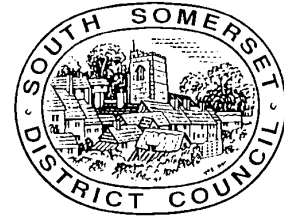


**South Somerset District Council**

*Notice of Meeting*



# Area West Committee

*Making a difference where it counts*

**Wednesday 19th April 2017**

**5.30 pm**

**Henhayes Centre, South Street Car Park,  
Crewkerne, TA18 8DA**

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



The following members are requested to attend this meeting:

Jason Baker  
Marcus Barrett  
Mike Best  
Amanda Broom  
Dave Bulmer  
Carol Goodall

Val Keitch  
Jenny Kenton  
Paul Maxwell  
Sue Osborne  
Ric Pallister  
Garry Shortland

Angie Singleton  
Andrew Turpin  
Linda Vijeh  
Martin Wale

Consideration of planning applications will commence no earlier than 6.45pm.

For further information on the items to be discussed, please contact the Democratic Services Officer on 01935 462055 or [democracy@southsomerset.gov.uk](mailto:democracy@southsomerset.gov.uk)

This Agenda was issued on Thursday 6 April 2017.

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

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



## **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”. The council’s Executive Forward Plan can be viewed online for details of executive/key decisions which 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 three minutes on agenda items; and
- see agenda reports

Meetings of the Area West Committee are held monthly, usually at 5.30pm, on the third Wednesday of the month (except December) in village halls throughout Area West (unless specified otherwise).

Agendas and minutes of meetings are published on the council’s website  
[www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions](http://www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions)

Agendas and minutes can also be viewed via the mod.gov app (free) available for iPads and Android devices. Search for ‘mod.gov’ in the app store for your device, install, and select ‘South Somerset’ from the list of publishers, then select the committees of interest. A wi-fi signal will be required for a very short time to download an agenda but once downloaded, documents will be viewable offline.

## **Public participation at committees**

### **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**

Consideration of planning applications at this meeting will commence no earlier than the time stated at the front of the agenda and on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered.

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 three 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 and/or 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.

## **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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# **Area West Committee**

## **Wednesday 19 April 2017**

### **Agenda**

#### ***Preliminary Items***

- 1. To approve as a correct record the Minutes of the Previous Meeting held on 15th March 2017**
- 2. Apologies for Absence**
- 3. Declarations of Interest**

In accordance with the Council's current Code of Conduct (as amended 26 February 2015), 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.

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. 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.

#### **Planning Applications Referred to the Regulation Committee**

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

Councillors Mike Best, Sue Osborne and Angie Singleton

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

- 4. Date and Venue for Next Meeting**

Councillors are requested to note that the next Area West Committee meeting is scheduled to be held on 17<sup>th</sup> May 2017 at 5.30pm at Swanmead Community School, Ilminster.

- 5. Public Question Time**

This is a chance to ask questions, make comments and raise matters of concern.

Parish/Town Councils 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.

Anyone wishing to raise matters in relation to items on the agenda may do so at the time the item is considered.

## **6. Chairman's Announcements**

### *Items for Discussion*

- 7. Chard Regeneration Scheme - Town Centre Regeneration - the next stages** (Pages 6 - 8)
- 8. Local Housing Needs in Area West** (Pages 9 - 11)
- 9. Community Health and Leisure Service Update** (Pages 12 - 17)
- 10. Area West Committee - Forward Plan** (Pages 18 - 20)
- 11. Schedule of Planning Applications to be Determined by Committee** (Pages 21 - 22)
- 12. Planning Application: 14/05511/FUL - Land North of Dolling Close, Chard** (Pages 23 - 30)
- 13. Planning Application: 17/00138/FUL - 73A Southmead Crescent, Crewkerne** (Pages 31 - 35)

**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.**

# Agenda Item 7

## **Chard Regeneration Scheme – Town Centre Regeneration – the next stages**

*Director: Martin Woods, Director - Service Delivery*  
*Service Manager: David Julian, Economic Development Manager*  
*Lead Officer: Rebecca O'Neill, Economic Development Officer*  
*Contact Details: david.julian@southsomerset.gov.uk or 01935 462279*

### **Purpose of the Report**

This report advises the Area West Committee of the next stages in the regeneration of the town centre sites at the Boden Mill, the adjoining car parks and relevant adjacent SSDC land-holdings.

### **Public Interest**

The report updates the committee on the status of the Development Agreement between South Somerset District Council (SSDC) and Henry Boot PLC to develop the Boden Mill and adjacent sites. The report also outlines the revision of the regeneration programme for the site and advises of the actions taken to bring the programme forward.

### **Recommendation**

That Area West Committee notes the content of the report.

### **Background**

In April 2014 a Development Agreement was signed between Henry Boot PLC and SSDC. The Agreement (which included public realm, under-croft parking, housing and retail elements) was fundamentally dependent on a retail-led project anchored by a major food retailer. This Agreement legally bound the two parties to a three year period during which time a suitable major food retailer was needed to financially 'anchor' the scheme prior to a planning permission being obtained.

Despite protracted negotiations it proved extremely difficult to secure the interest of a major retailer in the scheme. The economic climate had changed both markedly and unexpectedly with most of the larger food retailers no longer favouring a strategy of developing large stores. It should be noted that this change of retailer strategy was not specific to Chard as the economic trend away from developing large supermarkets has impacted on the whole of the country.

In November 2016 it was mutually agreed by both parties to the Agreement that SSDC could explore and prepare alternative options for a new community-driven development scheme for this important site close to Chard Town Centre.

This decision was endorsed by SSDC District Executive Committee in December 2016 when the Committee agreed to commit £50k to funding the development of new options, development appraisals, scheme design and public consultation. Additionally, the Committee set aside funding for 3 years of project management to drive the development programme forward.

### **Report**

SSDC is resolved to seeing the regeneration project progressed to a new phase with immediate effect. SSDC will now retain control of the project through its feasibility, design and build stages to optimise the site potential for the regeneration of the town centre and better ensure the delivery of the project.

It is also recognised that there is a need for stronger community ownership of the project and that the facilities developed within the scheme will need to strongly reflect the aspirations of the community. Project aspirations will need to be measured by development appraisal and a range of suitable options for development will be prepared, prioritised and tested before approval.

To move the project forward we have:

### **1) Revised the CRS Board membership**

The composition of the CRS Board was originally reported to Area West Committee on 16<sup>th</sup> March 2011. The terms of reference will remain fundamentally unchanged apart from the composition of the Board.

The existing CRS Board have agreed that there is a need for stronger community ownership of the project and that this would be better achieved by including all Chard District Council ward members on the CRS Board. **With effect from the next meeting** of the CRS Board, the membership of the Board shall be:

- The Chair – Project Sponsor (SSDC Portfolio Holder for Economic Development and Environment ) The chair has the right to delegate this role when necessary.

#### *User Representation - SSDC:*

- SSDC Leader
- SSDC Area West Chair
- SSDC Portfolio Holder (Strategic Planning and Place Making)
- SSDC Chard Ward Members (5 in total)

#### *User Representation- Partner Organisations:*

- Chard Town Clerk
- HCA representative

#### *SSDC Officer Representation:*

- Chief Executive
- Director(s) as required
- Economic Development Manager
- Area West Officer Representative

#### *Other Representation:*

- Professional Officers as required
- Advising consultants as required

*N.B. The overall governance and authority for the CRS remains vested in the District Executive Committee of South Somerset District Council.*

### **2) Moved to recruit a ‘Regeneration Project Manager – Chard Town Centre Redevelopment’.**

The job description was prepared after taking advice from the development industry. We are seeking a development specialist with a wide range of experience and skills that will help us enable and manage the mixed development scheme. The post was advertised internally (in the first instance) and has since been advertised externally in specialist publications. This process is underway at the time of writing. It is anticipated that an appointment will have been made by June 2017.

### **3) Recruited specialist architectural design, surveying and project evaluation services through the NPS Consultancy Group.**

NPS will prepare feasibility studies/ development appraisals of options for potential inclusion in the site development scheme. They will produce a range of options and early stage designs for consideration and public consultation. It is anticipated that public consultation will take place in the summer of 2017.

NPS will then be able to prepare the necessary documentation for procuring construction services for the district council and make recommendations on the stages and phasing of the proposed developments.

This will conclude the initial phase of work for which NPS have been appointed.

### **4) Ensured there will be ongoing liaison with the One Public Estate Programme (OPE)**

As discussed at the last committee meeting, the feasibility of creating a public service hub in Chard is under investigation though an OPE funded, public agencies partnership led by SCC with SSDC representation. The work on this is led by the Project Manager, Nena Beric. She will concentrate on mapping current operational buildings and discussing requirements with other key agencies to identify the potential for colocation into one or more suitable buildings in the town centre. She is aware of the NPS work and will liaise with them to avoid any duplication of effort. The OPE project will be provided with opportunities to feed their work into the CRS project.

