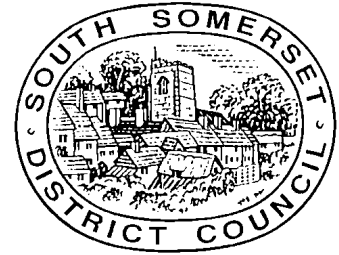


South Somerset District Council

Notice of Meeting



Area South Committee

Making a difference where it counts

Wednesday 5th October 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)



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

The public and press are welcome to attend.

Please note: Consideration of planning applications will commence no earlier than **3.15pm**.

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

This Agenda was issued on Tuesday 27 September 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 Aims

South Somerset will be a confident, resilient and flexible organisation, protecting and improving core services, delivering public priorities and acting in the best long-term interests of the district. We will:

- Protect core services to the public by reducing costs and seeking income generation.
- Increase the focus on Jobs and Economic Development.
- Protect and enhance the quality of our environment.
- Enable housing to meet all needs.
- Improve health and reduce health inequalities.

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 **14** at approximately **3.15pm**. 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 SSDC council office, to see what executive/key decisions are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

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

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

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

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

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

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

Public Participation at Committees

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

Public Question Time

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

Planning Applications

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

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

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

The order of speaking on planning items will be:

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

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

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

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

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

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

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

Area South Committee

Wednesday 5 October 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. Environmental Health Service Update Report** (Pages 8 - 10)
- 8. Update Report from the Countryside Service** (Pages 11 - 16)
- 9. Section 106 Obligations** (Pages 17 - 38)
- 10. Neighbourhood Development Officer - Communities Update Report** (Pages 39 - 45)
- 11. Area South Committee Meeting Review** (Pages 46 - 48)
- 12. Area South Committee Forward Plan** (Pages 49 - 50)
- 13. Wyndham Park - For Information Only** (Pages 51 - 52)
- 14. Yeovil Advice Hub - For Information Only** (Pages 53 - 54)
- 15. Schedule of Planning Applications to be Determined by Committee** (Pages 55 - 56)
- 16. Planning Application 16/03200/FUL - Flat 2, 169 Sherborne Road, Yeovil** (Pages 57 - 61)

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

Environmental Health Service update report

Strategic Director: Vega Struggess, Operations and Customer Focus
Assistant Director: Laurence Willis, AD Environment
Service Manager: Alasdair Bell, Environmental Health Manager
Contact Details: Alasdair.bell@southsomerset.gov.uk or 01935 462056

Purpose of the Report

To provide members with a brief update of the work of the Environmental Health Service in the last twelve months and to look forward to future challenges. Alasdair Bell, Environmental Health Manager will attend the meeting to answer any questions.

Recommendation

That Members note and comment on the report

Public Interest

The Environmental Health Service is a frontline service committed to protecting public health and safeguarding the environment. The majority of work undertaken by the service is required by law with very little discretionary work. The Environmental Health Service Plan that outlines the work of the service along with key service standards and the service action plan can be found on the council website at:

http://www.southsomerset.gov.uk/media/569271/service_plan_eh_15-16.pdf

Report

The work of the service continues to go well with staff dealing with a wide variety of matters including routine inspections and enforcement activity. Discussion of the up and coming Transformation programme is dominating our thinking at the moment and staff resources are being allocated to help plan the future arrangements.

Food and Safety Team

The Food & Safety Team both enforces legislation and provides advice and assistance to food and other businesses. The main emphasis of the team is to contribute to the success of the local economy by helping food businesses avoid problems of food poisoning etc and the severe economic consequences that can result. The team is also involved in tackling food fraud, which can be very harmful to public safety, economic development and fair business competition. The food safety element of the work of the team includes the approval and audit of food manufacturers, food sampling, premises inspections which includes local delivery of the Food Hygiene Rating Scheme, the investigation of food complaints and food poisoning as well as responding to national food safety alerts. The health and safety element includes inspection, advice, complaint and accident investigation. In Area South in the last 12 months 329 food inspections have been carried out, 64 cases of suspected food poisoning have been investigated and 30 accidents reported/investigated. Much of the work carried out is routine 'behind the scenes' and the public is generally unaware of what is going on until something significant happens such as a major food poisoning outbreak. Key achievements to note;

- All planned interventions/inspections and complaints successfully dealt with

- National food safety Week 2016 supported. The theme being Food Waste Reduction.
- Development of the Better Business for All (BBfA) project.
- Delivery of business information covering new food Information allergen regs.
- Supporting the Community Council for Somerset with an advice workshop for village hall operators on complying with the new national allergen controls
- Ongoing management of 'Flexible Warranting' scheme to allow cross boundary working throughout Somerset
- Programme of advice and guidance on working at height in the high risk warehousing sector
- Supporting a multi-agency investigation into wild game poaching with local Police, RSPCA and Trading Standards
- Maintaining a multi-agency Safety Advisory Group(SAG) for events being held in South Somerset

Environmental Protection Team

The EP Team deals with pollution control and environmental monitoring as well as the enforcement of environmental legislation. The Team checks local air quality and investigates a range of complaints about nuisance, in particular noise and smoke. The Team issues permits and inspects premises under the Pollution Prevention and Control regime (PPC). The Team also undertakes private water supply sampling, contaminated land assessment and the investigation of private drainage complaints as well as acting as a statutory consultee on planning and licensing applications. The delivery of the Pest Control service and public health burials are also part of the service provided. The Streetscene enforcement team is now part of the EP Team and deals with a range of issues including dog control and fly tipping. During the past 12 months 177 noise complaints have been investigated and 382 calls were taken regarding pest control in Area South. Significant points to note;

- Work has started remediation of an old gas works site in Langport following a successful bid for funding from DEFRA.
- The Private Water supply sampling and risk assessment programme has been successfully completed although a lot there is a lot of work going on regarding improvement works required to the village supply at Allowenshay.
- The Permitted installation inspection programme(PPC) has been fully completed
- New contaminated Land Inspection Strategy adopted
- Active participation in multi -agency Chard One project.
- New Enforcement policy adopted
- Ten Public Health funerals dealt with
- Enforcement Officers are continuing to implement new microchipping legislation following the success of two free microchipping events held by them in March at Ham Hill and Yeovil Country Parks. 197 dogs were microchipped at the two events.
- Last year 58 abandoned vehicles were investigated in area West resulting in 9 being removed and destroyed. The team have seen a marked increase in the number of abandoned vehicles across the district since the start of the year.
- Working closely with Yeovil One to prevent anti-social behaviour.

Housing Standards Team

The Housing Standards Team deal with private sector housing advice and enforcement. This includes investigating complaints about sub-standard rented housing, the inspection and licensing of houses in multiple occupation (HMOs) and the licensing of caravan sites. The team also provides advice/assistance/grant aid to improve energy efficiency and tackle fuel

poverty. The team also processes applications for home repairs assistance grants, disabled facilities, HMO and empty property grants, and helps administer the WRT home loan scheme. The team works closely with the Housing Options Team in seeking to tackle the potential housing crisis that is developing in South Somerset. Significant points include;

- The running of two Landlord Forum events held at Holy Trinity Community Centre, Yeovil with over 70 local landlords attending.
- Increased enforcement action to do with substandard housing and HMOs.
- £800,000 of Disabled Facilities Grants paid
- Several key grant funded building projects underway including two projects on South Street, Yeovil.
- Over fifty empty properties brought back into use.
- Active participation in multi -agency Yeovil One project

Research and support

The Environmental Health service is supported by the Research and Specialist Support Team who maintain and update the Environmental Health back system Civica APP, inspection records and web pages as well as providing finance support, management performance information and produce the annual government returns. The team are currently working with the Streetscene Service to implement the Civica APP back office system at Lufton Depot.

Financial Implications

There are none attached to this report

Corporate Priority Implications

The work of the unit helps contribute towards the delivery of a range of our Council Plan aims including the aims to;

- Protect and enhance the quality of our environment.
- Enable housing to meet all needs.
- Improve health and reduce health inequalities.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

The work of the unit contributes towards this NI with it's work on fuel poverty

Equality and Diversity Implications

As part of the EH service plan a full equalities and diversity assessment was undertaken.

Background Papers: *Environmental Health Service Plan 2016/17*
Food & Safety Service Plan 2016/17
Private Sector Housing Strategy 2016-21
Housing Implementation Strategy 2015 update
SSDC Council Plan 2016-21

Agenda Item 8

Update Report from the Countryside Service

Strategic Director: Vega Sturgess, Operations and Community Focus
Assistant Director: Steve Joel, Health and Well Being
Service Manager: Katy Menday, Countryside Manager
Lead Officer: Katy Menday, Countryside Manager
Contact Details: Katy.menday@southsomerset.gov.uk or (01935) 462522

Purpose of the Report

To update members on the work of the Countryside Service across the District over the past year and on key projects for the next 6 months.

Public Interest

This report aims to provide the highlights of the Countryside Team at South Somerset over the past year, with particular reference to the rangers based at the countryside sites. It will summarise what has been completed in terms of land management and also event delivery for the public. The countryside team manage sites, buildings & a café at Ham Hill Country Park, Yeovil Country Park, Chard Reservoir Local Nature Reserve, Sampson's Wood, Langport cycleway, Moldrams Ground Local Nature Reserve and Eastfield Local Nature Reserve.

Recommendation

That members note and comment on the report.

Across the South Somerset Countryside Sites

- It has been a challenging year for the Countryside service, as a reduction in staffing cover across the sites (with the absence of the apprenticeship scheme) and other staffing absences has seen the service working at full stretch this summer. Despite this the delivery had been astonishing and there has been increased and enhanced delivery particularly across the areas of volunteering and events.
- Ham Hill, Yeovil Country Park and Chard Reservoir all again secured their Green Flag Awards in the top 2 highest scoring brackets. Ham Hill also retained its Green Heritage accreditation.
- In the last year we have delivered 110 events. This was on a range of scales (large fairs and trail events, to small play schemes and storytelling) and subjects (Halloween, medieval fairs, bat walks, sapling pre-school sessions, military style missions and popular spring and Easter events) to appeal to many residents and visitors. We estimate that 11,162 people (children and adults) attended these events, having direct ranger contact, and feedback is always positive. We organise events that are free, or low cost to attend, to ensure as many people and families as possible experience and enjoy the countryside and all it has to offer. The event delivery this last year is massively enhanced due to the appointment and delivery of the Community Ranger in Yeovil Country park; Becky Russell.

