners to deliver the first play area at Wyndham Park. • Worked closely with SCC to plan the two new primary schools needed in Yeovil. • Planned and delivered 3 extremely well attended community days at Wyndham Park. • Installation of Pump Track at Birchfield Park • Produced a quarterly bulletin for parishes and community groups providing information on funding, grants and local events. • Developing and Maintaining the Area South Community Web Pages. • Arranged 3 multi-agency community forum events. • Updated the Ward Profiles. • Offered advice to over 30 voluntary and charitable groups. • Worked with West Coker Parish Council to develop a master plan feasibility document for recreation ground including a new pavilion and play park. • Supported parishes to enhance current community / village hall provision (including digital inclusion projects)

Grants	<ul style="list-style-type: none"> Supporting innovative communities who seek help to help themselves. Supporting voluntary and charitable organisations, not-for-profit group, parish or town councils and other organisations that benefit the wider community. Support for Community facilities to promote healthy living , community cohesion, and cultural and leisure activities Working with local communities to enhance the appearance of their local areas 	<ul style="list-style-type: none"> 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.
Community Safety	<ul style="list-style-type: none"> Ensure we respond effectively to community safety issues. Support for the Safer Somerset Partnership 	<ul style="list-style-type: none"> Host the Yeovil One Team administration and monthly Tactical Group to deliver very effective multi agency working to tackle antisocial behaviour in Yeovil Central and East Wards Continue development and enhancement of CCTV in Yeovil town centre including new surveillance being completed at the underpass. Implemented a range of ASB tools following new legislation.
Regeneration	<ul style="list-style-type: none"> To deliver investment and development that local people value in Yeovil. Enhancing the vitality of Yeovil Town Centre Working with local communities to enhance the appearance of their local areas in Yeovil and the surrounding villages. To ensure high quality build design with high level of sustainability in new developments where possible. Support for the Yeovil Vision 	<ul style="list-style-type: none"> We have continued to support the Yeovil Town Centre Enhancement Group and secured funding for a town centre Ranger and completed a schedule of improvements in Yeovil town centre. We continue to work with SCC to finalise the Reckleford scheme. Continued to work with the developers of the Glove Factory to market vacant units. Commenced work on commissioning 6 new Welcome to Yeovil signs. Commenced work on commissioning new town centre maps. Carried out improvements on 8 SSDC owned bus shelters Replaced bus shelter on Mudford Road Continued to support the Yeovil Vision Board and review in the light of new Regeneration Boards The Regeneration of Middle Street and Sherborne Road have remained a priority, awaiting go ahead from Yeovil Vision Board.
Front line enquiries and	<ul style="list-style-type: none"> Providing easily accessible access to council services 	<ul style="list-style-type: none"> Over 12,000 enquiries dealt with at the front desk including detailed advice provided to deal with over 6,000 benefits enquiries

support service		<ul style="list-style-type: none"> We have worked to enhance the range of services offered from Petters House, which now includes; Citizens Advice Bureau, Camelot Credit Union and Royal British Legion.
Management of Markets Across SS	<ul style="list-style-type: none"> Markets are a key characteristic of market towns and add significantly to the vibrancy and viability Increasing the “offer” within town Centre To provide low cost entry level business opportunities for business start up. 	<ul style="list-style-type: none"> Working with the Yeovil Market Improvement Group to regenerate Yeovil markets. Monitoring of the market income and performance Continued management of the operational aspects of the markets Carried out consultation with traders and adjacent retailers on moving the location of the market Manage and implement a marketing strategy for the markets including websites and social media sites. Manage and support the Vintage Market.
Economy	<ul style="list-style-type: none"> To deliver investment and development, that local people value in Area South. Enhancing the vitality of the Town Centre Motivate and support business associations acting as a point of contact. Enhance the vitality of Neighbourhood centres Support for the Yeovil Vision 	<ul style="list-style-type: none"> Support for the Yeovil Town Team that contributes towards a range of events including the Coca-Cola Christmas tour, the annual Christmas Lights switch on, Super Saturday and the Yeovil Half Marathon and attracts significant funding from local businesses for the benefit of the town centre. Hosted a Marketing Co-ordinator for the Yeovil Town Team to promote Yeovil Town Centre and to develop and maintain the Yeovil Town App, social media and trial the loyalty card.
Support for members	<ul style="list-style-type: none"> To assist members in their role to enable them to work more effectively for the communities they represent. 	<ul style="list-style-type: none"> We continue to work closely with Area South Members who are included on the project board of all Area South Community Development and Regeneration Projects Provided support for members to respond to emerging community issues

Our Key Priority Areas for 2016/17 are:

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

Area South Development Service Standards

Community Grants

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

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

Front Office

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

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

Neighbourhood Development

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

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

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| | <ul style="list-style-type: none">• Endeavour to offer funding advice to local associations and voluntary groups and where we are unable to offer grant assistance we will provide information on other possible sources of funding.• Support the Area South Community Development multi agency forum, which brings together key partners to jointly tackle issues relating to the safety and well-being of residents across the district.• Check our SSDC website pages once a month to make sure they are up to date and relevant. |
|--|--|