### **Financial Implications**

No new financial implications will result from the changes outlined in this report. A budget of up to £50k has already been set aside from SSDCs Infrastructure/Feasibility Fund for the feasibility, appraisal and initial stages of the project work. The budget for the Project Manager has also been set aside from SSDCs Infrastructure Fund revenue budget to fund the post of a Project Manager for a period of 3 years. (District Executive Committee December 2016).

### **Council Plan Implications**

The development of the Boden Mill site assists the council in meeting several of its corporate objectives including:

- Working with businesses and using our assets to grow our economy.
- Support infrastructure improvements to enable growth.
- Working with partners to enable the provision of housing that meets the future and existing needs of residents and employers.

### **Carbon Emissions and Climate Change Implications**

None associated with this report

### **Equality and Diversity Implications**

None associated with this report

### **Background Papers**

- *Chard Regeneration Scheme Delivery Management Structure- Area West Committee March 2011*
- *Chard Town Centre Redevelopment - Update Report (Confidential) (Agenda Item 12) - District Executive Committee December 2016.*



# Agenda Item 8

## Local Housing Needs in Area West

Assistant Director: Steve Joel, Health and Wellbeing  
Service Manager: Kirsty Larkins, Housing and Welfare Manager  
Lead Officer: Kirsty Larkins, Housing and Welfare Manager  
Contact Details: [kirsty.larkins@southsomerset.gov.uk](mailto:kirsty.larkins@southsomerset.gov.uk) or (01935) 462744

### Purpose of the Report

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

### Public Interest

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

### Recommendations

That:

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

### Background

Homefinder Somerset (HFS) was launched in December 2008 in partnership with the other four Somerset Authorities.

Increased provision of affordable, good quality, homes in South Somerset remains a high priority. This has been evidenced by the countywide Sustainable Community Strategy 2008-2026.

### Housing Need across Somerset

#### Information from the Somerset Housing Register

**Table 1** sets out the numbers of applicants on the Homefinder Somerset register as at 22<sup>nd</sup> March 2017 within each Local Authority area by band.

**Table 1**

Local Authority	Emergency	Gold	Silver	Bronze	Grand Total
Mendip District Council	1	103	657	708	1469
Sedgemoor District Council	1	83	551	1409	2044
South Somerset District Council		171	704	1175	2050
Taunton Deane Borough Council	7	149	473	1475	2104
West Somerset Council		32	138	394	564
Grand Total	9	538	2523	5161	8231

## Housing Need in Area West

**Table 2** summarises the figures for households on the Homefinder Somerset Register expressing their first choice of location for Area West as at 22<sup>nd</sup> March 2017 by bedroom size and band. Some parishes may not appear in the list, this is because no-one on the Housing Register has selected the parish as a first choice. Members should note that this may include applicants not currently resident in Area West.

Parish First Choice	Bedroom size and Band															Active Total				
	1				2				3				4				5			
	Bronze	Gold	Silver	1 Total	Bronze	Gold	Silver	2 Total	Bronze	Gold	Silver	3 Total	Bronze	Gold	Silver		4 Total	Gold		
Ashill															1	1		1		
Broadway	1			2	3													3		
Buckland St Mary	1			1	1			1	2	1			1					4		
Chaffcombe						1			1									1		
Chard Avishayes	14			2	16	11		1	4	16	3		4	7		1	2	3	42	
Chard Combe	7	1		2	10	11				11			1	1			1	1	23	
Chard Crimchard	2			2	4	10		2	1	13	6	1	3	10			2	2	29	
Chard Holyrood	18	1		14	33	9		6	15	1	1	5	7	1				1	56	
Chard Jocelyn	21			14	35	15		2	5	22	3		5	8					65	
Chiselborough						1				1									1	
Combe St Nicholas	2			2	4				4	1			2	3					9	
Crewkerne	39	3		18	60	18		2	17	37	6		4	10			3	3	2	112
Cricket St Thomas	1			1															1	
Donyatt		1		1				1	1										2	
Haselbury Plucknett	2			2	4	2				2									6	
Hinton St George	1			1															1	
Horton	1			3	4	1				1	1			1					6	
Iminster	18	4		17	39	21		1	14	36	6		6	12	2		3	5	1	93
Kingstone	1			1															1	
Merriott	7			2	9	3				3	1		1	2					14	
Misterton	3	1		4															4	
North Perrott	1			1															1	
Tatworth & Forton	2			2	4						1		1	2			1	1	7	
West Chinnoek						2				2									2	
Winsham	3			1	4						1			1					5	
<b>Grand Total</b>	<b>145</b>	<b>11</b>	<b>81</b>	<b>237</b>	<b>110</b>	<b>8</b>	<b>49</b>	<b>167</b>	<b>31</b>	<b>2</b>	<b>32</b>	<b>65</b>	<b>3</b>	<b>1</b>	<b>13</b>	<b>17</b>	<b>3</b>	<b>489</b>		

**Table 3** shows the number of properties advertised in Area West from 1<sup>st</sup> April 2016 until 17<sup>th</sup> March 2017 broken down by Registered Partner. If the parish does not appear in the list it means no properties have been advertised during the above time frame.

Area	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Grand Total
Broadway				1		1
Chard Avishayes	1	10	22	4	1	38
Chard Combe		12	3			15
Chard Crimchard		2	6	1		9
Chard Holyrood		6	8	5		19
Chard Jocelyn		16	9	2		27
Chiselborough			1			1
Combe St Nicholas				1		1
Crewkerne		17	16	6		39
Cricket St Thomas		1				1

Area	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Grand Total
Haselbury Plucknett				1		1
Horton		3	3	1		7
Ilminster	2	20	17	2		41
Merriott		4	1	1		6
Misterton		2				2
Tatworth & Forton			3			3
West Chinnock			1			1
West Crewkerne			1			1
Winsham		3	1			4
Grand Total	3	96	92	25	1	217

You will see there has been a decrease in the number of properties let during this time frame. This is a common pattern across the district. Registered partners are restricting the number of transfer they will allow to be carried out and we have had less development coming forward over the last year.

### Reporting Rough Sleeping

If any member of the public is concerned about someone rough sleeping they can contact the Housing Advice Team on 01935 462938 and complete a referral. The completed form is then sent to specialist rough sleeper workers who will try to make contact and offer advice and assistance to the person sleeping rough.

### Homeless Service

If someone thinks they may be homeless or become homeless they can contact the Housing Advice team on 01935 462938 or via e-mail at [housingadvice@southsomerset.gov.uk](mailto:housingadvice@southsomerset.gov.uk) or call into the Housing Advice Centre at Petters House, Petters Way, Yeovil, BA20 1AS. The Centre is open Monday to Friday 9.30am until 4pm.

The Housing Advice Team will ask some initial questions and then assess which services the customer will need to be referred onto.

### Financial Implications

None

### Corporate Priority Implications

To work with partners to enable the provision of housing that meets the future and existing needs of residents and employers we will:

- Minimise homelessness and rough sleeping.

### Background Papers

Revised Homefinder Somerset Policy, District Executive 02/06/16

# Agenda Item 9

## **Community Health and Leisure Service Update**

*Assistant Director: Steve Joel, Assistant Director – Health and Wellbeing*  
*Service Manager: Lynda Pincombe, Community Health and Leisure Manager*  
*Lead Officer: Lynda Pincombe, Community Health and Leisure Manager*  
*Contact Details: Lynda.Pincombe@southsomerset.gov.uk or 01935 462614*

### **Purpose of the Report**

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

### **Public Interest**

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

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

### **Recommendations**

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

### **Background**

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

Delivery of Community Health and Leisure initiatives can have the following benefits for residents:

- Improved mental and physical wellbeing amongst residents (through regular participation)
- A positive impact in reducing obesity
- A positive impact in reducing coronary heart disease, diabetes, hypertension and other chronic diseases
- Helps people to age well and be more active and maintain independent living for longer
- Reduction in health inequalities
- Improved life chances for children and young people
- Contributes towards strong, sustainable, cohesive communities
- Contributes to local pride and quality of life and can help to regenerate communities
- Attracts inwards investment in South Somerset
- Make a positive contribution to the local economy through reducing the burden on health services, improved productivity of staff, decreased sickness absence & staff turnover. In 2006/2007, £900 million was spent in the UK on ill health related to physical inactivity (Sport England commissioned data from the BHF 2009/10)

- Helps to make South Somerset a good place to live, work and visit

## Report

The report is broken down into service delivery areas below, with a summary of **the key achievements** for each delivery area in the last 12 months.

## Play and Youth Facilities

### Core Work:

- To work in partnership with others to provide a range of challenging and exciting play spaces and youth facilities across the district.
- To offer annual, quarterly and routine play inspection service to not-for-profit organisations.

### Area West Achievements/Delivery in the last 12 months

- Supported Crewkerne Town Council with the last phase of their Henhayes Play Area refurbishment, including new basket swing, rope swing and landscaping.
- Supported Crewkerne Town Council with the delivery of their new skate park at Happy Valley.

