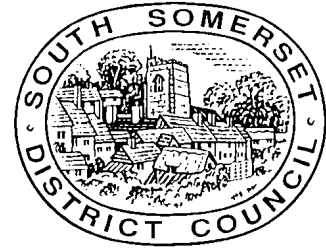


South Somerset District Council

Notice of Meeting



Area East Committee

Making a difference where it counts

Wednesday 8th June 2016

9.00 am

**Council Offices
Churchfield
Wincanton
BA9 9AG**

(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 **10.45am**.

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Kelly Wheeler 01935 462038**, website: www.southsomerset.gov.uk

This Agenda was issued on Tuesday 31 May 2016.

Ian Clarke, Assistant Director (Legal & Corporate Services)

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



INVESTORS IN PEOPLE

Area East Committee Membership

Mike Beech
Tony Capozzoli
Nick Colbert
Sarah Dyke-Bracher

Anna Groskop
Henry Hobhouse
Tim Inglefield
Mike Lewis

David Norris
William Wallace
Nick Weeks
Colin Winder

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 the Committee will break for refreshments at approximately **10.30 am**. Planning applications will not be considered before **10.45 am** in the order shown 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. 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 Officer should be on the main agenda in May and November. A representative from the Area Highways Office should attend Area East Committee in February and August from 8.30 am to answer questions and take comments from Members of the Committee. Alternatively, they can be contacted 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 East Committee are **normally** held monthly at 9.00am on the second Wednesday of the month in the Council Offices, Churchfield, Wincanton (unless specified otherwise).

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

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

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

Public Participation at Committees

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

Public Question Time

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

Planning Applications

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

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

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

The order of speaking on planning items will be:

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

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

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

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

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

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

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

Area East Committee

Wednesday 8 June 2016

Agenda

Preliminary Items

1. Minutes of Previous Meetings

To approve as a correct record the minutes of the previous meetings held on Wednesday 11th May 2016 and Thursday 19th May 2016.

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 Regulation Committee

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

Councillors Sarah Dyke-Bracher, Tony Capozzoli and Nick Weeks.

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 Participation at Committees

a) Questions/comments from members of the public

b) Questions/comments from representatives of parish/town councils

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 any planning related questions later in the agenda, before the planning applications are considered.

5. Reports from Members Representing the District Council on Outside Organisations

6. Date of Next Meeting

Members are asked to note that the next scheduled meeting of the committee will be at the Council Offices, Churchfield, Wincanton on Wednesday 13th July at 9.00 am.

7. Chairman Announcements

Items for Discussion

8. Somerset Highways Update Report (Pages 9 - 10)

9. Area East Development Budget Outturn Report (Executive Decision) (Pages 11 - 19)

10. Retail Support Initiative Grant Application - Wincanton and Wincanton 'Top Up' (Pages 20 - 23)

11. Retail Support Initiative Update (Pages 24 - 35)

12. Community Capital Grant Requests (Executive Decision) (Pages 36 - 45)

13. Endorsement of the Brewham Parish Design Statement (Pages 46 - 70)

14. Area East Committee Working Groups and Outside Organisations - Appointments of Members 2016/17 (Executive Decision) (Pages 71 - 73)

15. Development Control Scheme of Delegation - Nomination of Substitutes for

Area East Chairman and Vice Chairman - 2016/17 (Executive Decision) (Page 74)

- 16. Area East Committee Forward Plan** (Pages 75 - 76)
- 17. Planning Appeals (for information only)** (Page 77)
- 18. Schedule of Planning Applications to be Determined by Committee** (Pages 78 - 79)
- 19. 16/00090/FUL - Land and buildings adjoining Cooks Cary Farm, Lytes Cary, Kingsdon, Somerton** (Pages 80 - 85)

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

This does not apply to decisions taken on planning applications.

Recording and photography at council meetings

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

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

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

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

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Agenda Item 8

Highways Update Report - Area East

Lead Officer *John Nicholson Assistant Highway Service Manager*
Contact Details *County Roads - countyroads-southsom@somerset.gov.uk*

Purpose of the Report

Being the first report for the 2016/17 financial year, I aim to give a brief report of the highway works carried out last financial year in Area East and our proposed works programme for 2016/2017.