	2015	2016
Events	45	110
Events participants	5,071	11,162
Educational visits	24	51
Pupil participants	971	1,640
Volunteer days	2,387	2,706

- The Rangers at Ham Hill and Yeovil Country Park have hosted 52 formal school visits seeing 1640 pupils from mainly key stage 2, but with new interest from key stage 1 seeing pre-schoolers having their first forest school experiences. Further schools and groups access the sites to lead their own sessions, making use of our online educational & orienteering packs and Ranger Rik Nature Trail.
- Volunteering continues to be the back bone of the countryside operation. In the past three years volunteer days donated have steadily increased from 1601 to 2387 and in the last year 2706. The diversification of volunteering opportunities is responsible for this gradual and steady increase with a popular Monday afternoon lighter duties session at Yeovil, multiple weekdays at Chard and full time project volunteering and specialist volunteering at Ham Hill linked to event development and centre improvements. Volunteers across the sites help with all aspects of practical site management, they open and close public facilities 7 days a week, monitor wildlife, litter pick and assist at events.
- In addition to the practical volunteering the Friends Groups at Ham Hill and Yeovil have donated many hundreds of hours of grant funding work, event support and research for the ranger teams. Meeting monthly the groups provide advice, support, ideas and a forum for the users of the parks. In the last year a new Chard Group has been established. The drive of the groups is fabulous, and ensures that we make best use of all opportunities presented.
- The Countryside Team continue to manage the overseeing South Somerset Countryside Steering Group; a forum where stakeholders and experts can come together to ensure success against the team's overarching delivery plan. In addition to this the specialist Park Watch group (Avon and Somerset Police, plus Rangers, enforcement team and local residents) meet for Yeovil when necessary.
- Last winter 954 native trees were planted across Ham Hill and Yeovil Country Parks. All native species, expanding the woodland size, quality and connectivity in South Somerset. The Friends Groups continue to ensure we receive the free tree packs from the Woodland Trust.
- Practical land management is delivered by the rangers and volunteers across the sites, all inline with their 5 year land management plans and the archaeological management plan for Ham Hill. Conservation targets are monitored in a range of ways including via the annual species surveys conducted for us by the Yeovil Branch of Somerset Wildlife Trust. The rangers continue to use a range of traditional countryside management techniques wherever possible including hedge laying, dry stone walling and coppicing.
- Our web and online presence continue to be well received. Bookings for events are now via www.southsomersetcountryside.com and most events were fully booked in the last year. All site literature is now available online and many visitors choose to access leaflets and guides before they visit.
- Our presence on social media continues to be well received with very successful Facebook feeds for Ham Hill, Yeovil Country Park, Ninesprings Cafe and Chard Reservoir LNR. The Friends groups and volunteers carry out most of the management of these pages, regularly posting pictures and site updates. The Twitter feed for the ranger team is @SSDCCountryside.
- Regular annual funding income from Agri Environment schemes, Yeovil Town Council, wood sales, events, grazing tenants and other licensees continues to be secured. The Rangers and Friends group continue to research and apply for a variety small grant funds for distinct and smaller enhancement projects at the sites, but as both country parks are both in the midst of delivery of larger lottery funded projects we do not currently have any larger bids submitted.

Ham Hill Country Park

- The ranger team are working with the Friends group to continue delivery towards the reinstatement of a historic stream in the bottom of Witcombe Valley. All the permissions are in place but work has been delayed until Spring 2017 to allow for drier ground conditions in the valley for the main excavation works. The project is funded by the Heritage Lottery Fund and a Medieval Fair was held on Saturday 3 Somerset to celebrate its launch with information on the medieval village that used to exist in the valley. The fair was well received with over 1000 visitors in the morning, but high winds and heavy rain from 1pm sadly ended the event early.
- This coming winter the rangers will be actively working with the Farming and Wildlife Advisory Group on their “Slow the Flow” project to address local flooding issues in the hamstone villages by implementation of brushwood dams and silt traps as designed this summer with their project officer.
- Project income for the year through the Friends Group included:

Curry Fund of the Geologists Association	£1,000	Geology Trail
Anonymous Funder	£1,000	Geology Trail
Stoke sub Hamdon Sports and Recreational Trust	£850	Large range of new educational equipment for visiting school groups

- Events this last year included the second annual dog show organised by volunteers, a popular range of summer holiday play schemes with the rangers and a variety of sporting events that are becoming established at the Hill including the Full Monty Race and the Ham and Lyme distance run. We took the decision to cancel the wood fair for capacity reasons in 2016 after the serious accident of our colleague Jon, we will consider our position for 2017 later this year.
- The rangers and Friends have worked together to create a new self-guided Ham Hill Geology Trail in memory of local geologist and past Ham Hill Friends Chairman Hugh Prudden. Hugh’s input to Ham Hill, and Somerset geology generally, was huge and the trail seeks to take people around some of the key elements on site. Funding was secured from 2 external funders and the trail will be launched in earth sciences week this October.

Chard Reservoir Local Nature Reserve

- The causeways have been competed leaving the site with sustainable access across the wetter areas of the reed beds. The volunteers have moved onto the project of exposing and restoring the old boat house for the site and have visited Chard museum to gather information to create a short series of interpretation panels. The group has formally constituted now and they have started fundraising toward future site projects like a woodland play trail.
- Volunteers are heavily involved in the management of the site for around 3 days per week. They assist on a huge range of tasks and accompany the ranger to avoid lone working. Lufton Cambian College are regular attendees and have helped across a range of practical projects.
- Chard countryside day was well received in July, and was our busiest site event yet, with an estimated 600 people through the free activity based event.
- Sadly all angling at the Reservoir has been closed since mid-June 2016. The decision was taken to close due to the death of an estimated 15 – 20 carp. Injuries on the fish, noticed by the SSDC site ranger, Angling club bailiff, and from reports by anglers were of concern to all parties and the Environment Agency were asked to assist. Following an initial site visit by the Environment Agency (EA) Officers the decision to close, and remain

closed, to allow for further investigations was jointly taken by the SSDC ranger and angling club. In July the EA visited site to sample fish, taking 5 fish away for analysis. At this time they also monitored water quality and general environmental conditions. The full results of these tests are now back and no single disease or incident has been responsible for the mortality (in predominantly carp) at the reserve. It is presumed that weakened after spawning, and possibly exposed to a pollution incident, some specimens were more prone to infection and disease and subsequently died. We remain closed until we are happy that the fish have sufficiently recovered for angling to recommence, it is hoped that it will be this autumn. In the meantime a water quality monitoring programme has started on site so any distinct pollution incidents can be quickly picked up.

Eastfield Local Nature Reserve, High Ham

- The rangers and volunteers organise practical working party days to manage the grassland habitats on site. Contact is maintained between the ranger team and Butterfly Conservation with reference habitat quality as a prospective large blue butterfly release site. Local volunteers now help to monitor site and assist with management activities.

Moldram's Ground Local Nature Reserve, Pen Selwood

- Great crested newts and dormice are the priority species on site that management is directed for. The secondary pond created by the Rangers is now populated with newts and the populations are stable. A further member of the ranger team is currently undertaking their dormice handling certificate so we are able to monitor the dormouse population on site. Somerset Wildlife Trust have identified some of the priority species listed in the September State of Nature report: on SSDC Countryside Sites this means a continued focus on habitat management for dormice, great crested newts, bitterns and an array of butterflies across all sites.
- A small team of local residents continue to visit the site regularly to report any issues to the ranger team so we can ensure that the site is well managed despite working so remotely from it.

Sampson's Wood

- The Yeovil rangers continue to monitor the tree stock and manage any issues as they arise.

Yeovil Country Park

- We have enjoyed an exceptional year at Yeovil Country Park as the Heritage Lottery delivery of the V3 InVolve, Visit, Volunteer project is fully underway. Community Ranger Becky Russell has made significant inroads to the busy delivery plan. This summer alone Becky has led school visits from 17 groups, meeting 556 pupils. The response from primary and preschool providers in Yeovil has been fantastic and as the figures show many hundreds of children are benefiting from exploring the greenspace on their doorstep, learning about the wildlife and history and getting to grips with forest school activities. Becky has made positive links with the secondary schools and run specialist pupil development weeks across a variety of curriculum areas. Additionally teacher training sessions have been delivered in science and Forest school sessions, giving teachers, and teaching assistants the confidence to use the country park resources.
- Many groups have benefited from the sessions and activities offered by the community ranger and attended across a range of developmental activities including Somerset MIND, Somerset Team for Early Psychosis (STEP) and many uniformed groups.

- The built heritage restoration work in Ninesprings has struck a chord with many people over the winter months when a great deal of clearance work and repairs were carried out by a ranger and a team of volunteers. We had an astonishing response, particularly on social media, to the work, illustrating what an important place Ninesprings is in many people's lives, and how much they are enjoying seeing it being restored. This new volunteer project is diversifying and increasing volunteering opportunities on site, it is providing skills training for the participants in woodland management, and also building techniques, as they point brickwork and replace missing masonry. Winter work will commence again in a months' time on the structures of Ninesprings including vegetation clearance and stone restoration.
- The ranger team delivered a mix of well received events, increasing their popular trail events in the last year to include a fairytale trail at May half term. Links with performing arts students at Yeovil College saw real life mermaids and costumed characters delighting the hundreds of children that came through the park that week. Additionally the V3 project has developed 36 new events that were delivered this summer, with 1,122 people benefitting from targeted and specialist activities including wood carving, printing workshops, photography, toddlers session and a whole range of other activities.
- A V3 steering group has been established to help oversee and monitor the progress of the Lottery project with the group meeting last in early September.
- A series of Yeovil Yaffle missions events were delivered in August for 8-12 year olds funded by the Armed Forces Community Covenant Fund. The day long events offered a variety of activities for the age group including tree climbing, fire lighting, army drill, den building and nighttime bat walks and storytelling.
- The Friends Group for the Park continues to work closely with the rangers searching out funding opportunities and supporting them at events. The group won a Pride in Parks five star award from RHS Britain in Bloom and attended the awards ceremony.
- In the coming year a new orienteering pack will be launched for the whole country park and a resourced education pack will be created and sent to each Yeovil school. New interpretation for the Ninesprings building is in development stage and will tie in with the installation of new wildlife cameras with live feeds into the Café. Yeovil Town Council are jointly funding these fixed point and trail cameras that will be on location across the park, capturing images of the otters, water voles and kingfishers that are in the vicinity.
- The Ninesprings Café has continued to flourish and also benefited from the array of activities and events on offer in the country park.

Headlines for the next 6 months

- The V3 Heritage Lottery project in Yeovil will continue with its winter programme of works whilst events and school visits are quieter.
- Events for 2017 will be developed taking on board feedback from this year.
- A range of small grants will be pursued with our Friends groups to help enable a variety of site improvement projects to go forward in 2017.
- The Ham Hill Witcombe stream projects contractor details will be finalised and works commence in the Spring of 2017.

Financial Implications

In 2016/17 the Countryside Service manages 650 acres of public access land comprising land designated mainly as Country Parks and Local Nature Reserves, with two Country Park Centre's and the Ninesprings Cafe. A team of 5.8 Full Time Equivalent countryside staff and 1 Full Time Café manager plus a casual café workforce manage the service to a net

expenditure budget of £237,560. The overall budget includes target annual income generation of £241,970.

Corporate Priority Implications

The work of the countryside service delivers for the following targets.

Council Plan –Environment

- Maintain Country Parks and open spaces to promote good mental and physical health.

Council Plan –Health and Communities

- Help people to live well by enabling quality cultural, leisure, play, sport & healthy lifestyle facilities & activities.

Carbon Emissions & Adapting to Climate Change Implications

The Countryside Team are aware of the challenges faced in mitigating climate change and as a team work hard to ensure that their operations have a minimal carbon footprint. We ensure that by approaching the management of the countryside sites in a traditional manner they offer the largest carbon sink for other operations.

Annually the team plants around 500 trees and these are always native, ensuring they are best suited to our current climate; providing habitats with the best chance of adaptation to future climate change.

By having site based rangers travel is kept to a minimum and carbon emissions kept low. Instead of heavy power tool use the nature of the work means that a significant volunteer work force is mobilised keeping fuel consumption low.