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

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 Yeovil Town Team approach, linking this more closely to the Yeovil Vision	ADM/ Marie Ainsworth	March 2017	A financially independent marketing group with an active programme of events and activities to support business in the town centre.	Update reports to Area South. Regular YTT Newsletters.
	Work with ED on a feasibility study into a town centre workspace hub, modelled on Petters House	ED ADM	June 2016	The concept of a workspace hub in the town centre is tested. If viable detailed proposal and resourcing worked up	Business case establishes risks and benefits
	Commission a focused update of Town Centre Development Framework, working with Yeovil Vision and the South Regeneration Board	ED ADM	Dec 2016 tbc	A strategic approach to development in Yeovil town centre. The study will be a tool to market and attract commercial investment to key sites. It will ensure infrastructure investment is well planned and targeted	Report to Area South Committee
	In partnership with other services including, Property Services and Spatial Planning, develop a range of proposals for Yeovil Bus Station.	ADM	March 2017	Cost effective arrangements in place to ensure convenient bus travel to and from Yeovil.	Update reports to Area South Committee, SASG and DX
	Develop proposals for Retail Incubation within the Town Centre. Policies together with a package of support delivered in part through the Yeovil Town Team	ADM	March 2017	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.
	Review the Yeovil Vision Board terms of Reference and Membership and support the new arrangements	ADM	June 2016 Review March 2017	Maintaining the Yeovil Vision within a cost effective and streamlined structure, to influence strategic projects seeking external resources and to oversee the delivery of local projects for the benefit of Yeovil.	Supporting Yeovil Vision meetings producing all related reports, agendas minutes and newsletters
	Bring forward plans for Middle Street and Sherborne Road enhancement scheme.	ADM Marie Ainsworth	tbc work with key partners to agree timescale	Better environment	Update report to Area South Committee

Priority area	Action	Who	When	Outcome	Performance Measure
	Negotiate with SCC Highways about resolution to complete outstanding works on Reckleford Road Scheme. Removal of bagged traffic lights to be considered as part of wider enhancement work in this area.	ADM Marie Ainsworth	tbc	Improved traffic flow through Reckleford Removal of bagged traffic lights linked to Middle Street and Sherborne Road enhancement work	Detailed traffic count and County Highways post-completion report. to Yeovil Vision Board and Area South Committee
	Support for the 2016 Christmas Lights Switch on event.	Marie Ainsworth	November 2016	Successful event for Yeovil Town Centre.	Update report to Area South.
	Support the Yeovil Half Marathon	Marie Ainsworth	March 2017	Yeovil Town Centre successfully hosts the half marathon bringing approximately 4000 people into the town centre for the event.	Update report to Area South
	Agree and arrange installation of 6 gateway signs.	Marie Ainsworth	Sept 2016	Up to date and attractive signs are installed at the agreed gateway locations entering Yeovil	Report to Area South.
	Commission design work to update display boards and install within the Town Centre.	Marie Ainsworth	June & Nov 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 2017	Cleaner, better maintained environment in the town centre	Programme of improvements agreed & implemented Update reports to Area South Committee
	Work with Property Services to resolve future provision beyond current Primesight bus shelter contract.	ADM Marie Ainsworth	March 2017	Cleaner, better maintained bus shelters	Update report to Area South Committee / DX
	Comment on appropriate planning applications on weekly list.	Marie Ainsworth Natalie Ross James Divall	March 2017	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	Marie Ainsworth Natalie Ross James Divall	March 2017	Continued engagement with communities and businesses to deliver successful community projects and business outcomes	Advice and support given on specific projects. Report to Area South Committee.

Priority area	Action	Who	When	Outcome	Performance Measure
	Continue to support and develop existing Yeovil Markets (operational support)	Marie Ainsworth Lisa Davis	March 2017	Vibrant and diverse town centre economy	Report to Area South Committee
	Manage a monthly Vintage market in King George St, Yeovil.	Marie Ainsworth	March 2017	Vibrant and diverse town centre economy	Performance review and report to Area South Committee
	Devise improved strategy for markets in Yeovil - Market Improvement Group.	Marie Ainsworth Lisa Davis	March 2017	An economically viable chartered market which provides good quality trading opportunities and attracts footfall to the town centre.	Update report to Area South
	Continue to support the administration of promotional spaces in Yeovil town centre	Lisa Davis Veronica Woodall	March 2017	Vibrant and diverse town centre environment	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 2017	Physical enhancement of the green transportation routes and open spaces. Improved marketing to promote access & awareness. Particular focus on improved seating in Birchfield Park and investigate the feasibility of improvements to Milford Park.	Update report to Area South Committee
	To develop and support the Yeovil One project with a view to co-locating the Yeovil One team within Petters House	ADM Steve Brewer	March 2017	Greater partnership working on community safety issues within Yeovil Town Centre and agreed priority areas.	Report to Area South Committee.
	Engage with and support Parishes arranging events as needed to address their priorities	ADM Marie Ainsworth Natalie Ross James Divall	March 2017	Improved communication with Parish Councils. Better understanding of Parish issues and needs.	Regular attendance at Parish Council meetings. Annual Parish Meeting