### Area West Priorities for 2017/18

- Develop equipped play facilities at Thorndon Park Drive, Chard
- Develop Snowdon Park Play Area
- Secure adoption from Persimmon Homes of Canal Way Play Area, Ilminster

## Opportunities for Young People

**Play Days** - Successful Play Days have been delivered in Area West over the past year with rural communities benefiting from free access to play opportunities. Play Days were delivered at the following locations in 2016; Winsham, Ilminster, Chard, Crewkerne and Combe St Nicholas.

**Youth Club Support** – Officers have continued to provide youth club support in Area West where required. In 2016 Streetspace South Somerset received support to enable them to run holiday activities at Jocelyn Park, Chard.

**Youth Club Leader Training** – Officers organised free Food Hygiene Level 2 and Introduction to Child Protection workshops for volunteers working in youth clubs in South Somerset.

### Area West Priorities for 2016/17

**Play Day Programme** – Another year of Play Days is planned for 2017 and will include settlements in Area West. The planning of these days is in progress, and the communities to be included in the plan are yet to be finalised.

### Play/Youth:

- **Play area Management** - The team directly manages (or co-manages), inspects and maintains 56 play areas across the district.
- **National Playday** - On the 3<sup>rd</sup> August 2016 a National Play Day was held at Yeovil Country Park, which was attended by an estimated 6000 people. The day was part of a national event held each

year to celebrate children's right to play. National Play Day will take place at Yeovil Country Park on 2<sup>nd</sup> August this year from 10am – 3pm.

- **Gold Star Awards** – were held at the Octagon Theatre Yeovil on 25th October 2016 with a full auditorium. The event recognises the achievement of volunteers and young people across the district. This year's event is scheduled for 23<sup>rd</sup> October 2017.

## Healthy Lifestyles

### Core Work:

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

### Key Area West Achievements/Delivery in the last 12 months:

- Walk figures for the annual year of 2016 is as follows; 9705 attendances, up 1820 on 2015 and 328 new walkers joined the scheme up 27 on the figures from 2015.
- 4 walk leader training days ran for volunteers, 47 leaders trained across the district.
- Ilminster Health walk has started; Area West now has 4 walks: Broadway, Chard, Crewkerne and Ilminster.
- 1 Flexercise workshop delivered in area West, with 15 new leaders trained.
- Golden Age Olympics (GAO) is a functional fitness program suitable for care and residential settings. 15 groups have taken part in GAO, with 3 from Area West, St Gildas, Chard (12) ; Oak Lodge Care Home, Chard (12); and Bowhayes Lodge, Crewkerne (8)
- Active Somerset Classes run in Area West: Active Age Aerobics, East Chinnock (11); Mature Moves, Chard, in partnership with Age UK (24)
- Health Testing sessions and Buggy Walks information delivered at Ashlands CC (10, 18).
- Sweet Surprise (16), Ilminster, Sport50 session, enjoyed it so arranged long term loan of equipment.
- Chard WATCH project health checks (20), weightloss challenge (8), Tai Chi (7)
- **CLICK into Activity** continues in Chard, Crewkerne, Broadway and Ilminster working towards targets. 293 inactive patients have accessed the project and there have been excellent preliminary results. Sport50 sessions set up as exit routes in Crewkerne and Ilminster. Preliminary evaluation from the University of West England has identified that out of the initial 249 inactive participants who had taken part in the project, 162 have moved into 1x30 minutes of sport and physical activity.

### Key Priorities for 2017/18:

- Increase the number of short (30 minutes or less) health walks in the area
- Run the annual area west flexercise workshop
- Increase the number of sport50/pop up community activity session in the area
- Continue to set up exercise classes in the community where required.
- Continue to run the CLICK into Activity project, working towards project targets.

## **Sports Development**

### **Core Work:**

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

### **Key District/Area West Achievements/Delivery in the last 12 months:**

- Delivered Schools Tennis Coaching and competition programme, schools from Area West that attended were Neroche, Buckland St Mary and West Chinnock.
- Continue to deliver a programme of winter and summer junior tennis competition for junior tennis players across the district. 469 junior players took part in the 2016/17 Winter and Summer Series. Chard Tennis Club hosted tournaments as part of this programme.
- Delivered a schools gymnastics programme for the 7<sup>th</sup> year, in partnership with Orchard Gymnastics in Yeovil. 21 schools and 250 children took part, 4 schools were from Area West schools. These were West Chinnock, Haselbury Plucknett, Swanmead (Ilminster) and Merriott.
- Delivered two courses in Crewkerne, as part of the In It Together women and girls programme. A Back to Netball and Beginners Badminton were the 1<sup>st</sup> two courses to be setup. Beginner's running will start in Chard in April 2017.
- Continue to deliver the Junior Athletics community programme which includes Fundamentals, Junior Athletics and the Academy. In 2016, 167 (7% increase on 2015) young people were registered on our Junior Athletics programme with between 20 and 48 athletes attending our weekly short courses.

### **Key Priorities for 2017/18:**

- Continue to deliver a programme of sports specific development opportunities in partnership with key community sports clubs and NGB's to include: Tennis, Badminton, Hockey, Gymnastics, Athletics and Swimming.
- Continue to deliver the 'In It Together' within Area West, funded by Sport England Community Sport Activation, a project to increase the participation of women and girls across South Somerset. The total project cost was £258,844, with £163,294 from Sport England.
- Work with tennis clubs in Area West to support Great British Tennis Weekend 2017. People of all ages and abilities can just turn up with equipment provided for free.

## **Leisure Facility Development and Management**

### **Core Work:**

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

### **Key Area West Achievements/Delivery in the last 12 months:**

- All S106/capital now paid to Ilminster Town Council to complete their new pavilion/community facility.

- Worked with Crewkerne Rugby Club to fund £10,000 from SSDC Community Grants towards installing new floodlighting on the Henhayes Recreation Ground.
- £103,000 of Section 106 received from Area West developments.
- Draft Playing Pitch Strategy completed for the district – will go out for community consultation spring 2017.

### **Key Priorities for 2017/18:**

- Adoption of new playing pitch strategy
- Support Forton Community Association to complete their funding package for a new pavilion/community facility.
- Identify land for new playing pitches in Chard
- Support Ilminster Cricket Club to improve their ancillary facilities
- Support Crewkerne Town Council to improve formal sports facilities at Happy Valley

### **Communications**

All of the above work is supported underpinned by the work of Leisure Projects Officer with the team. The role includes; website development, e-newsletters, publications, income through sponsorship and social media. Having this service in-house has saved on external design fees and allows the team to be very responsive to our customers and new initiatives.

### **Financial Implications**

No new implications.

### **Council Plan Implications**

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

#### **Aims**

- Support communities so that they can identify their needs and develop local solutions.
- Target support to areas of need.
- Help people to live well by enabling quality cultural leisure, play, sport and healthy lifestyle facilities and activities.
- Work with partners to tackle health issues such as diabetes and hypertension.
- Help keep our communities safe.

#### **Actions**

- Agree lease, refurbish and relaunch Westland Leisure Complex Sport, Conference and Entertainment Facilities (high priority).
- Deliver healthy lifestyles projects including year 1 of the CLICK project to those with diabetes and hypertension (High).
- Enable the enhancement of at least 8 play and youth facilities.
- Support Huish Episcopi Academy community swimming pool project (High).