Annually thousands of members of the public of all ages have contact with the ranger team through organised educational events; promoting wildlife, green spaces, green living, traditional countryside management and minimising your carbon footprint.

Equality and Diversity Implications

The countryside team work hard to ensure that the countryside sites are as accessible as possible. Stiles are removed in favour of gates. An audio trail and free mobility vehicle are for hire at Ham Hill Country Park and will shortly be available in Yeovil. Easy access trails are promoted at the largest sites. The website contains relevant information and assistance for planning visits.

Agenda Item 9

Section 106 Obligations

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

Purpose of the Report

Section 106 Officer to provide information on signed Section 106 agreements relating to development within Area South. Agreements containing financial contributions will be presented within the monitoring report (Appendix A).

If any further detail is required on any of the agreements, it was agreed that this would be undertaken directly with the officer.

Public Interest

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

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

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

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

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

Recommendation

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

Background

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

Additional Information

Since my last report there has been a significant legislation change that will affect the way that we seek financial planning obligations. Members may recall that when I was at the December 2015 Committee I highlighted a change to the way in which the District Council could be securing planning contributions/obligations from developers. In short, the government introduced guidance that sought to prevent local authorities requiring s106 contributions from schemes of 10 dwellings and below. This was subsequently challenged and the High Court decided that the government had not followed the correct procedures and this guidance was rescinded. The government challenged the High Court judgement at the Court of Appeal and they were successful in getting this ruling overturned.

This ruling meant that sites of fewer than 10 homes will no longer have to make an affordable homes contribution and in addition the council will not be seeking contributions towards local community and leisure projects from these smaller schemes unless there is clear and robust evidence to justify an exception.

CIL Regulations (2011, amended 2013 & 2014)

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

In Area South this legislation change will mean that no more contributions will be sought for an Indoor Tennis Centre, generic Octagon Theatre enhancements or the Yeovil Sports Zone through future application processes.

Yeovil Key Sites

Work continues to manage the progress of the S106 agreements relating to the Lyde Road, Brimsmore and Lufton Key Sites. Due to the complexity of these, a separate report will be brought to a later committee in agreement with the Area South Chairman.

Audit

We have recently been awarded “substantial” assurance from a recent Audit undertaken of the processes and controls for S106 management.

Projects

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

- Lyde Road Key Site, LEAP under construction. Completion this autumn.
- Land rear of Pen Mill, the transfer for of land is complete and play area to be built 2017.

- Monksdale Play Area, CH&L progressing project with the Parish Council.
- Refurbishment of Westland Sports Hall due to be completed early 2017.
- Westland Changing Rooms/Pavilion for cricket and bowls working towards completion for spring 2017.

Financial Implications

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

Corporate Priority Implications

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

Carbon Emissions & Adapting to Climate Change Implications (NI188)

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

Equality and Diversity Implications

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

Background Papers: None

Appendix A - Area South Section 106 Monitoring Report 5th October 2016

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: BRYMPTON</p> <p>08/04357/FUL Parish Brympton</p> <p>Alvington Farmhouse Alvington Lane Brympton BA22 8TH</p> <p>The erection of 40 no. residential units with associated new roads, parking and drainage in addition to public open space, balancing pond and rebuilding existing barn (GR 352702/115960)</p> <p>Agreement Date: 21/04/2009</p>	<p>Sports and Leisure:</p> <p>Strategic Sport & Community Infrastructure Facilities Contribution: for providing new or enhancing existing off-site sporting & recreational facilities within 3 miles of site & a commuted sum for long term maintenance.</p> <p>LEAP to be provided and POS including attenuation pond to be transferred to management company</p> <p>Affordable Housing: Units Agreed: 12</p>					<p>Status: Development Completed</p> <p>£28,587 funded new community netball courts at Westfield Academy School</p> <p>£2,798 Westfield School cricket nets.</p>	

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: COKER</p> <p>12/02610/FUL Parish West Coker</p> <p>land Adjacent 1 Font Villas West Coker BA22 9BY</p> <p>The erection of 6 dwellings with associated access and parking (GR 352237/112986)</p> <p>Agreement Date: 27/11/2013</p>	<p>Sports and Leisure:</p> <p>Changing Room Contribution: £5,309.08 for provision at West Coker Recreation Ground.</p> <p>Equipped Play Contribution: £8,225.14. Enhancement/improvement of the play area at West Coker Recreation Ground.</p> <p>Strategic Community Facilities Contribution: £9,638.92 (see project schedule)</p>		<p>Sports and Leisure: £23,173.14</p>			<p>Status: Development Completed.</p>	UU - No time restriction to spend monies.

Appendix A - Area South Section 106 Monitoring Report 5th October 2016

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: COKER</p> <p>13/01869/OUT Parish West Coker</p> <p>Land Adj Bunford Hollow Roundabout West Coker Road Yeovil</p> <p>Residential development, associated landscaping, open space and new vehicular access. (GR 353436/114512)</p> <p>Agreement Date: 06/11/2015</p>	<p>Sports and Leisure:</p> <p>Changing Room Contribution: Means the sum of £805.65 per 2 or more bed Dwelling and £534.72 per 1 bed Dwelling to be used as a contribution towards the costs and expenses incurred or to be incurred by the Council in the provision of new changing rooms as part of the project to develop a new community hall/changing room facility at West Coker Recreation Ground, and in addition, a commuted sum representing £64.81 per 2 or more bed Dwelling and £43.02 per 1 bed Dwelling to provide for the long term maintenance of the works carried out</p> <p>Community Hall Contribution: Means the sum of £1,542.19 per 2 or more bed Dwelling and £1,023.58 per 1 bed Dwelling as a contribution towards the provision of a community hall element of the project to develop a new community hall/changing room facility at West Coker Recreation Ground</p> <p>Equipped Play Contribution: Means a financial contribution of £860.22 per Dwelling with two or more bedrooms towards the cost and expenses incurred or to be incurred by the Council in laying out and equipping the Play Area a commuted sum of £496.88 per Dwelling with two or more bedrooms as a contribution towards the continuing maintenance of the Play Area</p> <p>Playing Pitch Contribution: Means the sum of £396.81 per 2 or more bed Dwelling and £263.37 per 1 bed Dwelling to be used as a contribution towards the costs and expenses incurred or to be incurred by the Council in connection with the enhancement of existing pitches at West Coker Recreation Ground, or the enhancement of existing pitches or the provision of new pitches at East Coker Recreation Ground or in Yeovil, and in</p>	<p>On or before the date on which 25% of the Dwellings are brought into Occupation, the Equipped Play Contribution, and the Youth Facilities Contribution</p> <p>On or before the date on which 50% of the Dwellings are brought into Occupation the Changing Room Contribution, the Playing Pitch Contribution and the Community Hall Contribution</p> <p>On or before the date on which 75% of the Dwellings are brought into Occupation the Strategic Facilities Contribution</p>				<p>Status: Not Commenced</p>	

Appendix A - Area South Section 106 Monitoring Report 5th October 2016

	<p>addition, a commuted sum representing £283.14 per 2 or more bed Dwelling and £187.93 per 1 bed Dwelling to provide for the long term maintenance of the works carried out</p> <p>Strategic Facilities Contribution: Means the sum to be paid as contributions towards the following strategic leisure and community project: £381.03 per 2 or more bed Dwelling and £252.90 per 1 bed Dwelling as a contribution towards the enhancement of existing sports halls in Yeovil.</p> <p>Youth Facilities Contribution: Means a financial contribution in the sum of £168.91 per Dwelling with two or more bedrooms towards the cost and expenses incurred or to be incurred by the Council in the laying out and equipping the Youth Facilities Area and a commuted sum of £62.45 per Dwelling with two or more bedrooms as a contribution towards the continuing maintenance of the Youth Facilities Area</p>						
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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: COKER</p> <p>15/02974/FUL Parish East Coker</p> <p>Townsend Farm Main Street East Coker</p> <p>Demolition of existing modern buildings, conversion of farm buildings to 2 No. dwellings and the erection of 6 No. new dwellings (Revised Application) (GR 354245/112181)</p> <p>Agreement Date: 26/07/2016</p>	<p>Contribution £45,000 towards the provision of affordable housing or sport and leisure facilities in the Parish of East Coker and or towards projects identified in the East Coker Neighbourhood Plan.</p>					<p>Status: Not Commenced</p>	

Area South Section 106 Monitoring Report 5th October 2016

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: WARDS OF YEOVIL WITHOUT</p> <p>11/04443/FUL Parish Mudford</p> <p>Land Rear Of 13 Primrose Lane Mudford Yeovil Somerset BA21 5SH</p> <p>The erection of 7 No. detached dwellings with associated garaging and the formation of a new vehicular access (Part Retrospective) (GR 396812/118124)</p> <p>Agreement Date: 22/03/2012</p>	<p>Sports and Leisure: Equipped Play Contribution: £8,225.25. The sum of £5244 towards play equipment at for the play area at Cavalier Way, Yeovil. In addition a £2,981.25 for the long term maintenance of those facilities.</p> <p>Changing Room Contribution: £5,308.87. The sum of £4,920 towards new or enhancing existing changing rooms in Yeovil. In addition £388.87 towards the long term maintenance of those facilities.</p> <p>Playing Pitch Contribution: £4,804.86. The sum of £3,106 towards enhancing existing playing pitches in Yeovil. In addition £1,698.86 for the long term maintenance of those pitches.</p> <p>Youth Facilities Contributions: £1,404.69. The sum of £1.030 towards the provision of youth facilities at Birchfield Park, Yeovil. In addition £374.69 for the long term maintenance of those facilities.</p> <p>Strategic Community Facilities Contribution: £9,638. Towards the following projects:</p> <p>£2,219 towards the development of an 8 lane competition swimming pool. £1,422 towards new indoor tennis facilities in Yeovil £1,878 towards enhancement/expansion of Octagon Theatre in Yeovil £482 towards sand based or artificial grass pitch in Yeovil £3,637 towards the development of an 8 court sports hall in Yeovil</p>		<p>Sports and Leisure: £29,381.00</p>			<p>Status: Development Completed</p> <p>Projects as listed.</p>	<p>Local contributions: No time limits to be spent.</p> <p>Strategic contributions to be spent by 23/3/22</p>

Area South Section 106 Monitoring Report 5th October 2016

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: WARDS OF YEOVIL WITHOUT</p> <p>12/02534/FUL Parish Mudford</p> <p>15 Primrose Lane Mudford BA21 5SH</p> <p>The erection of 2 No. detached dwellings with garage/parking and associated access</p> <p>Agreement Date: 05/12/2012</p>	<p>Miscellaneous Gains: Bus Stop Contribution: £1000</p>					<p>Status: Development Completed</p>	Monies transferred to PC.
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (Central)</p> <p>09/03801/FUL Parish Yeovil</p> <p>Land At St Georges Avenue Yeovil Somerset</p> <p>The demolition of 51 PRC units (31 houses and 20 flats) and the erection of 46 flats and 56 houses (GR: 355764/117108)</p> <p>Agreement Date: 12/08/2010</p>	<p>Sports and Leisure: Off-Site Recreation Contribution: contribution towards enhancement, refurbishment or improvement of community sports pitches and changing rooms at any existing recreation ground owned or maintained by the Council within Yeovil. Including a commuted sum payment for the long term maintenance of the facilities provided.</p> <p>Strategic Community Facilities Contribution: £67,243 to be used towards one or more of the following projects: a) Improvements to sports halls and swimming pools within the Yeovil area b) Enhancement or expansion of the Octagon Theatre, Yeovil c) Provision of synthetic sports pitches within Yeovil.</p> <p>Equipped Play Contribution: for the acquisition and instillation of play equipment at on the Milford Park Play Area together with a commuted sum to provide long term maintenance of that facility</p> <p>Affordable Housing: Units Agreed: 68</p>					<p>Status: Development Completed</p> <p>Equipped Play Contribution went towards the Milford Park Project.</p> <p>Changing Room & Sports hall contributions designated towards Westland Leisure Complex</p> <p>Strategic Monies (£66,260) towards Westfield Academy AGP.</p>	<p>Local contributions to be spent by 17/10/16</p> <p>Strategic contributions to be spent by 23/9/23</p>