Priority area	Action	Who	When	Outcome	Performance Measure
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.	ADM James Divall	March 2017	Healthier, more self-reliant communities. Improved community services.	Active Community Associations. Update report to Area south Committee
	Neighbourhood retail enhancement project – Westfield/Birchfield/Glenthorne Ave.	Marie Ainsworth	March 2017	Improvement plans in place, phase works in accordance with funding available.	Update report to Area South Committee
	Support Community Associations & promote local community events such as Big Lunch, Table top sales, fetes and One stop shop information days.	Natalie Ross James Divall	March 2017	Events to build local community cohesion and increase the recruitment of volunteers on community associations.	Completed successful events.
	Work with Developers to plan community facilities on future key sites in Yeovil and surrounding parishes in Area South.	ADM Natalie Ross James Divall Marie Ainsworth	March 2017	Future key sites will provide facilities to ensure more sustainable communities. Particular focus on Kingfisher Primary School at Lufton and Community Facilities adjacent to Wyndham Park.	Plans for Community facilities on future key site developments.
	Provide help and advice to communities wishing to develop community facilities	Natalie Ross James Divall	March 2017	Communities will have better community facilities.	Report on funding and support given to communities
	Arrange 3 multi-agency community forum events per annum.	Natalie Ross	March 2017	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/play facilities	Natalie Ross James Divall	March 2017	Facilities provided to benefit Yeovil Without residents	Report to Area South Consultation Event for the MUGA

Priority area	Action	Who	When	Outcome	Performance Measure
	Investigate and arrange temporary community facilities for use of Yeovil Without residents.	Natalie Ross	March 2017	Facilities provided to benefit Yeovil Without residents. Community consultation event at Wyndham park June 2016.	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 2017	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 James Divall	March 2017	More people able to access other modes of transport rather than the car.	Report to Area South.
	Provide funding advice and guidance to charitable organisations. Manage and assess community grant fund applications.	Natalie Ross James Divall	March 2017	Organisations able to access funding. SSDC support to local organisations	Allocation of the full fund by March 2017. Reports to Area South Committee
	Maintain and publish up to date Ward Profiles	Helen Sharpe	June 2017	More people able to access information about where they live and work locally	Updated Ward Profiles
3 To continue to provide a high quality accessible front line enquiry	Work with partners and transformation team to assess the feasibility of establishing an advice one stop shop	ADM	March 2017	Advice needs of customers better met through a technology enabled, multi-agency, advice hub located in the town centre	Report to Area South Committee
	Continue to provide high quality accessible front desk enquiries service.	Lisa Davis	March 2017	Provide a very good customer service	To achieve at least 98% customer satisfaction rate.

Priority area	Action	Who	When	Outcome	Performance Measure
service	Continue to review and improve the reception arrangements	Lisa Davis	March 2017	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 2017	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

AS Budget Summary with Available Resources – 2016/17

1	Budget type	District Capital Programme	AS Capital Programme	Yeovil Vision Reserve	Our Place Reserve	Health Inequalities Reserve	Community Grants	Area South Initiatives	Transport schemes grants
2	Year start position 2016/17	£551,000	£14,500 £191,304	£110,474	£18,117	£31,328	£11,230	£27,000	£19,950
3	Commitments to projects other comments Page 23	£88,000 Reckleford £34,000 – Local Delivery Vehicle (linked to Yeovil Vision) £4,000 Foundry House £25,000 CCTV cameras in Yeovil (subway) £400,000 Wyndham Park community facilities	£2,000 Yeovil to Ilchester multi-user pathway feasibility £12,500 Westfield Academy bus parking bay £15,089 for play area refurbishment district-wide	Delegated to Yeovil Vision Board	External funding for community action plan	External funding from PCT ring-fenced for health inequalities work		£6,659.29 Yeovil Ranger Scheme. £2,000 Christmas lights £6,000 Town Centre events £500 Lufton QS costs £3,000 Contribution to Yeovil Town Team Remainder to be used on ADP approved projects	£7,326,60 Highway related improvements to town centre incl. bus shelter refurbishment. Remainder to be used on ADP approved projects and ad hoc work throughout year. Including welcome to Yeovil signs etc.
	Uncommitted balance as at 22 April 2016	£321,000 (reserve specifically for Old Town Station)	£176,215	£110,474	£18,117	£31,328	£11,230	£8,840.71	£12,623.40

Agenda Item 8

Cycling in Yeovil

<i>Strategic Director:</i>	<i>Rina Singh (Place & Performance)</i>
<i>Assistant Director:</i>	<i>Martin Woods (Economy)</i>
<i>Service Manager:</i>	<i>David Norris (Development Manager)</i>
<i>Lead Officer:</i>	<i>Simon Fox (Area Lead Officer - South)</i>
<i>Contact Details:</i>	<i>simon.fox@southsomerset.gov.uk or (01935) 462509</i>

Purpose of the Report

To promote discussion regarding cycling infrastructure and activity in the town, to draw together threads of work and create a point of contact/feedback loop.