### **Equality and Diversity Implications**

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

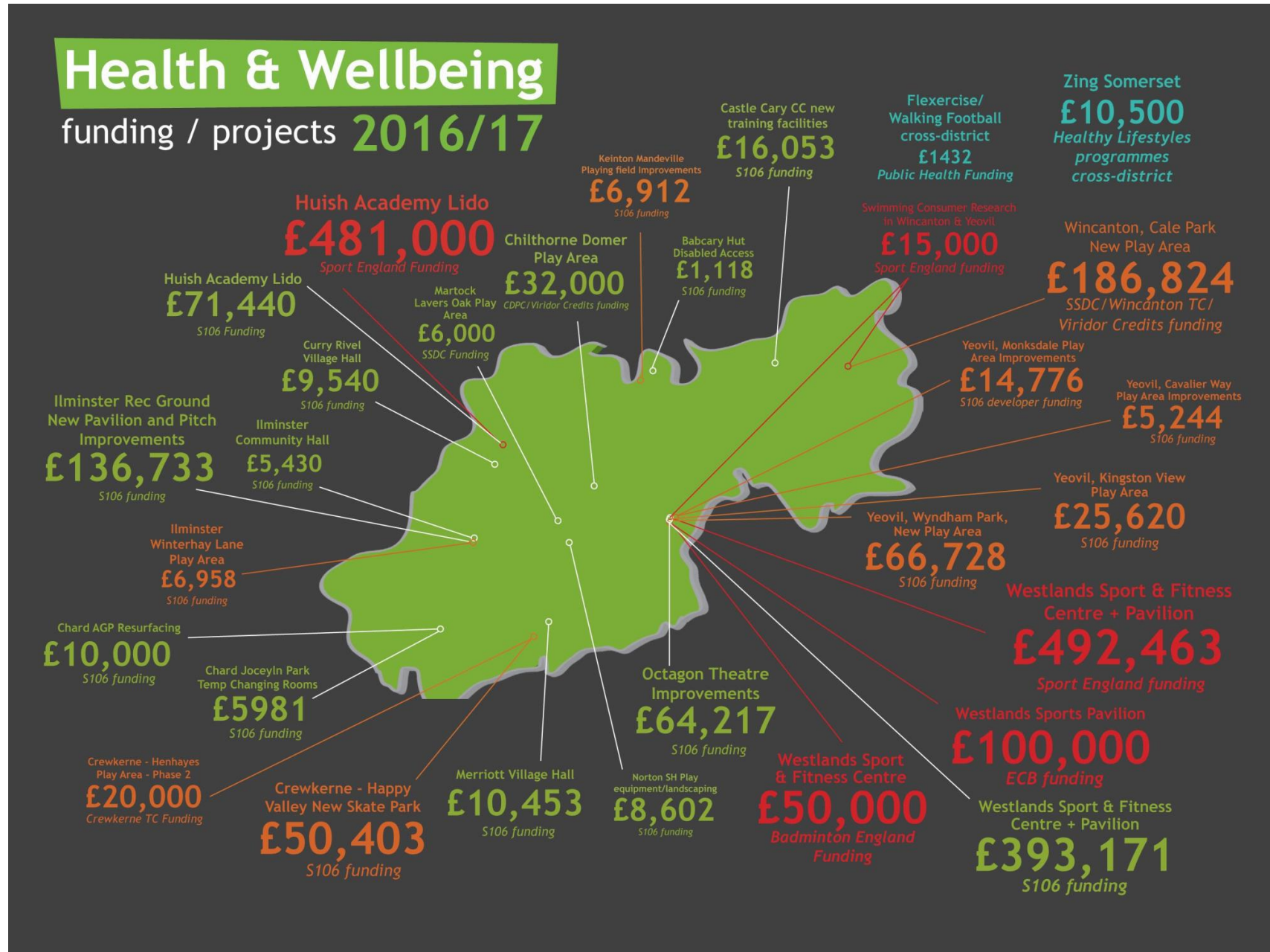
**Background Papers:** none



District summary of projects that the Community Health and Leisure delivered/supported in the last financial year

# Health & Wellbeing

## funding / projects 2016/17



# Agenda Item 10

## **Area West Committee - Forward Plan**

*Assistant Director:* Helen Rutter (Communities)  
*Service Manager:* Zoe Harris, Area Development Lead (West)  
*Agenda Co-ordinator:* Jo Morris, Democratic Services Officer , Legal & Democratic Services  
*Contact Details:* jo.morris@southsomerset.gov.uk or 01935 462055

### **Purpose of the Report**

This report informs members of the proposed Area West Committee Forward Plan.

### **Recommendation**

Members are asked to:-

- (1) comment upon and note the proposed Area West Committee Forward Plan as attached.
- (2) identify priorities for further reports to be added to the Area West Committee Forward Plan.

### **Forward Plan**

The Forward Plan sets out items and issues to be discussed by the Area West Committee over the coming few months.

The Forward Plan will be reviewed and updated each month in consultation with the Chairman. It is included each month on the Area West Committee agenda and members may endorse or request amendments.

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

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

***Background Papers:*** None.

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**Notes**

- (1) Items marked in italics are not yet confirmed, due to the attendance of additional representatives.
- (2) Further details on these items, or to suggest / request an agenda item for the Area Committee, please contact the Agenda Co-ordinator; Jo Morris, 01935 462055 or e-mail jo.morris@southsomerset.gov.uk
- (3) Standing items include:
  - (a) Chairman’s announcements
  - (b) Public Question Time

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background / Purpose</b>	<b>Lead Officer(s) SSDC unless stated otherwise</b>
17 <sup>th</sup> May 2017	Arts and Entertainment Service Update Report	Annual Update Report	Adam Burgan, Arts & Entertainments Manager Pauline Burr, Arts Development Officer
17 <sup>th</sup> May 2017	Area West Development Plan	Area West Development Plan and financial outturn.	Helen Rutter, Assistant Director (Communities) Zoe Harris, Area West Team Lead
17 <sup>th</sup> May 2017	<i>Community Offices Update</i>	<i>Service Update Report</i>	<i>Lisa Davies, Community Office Support Manager</i>
21 <sup>st</sup> June 2017	<i>Highways Update Report</i>	<i>To update members on the highways maintenance work carried out by the County Highway Authority.</i>	<i>Mike Fear, Assistant Highway Service Manager, Somerset County Council</i>
21 <sup>st</sup> June 2017	Report on the Performance of the Streetscene Service	Service report on performance and priority issues in Area West	Chris Cooper, Streetscene Manager
21 <sup>st</sup> June 2017	Area West Development Plan 2017/2018	Adoption of the new Area Development Plan for 2017/18.	Helen Rutter, Assistant Director (Communities) Zoe Harris, Area West Team Lead
21 <sup>st</sup> June 2017	Appointment of Representatives on Outside Bodies and Working Groups	To review the appointment of members to various Working Groups	Jo Morris, Democratic Services Officer

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background / Purpose</b>	<b>Lead Officer(s) SSDC unless stated otherwise</b>
21 <sup>st</sup> June 2017	Scheme of Delegation – Development Control – Nomination of Substitutes for Chairman and Vice Chairman	To review the appointment of members to various working groups and outside organisations.	Jo Morris, Democratic Services Officer
19 <sup>th</sup> July 2017	Ilminster Forum	Reports from members on outside organisations	Cllr. Carol Goodall
19 <sup>th</sup> July 2017	<i>One Public Estate Programme</i>	<i>Update report on the One Public Estate Programme</i>	<i>Nena Beric, Project Manager</i>
16 <sup>th</sup> August 2017	<i>Currently no reports</i>		

# Agenda Item 11

## Schedule of Planning Applications to be Determined by Committee

Director: Martin Woods, Service Delivery  
Service Manager: David Norris, Development Manager  
Contact Details: david.norris@southsomerset.gov.uk or 01935 462382

### Purpose of the Report

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

### Recommendation

Members are asked to note the schedule of planning applications.

**Planning Applications will be considered no earlier than 6.45 pm.**

Members of the public who wish to speak about a particular planning item are recommended to arrive for 6.35 pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
12	CHARD CRIMCHARD	14/05511/FUL	The erection of 5 No. dwellinghouses and a block of 4 No. flats with associated vehicular access, parking, landscaping and the formation of an area equipped public open space (revised application) (GR 332870/109782)	Land North of Dolling Close, Chard	Mr Jonathan Thornton
13	CREWKERNE	17/00138/FUL	The erection of 1 No. attached dwellinghouse and erection of extension to front of existing dwellinghouse.	73A Southmead Crescent, Crewkerne, Somerset	Mr Robert Morley