Area South Section 106 Monitoring Report 5th October 2016

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (Central)</p> <p>08/04366/FUL Parish Yeovil</p> <p>24 - 30 & 36 - 46 & 53 - 75 Milford Road, 176, 178, 103 & 105 Hillcrest Road And Land South Of 21 Wingate Avenue Yeovil</p> <p>Residential development consisting of the demolition of 26 existing concrete dwellings and the erection of 42 new dwellings (Revised Application) (GR 356147/117148)</p> <p>Agreement Date: 27/05/2009</p>	<p>Sports and Leisure: Equipped Play Contribution: for the acquisition and installation of play equipment at the Milford Park Recreation Area and commuted sum payment for the long term maintenance of the equipment.</p> <p>Off-site Recreation Contribution: for reconstruction, renovation or improvements of any part(s) of the Milford Park Recreation Area.</p>					<p>Status: Development Completed</p> <p>Local contributions supports Milford Park project.</p> <p>£35,386 awaiting project allocation.</p>	<p>Unallocated monies need to be spent by 31/5/17</p>

Area South Section 106 Monitoring Report 5th October 2016

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (Central)</p> <p>09/03111/FUL Parish Yeovil</p> <p>103-107 Highfield Road Yeovil Somerset BA21 4RJ</p> <p>Demolition of existing bungalow, day centre and commercial/industrial buildings, the erection of 14 houses and commercial/industrial buildings (B1 and B8 Uses) and alterations to 2 highway accesses (revised application) (GR 356293/116952)</p> <p>Agreement Date: 10/10/2011</p>	<p>Sports and Leisure: Off-Site Recreation Contribution: improvements of community sports pitches and changing rooms at any existing recreation ground owned or maintained by the Council within Yeovil or at a local authority maintained school within Yeovil. Contribution includes commuted sum for long term maintenance of those facilities.</p> <p>Equipped Play Contribution: Acquisition & installation of one or more pieces of play equipment and including commuted sum for long term maintenance at the Milford Play Area.</p> <p>Strategic Community Facilities Contribution: to be used as a contribution towards one or more of the following:</p> <ol style="list-style-type: none"> 1) Improvements of sports halls, indoor tennis & swimming pools within the Yeovil area 2) Enhancement or expansion of the Octagon Theatre 3) Provision of synthetic sports pitches with in the Yeovil area. 	<p>Equipped Play Contribution: On or before occupation of 1st dwelling</p> <p>Off-Site Recreation Contribution: On or before occupation of 6th dwelling</p> <p>Strategic Community Facilities Contribution: On or before occupation of 12th dwelling</p>		<p>Sports and Leisure: £53,668.00</p>		<p>Status: Material Start Made</p>	

Area South Section 106 Monitoring Report 5th October 2016

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (Central)</p> <p>09/01671/FUL Parish Yeovil</p> <p>Foundry House Mill Lane Trading Estate Summer House Terrace Yeovil TA20 1NL</p> <p>Mixed use redevelopment to provide 2 shops, 28 dwellings, one live/work unit, 8 flats and conversion of glove factory to form cafe/restaurant and offices and associated works (GR: 356009/115785)</p> <p>Agreement Date: 20/01/2010</p>	<p>Affordable Housing:</p> <p>£53, 98.00 towards off-site Affordable Housing provision.</p>					<p>Status: Development Completed.</p>	<p>Land Owner Agreement for works on the promenade. Contribution paid. No time requirements on paid contribution.</p>

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (Central)</p> <p>15/03002/FUL Parish Yeovil</p> <p>Yeovil District Hospital Higher Kingston Yeovil</p> <p>The construction of a new multi storey car park with new link road and access, demolition of 3 properties, construction of new resident's car park and relocation of oxygen tank enclosure. (GR 355505/116348)</p>	<p>Highways:</p> <p>To pay the SSC in respect of costs in relation to traffic regulation orders. £6,000.00</p>					<p>Status: Commenced</p>	<p>Monies Paid.</p>

Area South Section 106 Monitoring Report 5th October 2016

Agreement Date: 09/10/2015						
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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (Central)</p> <p>14/00213/FUL Parish Yeovil</p> <p>Premises Formerly Known As 16 Goldcorft Yeovil BA21 4DQ</p> <p>Residential development consisting of 19 dwellings and associated works (GR 355948/116364)</p> <p>Agreement Date: 06/10/2014</p>	<p>Sports and Leisure: Community Health & Leisure Contribution: £19,000.00 towards the enhancement of the play area at Summerhouse View and the youth facilities at the Kingston Play Area or the Grass Royal Play Area.</p> <p>Highways: Bus Shelter Commuted Sum: £2,500.00 towards ongoing maintenance of the new bus shelter.</p>			<p>Sports and Leisure: £19,000.00</p> <p>Highways: £2,500.00</p>		<p>Status: Development Complete</p>	<p>Raise invoice to developer for obligations.</p> <p>SCC has negated the need for developer to pay the highways/bus contributions.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (Central)</p> <p>14/05634/FUL Parish Yeovil</p> <p>Car Park Site Queensway Place Yeovil</p> <p>The erection of 24 flats with associated parking and landscaping (GR 355394/115936)</p> <p>Agreement Date: 03/06/2015</p>	<p>Sports and Leisure: £24,472.20 as a contribution towards enhancing existing play area and or youth facilities at Ninesprings, Yeovil Country Park.</p>		<p>Sports and Leisure: £25,525.93</p>			<p>Status: Underway.</p>	<p>Clause detailing potential future financial payments held within agreement.</p>

Area South Section 106 Monitoring Report 5th October 2016

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (East)</p> <p>09/02228/FUL Parish Yeovil</p> <p>Land At Greenhill Road Yeovil Somerset</p> <p>Demolition of 20 dwellings and garages and erection of 38 dwellings with associated access, parking and landscaping. (GR 356591/117238)</p> <p>Agreement Date: 22/12/2009</p>	<p>Sports and Leisure:</p> <p>Off-Site Recreation Contribution: to be used as a contribution towards the enhancement or improvement of community sports pitches and changing rooms at Yeovil Recreation Centre or within a Yeovil School or at Milford Park with commuted sum payment for the long term maintenance of the facilities provided.</p> <p>Strategic Community Facilities Contribution: £22,308.00 to be used as a contribution towards one or more of the following: a) Improvement of sports halls and swimming pools within the Yeovil area b) Enhancement or expansion of the Octagon Theatre, Yeovil c) Provision of synthetic pitches within the Yeovil area.</p> <p>Equipped Play & Youth Contribution: for the acquisition and installation of play equipment on the Birchfield Play Area, along with commuted sum for the long term maintenance. Youth facilities at or in the area of Birchfield Recreation Ground along with commuted sum for the long term maintenance.</p>					<p>Status: Development Completed.</p> <p>Birchfield Park. "zip wire"</p> <p>Monies towards Bike Park at Birchfield Park.</p> <p>Changing Room Contribution to be spent at Westland Leisure Complex.</p> <p>Strategic Monies allocated towards refurbishment of sports hall at Westland Leisure Complex</p>	<p>Strategic Contributions: To be spent by 23/9/23.</p>

Area South Section 106 Monitoring Report 5th October 2016

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (East)</p> <p>09/04939/FUL Parish Yeovil</p> <p>Land At Northbrook Road Yeovil Somerset</p> <p>Demolition of 34 dwellings and garages and replacement with 55 dwellings and associated parking, landscaping and improvements to public open space (GR 356557/117425)</p> <p>Agreement Date: 15/11/2010</p>	<p>Sports and Leisure: Off-Site Recreation Contribution: improvements of community sports pitches and changing rooms at any existing recreation ground owned or maintained by the Council within Yeovil or at a local authority maintained school within Yeovil. Contribution includes commuted sum for long term maintenance of those facilities.</p> <p>Youth Facilities Contributions: as a contribution towards the provision of youth facilities at Birchfield Park by the construction of a MUGA & includes a commuted sum for the long term maintenance of that facility.</p> <p>Strategic Community Facilities Contribution: to be used as a contribution towards one or more of the following:</p> <ol style="list-style-type: none"> 1) Improvements of sports halls, indoor tennis & swimming pools within the Yeovil area 2) Enhancement or expansion of the Octagon Theatre 3) Provision of synthetic sports pitches with in the Yeovil area. <p>Affordable Housing: Units Agreed: 55</p>					<p>Status: Development Completed</p> <p>Local Contributions towards: Birchfield Bike Park</p> <p>Monies towards sports hall & changing room projects at Westland Leisure Complex.</p>	<p>Strategic Contributions: To be spent by Sept 23</p>

Area South Section 106 Monitoring Report 5th October 2016

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (East)</p> <p>07/04664/FUL Parish Yeovil</p> <p>Land Rear Of 117</p> <p>Sherborne Road Yeovil</p> <p>The erection of 14 No. dwellings with associated car parking and highways (GR 356447/116371)</p> <p>Agreement Date: 26/10/2009</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 31</p>	<p>Sports and Leisure: Community Facilities Contribution: to be used by the Council for the provision of:</p> <p>a) A new kickabout goal with hard standing to accommodate all weather use in Grass Royal Park</p> <p>b) The maintenance of play equipment at Grass Royal Park</p> <p>c) The provision of an offsite playing pitch</p> <p>d) Off-site swimming pools and sports halls.</p> <p>Affordable Housing:</p> <p>Affordable Housing Covenants:</p> <p>a) To use the Site for Affordable Housing purposes only</p> <p>b) To use the sale proceeds arising from the sale of an Affordable Housing Unit under the right to acquire for the purpose of acquiring further housing in SSOM.</p>					<p>Status: Development Completed.</p>	<p>Contribution secured and spent as detailed.</p>