Recommendation

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

Surface Dressing

Surface Dressing is the practice of applying a bitumen tack coat to the existing road surface and then rolling in stone chippings. Whilst this practice is not the most PR friendly, it is highly effective in preserving the integrity of the road surface. This year we are Surface Dressing 50 sites across South Somerset, 19 of which are in East Area.

The Surface Dressing within South Somerset has already commenced and is due completion by the end of August.

Grass Cutting

Grass cutting is a difficult task to carry out to the satisfaction of all. The highway network exceeds 3500km in length; therefore the size of the task is significant. Verge cutting of main A and B roads commenced on 16th May which will be followed by the C and D roads as indicated in the table below and then a further cut of the visibility splays on A and B roads. The second cut to the A and B roads previously carried out by Somerset County Council has again been removed on approval by The Council members.

Road Classification	Dates
A and B roads (including visibility splays)	16 May -12 June
C and unclassified roads	13 June – 14 August
A and B visibility splays only	Mid to late August dependant on rate of growth
Environmentally protected sites	Usually at the end of the growing season

Schemes proposed for 2016/2017

This year's structural maintenance budget remains similar to last year. The below table identifies significant schemes to be implemented in Area East.

Bratton Seymour	A371 Cary/Wincanton Road	Principle Resurfacing	Qtr 2
Wincanton	A371 Holbrook Roundabout	Principle Resurfacing	Qtr 3
Ilchester	Market Place/Church Street	Resurfacing	Qtr 1
Wincanton	Dancing Lane	Resurfacing	Qtr 3
Marston Magna	Rimpton Road (adj Easton Farm)	Resurfacing	Qtr 4
Alford	B3153 Cary Road/Station Road	Resurfacing	Qtr 3
Charlton Horethorne	Stowell Hill	Resurfacing	Qtr 4
Sparkford	Green Close	Footways	Qtr 2
Ansford	Ancastle Avenue/ Terrace	Footways	Qtr 4
Castle Cary	Millbrook Gardens (Phase 2)	Footways	Qtr 4
Bruton	A359 Cuckoo Hill	Drainage	Qtr 2
North Cadbury	A359 Foxcombe Farm/ Galhampton Hill	Drainage	Qtr 3
Castle Cary	Coopers Ash Lane, Cockhill	Drainage	Qtr 1
Bruton	Wyke Road, Wyke Champflower	Drainage	Qtr 4
Cucklington	Long Hill	Drainage	Qtr 2
Yeovilton	Bridgehampton Road	Drainage	Invest
Milborne Port	East Street	Drainage	Qtr 3
Ansford	A371, Ansford Hill	Earthworks	Complete

Winter Maintenance

Somerset County Council salts over 1400km (870 miles) of its roads in anticipation of frost, snow and ice. This is approximately 21% of the total road network in Somerset.

Last winter was warmer than average, being slightly wetter than normal. We carried out precautionary salting on 46 occasions on primary routes and no secondary routes. These secondary routes are only usually salted after 3 consecutive days of sub-zero temperatures.

The attendance to pick up salt bags was poor and less than previous years.

Reporting Potholes

Potholes can be reported through the SCC website; <http://www.somerset.gov.uk/roads-parking-and-transport/problems-on-the-road/report-a-pothole-or-road-defect>

For South Somerset the generic email address is Countyroads-southsom@somerset.gov.uk

Should the 'defect' meet or exceed the safety intervention criteria as per the current Highway Safety Inspection Manual (HSIM) then action will be taken as per the HSIM. A copy of the HSIM may be found on the following web page; <http://www.somerset.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=97176>

If a pothole is reported and an email address provided then updates will be auto sent to that email address.