To update members, through a presentation, of the current situation regarding cycling routes, potential future infrastructure projects and the intentions to promote cycling.

Public Interest

The creation of a continuous network of cycling routes across the town linking key areas of residential growth and employment/leisure destinations is considered to be a key area of work in creating a more sustainable town.

Recommendation

That members note and comment on the report and presentation and give support and encouragement (without prejudice) to officers to progress with current intentions to develop cycling in the town.

Background

The Area Lead Officer (South) has responsibility for overseeing the planning applications and the development of three key residential housing sites and two emerging sustainable urban extensions, plus housing schemes within the urban framework totalling some 7500+ homes in the plan period.

The Local Plan and good planning requires these homes to be well connected to new and existing employment areas, transport interchanges and leisure and retail facilities in the town centre.

One way of ameliorating growing concerns regarding car borne traffic is to promote sustainable means of transport including bus, walking and cycling. When associated to new development this is called Travel Planning.

SSDC and in particular Development Management can, as part of the planning process, play a significant role in seeking and delivering new cycling infrastructure in the town and as such is perfectly placed to oversee the town wide provision and where attention is needed. At the moment there are some fantastic stretches of cycle routes, although in other places it is more fragmented and still second fiddle to the motor car.

Working with colleagues in Spatial Policy, Area Development, Community, Health and Leisure, County Highways, Countryside, Streetscene plus developers and other stakeholders we have the potential to develop a safe, useable, continuous and sustainable network with

coverage across the town. There is a body of work concerning 'green' travel including the UWE Active and low carbon travel paper 'A transport vision for Yeovil', 2010 and the work underpinning the Local Plan.

In infrastructure terms what is good for cycling is generally good for walking and so whilst this report has cycling as its emphasis the benefits are also found by pedestrians and runners, undertaking physical exercise. The health benefits associated with cycling are significant, and reduce car borne traffic and the associated air pollution created. Improving access to the growing Yeovil Country Park for recreation is also a significant benefit.

The creation of a continuous network for cycling, building on what currently exists will also create the opportunities for spin-offs such as the bike-park at Birchfield/Wyndham Park, cycle to school initiatives, the SSDC cycling app for smartphones/tablets and a cyclists forum to gain feedback from everyday users of the network. A generic form of Yeovil branded signage would add character and legibility to the routes and show how long it would take in minutes to get to key focal points and destinations. Avoiding congestion and parking charges whilst gaining physical activity with knowledge of safe and secure parking at destination will encourage first timers to take up cycling in Yeovil or for former cyclists to take it up again. Many proficient cyclists will continue with current on-road travel, the key aim is to encourage more people into the habit by creating a series of commuting and recreational linkages.

Attention should not only be paid to the creation of routes and links but also the storage of cycles at home, the parking of cycles at destination and welfare facilities to give people a realistic alternative to the car.

Levering in developer funding through s106 and/or CIL by creating defined projects will ensure projects can be delivered. Based on current work bids have been made to the LEP and Great Western Railway Customer and Communities Improvement Fund. No monies are currently sought from Community, health and Leisure for cycling infrastructure.

The promotion of cycling requires coordination, focus and a vision. No one person currently has responsibility for this matter and the diminishing resource available from the County Council means that opportunities will be missed if not progressed now.

Various planning applications, member/officer led projects and initiatives will be discussed over the coming months and years and it is therefore important to see the whole picture and how small pieces of the jigsaw fit together.

As such Members will be shown a powerpoint presentation outlining a draft cycling 'masterplan' of existing and proposed routes in the town which can be used as a base-plan for further related projects.

This report therefore acts as a rallying call for member support to pursue and coordinate good planning.

Financial Implications

Financial support for some projects may be sought on a case by case basis.

Corporate Priority Implications

The effective management of planning obligations and the promotion of health and wellbeing will be beneficial in achieving all of the Councils Corporate Priorities.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

The provision of local, quality sustainable travel is paramount within a sustainable, low carbon, community.

Equality and Diversity Implications

The normal planning assessment criteria will ensure such matters are suitably addressed and promoted.

Background Papers:

None.