Area South Section 106 Monitoring Report 5th October 2016

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (East)</p> <p>14/00663/FUL Parish Yeovil</p> <p>Former Western Gazette Sherborne Road Yeovil BA21 4HE</p> <p>External alterations and the change of use from Use Class B2 (office) to 7 No. additional residential apartments (flats 26-32)(GR 356187/116052)</p> <p>Agreement Date: 20/06/2014</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 32</p>	<p>Sports and Leisure:</p> <p>Equipped Play Contribution: £1,363.00 comprised of £864.00 capital and £499.00 revenue as a commuted sum towards equipped play provision at Ninesprings, Yeovil Country Park.</p> <p>Changing Room Contributions: £4,341.00 comprised of £4,018.00 capital and £323.00 revenue as a commuted sum towards the provision of new changing rooms in Yeovil.</p> <p>Youth Facilities Contribution: £233.00 comprised of £170.00 capital and £63.00 revenue as a commuted sum towards the provision of youth facilities at Ninesprings, Yeovil Country Park.</p> <p>Playing Pitch Contribution: £3,391.00 comprised of £1,979.00 capital and £1,412.00 revenue as a commuted sum towards enhancing or provision of playing pitches in Yeovil.</p> <p>Community Hall Contribution: £2,593.00 towards community hall provision in Yeovil.</p> <p>Strategic Community Facilities Contributions:</p> <p>£1,561.00 Octagon Theatre £401.00 towards AGP provision in Yeovil £1,844.00 towards the development of a centrally based 8 lane district wide competition pool in Yeovil £1,182.00 for the provision of a new indoor tennis centre in Yeovil £3,023.00 enhancement to existing sports hall or provision of new in Yeovil.</p>			<p>Sports and Leisure: £20,130.00</p>		<p>Status: Development Completed</p>	<p>Raise invoice for contributions.</p>

Area South Section 106 Monitoring Report 5th October 2016

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (East)</p> <p>07/04833/OUT Parish Yeovil</p> <p>Land Rear Pen Mill Hotel Sherborne Road Yeovil BA21 5DB</p> <p>Outline application for proposed residential development (being up to 60 dwellings and associated means of access as more particularly described in the application dated 29/10/2007 and its accompanying plan(s)) (GR: 356919/116359)</p> <p>Agreement Date: 24/06/2008</p>	<p>Sports and Leisure:</p> <p>Leisure Facility Contribution: £41,812.00 towards the provision of swimming pools, sports halls, playing pitches, synthetic turf pitches and other recreational facilities in Yeovil serving (inter alia) the Development.</p> <p>Play Area Contribution: £55,000.00</p> <p>Play Area Commuted Sum: £44,000.00 for long term maintenance of the equipment</p> <p>Play Area Land: Means area on land of 40 square metres to be located within the Development. Detail of transfer of land held within agreement.</p> <p>Highways:</p> <p>Highway Contribution: £105,000. Contribution towards improvements to the junction of Lyde Road and Sherborne Road which includes associated design and administrative costs.</p> <p>Education:</p> <p>Education Contribution: £100,000 to be paid in three instalments of the first two instalments being £33,333 and a final instalment being £33,334. Contribution towards the provision of new secondary school facilities and improvement of existing secondary s</p>					<p>Status: Development Completed.</p> <p>Off-Site contribution towards Sports Hall at Westland Leisure Complex</p> <p>Play Area, land at point of transfer.</p>	<p>No time requirements on paid monies.</p> <p>SCC contributions being paid directly. Awaiting confirmation that these have been discharged.</p>

Area South Section 106 Monitoring Report 5th October 2016

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (South)</p> <p>12/00236/FUL Parish Yeovil</p> <p>73-77 Hendford Hill Yeovil Somerset BA20 2QN</p> <p>The erection of 13 No, flats with associated parking and new vehicular access (GR 355250/115385)</p> <p>Agreement Date: 23/07/2012</p> <p style="text-align: center; font-size: 24pt; font-weight: bold;">Page 34</p>	<p>Sports and Leisure:</p> <p>Equipped Play Contribution: £16,450.51 The sum of £10,488.00 towards enhancements & improvements of the play area at Ninesprings, Yeovil. In addition £5,962.51 towards the long term maintenance of these facilities.</p> <p>Changing Room Contribution: £10,617.75 The sum of £9,840.00 enhancing or provision of new changing room facilities in Yeovil. In addition £777.75 towards the long term maintenance of these facilities.</p> <p>Playing Pitch Contribution: £9,610.72. The sum of £6,213.00 for enhancing or provision of new playing pitch facilities in Yeovil. In addition £3,397.72 towards the long term maintenance of these facilities.</p> <p>Youth Facilities Contribution: £2,808.38 The sum of £2,059.00 as a contribution towards the provision at Yew Tree Park, Yeovil. In addition £749.00 towards the long term maintenance of these facilities.</p> <p>Strategic Facilities Contribution: £19,279.00 towards the following projects:</p> <p>£3,757.00 towards the Octagon Theatre, Yeovil</p> <p>£965.00 towards provision of new sand based or 3G AGP in Yeovil.</p> <p>£4,438.00 towards 8 lane competition pool in Yeovil.</p> <p>£2,844.00 towards the provision of indoor tennis centre in Yeovil.</p> <p>£7,275.00 towards development of centrally based 8 court competition sports hall in Yeovil.</p>	<p>Contributions to be paid on occupation of apartments.</p>				<p>Status: Not Commenced</p>	<p>Discussion whether material start made.</p>

SECTION 106 MONITORING REPORT

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (South)</p> <p>13/02023/FUL Parish Yeovil</p> <p>Land West Of Cooksons Orchard Preston Grove Yeovil</p> <p>The erection of a 65 bedroom care home with associated landscaping, car parking and highway access. (GR 354517/116007)</p> <p>Agreement Date: 20/08/2013</p>	<p>Miscellaneous Gains: £15,000.00 Footbridge Contribution – Dodham Crescent.</p>		<p>Miscellaneous Gains: £15,000.00</p>			<p>Status: Development Completed.</p>	<p>Contribution Secured.</p> <p>Monies to be spent by 18/11/23</p>
<p>Ward: Yeovil (South)</p> <p>11/01793/FUL Parish Yeovil</p> <p>4-6 Orchard Street Yeovil BA20 1BB</p> <p>Partial demolition, redevelopment and change of use of former bakery, shop and coach house/stable to create 5 No. dwelling houses and conversion of existing warehouse into Use Class B1 (Office) with ancillary storage and associated parking (Revised Application)</p> <p>Agreement Date: 06/09/2011</p>	<p>Sports and Leisure: Sports Art & Leisure Contribution: £26,691.12 for outdoor playing space, sport & recreation.</p>		<p>Sports and Leisure: £26,691.12</p>		<p>Monies allocated towards refurbishment of sports hall at Westland Leisure Complex</p>	<p>Status: Development Completed.</p>	<p>No time requirements on paid monies.</p>

SECTION 106 MONITORING REPORT

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (South) 10/04822/FUL Parish Yeovil</p> <p>Morrisons Lysander Road Yeovil BA20 2A</p> <p>Single storey sales and cafe extension to north elevation, in-fill extension under existing canopy to east elevation, single storey extension to south elevation and warehouse extension to west elevation with part first floor mezzanine plant room with associated works to external areas and car park. (GR 354527/115282) Agreement Date: 02/05/2014</p>	<p>Highways:</p> <p>Highway Improvement Contribution: £30,000 towards the upgrading of the pedestrian crossing south of the Lysander Road junction.</p> <p>Wider Highway Improvement Contribution: £150,000.00 towards highway scheme to include, junction of site, West Hendford and Lysan</p>					<p>Status: Development Completed.</p>	<p>Contribution directly to SCC.</p> <p>Checking confirmation with DM at SCC payment made.</p>

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

SECTION 106 MONITORING REPORT

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (South)</p> <p>15/04945/FUL Parish Yeovil</p> <p>Former Ashleys Of Yeovil West Hendford Yeovil BA20 2AJ</p> <p>The erection of a new food store with ancillary car parking (GR 354914/115458)</p> <p>Agreement Date: 24/03/2016</p>	<p>Highways: As per agreed scheme £100,000</p>					<p>Status: Underway</p>	<p>Product restrictions</p> <p>Pedestrian & Cycles route through the site</p> <p>Monies paid.</p>

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (South)</p> <p>05/0067/OUT Parish Yeovil</p> <p>Former Seatons Garage West Hendford Yeovil BA20 2AG</p> <p>Demolition of existing buildings and the formation of a vehicular access and the erection of 101 dwellings together with parking and associated works.</p> <p>Agreement Date: 25/11/2007</p>	<p>Sports and Leisure:</p> <p>50% of the Financial Contributions received 04/05/2010 £2,202.00 Westfield School cricket nets.</p> <p>£11,016.00 Preston Sports Centre.</p> <p>£39,229.00 towards new education and ranger centre at Yeovil Country Park</p> <p>Highways: 50% of the Financial Contributions received 04/05/2010</p> <p>Education: 50% of the Financial Contributions received 04/05/2010</p> <p>Affordable Housing: Units Agreed: 30</p>	<p>Prior to the first occupation of any residential dwelling, 50% of the Financial Contributions due from developer</p> <p>Prior to the occupation of the 30th Open Market Dwelling, the developer will pay the outstanding balance of the Financial Contributions</p>		<p>Sports and Leisure: £59,442.00</p> <p>Highways: £35,664.34</p> <p>Education: £49,264.34</p>		<p>Status: Underway</p> <p>Enhancements at Westland Road Play Area</p> <p>£2,202 Westfield School cricket nets</p> <p>£11,016 Preston Sports Centre</p> <p>£39,229 towards new education and ranger centre at Yeovil Country Park.</p>	<p>No time requirements on paid monies</p>

SECTION 106 MONITORING REPORT

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (West)</p> <p>09/00011/FUL Parish Yeovil</p> <p>77 Stiby Road Yeovil BA21 3EW</p> <p>Demolition of 1 No. block of flats, 6 bungalows known as 23-28 St Anne's Gardens, 281 and 283 Stiby Road and 1 No. garage block and erection of 29 No. dwelling houses with highway improvements (Amendment to 08/00210/FUL) (GR 354103/117020)</p> <p>Agreement Date: 01/07/2009</p>	<p>Sports and Leisure:</p> <p>Play Equipment Contribution: for the acquisition and installation of one or more pieces of play equipment including a commuted sum for long term maintenance at a nearby play area.</p> <p>Playing Pitch Contribution within Yeovil</p> <p>Affordable Housing: Units Agreed: 11</p>					<p>Status: Development Completed.</p> <p>Equipped Play Contribution spent at Monksdale play area.</p> <p>Other financial leisure contribution spent at Preston School on refurbishing sports centre.</p>	Contributions Paid

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: Yeovil (West)</p> <p>08/05133/FUL Parish Yeovil</p> <p>163 Larkhill Road Yeovil BA21 3HW</p> <p>Alterations to modify existing access to form highway and demolish existing garages and no 163 Larkhill Road to erect 13 dwellings. (GR 353976/116934)</p> <p>Agreement Date: 31/07/2009</p>	<p>Sports and Leisure:</p> <p>Strategic Community Facilities (Sports & Leisure) £15,859.24 for facilities serving Yeovil.</p> <p>Equipped Play Youth Contribution: £23,119 Acquisition & installation of equipment at Monks Dale play area. Youth Facilities in same locality. Including commuted sums to provide long term maintenance of those respective facilities.</p> <p>Open Space Contribution: £7,600 For improvements/costs to any recreation area within 2km of the site.</p>					<p>Status: Development Completed.</p> <p>Equipped Play & Youth Contributions designated for project at Monksdale play area.</p> <p>Strategic Monies spent towards AGP at Westfield School</p>	

Agenda Item 10

Neighbourhood Development Officers – Communities Update Report

Strategic Director: Rina Singh, Place & Performance
Assistant Director: Helen Rutter, Communities
Service Manager: Natalie Fortt, Area Development Lead
Lead Officers: Natalie Fortt / James Divall (NDO – communities)
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Purpose of the Report

The purpose of the report is to provide members with an update on the range of Neighbourhood Development activities undertaken in Area South over the last 6 months.