Agenda Item 9

Area East Development Budget Outturn Report (Executive Decision)

Assistant Director: Helen Rutter, Communities
Service Manager: Tim Cook Area East Development Lead
Lead Officer: Helen Rutter, Area East Development Manager
Contact Details: helen.rutter@southsomerset.gov.uk or 01963 435012

Purpose of the Report

To give an overview of spending from the Area East Budgets for the 2015/16 year and to replenish the Community Capital Grant allocation for 2016/17,

Public Interest

The Area Development Service supports the Council's four Area Committees (North, South, East & West) to work closely with local communities to create better places in which to live and work.

Each Committee has the freedom to use its resources, both financial and through its team of Development staff, to understand what matters to local people and address this by offering support, encouragement and direct financial & practical help.

The report gives the financial position at the year end and requests a top up to the community grants budget for this year.

Recommendations

- (1) To note the spending and balances for the Area East Capital Programme and Reserve for 2016.
- (2) To transfer a sum of £25k from the Capital Reserve to the Community Capital Grants Budget for awards during 2016/17.
- (3) To re-confirm allocations of £12,500 to Galhampton Village Hall and £3,000 to Hadspen Village Hall.
- (4) To recommend that £1,500 awarded to Barton St David towards the installation of speed cameras is returned to balances.
- (5) To note the budgets available for 2016/17 to address priorities for the coming year.

Background

The Council approves budgets in February for the next financial year. Each of the 4 Area Committees has delegated responsibility for monitoring budgets within its control. Area East considers all decisions relating to grant requests over £1,000, its Capital Programme and the allocation & spending of its Reserve. The Executive monitors all budgets on a quarterly basis.

The Area East Committee focuses its resources to address local needs in order to promote improved quality of life in Area East. The Area Development Plan 2015/16 contained a set of local priorities, agreed by the Committee and a work programme with targets, to carry these

forward throughout last year. A report on the achievements of the Plan was taken to the April Committee.

Funding Overview

Appendix 1 gives a summary of all project and grants budgets at 2015/16 year end. It also shows available, uncommitted budgets for 2016/17. Appendix 2 Gives an overview of all funding awards made by the Committee within the 2015/16 year.

Area East Capital Programme

The area capital programme supports investment in new or existing, locally important assets. These may be SSDC owned, community owned or privately owned. In the last two categories support will normally be via a grant scheme. Fuller detail on the spending across the capital programme is attached at appendix 3. It shows live projects, their funding allocation and spending that took place to 31 March 2016 with a progress report from the lead officer.

In summary this shows that there is a total of £56,223 unallocated to projects, including the Parish Infrastructure Fund. This funding is available for local priority schemes in 2016/17.

SSDC policy is to award grants on the basis that the money is spent within 6 months. Members will recall that an award was made in June 2012 towards a new hall for Galhampton. This is a significant project which has encountered a number of difficulties. The group is now working on stage 3 of the National Lottery Reaching Communities application process which is dependent on Area East funds. Hadsden Village Hall Committee was awarded £3000 in December 15. The builders are due to start on site in June 2016.

Members agreed an award to Barton St David Parish Council towards the installation of speed signs in March 2014. The project has been completed but the grant is no longer required and so the money can be returned to balances.

Community grant applications for capital projects are normally considered twice a year in June and December. If a grant request is urgent it may be considered at other times by agreement with the Chair and Vice Chair. At present there is £887 unallocated in 2016/17 for community capital grants. It is recommended that this is topped up by £25,000 for 2016/17. This will leave an unallocated balance in the Capital Reserve of £70,494. If members agree to return the £1500 allocation to Barton St David, this will increase to £71,994.

Area East Reserve

There is £3,460.00 unallocated in the Area East Reserve. This is an historical revenue fund that is not replenished. It can be used to support unplanned or urgent work or schemes that cannot be supported through the main, annual budgets. It has the flexibility to be used for capital or non-capital work, including staff costs or commissioned work. It can also be spent up front for work that is subsequently reimbursed.