Agenda Item 9

Area South Committee Forward Plan

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

Purpose of the Report

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

Recommendations

Members are asked to:-

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

Area South Committee Forward Plan

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

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

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

Background Papers: None

Appendix A

Notes

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

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
1st June 2016 (<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)
	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
	Grants Update Report	Annual Update Report	Natalie Ross, Community Development Officer
6th July 2016	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
	Workspace Hub Report	Update report	Martin Woods, Assistant Director (Economy)
	Birchfield Park Bicycle Facility	Report on the Birchfield Park Bicycle Facility	Ian Case, Principal Engineer

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
3rd August 2016		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	
7th September 2016	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 10

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: Coker
Proposal: Use of land for the temporary siting of a mobile home (Retrospective) (GR 351083/115532)
Appellant: Mr B Spearing
Site: Land Off Old Road Higher Odcombe Yeovil Somerset BA22 8TY

Appeals Allowed

Ward: Coker
Proposal: Demolition of existing bungalow, erection of 14 dwellings, together with associated landscaping, access and infrastructure (GR 351633/112251)
Appellant: Mr David Matthews
Site: Moor End Nursery, Moor Lane Hardington Moor Yeovil BA22 9NW

Ward: Yeovil (East)
Proposal: Erection of a shed (Retrospective) (GR 356584/117451)
Appellant: Mr Ryan Ferrari
Site: 16 Northbrook Road Yeovil Somerset BA21 5RQ

Financial Implications

None

Implications for Corporate Priorities

None

Other Implications

None

Background Papers: Planning application files



Appeal Decision

Site visit made on 1 March 2016

by **Simon Hand MA**

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

Decision date: 7 April 2016

Appeal Ref: APP/R3325/W/15/3134898

Moor End Nursery, Moor Lane, Hardington Moor, Yeovil, BA22 9NW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr David Matthews against the decision of South Somerset District Council.
 - The application Ref 14/05063/FUL, dated 10 November 2014, was refused by notice dated 4 June 2015.
 - The development proposed is the demolition of existing bungalow and construction of 15 dwellings (Use Class C3), together with associated landscaping, access and infrastructure.
-

Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing bungalow and construction of 15 dwellings (Use Class C3), together with associated landscaping, access and infrastructure at Moor End Nursery, Moor Lane, Hardington Moor, Yeovil, BA22 9NW in accordance with the terms of the application, Ref 14/05063/FUL, dated 10 November 2014, subject to the conditions in Annex A.

Main Issues

2. The Council have a single reason for refusal which refers only to policy SS2. The main issue is therefore, whether policy SS2 is to be considered up to date and whether the proposed development meets the criteria of that policy.

Reasons

Policy SS2

3. The proposal is for a housing development of 14 units, five of which would be affordable. The Council refused permission as the proposal was contrary to policy SS2 of the South Somerset Local Plan (2015). This policy deals with development in rural settlements. There are five criteria relevant to housing development; firstly that it should meet identified housing need, particularly for affordable housing; secondly, that it should be commensurate with the scale and character of the village; thirdly that it should increase the sustainability of the settlement; and fourthly it "*should generally have the support of the local community following robust engagement and consultation*". It is agreed that Hardington Moor is a settlement that meets the fifth criterion; that housing

would also only be allowed in settlements which have access to 2 or more key services. The first four criteria are thus in dispute.

4. The Council do not have a 5 year housing land supply and so paragraph 49 of the NPPF is engaged so that "*relevant policies for the supply of housing should not be considered up to date*". I was given a recent appeal decision for South Somerset DC¹ in which the Inspector found the housing supply provisions of SS2 could not be up to date because of paragraph 49, but he did not specify which parts of SS2 were affected. Insofar as it deals with the location of housing then I agree that SS2 is a policy for the supply of housing and so of the five criteria listed above the first and fifth are out of date as far as the NPPF is concerned. Nevertheless the policy still exists and should be given weight as required by s38(6) of the Act. I shall therefore analyse the proposal against the four disputed criteria, attaching weight to the results as appropriate.

Identified housing need

5. The provision of affordable housing clearly meets an identified housing need. The Council argue that 14 houses are not required to provide 5 affordable units, but that ratio is within the proportion required by policy HG3. There is nothing in SS2 that suggests a higher ratio of affordable to market housing should be used in Rural Settlements than elsewhere and the Council do not take issue with the need for 5 affordable units. Consequently, I cannot see there is a rationale to argue that 14 units in total are excessive.
6. The Council do argue that some bungalows would be preferable to allow older villagers to downsize and remain in the village, but there seems to be no direct evidence to support this contention, and the Council's Strategic Housing Department accepted the 5 units offered. Taking this together I consider the proposal does meet an identified housing need.

Scale and character of the village

7. The village is relatively small and is clustered around the junction with Moor Lane. Dwellings line Moor Lane until it reaches Moor Farm where it turns into a footpath. There are a number of vernacular cottages in the Lane, several of them listed, but also a lot of more modern houses. From the lane on the ridge above the village there is a good view of the whole area. It is clear that as with many rural hamlets the village has grown in the post war era with clusters of houses of the same design all clearly built at the same time. The proposal would appear to be the largest of such groups, but would not look inherently out of place. It is not so large that it would dominate the village, or even Moor Lane.
8. The density of the proposal is 27dph which is fairly generous by modern standards. The square in the centre for parking is not a feature found in Hardington Moor or in other villages in the area so far as I am aware. However, it would be interesting feature in its own right. The design has been accused of looking like Poundbury, but I do not necessarily consider that to be a criticism. The houses are all designed separately so there will be variation and interest. I consider this is a sensitive and attractive design which, with generous landscaped margins should fit into the village. It would be neither unprecedented nor out of character as several third parties have suggested.