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

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

## **Referral to the Regulation Committee**

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

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

## **Human Rights Act Statement**

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

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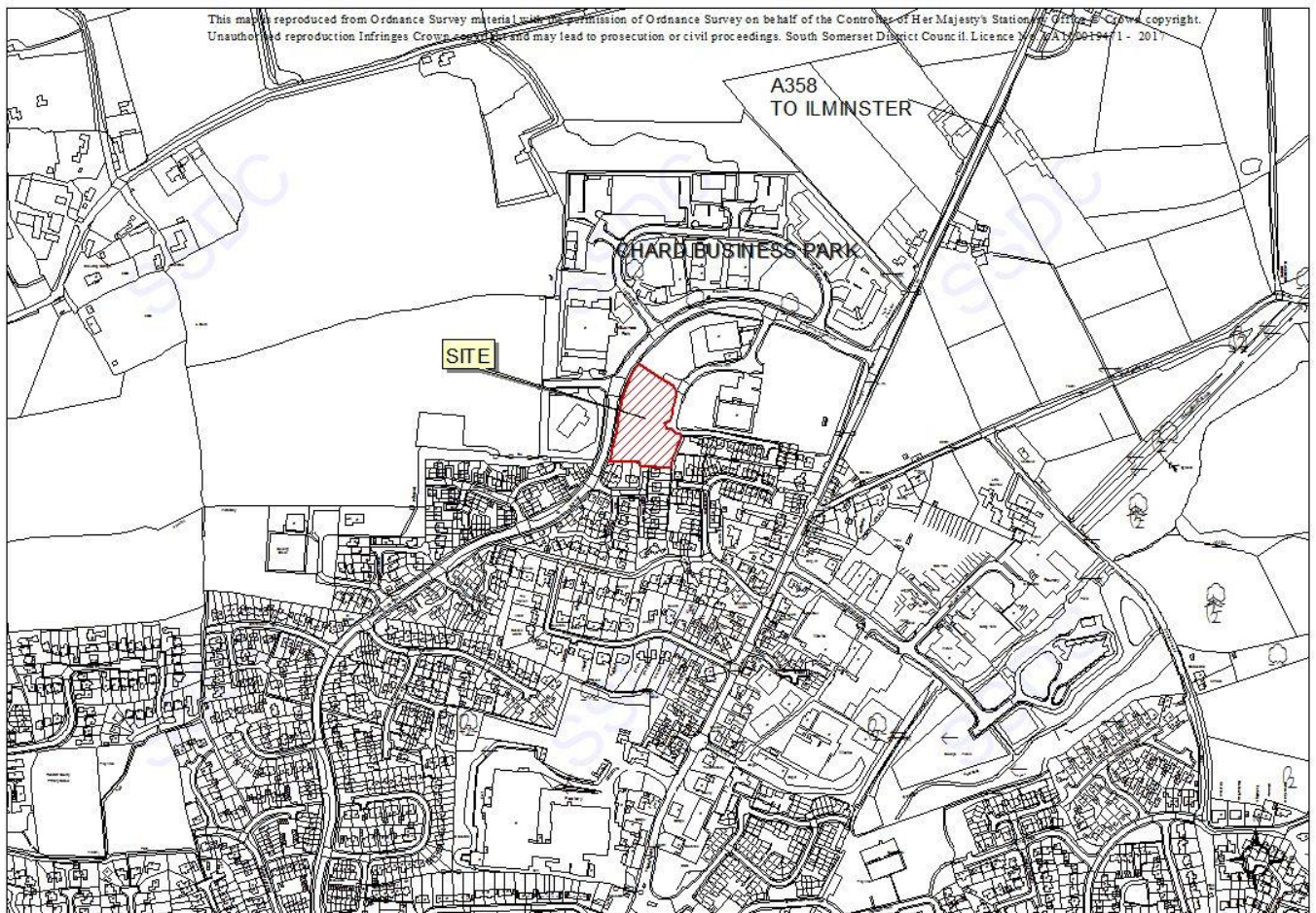
# Agenda Item 12

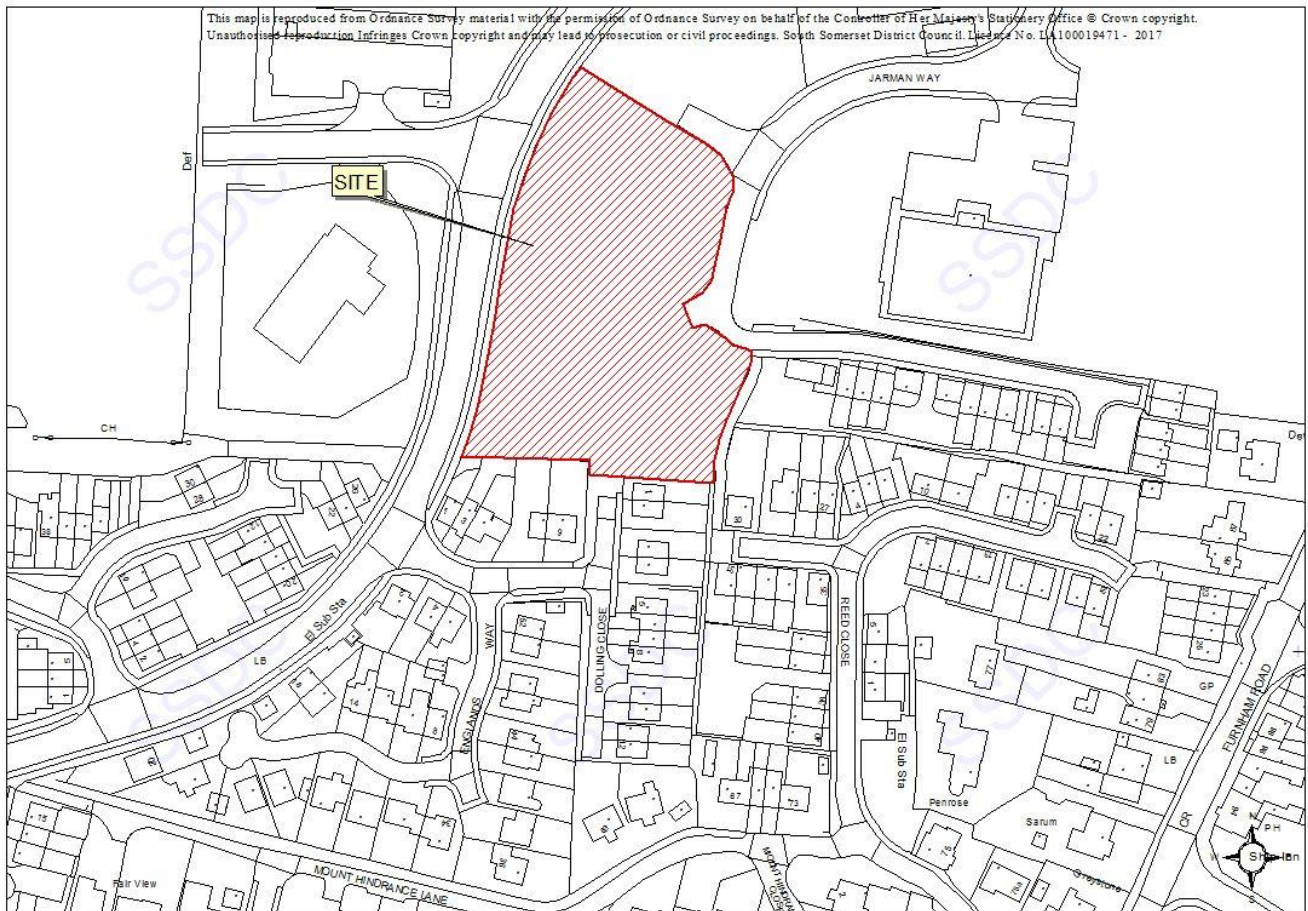
## Officer Report on Planning Application: 14/05511/FUL

<b>Proposal :</b>	The erection of 5 No. dwellinghouses and a block of 4 No. flats with associated vehicular access, parking, landscaping and the formation of an area of equipped public open space (revised application) (GR 332870/109782)
<b>Site Address:</b>	Land North of Dolling Close, Chard.
<b>Parish:</b>	Chard
<b>CRIMCHARD (CHARD) Ward (SSDC Member)</b>	Cllr J Kenton
<b>Recommending Case Officer:</b>	Andrew Gunn andrew.gunn@southsomerset.gov.uk or (01935) 462192
<b>Target date :</b>	24th March 2015
<b>Applicant :</b>	Mr Jonathan Thornton
<b>Agent: (no agent if blank)</b>	Mr Mike Payne, Boon Brown Architects, Motivo, Alvington, Yeovil, Somerset BA20 2FG
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR REFERRAL TO COMMITTEE

This application is referred to Area West Committee as South Somerset District Council owns part of the land within the application site and an objection to the proposal has been received.





### Application Update:

Members will recall that a decision on the application was deferred from the March meeting to allow for consideration to be given to amending the application and for a fresh consultation process to be undertaken. The revisions sought included moving plots 1-5 further away from the existing dwellings to the south and seeking retention of the current boundary treatment. Following discussion with the applicant, amended plans have been received for plots 1 to 5 - these have been moved a further 2 metres to the north away from the existing dwellings in Englands Way. There is limited room to move them any further due to the need to retain a buffer zone around the proposed play area. A new 1.8 metre high close boarded fence is proposed along the rear boundary with new tree planting. There is an existing low level earth bund towards the southern boundary along with some shrubs and trees. The earth bund and the existing trees/shrubs are located in what will be the centre of the rear gardens of the new dwellings. Therefore, it is not practical to retain those as part of the development. More appropriate tree planting is proposed along with a new fence. A fresh consultation process has been undertaken. No comments have been received at the time of writing the report. An oral update will be given at committee in respect of any comments received on the amended plans.

### SITE DESCRIPTION AND PROPOSAL

The site is located towards the northern edge of Chard, on the eastern side of Thorndun Park Drive and west of Jarman Way. It is located within a larger area originally granted consent in the 1980's for employment uses, known as Chard Business Park. The site, known as Plot 5, extends to 0.58 hectares and comprises a grassed/scrub area with a number of protected trees including Oak, Scots Pine and Field Maple. Residential properties are located to the south and south east with employment units to the north east and west. To the immediate north is a further grassed area.



This application seeks permission for the erection of 9 affordable dwellings, comprising 5 terraced houses and a block of 4 flats along with associated vehicular access, parking, landscaping and the formation of an area of equipped play and open space. The 5 terraced houses will be located on the western side of the site with the 4 flats on the eastern side. The scheme includes a total of 19 parking spaces comprising 15 allocated spaces and 4 visitor spaces. 2 spaces are also provided for motorbikes. Vehicular access will be gained via an extension to Jarman Way which in turn will lead to the parking area which will be located in between the 2 blocks of housing. An area for cycles and bin storage is provided.