Allocation of Reserve	Approved	£	£ Balance Remaining 15/16	£
Balance B/forward 14/15				60,190
Community Planning-Project Spend	Apr 05	50,000	26,930	
Derelict sites, Castle Cary	Jun 05	4,000	4,000	
Rural Business Units	Nov 05	17,050	5,800	
Wincanton Retail Support Initiative top up	July 14	10,000	10,000	
Retail Support Initiative	May 09	10,000	10,000	
Unallocated Balance				3,460

The *Community Planning project budget* is only available to communities with endorsed parish/ community plans but can be used for assisting the delivery of a range of priority projects where community grant budget is not available. Proposals can come forward in any month from this allocation.

The *derelict site* funding is available for essential works on a number of sites in Castle Cary with at risk historic buildings.

Spending from these allocations has been slow and Councillors may wish to reconsider these allocations.

Small Community Grants

A small fund is set aside each year to support community projects. In addition a sum of £10,000 of health and wellbeing money is set aside for the Balsam Centre. This is subject to separate reporting and award by the Committee against an agreed work plan. See Appendix 2 for details of last year's spending.

Area East Discretionary Fund

This annual budget is used, at the discretion of Members, to support partnership work, attract external funding and other regeneration work. Details of how this has been allocated is shown in Appendix 1.

Financial Implications

The level of Area East funding is shown in the body of this report and in the Appendices along with some suggested transfer of funds between budgets. There are no additional financial implications arising from this report.

Council Plan Implications

In compliance with the Council Plan.

Carbon Emissions & Climate Change Implications

None arising directly from this report.

Equality and Diversity Implications

None arising directly from this report.

Background Papers

Area East Development Plan 2015-16; 2016-17

Monthly budget monitoring and quarterly capital monitoring reports

APPENDIX 1

Area East Budget Summary for spending in 2015/16 with Available Resources from April 2016

1	Budget type	AE Capital Programme <ul style="list-style-type: none"> • Rolled forward annually • £25k top up by DX each year 	AE Reserve <ul style="list-style-type: none"> • Revenue budget • Not replenished 	AE Community Grants <ul style="list-style-type: none"> • Annual revenue fund • Must be spent or committed in year • Renewed annually 	AE Discretionary <ul style="list-style-type: none"> • Annual revenue • Must be spent or committed in year • Renewed annually
2	Year start position 2015-16	£ 116,199	£ 60,190	£ 19,870	£10,200 (+ carry forward £19,090) £29,290
3	Allocations made to projects	For detail see appendix 3		£ 46,858 inc £11000 from Community Planning Implementation Budget For detail see appendix 2	£0
4	Ring fenced funds, not yet committed to individual projects	Parish Infrastructure £28,471 Community Grants £887	Community Planning £ 15,930 Derelict sites, C Cary £ 4,000 Rural business units £ 5,800 Wincanton RSI £ 10,000 RSI £ 10,000	N/A	HoW LAG £6,780 Dev Work Hubs £ 8,000 Speed indicator devices – Mudford £2,470 Wincanton Rec Trust – Sports Dev Officer £1,840
5	Uncommitted available balance at year end	£31,223	£ 3,460	£ 0	£0
6	Uncommitted budget available from April 2016	£60,610	£3,460	£14,120	£10,200

Appendix 2 - Overview of all funding awards mde by Area East Committee in the 2015/16 year