¹ APP/R3352/W/15/3063768 Issued December 2015

Sustainability of the settlement

9. Clearly extra housing would increase the sustainability of the settlement, especially when there are already services in the village itself and in nearby Hardington Mandeville. This is also the general thrust of paragraph 55 of the NPPF which deals with rural housing and encourages development to support services in a group of villages. I find the proposal would increase the sustainability of the settlement.

Support of the local community

10. There has been considerable community engagement which lead to a reduction in overall numbers from 15 to 14 and an improvement in the drainage proposals to deal with poor drainage in the area generally, rather than just on the site. Nevertheless the Parish Council and a number of local residents continue to oppose the development. Some do so on principle, but others accept there should be some development on the site, but would prefer a maximum of 10 houses. Given my conclusions above I do not consider that fewer houses are necessary to make the proposal acceptable and less open market houses would provide less affordable units. Nor do I think that development that is otherwise sustainable should be prevented solely by local opposition. I am not sure exactly how that part of SS2 is intended to be applied, but I cannot think it should be read as a ban on all development not supported by locals. There is certainly nothing in the NPPF that suggests this is Government policy. Nevertheless the proposal does not have the support of the local community.

Other Matters

11. Local residents have raised a number of issues in addition to those mentioned above. The use of Moor Lane by extra traffic is of concern to many. I saw the Lane was not in the best of repair, but it does already serve a considerable number of dwellings. The local highway authority has no objections. While the percentage increase in cars is likely to be significant the actual numbers would not be great and there is no suggestion that the Lane cannot cope with the vehicles associated with 13 additional houses, especially when one takes into account there would have been extra traffic to the nursery when it was in use.
12. Flooding is another issue of concern. Ordinarily an applicant would have to ensure that the existing situation would not be made worse by developing the site but in this case various off-site improvements have been suggested which can be secured by condition and this represents a benefit to the proposal.
13. I have looked at the proposed entrance and its proximity to Moorend House. The access to the development is separated from both the flanking dwellings by a landscape strip and proposed boundary treatments. Again, these can be secured by condition and there is no reason why either dwelling lying beside the access should suffer a significant loss of amenity.

Conclusions

14. Subject to the conditions and s106 obligation discussed below I consider that the planning permission should be granted for the proposed development. Although the proposal does not have the support of the local community and is contrary to a part of policy SS2 it is in accordance with the other aspects of that policy. The benefits it would provide in terms of much needed affordable

housing and the minor benefit of improving the local drainage situation are sufficient to outweigh any harm caused by its failure to adhere to one aspect of SS2. On balance the proposal is sustainable as defined in the NPPF and is in accord with the development plan as a whole and so, as advised in paragraph 14 of the NPPF, should be approved without delay.

S106 Obligation and Conditions

15. An obligation to secure funding for informal play, recreational and cultural facilities has been provided. It also contains the mechanism to ensure five dwellings are secured in perpetuity as affordable houses. In this case affordability means they should be sold at 70% of their actual market value and to local residents in housing need first and then to those in the cluster of parishes locally, the district and finally the county. The Council originally accepted this was the preferable method of ensuring affordability and that a discount to 70% was acceptable. In their later comments they suggested a larger discount should be applied and that the appellant should have demonstrated the discount "would address the appropriate income cohort". Given that the planning committee had already confirmed the proposed mechanism and discount was acceptable I do not consider any further evidence is necessary and the s106 will, in my view, adequately provide for affordable housing on the site.
16. Conditions have been suggested and are required so that the development is carried out in accordance with the plans and begins within three years (1 & 2). Because of the sensitive rural location detailed control over the materials and the walling to be used is required (3 & 4). The site slopes so floor levels need to be approved (5). As discussed above flooding and drainage are important issues that require control (6 & 7). As the site has previous development on it which may have involved chemical or pesticide residues a scheme for dealing with contamination is required (8 & 9). A bio-diversity management plan is needed as is control over street lighting for bio-diversity purposes (10 & 13). As the northern boundary is close to a working farm an acoustic barrier is required on that boundary (11). Trees on the site require protection and a landscaping scheme is needed, but I have reduced the period in which dead plants are replanted to the standard five years and added in a specific requirement for details of the landscaping and boundary treatments next to the dwellings flanking the access (12). Construction works need control as the site is bounded by houses as does the traffic generated by the works (14 & 17). Finally the access should be finished and car parking provided before the houses are occupied (15 & 16).