The terraced dwellings will front onto the play/open space area and will rise gradually in height, The dwellings will be constructed using brick, with brick quoins along with a tiled roof. Each of these will have a rear garden with a shed. Existing firs and silver birch trees (none protected) will be removed. The rear gardens will be bounded by 1.8 metre wooden panel fencing. The 4 flats will be rendered with brick quoins with a tiled roof. A communal amenity space is provided along with bin storage.

The central and northern part of the site will be used for the provision of equipped play and open space. Members will note the application from 2012 which granted consent for the change of use of the current application site from employment to public open space use. Whilst this consent has now lapsed, it established the principle of the change of use from employment to a different use. This change of use had been accepted due to the lack of any progress in developing the site for employment purposes over 20 years due largely to the protected trees creating a significant site constraint. In addition, this area of Chard is deficient in play facilities and is considered to be a good location for such provision. The residential element of the scheme will enable a planning obligation to be secured towards the equipped play on the site. This will total £81,000 and, along with the previous commuted sum of £41,000 from the residential development of Plot 1, will enable the equipped play facilities to be delivered.

The application was accompanied by an Ecological Survey report and a Reptile Survey report. This revealed the existence of a low population of slow-worms and a mitigation strategy has been proposed to provide the safe capture and translocation of slow-worms to the northern part of the site.

Members will note the lengthy timescale that this application has taken to process. This has been due to resolving legal issues in respect of the collapse of Brookvale Homes, who were part landowners. Those legal issues have now been resolved.

## **RELEVANT HISTORY**

Application No: 14/00845/FUL: The erection of 5 No. dwellinghouses and a block of 4 No. flats with associated vehicular access, parking, landscaping and the formation of an area of equipped public open space (application withdrawn).

12/04262/COU - Use of land as Public open Space (application approved).

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

Relevant Development Plan Documents

South Somerset Local Plan (adopted 2015)

SD1 - Sustainable Development

SS1 - Settlement Strategy

SS5 - Delivering New Housing Growth.

HG3 - Provision of Affordable Housing

TA5 - Transport Impact of New Development

TA6 - Parking Standards

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

National Planning Policy Framework

Core Planning Principles

Chapter 6 - Delivering a wide choice of high quality homes

Chapter 7 - Requiring good design

Chapter 8 - Promoting healthy communities

Somerset County Council Adopted Parking Standards

## **CONSULTATIONS**

### **Chard Town Council:**

Recommend approval.

### **Highway Authority:**

The Highway Authority have not raised an objection subject to 3 conditions. These refer to estate road details, properly constructed and consolidated roads and footpaths, keeping parking and turning areas clear of obstruction and not to be used other than for parking and turning.

The Highway Authority have advised that this development will provide an opportunity to enable the adoption of Jarman Way road. They have advised the applicant to discuss this with them along with some other highway. Details at the technical approval stage.

### **Ecologist:**

The ecologist is satisfied with the submitted ecological survey. No objection is raised subject to a condition requiring mitigation in respect of slow worms. In addition, an informative is required in regard to nesting birds.

### **Senior Play and Youth Facilities Officer:**

A contribution of £81,000 towards the provision and management of an equipped play area on the adjacent area of open space has been requested. The officer has advised against the provision of footpaths through the public open space, until the final design and layout for the play and open space areas have been subject to consultation and final design criteria. Also asked if a draft Unilateral Undertaking has been prepared/submitted for this application.

### **Environmental Health Officer:**

No objection subject to the imposition of 2 conditions in respect of dealing with any contamination that may be found on site.

### **Crime Prevention Officer:**

No objection raised but advised about the following:

- Consider removing the footpath/desire line at the rear of plot 5 if this is proven not be a right of way. This pathway would make this into an easy escape route for criminals.
- Removal of part of the wall between parking places for plot 5 to increase surveillance to the parking court from the bedroom windows.

## **REPRESENTATIONS**

1 email has been received objecting to the scheme. The writer states that he was told that no houses would be built on this land as it is an industrial estate. It would mean cramming houses into an industrial estate.

## **CONSIDERATIONS**

### **Principle**

The site forms part of the wider Chard Business Park which has now largely been developed for employment uses over the last 20 years. However, it has previously been accepted that employment delivery on this particular plot (number 5) has not occurred due to the existence of protected trees and close proximity to existing dwellings. Previous consent was granted for a change of use of this site to open/play space use. Whilst this permission has now lapsed, it clearly established the principle of other uses on this site. In addition, given the deficiency of play space in this part of the town and a commuted sum having been secured from development of Plot 1 towards play facilities on this plot, the principle is accepted.

In regard to the provision of housing, given the Council's current lack of a 5 year supply, including a significant affordable housing shortage, the scheme would deliver 9 much needed affordable homes and will secure an obligation to provide equipped play on the site. Given the historical difficulty in delivering employment use on this site and the previous change of use permission, the provision of housing on part of this site is considered to be acceptable.

### **Highway/Parking**

Vehicular access will be gained via a relatively small extension to Jarman Way on the eastern side of the site. The Highway Authority has raised no objection to the proposal subject to conditions and advice in regard to some technical changes to the layout which would be addressed during the technical approval stage. The scheme will provide a total of 19 spaces (including 4 visitor spaces) plus 2 motorbike spaces. These will be provided in the form a parking court in-between the 2 blocks of houses. Given the constrained site and relatively low number of houses, a parking court with allocated parking spaces in close proximity to the dwellings is considered to be appropriate. The number of spaces meets the adopted County parking standards and is acceptable. Accordingly, there are no highway objections to the scheme.

### **Design and layout**

The proposed dwellings are located in 2 separate blocks on the eastern and western sides of the site. The 5 dwellings are arranged in a simple 2 Storey terraced form facing onto the open/play space each with rear gardens. The flats will be in a 2 Storey block, again facing the play area. These will have a communal area along with bin and bike storage. The use of brick, render, and tiles is acceptable. The Crime prevention officer has not raised an objection to the scheme but advised in regard to the height of the wall/fencing next to the parking area for plot 5 and to omit the rear pathway behind plots 2-5. A condition shall be attached in respect of the height of the wall. The pathway does allow access to the rear of those properties connecting with adjacent residential and employment areas. Subject to agreeing via condition, an appropriate height for boundary fencing, this path would be overlooked by the new properties and is considered to be acceptable. On the basis of the above, the design and layout of the scheme is considered to be acceptable.

The current plot of land does provide access between housing and employment with desire lines running across the site. Appropriate access across the land will be provided as part of the scheme for the equipped play and formal public open space. As members will note from the report above, the precise layout for the play and equipped play will be subject to consultation and agreement lead by the Council's play officer.

### **Residential amenity**

The closest residential dwellings are located to the south of the site in England's Way. It is considered that given the distance between the new and proposed dwellings, which has now been increased by a further 2 metres, and, along with appropriate boundary treatment, the scheme would not create any adverse impact to residential amenity. Moreover, given the existing relationship between the current dwellings and employment uses, and with the proposed area of open/play space on the rest of the site to the north of the new dwellings, it is not considered that there would be any adverse amenity issues to future occupiers.

### **Ecology**

As members will have noted, the application was accompanied by an Ecological Survey report and a Reptile Survey report. This revealed the existence of a low population of slow-worms and a mitigation strategy has been proposed to provide the safe capture and translocation of slow-worms to the northern part of the site. The Council's Ecologist has accepted the recommendations and mitigation measures proposed. Accordingly, there are no objections to the scheme on ecological grounds.

## **SECTION 106 PLANNING OBLIGATION/UNILATERAL UNDERTAKING**

The application be approved subject to:

- a) the prior completion of a S106 planning obligation (in a form acceptable to the Council's Solicitor), before the decision notice granting planning permission is issued, the said planning permission to cover the following issues:
  1. The provision of at least 35% affordable housing and
  2. A contribution towards the provision and management of equipped play facilities and open space on the application site.
- b) the following conditions:

## **RECOMMENDATION**

Grant permission.

01. The proposed development will provide much needed affordable housing in a sustainable location, will provide a safe means of access, provide adequate off street parking and would not harm residential amenity. The scheme would also make a contribution in the form of a planning obligation to assist the delivery of children's play facilities. The scheme is therefore in accordance with Policies SD1, SS1, SS5, HG3, TA5, TA6, and HW1 of the South Somerset Local Plan and guidance in the NPPF.

## **SUBJECT TO THE FOLLOWING:**

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

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

02. The development hereby approved shall be carried out in accordance with the following approved plans:  
Drawing numbers: 3319/200 Rev E, 3319/001 Rev G, 3319/002 Rev D, 3319/003 Rev E and 3319/004.

Reason: For the purposes of clarity and in the interests of proper planning.

03. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interests of highway safety to accord with Policy TA5 of the South Somerset Local Plan.