Public Interest

This report sets out the project work undertaken by the Area South Neighbourhood Development Officers over the last 6 months in line with the Area South Development Plan.

Recommendation

It is recommended that members note and comment on the report.

Background

There is one full time and one part time Neighbourhood Development Officer – Communities post within the Area South Development Team (1.5 Full Time Equivalent).

The overall job purpose of the Neighbourhood Development Officer – Communities (NDO) is:

To work in parishes and neighbourhoods across the Area, supporting the development of community infrastructure and strong, self-sustaining communities. To help people articulate the needs of their communities and localities; and work together to meet those needs themselves. To help people to influence the improvement and development of public/local services and facilities.

The NDOs work alongside other council services and other local agencies to deliver a true community based approach in Yeovil and surrounding parishes, consistent with the government's and local communities' ambitions and aspirations.

In the absence of the Area South Development Manager, the full time Officer has been seconded to the post of Area Development Lead (ADL), which incorporates the existing NDO work and also parts of the Area Development Manager's role. This report details the main body of work undertaken by the part time NDO and the ADL.

Main areas of work

Engage with and support Parish Councils

The NDO and ADL continue to work closely with Parish Councils including supporting West Coker to undertake a Housing Needs Survey, offering advice to Barwick and West Coker on

their plans to develop their community facilities and recreation grounds and providing funding advice to Odcombe, West Coker, Hardington Mandeville and East Coker.

One particular key project for the NDO is supporting West Coker Parish Council and Recreation Ground for Children & Young People Trust with master planning the Recreation Ground on Halves Lane, West Coker.

The project aims to replace the three dilapidated buildings that currently stand on the recreation ground with a new sport and youth pavilion and new changing rooms. The project will also extend the play area in order to meet the needs of older children within the village. The cricket pitch will also be improved and a new Multi Use Games Area will be provided.

Leading the master plan process is a steering group, made up of recreation ground trustees, parish councillors, residents and local user group representatives. A feasibility study is being undertaken to establish the need for each of the projects. The study will assess local data, compile information from the parish consultation, detail the costs of the individual projects and identify possible funding sources and advise on likely timescales. The steering group are now at the stage of interviewing architects for the new pavilion building and confirming plans for the new play park extension project

The NDO has also worked with West Coker Parish Council on other projects including the refresh of the parish plan and the additional enhancements to the village hall, establishing not only a need for all the new facilities but also how the two facilities will work in partnership.

The ADL has been working on the new 'key sites' within Brympton and Yeovil Without, details of which are included elsewhere in the report.

The team have also continued to produce Parish and Community Bulletins, which have been well received.

Health Inequalities and Westfield regeneration programme

The NDO is working closely with Ward members, the Westfield Community Association and local agencies to target health, social and economic inequalities across the Westfield community. The newly formed action plan led by Westfield Community Association and supported by the NDO and partner agencies is a result of the recently completed 'Our Place' project. The new regeneration programme has evolved from 'Our Place', adding additional actions to meet the wider need of the residents and local community organisations. These projects include the development of a new community hall at St. Peters Church, new bus bays at Westfield Academy, community training programmes, fuel poverty education and support, visual enhancement of green spaces and waste land, improved branding and communications across the neighbourhood and healthy lifestyle initiatives to support young people and adults living locally.

Enhance open spaces

The NDO and ADL are working with other SSDC services and community groups/ parish council working parties to develop local play and open spaces within our communities. Such projects include West Coker Recreation Ground master planning (pavilion, play, youth and sport facilities), Barwick recreation ground and play facilities, Westfield open spaces, Wyndham Park play facilities and the proposed Bike Park in Birchfield.

Area South Community Forum

The Area Forum meetings continue to be well attended by over 30 community representatives. 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 allow time to network, share ideas and solve problems.

The forum is aimed at agencies, parish councils and local community groups who live or work in Area South. Members include Housing Associations, District, Town and Parish Councillors, Police and Fire Services, Youth Workers, Community Associations, Community Justice Panel and Community Speedwatch.

The forum meets 3 times a year at Brympton Way and the date for the next meeting is Monday 17th October 2016.

Youth Work Provision

The ADL is part of the Steering Group looking at Youth Service Provision across Area South. The group is lead by Yeovil Town Council and has representatives from Yeovil Without Parish Council, South Somerset District Council and Somerset County Council.

The steering group initially commissioned four youth clubs but due to a lack of demand in one area and an unsuitable venue in another, this has now been reduced to two. The youth club in Westfield has proved to be very popular but the provider has now been tasked with improving attendance and engaging with many more young people in the Milford area of Yeovil.

The ADL has continued to chair and organise the district wide Youth Opportunities Group (YOG). YOG has representatives from statutory agencies, local charities, youth groups and local churches who meet to tackle issues relating to young people and identify opportunities for youth activities and joint working.

The ADL has also recently become a trustee for the Yeovil Young Achievers Trust. The trust provides grants to young people who need assistance in order to carry on with their studies or develop their talent. Examples of previous grants include a specialist laptop for a talented graphic design student and help with the travel expenses of a female amateur kick boxer who had been selected to compete for Great Britain but couldn't afford the associated costs. The ADL was asked to join the trust to help promote awareness of the charity.

Wyndham Park

The ADL has organised a number of meetings to look at specific issues on the Wyndham Park Estate including the need to develop community facilities on or near the site. There is a gap in community hall provision in this area and local residents, ward members and SSDC officers have raised the issue of the evident shortfall of community facilities in the east of Yeovil.

The project has support from local residents, registered housing providers and church leaders. SSDC has allocated £400,000 towards the project, which added to the £220,000 secured through the renegotiation of the section 106 document, gives the project a current budget of £620,000. Yeovil Without Parish Council has also offered support for the project but the challenge remains to find an appropriate site.

The MOD has agreed to allow the community to use one of its properties on the estate as a temporary community hub, while the ADL investigates possible alternative sites. The house will be able to be used by various agencies for advice surgeries and also by residents wanting to start new groups and activities. The project is still in the very early planning stages but is a very exciting development for the estate. The ADL will continue to keep members updated as the project develops.

The ADL has promoted community engagement by helping to set up a Wyndham Park Community Association, and has designed and funded community newsletters in order to keep residents informed regarding the various issues on the site. The ADL, alongside the Yeovil Without Parish Clerk and a Knightstone Housing Officer, has also planned a number of open events, that allow residents the opportunity to speak to officers from a variety of agencies and find out more information about their estate. The latest of these was held on 4th June and the feedback received has been extremely positive.

The ADL is also a member of the Wyndham Park Partnership that has been established by the Parish Council to provide a strategic overview of the issues and opportunities within the site. This group has representation from the Parish Council, Housing Associations, Church members and the Armed Forces Covenant and may provide the necessary mechanism for securing community facilities for this estate.

The ADL is part of the steering group working to develop the play areas and a MUGA on the estate. The land currently allocated for a MUGA is not in an ideal position, as it is situated next to housing and this produces a problem with 'ball containment'. The ADL is looking in to the possibility of acquiring land adjacent to the site, so that the MUGA can be moved to a more appropriate site. However, residents are very keen that a MUGA gets delivered soon, so the steering group have investigated possible designs that could be installed, should the adjacent land not become available or exceed the project budget.

Help communities wishing to develop community facilities

In addition to helping Barwick, East Coker and West Coker Parish Councils with the development and/or improvement of community facilities, the NDO is on the steering group looking to develop a community hall in the Westfield area of Yeovil.

The NDO and ADL have noted an increase in local residents and community groups aspiring to run community buildings through the 'community right to bid' programme. The NDO and ADL have assisted community groups through this process by registering eligible buildings on the register of assets of community value.

Support and promote Community Associations, community events and community engagement activities

As part of the work to promote sustainable engaged communities, the NDO and ADL have helped and advised a number of Community Associations and supported community events, information days, volunteer fairs, table top sales and other community activities. These activities promote community cohesion and help to recruit community volunteers.

The NDO has supported the SSDC working group to aid and assist new refugee families to settle into their new community. Signposting and links with community groups, facilities and activities are all helping to settle the families into South Somerset life.

Support sustainable transport and green travel schemes

The ADL has been working with the SCC Sustainable Transport Officer to promote sustainable transport options within the key sites in Yeovil. The ADL is also working to promote cycling and is part the steering groups for the Bike Fest event and the proposed Yeovil Bike Park. The SSDC Transport Officer is working on a capital bid to improve cycle routes in the East of Yeovil and should the bid be successful, the ADL will be part of the project group taking this forward.

The NDO and ADL are working with local parishes and other SSDC services to develop new cycle routes and paths across Yeovil and surrounding villages. One project linking Yeovil and Limington has developed cross area working and collaboration of Area Development Teams, Ward Members and Parish Councils.

Supporting economic development and regeneration

As part of the new role, the ADL has joined Yeovil Vision and has also become a member of the Love Yeovil Marketing Group. The Marketing Group have set themselves very ambitious targets between now and the end of the year. Therefore a lot of work is required over the next few months to produce some well attended quality events such as Super Saturday and the lead up to Christmas.

The ADL has also become a member of the South Regeneration Board and is part of the officer group responsible for commissioning the UDF refresh.

Key Sites

A large proportion of the ADL's time is spent on the various key sites in Yeovil. The community work at Wyndham Park is detailed elsewhere in the report. However, the ADL has also spent time working with SCC and SSDC's Development Control and Land and Property Teams to try to deliver the two much needed primary schools within Yeovil. The project team had investigated the possibility of moving the school at Wyndham Park to an adjacent larger piece of land and converting the existing piece of land into a community asset. The ADL had developed plans for this land including a hall, MUGA and play space. Unfortunately, a decision was taken to revert back to the original plan, so work is now required to find alternative land for these facilities.

The ADL is also working to develop the Dual Use School on the Lufton Key Site. The school is the first Dual Use School in the area, so the ADL has been working to design a dual use agreement that is suitable for both school and community use. The ADL has monthly meetings with SCC project officers, so it is hoped that an agreement can be reached shortly.

The ADL also has monthly meetings with the SCC officer responsible for the build of the school to ensure that the design meets the needs of the community as well as possible within the obvious constraints. The frequency of the meetings is likely to increase as the build date approaches. The ADL has begun working with the SSDC Property Department to ensure the design contains the correct specifications including for example; flooring, kitchen white goods and the correct placement of electrical points.

Grants and funding

The NDO and ADL continue to promote the South Somerset District Council grant scheme and to assess the applications.

The NDO and ADL have also provided funding advice to local projects, charities and social enterprises and continue to research new opportunities and new grants for local groups. The demand for help and advice is increasing due to the current economic climate and the reduction/withdrawal of some grant funds.

Government initiatives

The Locality Bill, Neighbourhood Planning and other government initiatives all bring changes that affect development work. The NDO and ADL respond to these changes and look for new opportunities for the communities within Area South wherever possible. An example of this is our successful bid to become an Our Place pilot.

The Community Right to Bid has also resulted in an increase in workload, with eight local facilities now included on the Register of Assets of Community Value.

Supporting voluntary sector groups

The NDO and ADL continue to support a number of voluntary sector groups including SPARK (Formally SSVCA), Shopmobility and South Somerset Disability Forum.