Ward	Name of Group (applicant)	Name of project and brief project description where info can be used for publication	Amount Requested £	Total project cost/total annual budget £	Comment
Camelot	Sparkford Cricket Club	Sparkford Cricket Club - kitchen/toilets/store project	£ 2,500	£ 5,230	Paid
Cary	Chapel Cross tea rooms	Chapel Cross tea rooms - Community Arts Programme	£ 650	£ 2,200	Awaiting payment
Ivelchester	Mudford Parish Council	Flashing speed signs Mudford	£ 3,000	£ 8,010	Awaiting payment
Milborne Port	Milborne Port Parish Council	Updating of Parish Plan	£ 1,000	£ 2,000	Awaiting payment
Northstone	Charltons Parish Council	Charltons car park	£ 1,000	£ 6,126	Awaiting payment
Northstone	Barton St David Village Hall and Playing field charity	Barton St David playground improvement works	£ 1,570	£ 30,089	Paid
Northstone	The Charltons Parish Council	The Charltons Community Plan - Support towards producing a community plan	£ 500	£ 1,000	Awaiting payment
Northstone	Kingsdon Centre Ltd	Kingsdon Village Shop	£ 7,000	£ 23,521	Awaiting payment
Tower	Pitcombe Parish Plan	Pitcombe Parish Plan	£ 956	£ 2,099	Paid
Tower	Bayford Mission Hall Society	Purchase and Refurbishment of Bayford Chapel	£ 11,000	£ 76,000	Awaiting payment
Tower	Trustees of Hadspen Village Hall	Hadspen Village Hall	£ 3,000	£ 11,100	Awaiting payment
Tower	Charlton Musgrove Parish Council	Charlton Musgrove PC - Smithy Project	£ 839	£ 1,839	Paid
Wincanton	Wincanton Carnival Club	Wincanton Carnival Project	£ 1,000	£ 2,300	Paid
Wincanton	Wincanton Community Group	Holiday Club 21-25 July 15	£ 200	£ 610	Paid
Wincanton	Wincanton Town Council	Cale Park Play Project	£ 10,043	£ 184,043	Paid
Wincanton	Wincanton British Legion	Tribute book	£ 1,000	£ 3,020	Paid
	Life Education Wessex	Keeping children safe and healthy in South Somerset	£ 300	£ 11,700	Paid
Wincanton	Wincanton Town Council	Wincanton LIC	£ 500		Paid
Castle Cary	Castle Cary Town Council	Castle Cary LIC	£ 500		Paid
Bruton	Bruton Town Council	Bruton LIC	£ 500		Paid

RSI					
Cary	Trowbridge Gallery	Repair and decorate front of building	£ 975	£ 1,950	Paid
Cay	Bishops Electrical	Repair and decorate front of building	£ 1,000	£ 3,221	Paid
Wincanton	Alex Appleton Jewellers	Repair and decorate front of building	£ 2,500	£ 6,820	Paid
Wincanton	Jerry's Electrical Ltd	Repair and decorate front of building	£ 614	£ 1,228	Awaiting Payment
Wincanton	Essense of Beauty	Decorate front of building/Rebrand of literature	£ 677	£ 2,067	Paid
Wincanton	Wincanton Wholesales	Purchase of gravity bins	£ 300	£ 2,000	Paid

Total £ 53,125 £ 388,174

Appendix 3 AREA CAPITAL PROGRAMMES 2015/16 - 2016/17

AREA EAST

	2015/16 Estimated Spend £	Actual Spend to 31/03/16 £	2015/16 Remaining Budget £	Future Spend £	Responsible Officer (s)	Responsible Officer's Comment on Slippage & Performance Against Targets
Capital Programme						
Galhampton-New Village Hall	0	0	0	12,500	T Cook	Approved June 12. Reconfirmed until Dec 2014. Completing phase 3 of Big Lottery Fund application. Recommended to reconfirm for further 6 months.
Wincanton-Pedestrian/Cycle Link Common Lane	5,520	870	4,650		P Williams	Legal agreements finalised. Planning application to be submitted June 2016.
Retail Support Initiative Schemes	1,213	0	1,213		P Williams	Balance available to allocate
RSI-Alex Appleton Jewellers	1,000	0	1,000		P Williams	Awarded June 15
Castle Cary Market House	5,000	0	5,000		P Williams	Awarded Mar 2013 as project contingency. Major works completed programme of minor of finishing largely complete. £5K transferred to corporate project Sep 15.
Ilchester Cycleway	1,375	1,375	0		J Divall	
Ilchester Cycleway	-1,375	-1,375	0		J Divall	Awaiting revised quote from SCC. Work complete.
Parish Infrastructure Fund						
Barton St David PC-Speed signs	1,500	0	1,500		T Cook	Awarded March 14. Signs erected. Awaiting claim
Parish Infrastructure Fund	3,500	0	3,500		H Rutter	
Community Grants						
MUGA-Wincanton Town Council	0	0	0		P Williams	£10K Transferred to Corporate Programme 03.4.14 Project completed.