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

Reason: In the interests of highway safety to accord with Policy TA5 of the South Somerset Local Plan.

05. The area allocated for parking and turning on the submitted plan, drawing number 3319/001C shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety to accord with Policy TA5 of the South Somerset Local Plan.

06. The development hereby permitted shall not be commenced (including any ground works or site clearance) until mitigation measures to avoid harm to slow worms, as detailed in the 'Reptile Survey Report' (Michael Woods Associates May 2014 ), have been implemented. The works shall be implemented in accordance with the approved details and timing of the mitigation plan, unless otherwise approved in writing by the Local Planning Authority.

Reason: For the protection of a legally protected species to accord with Policy EQ4 of the South Somerset Local Plan.

07. The development hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of the area to accord with Policy EQ2 of the South Somerset Local Plan.

08. In the event that contamination is found or is suspected to be present, at the site when carrying out the approved development then development shall be halted (unless otherwise agreed in writing with the Local Planning Authority), and it must be reported in writing to the Local planning authority. An investigation and risk assessment must be undertaken, in accordance with the requirements of BS10175 Year 2011 - Investigation Of Potentially Contaminated Sites Code of Practice, BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments, and CLR 11 Model Procedures For The Management Of Land Contamination, issued by The Environment Agency, and any remedial proposals submitted and agreed in writing prior to the recommencement of the development.

Reason: In the interests of environmental health to accord with the NPPF.

09. Prior to commencement of the proposed use of the site, written confirmation that no contamination was found or suspected, or if remedial actions were required, independent validation that proposed remedial measures have been carried out in accordance with the agreed scheme. The validation report shall contain:
- (i) A full description of the works undertaken in accordance with the Remediation Proposals.
  - (ii) Results of any additional monitoring or testing carried out between the submission of the Remediation Proposals and the completion of remediation works.
  - (iii) Movement permits of all materials taken to and from the site
  - (iv) A statement signed by the developer or the approved agent, confirming that all the works specified in the Remediation Proposals have been completed.

Reason: In the interests of environmental health to accord with the NPPF.

10. The proposed wall between the car parking places for plot 5 and to the rear of plots 2-5 shall not be erected until its height has been agreed in writing by the Local Planning Authority. Once erected, the wall shall be permanently retained and maintained at the agreed height thereafter.

Reason: In the interests of crime prevention to accord with Policy EQ2 of the South Somerset Local Plan.

11. No development shall take place until a construction management plan has been submitted to and approved in writing by the Local planning Authority. This shall include: construction working and deliver hours, an identified area for the storage of construction materials, the route for construction vehicles to and from the site, a parking area for contractors vehicles and details in respect of measures to ensure that dust, dirt and mud is controlled and the measures to ensure local roads are kept in a clean and tidy condition.

Reason: To protect the amenity of the area and to ensure the roads are maintained in a safe condition to accord with Policy EQ2 and TA5 of the South Somerset Local Plan.

**Informatives:**

01. The Wildlife and Countryside Act 1981 makes it an offence to disturb a nest of any wild bird whilst it is in use or in the process of being built. Clearance of trees, scrub, ivy, bramble or other dense vegetation could cause disturbance to nesting birds, and it is advisable to carry out such works outside of the main nesting season of 1st March to 31st August inclusive, unless a prior check by a competent person has confirmed the absence of nesting birds.

# Agenda Item 13

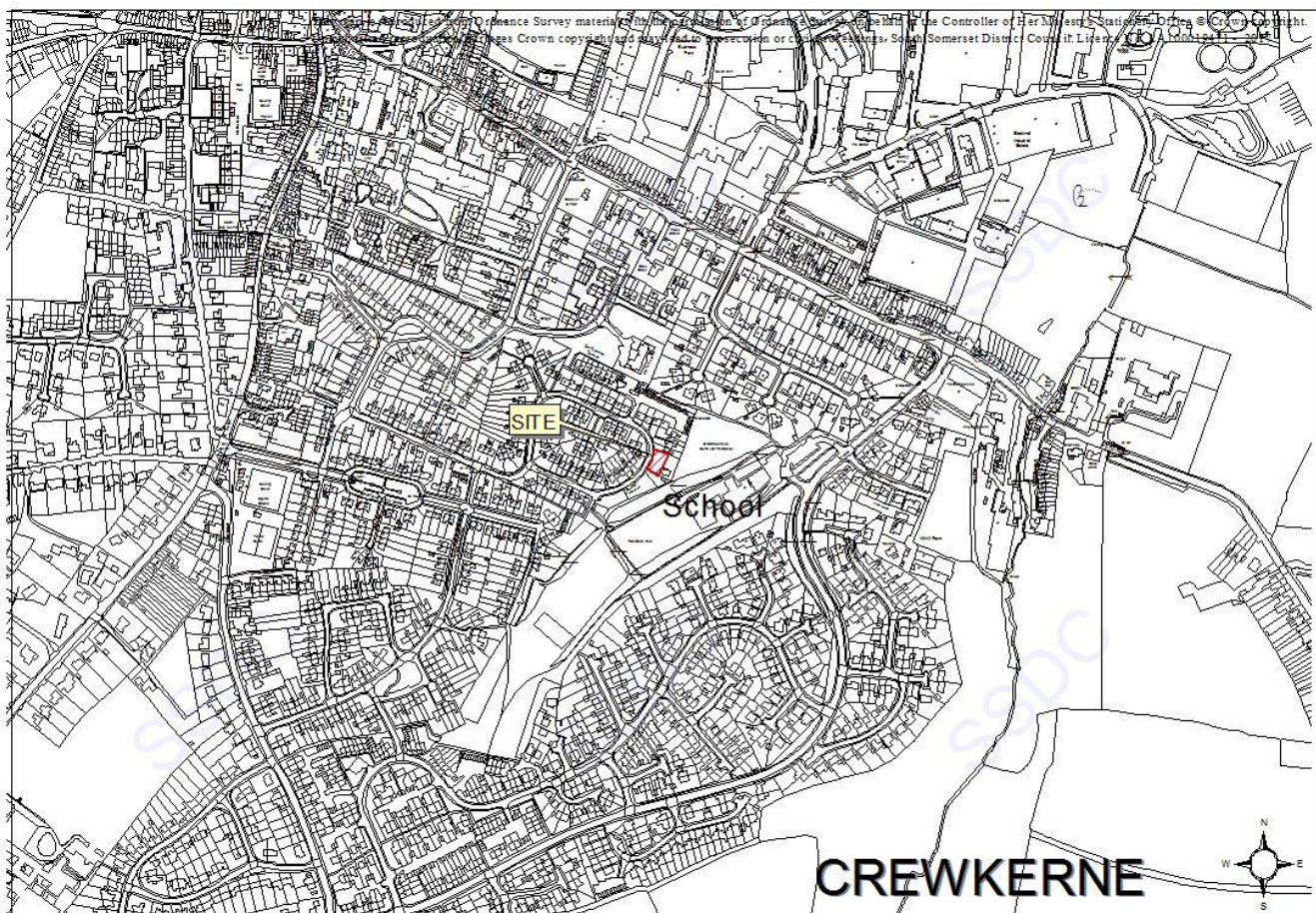
## Officer Report on Planning Application: 17/00138/FUL