Responsive Work

The NDO and ADL are receiving increasing numbers of enquiries and requests from local residents and community groups requesting support. These requests range from funding advice and guidance on charity governance, to signposting and co-ordination of other SSDC services. Other queries have included help with statistical analysis, legal advice and requests for training, as well as ideas for new initiatives and projects that may link with or be included in future Area Development Plans. These responsive activities are now being recorded on a community enquiries log within the service team.

An example of a new initiative that arose from within the community is the Yeovil Men's Shed. The idea of a Mens Shed started in Australia and there are now approximately 300 'sheds' in the UK. The Yeovil Shed members have decided to be inclusive and although the name is Yeovil Men's Shed, it is open to everyone who would like the opportunity to socialise and undertake practical activities such as carpentry. The ADL supported this project and will continue to offer help and advice as it moves forward.

Financial Implications

None

Corporate Priority Implications

Health and Communities

To build healthy, self reliant, active communities we will:

- Help people to live well by enabling quality cultural, leisure, play, sport and healthy lifestyles facilities and activities.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

None directly arising from this report. However, the Westfield Regeneration Programme contains a number of projects aimed at reducing fuel poverty.

Equality and Diversity Implications

The NDO and ADL act as advocates for the whole community, including minority groups. They are the lead officers for the Area in relation to initiatives aimed at promoting social inclusion and providing opportunities for those least able to take up Council and other services.

Background Papers:

None

Agenda Item 11

Area South Committee Meeting Review

Strategic Director: Rina Singh, Strategic Director (Place and Performance)
Assistant Director: Helen Rutter Assistant Director Communities
Service Manager: Natalie Fortt, Area Development Lead (South)
Contact Details: Helen.rutter@southsomerset.gov.uk or 01935 462708

Purpose of the Report

To allow Area South committee members to consider the suitability of the current start time and other arrangements for the Area South Committee meeting.

Public Interest

Area South Committee meetings are held in public. This allows residents and others to observe the committee in action and also to make representation. The Area South Committee is held at the Brympton Way, Council Offices on the first Wednesday of every month starting at 2pm, with planning applications being determined last on the agenda.

Recommendation

That Members agree the start time for Area South Committee remain at 2.00pm and that planning applications continue to be determined last on the agenda and not before 3pm to benefit public participation, Member attendance and officer time.

Background

It is good practice to periodically review area committee arrangements. The last review was in September 2015. At that meeting members resolved that the start time for the Area South Committee remain at 2.00pm and for a trial period planning applications be determined last on the agenda and not before 3pm.

Analysis of meetings held since September 2015

Area Committee meetings are a key element of local governance in South Somerset. It is vital that elected members feel able to participate and contribute as fully as possible to local decision making.

Members will be aware that the choice of starting times has always been a matter for each Area Committee to decide. The expectation is that Area Committee meetings are held at a time and place which members feel is best suited to their Area. The result is that the arrangements for all four Area Committees are not the same, with wide variation in “best” practice. It is recognised that arrangements will always involve some compromise.

The structure of the meeting: The following table shows the meeting duration times for Area South Committee from October 2015 to August 2016.

Month	Start (pm)	Finish (pm)	Duration	No. of Planning Applications
2015				
October	2.00	3.55	1.55	NIL
November	2.00	4.25	2.25	1
December	2.00	3.45	1.45	NIL
2016				
January	4.00	5.10	1.10	1
February	2.00	4.45	2.45	1
March	2.00	5.05	3.05	2
April	2.00	3.55	1.55	1
May	Meeting cancelled			
June	2.00	6.10	4.10	5
July	2.00	4.30	2.30	2
August	Meeting cancelled			
September	2.00	6.20	4.20	4

- The average meeting time was 2 hours 40 minutes
- The shortest meeting took 1 hour and 10 minutes
- The longest meeting took 4 hours and 20 minutes

The Chairman and Vice chairman assess the anticipated duration of non-planning items and from this set a realistic start time for any planning applications to be determined. This has been quite accurate throughout. It has been noted that any confidential items should always be taken at the end of the meeting. Councillors views are welcomed on the continuation of non planning items at the start of the Agenda.

Venue: Meeting in Brympton Way affords the most efficient use of officer time. Parking for Councillors and visiting member of the public is usually accommodated well by the current parking arrangements. Members views on how well this works is welcome

Financial Implications

If a later starting time for Area South Committee meetings is agreed by Members, then there may be an impact upon staff overtime if meetings were to continue beyond 6.30pm. This would include Caretaking duties, planning and democratic services officer support to the meetings which would impact upon the budget of each individual service.

Corporate Priority Implications

The work of the Area Committee system is dedicated to promoting all of the Council's Corporate Priorities.

Carbon Emissions and Climate Change Implications

As a Council we promote the use of sustainable transport, however, moving to a later starting time would make to use of public transport more problematic.

Equality and Diversity Implications

None

Background Papers

None

Agenda Item 12

Area South Committee Forward Plan

Assistant Director: Helen Rutter, Communities
Service Manager: Natalie Fortt, Area Development Lead - South
Agenda Co-ordinator: Jo Boucher, Democratic Services Officer
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 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 Democratic Services Officer.

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 Democratic Services Officer; Jo Boucher.

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
2nd November 2016	Somerset Highways – maintenance programme	A six monthly update report on the current and expected highways maintenance programme in Area South	Mike Fear, Assistant Highway Service Manager, South Somerset Highways
	Westland Leisure Complex, Yeovil	3 monthly update report on the Westland Leisure Complex, Yeovil	Steve Joel, Assistant Director (Health and Well-Being)
	Affordable Housing Development Programme	The purpose of this report is to update members on the likely outturn position of the Affordable Housing Development Programme in relation to Area South	Colin McDonald, Corporate Strategic Housing Manager
	Area South Development Plan	Six monthly review update report	Helen Rutter, Assistant Director, Communities
30th November 2016 <i>(Please note revised date for the December meeting)</i>	SSDC Welfare Benefit Work in South Somerset	Annual Update on the Welfare Benefit Work in South Somerset	Catherine Hansford, Welfare Benefits Team Leader
	Markets Improvement Strategy	Update Report on the Yeovil Markets	Natalie Fortt, Area Development Lead - South
4th January 2017		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	
1st February 2017	Yeovil Vision & Regeneration Update	Update report on Yeovil Vision and Regeneration	Helen Rutter, Assistant Director, Communities/Natalie Fortt, Area Development Lead -South
TBC	Strategic Key Sites within Area South	Section 106 update report on the Strategic Key Sites within Area South	Neil Waddleton, Section 106 Officer
TBC	Western & Eastern Corridor Improvements	Update of the Western & Eastern Corridor Improvements	SCC

Agenda Item 13

For Information only – Wyndham Park

Strategic Director: Rina Singh, Place & Performance
Assistant Director: Helen Rutter, AD Communities
Service Manager: Natalie Fortt, Area Development Lead – South
Lead Officer: Helen Rutter, Assistant Director Communities
Contact Details: helen.rutter@southsomerset.gov.uk or (01963) 435012

Purpose of the Report

As agreed by the Area South Committee in June, to update the Committee on the current situation regarding the access and community safety issues in the Sandewood Close/ Wyndham Park area.

Public Interest

To address concerns raised by members of the public about anti-social behaviour and estate design in the Sandewood Close/ Wyndham Park area.

Recommendation

That members note the report which is included for information only

Background

Members will recall that the problem caused by drug dealing was raised by residents of Sandewood Close/Redwood Rd and the Ward Members. The removal, by the developers, of a fencing panel, at the request of some residents, had taken place. This allowed improved pedestrian access from residents of Wyndham Park, but other residents complained that it had also facilitated anti-social behaviour, specifically drug dealing in this area. It was further noted that this location was due to have pedestrian access in due course, under the approved outline plans for the key site, which included a bus gate allowing access to the new school due to be built to serve the area.

After the June ASC it was left that further discussions would be held to clarify the planning details of the S106 with relevant officers/ look at enforcement with the Police and the matter be brought back in October.

Community safety

The issues that caused the original complaints have been dealt with by arrests, evictions and premises closure. Since then the area is suffering from no more or less Crime/ASB than anywhere else in the town. No further complaints about drugs issues at the walk way have been reported.

Planning aspects

There is a requirement in the planning approval to have a pedestrian access at the location of the proposed bus gate. This was a key element of providing a scheme that integrates with the surrounding community and allows residents to walk to and from services. The removal of this link would require an application to amend the approved scheme. Planning has

received confirmation from a bus operator that they are willing to provide a service into the site but this will require the bus gate.

Somerset CC (Highways) provided reassurance to the members of SCC Regulation Committee that they would progress the bus gate, as members considered it to be fundamental to the success of the new school. This was included in the minutes of the meeting.

Financial Implications

None

Corporate Priority Implications

tbc

Carbon Emissions & Adapting to Climate Change Implications (NI188)

Estate design when fully implemented should facilitate walking and cycling to key facilities in the area. The pedestrian access and bus gate are important features linking the estate to the rest of the developed area.

Equality and Diversity Implications

None directly arising from this report

Background Papers:

Agenda Item 14

For Information Only – Yeovil Advice Hub

Strategic Director: Rina Singh, Place & Performance
Assistant Director: Helen Rutter, Communities
Service Manager: Natalie Fortt, Area Development Lead – South
Lead Officer: Helen Rutter, Assistant Director Communities
Contact Details: helen.rutter@southsomerset.gov.uk or (01963) 435012

Purpose of the Report

To provide some background and a progress report on SCC led plans for a multi-agency advice hub serving Yeovil

Recommendation

That members note the report which is for information only.

Background

SSDC pioneered One Stop Council Shops in the late 1990s. These have been successful in their own terms but did not have the benefit of modern IT to optimise customer/operator access to all SSDC services. It has been a continuing ambition of SSDC, spanning well over 10 years, to create a truly effective multi-agency advice hub in Yeovil, serving the whole community. Our largest town has the highest concentrations of people facing multiple disadvantage (IMD data). The ambition has been to ensure that vulnerable people with complex needs get timely and comprehensive support.

To a limited extent Petters House has evolved and fulfilled this role, although it has 3 separate SSDC reception desks and a “revolving door” of partners offering their services from the building.

Transformation and New Opportunities

With our Transformation programme underway, to remodel our customer service and optimise electronic access to services and customer records, this ambition is as relevant and pressing as ever.

Over the last 2 years SCC has been developing new types of multi-agency hubs across the County, as part of his property rationalisation plan, examples include Glastonbury, Shape at Shepton Mallet, as well as the creation of the shared back office facilities at Brympton Way.

At the time of releasing a floor at Brympton Way SSDC Councillors were clear that this, largely back office facility, was not a substitute for a better town centre advice and service hub.

Yeovil Library has become the focus of feasibility work by SCC to develop a proper one stop advice & service centre, with Petters House being the possible location for other multi-agency services that need a town centre location. Liaison with SSDC has involved Laurence Willis AD from a property angle and Helen Rutter AD looking at the service delivery aspects of community offices in liaison with the Transformation Team.