Simon Hand

Inspector

Annex A – Schedule of 17 Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - a) Location Plan, Drawing No. 1563-A-P-X-01
 - b) Proposed Site Layout, Drawing No. 1563-A-P-X-02 RevA
 - c) Landscape Masterplan, Drawing No. NT-656-C-3-100 RevB
 - d) Plot 1 - Drawing No. 1563-A-PE-X-08 RevB
 - e) Plots 2, 3 and 8 - Drawing No. 1563-A-PE-X-06 RevB
 - f) Plot 4- Drawing No. 1563-A-PE-X-09 RevC
 - g) Plots 5 and 6 - Drawing No. 1563-A-PE-X-01 RevC
 - h) Plot 7 - Drawing No. 1563-A-PE-X-07 RevC
 - i) Plot 9 — Drawing No. 1563-A-PE-X-04 RevC
 - j) Plot 10— Drawing No. 1563-A-PE-X-10 RevC
 - k) Plot 11 — Drawing No. 1563-A-PE-X-05 RevC
 - l) Plots 12 and 13 — Drawing No. 1563-A-PE-X-02 RevD
 - m) Plot 14— Drawing No. 1563-A-PE-X-03 RevD
 - n) Typical Garages — Drawing No. 1563-A-PE-X-11 RevC
 - o) Materials Plan, Drawing No. C-3-101 RevB
 - p) Boundaries Plan, Drawing No. C-3-102 RevC
 - q) Details Location, C-3-103 RevC
 - r) Typical Stone Wall Detail, Drawing No. C_3_400 RevA
 - s) Permeable Block Paving Detail, drawing No. C_3_402 RevB
 - t) Gravel Surface Detail, Drawing No. C_3_403 RevA
 - u) Entrance Path Detail, Drawing No. C_3_404 RevA
 - y) Close-Board Fence Detail, Drawing No. C_3_405
 - w) Entrance Wall Detail, Drawing No. C-3_406 RevA
- 3) Save for demolition, no development shall commence until the following details have first been submitted to and approved in writing by the Local Planning Authority:
 - a) specific materials to be used for the external walls and roofs:
 - b) materials to be used for rainwater goods and window dressings (lintels, cills);
 - c) the design (including joinery details where appropriate), type of material, plus proposed colour and finish of all windows and doors plus recesses:
 - d) details of eaves/verges;

- e) location and design details of all vents, flues and meter boxes;
- f) details of all internal and external boundary treatments; and
- g) the surfacing materials (and drainage details thereof) of all areas of hardstanding including driveways.

Once agreed the scheme shall be carried out in accordance with those details.

- 4) Save for demolition, no work shall be carried out on site until full details of the new natural stonework walls, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this can be supported with detailed photographs. Prior to the commencement of any walling within the works hereby approved sample panels (based on the written description) shall be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panels shall remain available for inspection throughout the duration of the work.
- 5) Save for demolition, no works shall be carried out until details of the internal ground floor levels of the buildings to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.
- 6) The development shall be carried out in complete accordance with the Drainage Strategy contained within the submitted Flood Risk Assessment (Hydrock, May 2015 — R1C142741002.04) and specifically Drawing No. C14274-C002 Rev F unless any variation is agreed with the Local Planning Authority. The drainage scheme comprised in the strategy shall be fully completed and become fully operational before the development hereby permitted is first brought into use. Following its installation the approved scheme shall be permanently retained and maintained thereafter.
- 7) Save for demolition, no works shall be carried out until a management and maintenance plan for the surface water management scheme (as approved under Condition 06) for the lifetime of the development has been submitted to and approved by the Local Planning Authority. Such a scheme shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- 8) Save for demolition, no development shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local planning authority:
 - a) A preliminary risk assessment which has identified:
 - i. all previous uses
 - ii. potential contaminants associated with those uses
 - iii. a conceptual model of the site indicating sources, pathways and receptors for potentially unacceptable risks arising from contamination at the site.

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

- 9) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
- 10) The development (particularly including any site clearance) shall not commence until a 'Biodiversity Mitigation and Enhancement Plan' has been submitted to, and approved in writing by the local planning authority. The plan shall include details of provisions for further wildlife surveys, and avoidance, mitigation and compensation measures for badgers, reptiles, bats, dormice and nesting birds, measures for ecological supervision of sensitive stages of development, and measures for the enhancement of biodiversity. The Biodiversity Mitigation and Enhancement Plan shall be implemented in full.
- 11) Prior to the first occupation of any unit an acoustic barrier shall be installed along the northern boundary. The exact location, specification, and finished height of the barrier shall have been previously submitted to and approved in writing by the Local Planning Authority.
- 12) Save for demolition and notwithstanding the submitted plans, no works shall be carried out until a scheme has been submitted detailing the following tree protection and landscaping planting details:
 - a) a comprehensive tree and hedge planting scheme
 - b) a layout plan of the below-ground drainage & services to be installed;
 - c) a Tree Survey, Tree Protection Plan and Arboricultural Method Statement relating to all retained trees and hedges on or adjoining the site, so as to conform to British Standard 5837: 2005 - Trees in relation to construction; which shall include:
 - i. a layout and specification of tree and hedge protection fencing

ii. special protection and engineering measures for required access, installation of built structures, below-ground services, drainage and hard-surfacing within the Root Protection Areas of retained trees

iii. a schedule of compliance-monitoring for the duration of the construction phases of the development (inclusive of landscaping & dismantling of tree protection fencing)

d) details of the landscaping and boundary treatments to both dwellings flanking the access.

All planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of a dwelling or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Upon approval by the Local Planning Authority, the tree protection scheme shall be implemented in its entirety for the duration of the construction of the development.

- 13) There shall be no public street lighting installed, without the prior written consent of the Local Planning Authority.
- 14) Construction works (including the operation of any machinery) and the delivery or dispatching of any construction materials, shall not take place outside 0830 hours to 1800 hours Mondays to Fridays, and 0830 hours to 1300 hours on Saturdays and not at any time on Sundays, Bank or Public holidays.
- 15) No part of the development hereby permitted shall be occupied until the access arrangements/carriageway realignment have been carried out in accordance with a design and specification to be approved in writing by the Local Planning Authority and to be fully implemented in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.
- 16) The areas allocated for parking and turning on the submitted plan, Drawing No. 1563-A-P-X-02 RevA, shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.
- 17) Prior to the commencement of development, including demolition, a Construction Traffic Management Plan providing details of the delivery of the materials and equipment to the site and of the compound parking area shall be submitted to and approved in writing by the Local Planning Authority (and Local Highway Authority) and fully implemented in accordance with the approved details.



Appeal Decision

Site visit made on 8 March 2016

by **David Walker MA MRTPI**

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

Decision date: 7th April 2016

Appeal Ref: APP/R3325/D/15/3139102

16 Northbrook Road, Yeovil, Somerset BA21 5RQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Ryan Ferrari against the decision of South Somerset District Council.
 - The application Ref 15/03206/FUL, dated 28 April 2015, was refused by notice dated 3 September 2015.
 - The development proposed is the erection of a shed (retrospective).
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a shed at 16 Northbrook Road, Yeovil, Somerset BA21 5RQ in accordance with the terms of the application, Ref 15/03206/FUL, dated 28 April 2015, subject to the following conditions:
 - 1) Unless within 3 months of the date of this decision a scheme to screen the development is submitted in writing to the local planning authority for approval, and unless the scheme is implemented within 3 months of the local planning authority's approval, the use of the shed shall cease and all materials and equipment brought onto the land for the purpose of such use shall be removed until such a time as a scheme is approved and implemented. Upon implementation of the approved scheme specified in this condition, that scheme shall thereafter be retained.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location/Site Plan and Photographs annotated with measurements, all dated received 9 July 2015.

Preliminary Matters

2. The appeal being allowed, I have used the amended description of the proposal within the Council's decision notice in the interests of consistency.

Main Issue

3. The main issue in the appeal is the effect of the proposal on the character and appearance of the area.

Reasons

4. The application to the Council was retrospective, the shed having already been installed. The development was accordingly in situ at the time of my site inspection and consists of a green coloured shed of small and domestic

proportions sitting atop a concrete base. The shed is required to be located at the front of the house in order to receive medical supplies for a dependent relative.

5. Constructed of steel it is a utilitarian appearing structure and I acknowledge the concerns of ward councillors and the Yeovil Town Council over the appearance of this in the street scene. However, within the same street scene there is a large bin compound opposite the appeal site, and frontage car parking and wheeled bins are prevalent along the length of the street; such factors combining to have a negative effect on the appearance of the street as a pre-existing condition of the area.
6. In this context I find the shed to be sited in such a position against a backdrop of a taller fence such that it is not particularly prominent. Moreover, the appellant's specific requirement for the shed is a factor weighing in favour of it being located to the front of the house.
7. Nonetheless, I agree with the submission of the Council, and others, that the shed would benefit from additional screening due to the utilitarian appearance of the structure in a residential street. With the appellant indicating his acceptance of such a requirement and as the development has already been implemented, I attach a condition for the provision of a suitable scheme for screening, allowing a longer period of time for compliance than the Council's suggestion in order to allow for some reasonable flexibility. I also attach a condition relating to the plans approved for the avoidance of doubt.
8. In conclusion, I find that with suitable additional screening as can be secured by condition the proposal would have a satisfactory effect on the character and appearance of the area. It would therefore accord with the requirements of Policy EQ2: General Development of the South Somerset Local Plan 2006-2028 to achieve high quality in development, which promotes local distinctiveness and preserves or enhances the character and appearance of the area.

Conclusion

9. For the reasons given above, and with regard to the development plan read as a whole, I conclude that the appeal should be allowed subject to conditions.

David Walker

INSPECTOR