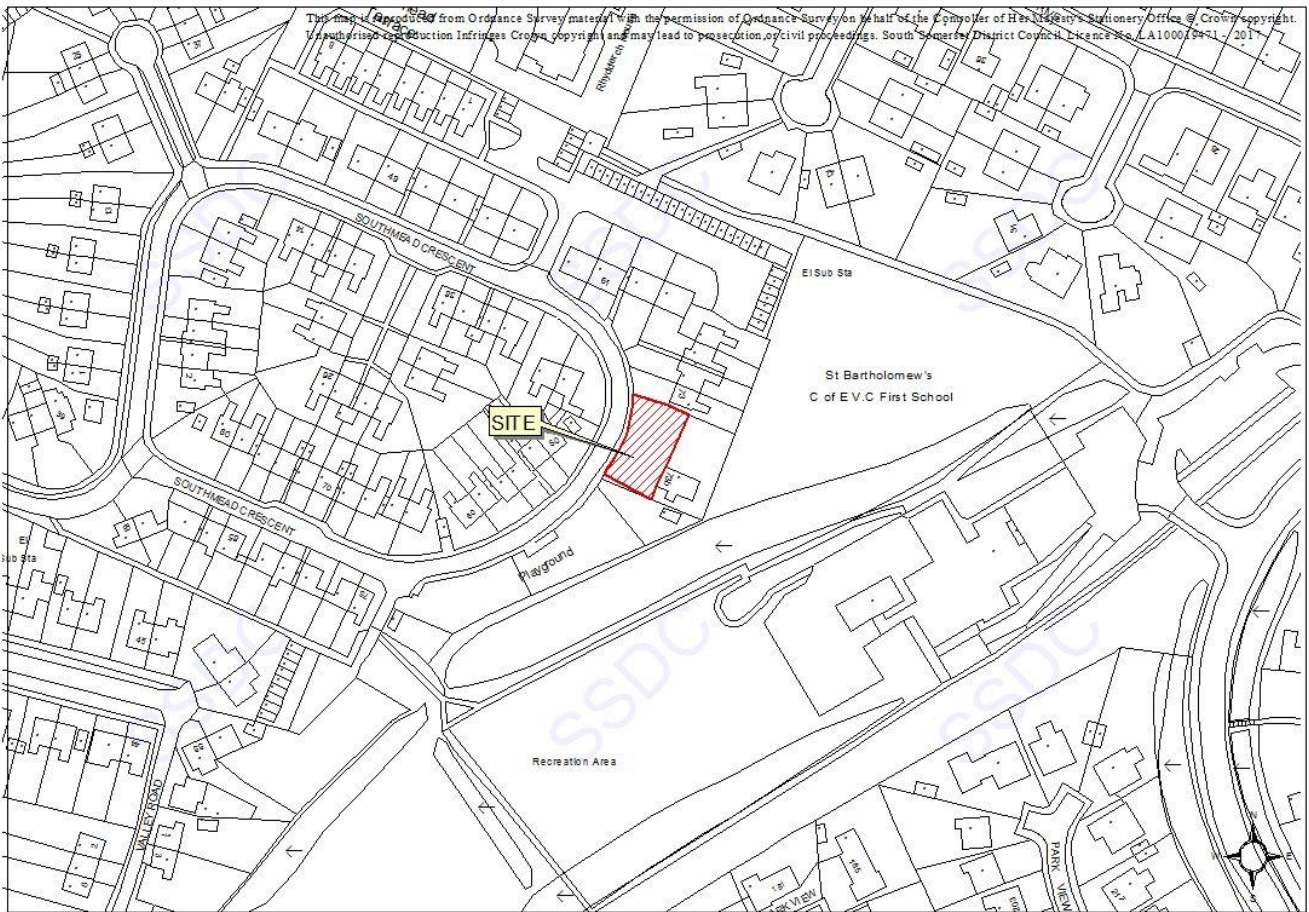
<b>Proposal:</b>	The erection of 1 No. attached dwellinghouse and erection of extension to front of existing dwellinghouse.
<b>Site Address:</b>	73A Southmead Crescent, Crewkerne, Somerset.
<b>Parish:</b>	Crewkerne
<b>CREWKERNE TOWN Ward (SSDC Members)</b>	Cllr M Barrett, Cllr M Best, Cllr A M Singleton
<b>Recommending Case Officer:</b>	Mike Hicks Tel: 01935 462015 Email: mike.hicks@southsomerset.gov.uk.
<b>Target date :</b>	24th March 2017
<b>Applicant :</b>	Mr Robert Morey
<b>Agent: (no agent if blank)</b>	Mr Steven Sherlock Beauchamp, 59 South Street, Bridport, Dorset DT6 3NZ
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR REFERRAL TO COMMITTEE

The application has been referred to committee at the request of the Ward members and in agreement with the Chair to enable consideration of the design, scale and layout of the scheme.

### SITE DESCRIPTION AND PROPOSAL





The site consists of a pair of semi-detached dwellings, Nos 73a and 73b Southmead Crescent. The dwellings are orientated perpendicular to the western side of Southmead Crescent, an unclassified highway. There is a children's play area to the south of the site. There is an end of terrace dwelling, No. 73 located to the north.

The proposal involves the construction of a two storey extension to the side of No. 73a to provide a three bedroom dwelling. The proposed dwelling would measure 6 metres in width. The ridge of the roof would be a continuation of the existing. Materials would consist of rendered walls with composite panel inserts and concrete tiles.

Two tandem parking spaces would be provide for the proposed dwelling and two existing spaces for No. 73a would be retained.

## HISTORY

No relevant history

## POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that the decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.



For the purposes of determining current applications the Local Planning Authority considers that the relevant policy framework is provided by the National Planning Policy Framework and the South Somerset Local Plan 2015. The Local Plan was adopted by South Somerset District Council in March 2015.

The National Planning Policy Framework (NPPF) is a material consideration.

The following chapters are of most relevance:

Chapter 1- Ensuring a competitive economy

Chapter 6- requiring a wide choice of high quality homes

Chapter 7- Good Design

Local Plan (2006-2028)

The following Local plan policies are considered to be relevant:

SD1- Sustainable development

SS1- Settlement Strategy

EQ2- General development

TA5- Transport impact of new development

National Planning Practice Guidance:

The following sections have the most relevance:

Determining an application

Other Policy Considerations

Somerset County Council Parking Strategy (March 2012)

## **CONSULTATIONS**

### **Highway Authority:**

Standing Advice applies

### **SSDC Highway Consultant:**

The number of car parking spaces for the existing and proposed dwellings should accord with the Somerset Parking Strategy optimum standards and rounded up where necessary. The whole parking area should be properly consolidated and surfaced (not loose stone/gravel) and suitable drainage measures should be implemented to ensure surface water does not discharge onto the highway. The kerb-line will need to be properly dropped across the full width of the parking area - a S184 license will be required from SCC.

### **Town Council:**

Recommend approval.

## **REPRESENTATIONS**

None received.

## **CONSIDERATIONS**

### **Principle of development:**

The proposed development would be located within Crewkerne. Policy SS1 of the Local Plan classifies Crewkerne as a Primary Market Town. As such it is considered to be an appropriate and sustainable location for housing development, subject to compliance with the other relevant development plan

policies.

**Character and appearance:**

Policy EQ2 of the Local plan is relevant. It states:

Development will be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district.

Development proposals, extensions and alterations to existing buildings, structures and places will be considered against:

- Sustainable construction principles;
- Creation of quality places;
- Conserving and enhancing the landscape character of the area;
- Reinforcing local distinctiveness and respect local context;
- Creating safe environments addressing crime prevention and community safety;
- Having regard to South Somerset District Council's published Development Management advice and guidance; and
- Making efficient use of land whilst having regard to:
  - Housing demand and need;
  - Infrastructure and service availability;
  - Accessibility;
  - Local area character;
  - Site specific considerations

Innovative designs delivering low energy usage and/or wastage will be encouraged. Development must not risk the integrity of internationally, nationally or locally designated wildlife and landscape sites. Development proposals should protect the residential amenity of neighbouring properties and new dwellings should provide acceptable residential amenity space in accordance with Policy HW1. The locality is characterised by a mixture of building styles and sizes.

In this instance the locality consists of a post war planned housing estate and as such there is a consistent planned approach to building layout and scale. Of note the street is characterised by relatively spacious front/side gardens which give a spacious character to the street scene. As such the existing pair of semis are constructed so that their side elevation is in line with the row of terraced dwellings to the north, Nos 67-73.

The proposed dwelling would infill the space beyond this consistent building line and its side elevation would be approximately 1.4 metres from the edge of the highway. This would be at variance with the established character and distinctiveness of the area and would create a visual 'pinch point' on the streetscene. Notwithstanding this, it is considered that a revised scheme indicating a reduced width would be likely, on balance to be acceptable, however the applicants wish the scheme to be determined as submitted.

It is acknowledged that the proposal would result in an additional dwelling and the benefits of this are accepted along with the lack of 5 year land supply within the district. However, good design and the benefits that accrue from it are a central component of achieving sustainable development. Notwithstanding the lack of 5 year land supply it is considered that for the reasons outlined above the proposal would result in harm to the character of the locality contrary to Policy EQ2 of the South Somerset Local Plan (2006-2028).

**Residential amenity:**

In relation to the impact on the attached dwelling, No. 73a the proposal is considered to be acceptable as the proposed windows would be in line with those in the adjoining property.

The impact on No. 73 to the north would be acceptable as the proposed windows to the rear elevation would be located a sufficient distance from the boundary of this property to ensure there would be no harm in terms of overlooking or overshadowing.

Having regard to the above it is considered that the proposal would be acceptable in relation to residential amenity.

**Highway safety:**

The Councils Highway Consultant has been consulted and has not objected to the proposal. The County Council Parking Strategy would require 2.5 spaces per dwelling. The application proposes 2 spaces for the proposed dwelling. Whilst this is a slight shortfall of the optimum standards within the Parking Strategy, given the reasonably sustainable location of the site it is considered to be acceptable. Other matters such as ensuring a consolidated surface and drainage measures for the parking spaces can be secured via a planning condition. As such it is considered that the proposal would be acceptable in relation to highway safety and parking.

**RECOMMENDATION**

Refuse Permission.

**SUBJECT TO THE FOLLOWING:**

01. The proposal, by reason of its width, scale and siting in close proximity to the highway would result in a form of development contrary to the established spacious character of the area. As such the proposal would be harmful to the character and appearance of the area contrary to Policy EQ2 of the South Somerset Local Plan (2006-2028).