SCC has submitted a bid to a Government sponsored property rationalisation programme, One Public Estate round 4 (OPE 4), seeking feasibility and project management funding of £450k towards the development of further integrated hubs (3 types: Back Office; Customer & Operational; Business Incubation) across the county, releasing surplus property for housing

or workspace. The outcome of this bid will be known very soon in September 2016. The key features from an SSDC perspective are:

- A Yeovil proposal to deliver a shared customer hub at the existing Library building, with Petters House providing complementary additional capacity for customer, operational and back office requirements. This is described in the bid as an *Integrated Services and Business Incubator Hub campus* releasing up to 5 buildings for new uses
- Across the 2 town centre sites feasibility will be assessed to deliver Library, Registrars, key District Council services, Police, Jobcentre Plus, family support, health visitors, CAB and community & public health services
- SCC has bid for £45k to do the feasibility and project management. The project overall is led by SCC. A meeting is being held by SCC to discuss the outcome of the bid on 26 September. **A separate Project Board will develop the Yeovil Hub**
- SSDC have given an indication of the type of facilities and operating environment that would be needed if we are to operate a customer service from the library
- To date there has been no discussion about the package of services that could run from Petters House, but members are aware that there is surplus space within the building and the Police are interested in locating some of the Neighbourhood Policing team at this building to facilitate One Team activity
- **SCC has stated in the bid that they would aim to have the feasibility/business case and concept designs completed in 6 months, by March 2017. Subject to this phase, the implementation phase for the project is envisaged to be completed over the following 12 months, by end of 2017/18 year. From an SSDC perspective we will need the Hub to align with our own Transformation Programme**
- Similar proposals are set out for a Chard Hub within the bid but on a slower timescale

Issues and Next Steps

Further discussions will be held with SCC and other agencies once the outcome of the bid is known. This will establish the suitability of the 2 buildings for the possible package of services envisaged. It will also establish the commitment of the main parties to a fully integrated service hub.

If the Library proves unsuitable for SSDC's needs and/or agreement cannot be reached then SSDC can revert to a revamp of Petters House to meet our customer service delivery priorities, which may include a town centre workspace hub.

Financial Implications

Corporate Priority Implications

The Corporate Plan 2016/17 identified a priority project of Working with Partners on a Public Sector Hub for Yeovil.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

The advice hub, if implemented, could reduce the need for the public to travel out to Brympton Way and so reduce car / taxi journeys.

Equality and Diversity Implications

A town centre advice hub is likely to be more accessible to the public especially for those with multiple advice and support needs.

Background Papers:

Agenda Item 15

Schedule of Planning Applications to be determined by Committee

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 3.15pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 3.00pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
16	YEOVIL EAST	16/03200/FUL	The formation of a raised decking area with fencing (Retrospective)	Flat 2 169 Sherborne Road Yeovil	Miss Amy Davey

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

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

Referral to the Regulation Committee

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

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

Human Rights Act Statement

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

Agenda Item 16

Officer Report On Planning Application: 16/03200/FUL

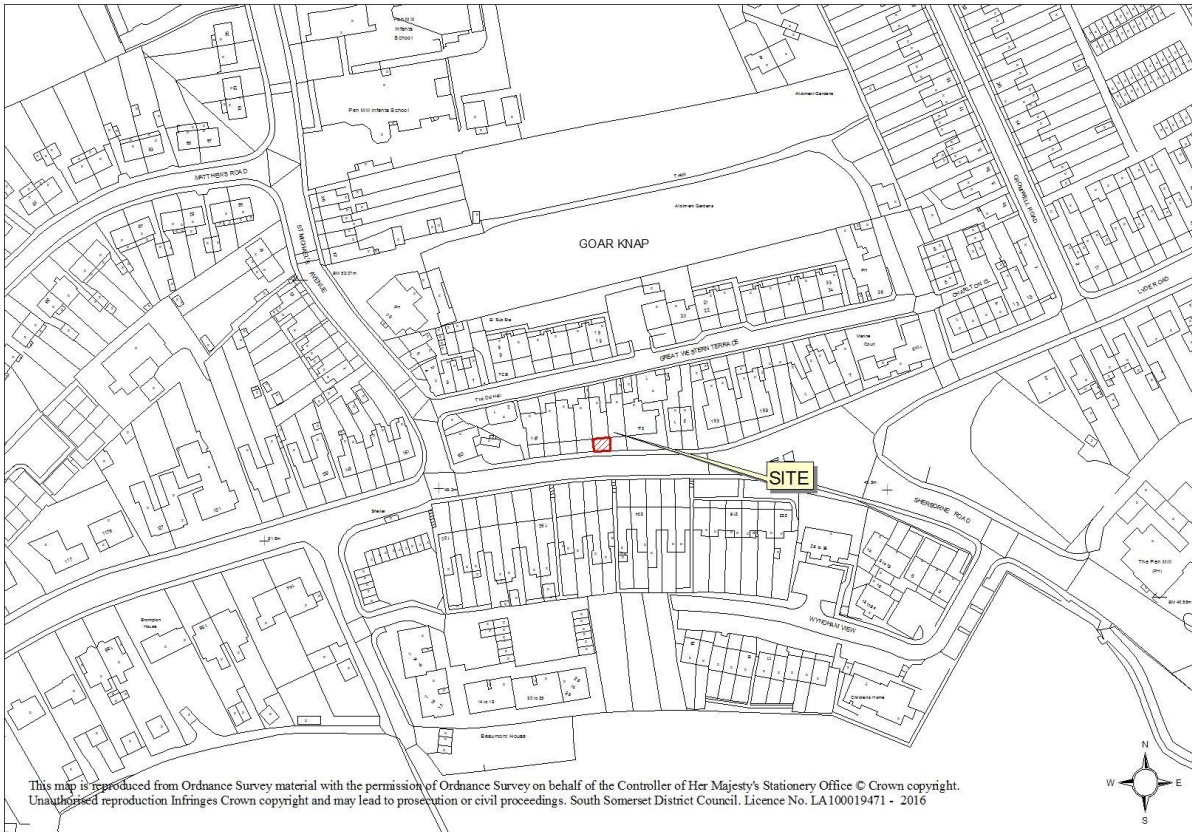
Proposal :	The formation of a raised decking area with fencing (Retrospective)
Site Address:	Flat 2 169 Sherborne Road Yeovil
Parish:	Yeovil
Yeovil (East) Ward (SSDC Member)	Cllr D Recardo Cllr R Stickland Cllr T Lock
Recommending Case Officer:	Andrew Collins Tel: 01935 462276 Email: andrew.collins@southsomerset.gov.uk
Target date :	26th September 2016
Applicant :	Miss Amy Davey
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

Reason for referral to Committee

This application is referred to Area South Committee at the request of Cllrs Lock and Stickland in agreement with the Area Chair to allow the merits of the application to be discussed in a public forum as this is a retrospective application and different opinions have been expressed.

Site Description and Proposal





The site is located on the northern side of Sherborne Road to the east of St Michaels Road. The property is a 3 storey mid terrace dwelling currently in use as 2 flats. The properties on this part of Sherborne Road are approximately 2m higher than the road level. At the front are steps up to the entrance of the properties with a garden area to the front.

Retrospective planning permission is sought to erect a raised area of decking surrounded by a timber close boarded fence. The raised area is 1m in height and the close boarded fence is a further 1m in height. Therefore the total height of decking and fencing is 2m. This has been erected approximately 1m above road level. The raised decking and fencing's exterior has been painted green.

Submitted with this application is a statement from the applicant. As private photos have been provided she has requested that this is not made public. This statement details that the applicant and her partner purchased the property in 2007 and hoped to move to a house with a garden before having children. However due to the housing market this was not possible and they now have 2 young children. The decking area was created to transform a potentially hazardous outdoor space into a safe area for their children to play. This is especially important during the summer months

The applicant's own the top floor 2 bed flat and detail that they have ownership over the land at the front. It is also detailed that the occupiers of the ground floor flat have young children who play on the decking with the applicant's children.

It has also been detailed that since the decking has been constructed the applicant has been able to dry clothes outside, that there are other development at the front along Sherborne Road and they propose to plant around the decking to minimise its appearance.

HISTORY

16/00209/OPERA - Enforcement Enquiry. This enforcement case relates to the erection of the raised decking the subject to this application.

04/01599/COL - The use of premises as 2 No. self contained flats (Certificate of Lawfulness)
- Application permitted - 15/02/05

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.

South Somerset Local Plan (2006 - 2028)

On the 5th March 2015 this new local plan was adopted and constitutes the development plan. The most relevant policies are:-

SD1 - Sustainable Development
SS1 - Settlement Strategy
EQ2 - General Development

National Planning Policy Framework

Chapter 7 - Requiring Good Design

CONSULTATIONS

Yeovil Town Council - Recommend approval subject to additional planting.

County Highway Authority - No observations

SSDC Highways Consultant - No highway issues - no objection.

REPRESENTATIONS

1 letter of representation has been received from the Sherborne Road Residents Association (SRRA) and the following concerns have been made;

- o The fenced area should be replaced with metal railings to improve the appearance.
- o It is noted that there is a legal covenant which restricts development in front of the building line.

CONSIDERATIONS

Planning permission is required for the development as the property is a flat and there are no permitted development rights for flats. Also even if this was a dwellinghouse, any development located to the front and any decking over 300mm in height requires planning permission.

The key considerations in this instance are the impact upon residential and visual amenity and assessing whether any material considerations indicate that permission should be given.

Residential Amenity

The decking area is located outside of the bay window of the ground floor flat and when standing up there could be direct looking in the ground floor flat's window. This ground floor flat is in separate ownership to the applicant. It is noted that no letter of objection has been received from the ground floor flat and the submitted information indicates that the two set of children play together. However this is the current situation and the application is for the permanent retention of the decking. This means that the occupiers of both flats could be long gone and the decking is still in position. Future occupiers of the first floor flat due to time of operation and nature of the use could result in an adverse impact upon residential amenity.

In assessing how close the decking is in relation to the neighbour property it is not considered that the future use of the decking would protect the residential amenity of neighbouring properties. As such the proposal is contrary to Policy EQ2 of the Local Plan.

Visual Impact

The applicant's submitted justification for the decking on visual impact grounds is that other properties have overgrown front gardens, there is a case of a raised patio surrounded by timber railings nearby and that the structure is professionally built and looks good. It is also proposed that planting will be undertaken to further minimise impact.

The example expressed by the applicant has been investigated and no planning permission can be found for this structure. It is also noted when assessing applications that each application has to be judged on its own merits and that just because there is existing poor development that we should allow further poor development.

Even if planting was undertaken to front of the decking any built front at the front of Sherborne Road is an alien, incongruous feature. The proposal is not therefore considered to reinforce local distinctiveness and respect local context and is considered to be poor design.

As such the proposal fails to comply with Policy EQ2 of the Local Plan and chapter 7 of the NPPF.

Other Matters

As this is a retrospective application and planning permission is refused enforcement proceedings should be made in relation to the removal of the structure.

RECOMMENDATION

Refuse permission

SUBJECT TO THE FOLLOWING:

01. The proposal by reason of location of the decking in relation to the neighbour's window will result in overlooking and a poor neighbour relationship to the detriment of residential amenity. As such the proposal is contrary to Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).
02. The proposal by reason of the location and form and even with proposed mitigation measures including planting the decking is a prominent, alien, incongruous feature

results in poor design and fails to reinforce local distinctiveness or respect the character of the area to the detriment of visual amenity. As such the proposal is contrary to Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028) and the aims and objectives of the NPPF especially chapter 7.