North Cadbury VH-Refurbishment	6,359	6,359	0		T Cook	Awarded June 14. Project completed.
SSCAT-New vehicle	10,000	10,000	0		T Cook	Awarded June 14. Bus purchased. Project Completed.
Barton St David-Play Area Improvements	1,570	1,570	0		T Cook/J Divall	Awarded June 15. Project Completed.
Sparkford Cricket Club-Refurbishment of Pavillion	2,500	2,500	0		T Cook/J Divall	Awarded June 15. Project Completed.
Hadspen -Additional storage space	3,000	0	3,000		T Cook/J Divall	Awarded Dec 15. Project due to start in June,
Wincanton TC-Refurbishment of Cale Park Play Area	10,043	10,043	0	0	T Cook/J Divall	Awarded Dec 15. Project underway. AEC element paid.
Kingsdon Village Shop refurbishment	7,000	0	7,000		J Divall	Awarded Dec 15
Total East Capital Programme	58,205	31,342	26,863	12,500		
<u>Reserve Schemes Awaiting Allocation But Approved in Principle</u>						
Unallocated Capital Reserve	13,384	0	13,384	31,252	H Rutter	£25,000 awarded for 2016/17 at DX Feb 2016.
Parish Infrastructure Fund	0	0	0	24,971	H Rutter	Rolling fund including eligibility for supporting affordable housing approved at AEC June 2010.
Retail Support Initiative	0	0	0	0	H Rutter	
Community & Leisure Grants	887	0	887	0	H Rutter	Balance available for 2015
Total Reserve Schemes	14,271	0	14,271	56,223		
<u>Summary</u>						
East Capital Programme	58,205	31,342	26,863	12,500		
Reserve Schemes (Unallocated)	14,271	0	14,271	56,223		
Total Programme to be Financed	72,476	31,342	41,134	68,723		

Agenda Item 10

Retail Support Initiative Grant Application - Wincanton and Wincanton 'Top Up' (Executive Decision)

Assistant Director: Helen Rutter, Communities
Service Manager: Helen Rutter, Area East Development Manager
Lead Officer: Terena Isaacs – Community Support Assistant
Pam Williams – Neighbourhood Development Officer
Contact Details: terena.isaacs@southsomerset.gov.uk or (01935-462248)
pam.williams@southsomerset.gov.uk (or 01963-435020)

Purpose of the Report

For Members to consider the Retail Support Initiative (RSI) grant request detailed below.

Public Interest

Supporting and helping to improve the retail offer in the towns and villages across Area East.

Recommendation:

To consider an award of up to £1689.31 as a 50% contribution to Bootmakers, 5 Market Place, Wincanton, towards shop front improvements and signage, which includes an additional top up to assist with business equipment. The breakdown being as follows:

- £1,453 from the Community Development budget revenue element ring-fenced for the RSI
- £236.31 from the Community Development budget, Wincanton top-up, revenue element ring-fenced for the RSI

All awards to be subject to the following standard conditions:

- (a) The grant award may be used by SSDC for promotional/publicity purposes
- (b) Grants are paid for approved works/purchases on production of receipted invoices
- (c) Awards are subject to an interim report (within 9 months) and final report being submitted
- (d) Applicants will normally be expected to draw down the grant within 6 months of the offer
- (e) That appropriate consents are obtained
- (f) Works requiring listed building/planning consents or building regulations will be required to be signed off by the appropriate officer prior to the release of funds
- (g) If, within 3 years of a grant award, the business ceases to trade, the District Council reserves the right to reclaim the grant on the following basis: year one – 100%; year 2 – 75%, year 3 – 45%

Background

This application is being considered under the scheme's operating criteria agreed in July 2014, a copy of which is attached at Appendix 1.

Current Application

This is the first application to be considered for this property on the Market Place, Wincanton. As it is an application for Wincanton an additional 'top up' is available to assist with business improvements and marketing initiatives. On this occasion some of the additional £300 has

been requested to enable the purchase of equipment to improve the business. The application meets the criteria of both the basic RSI and the Wincanton 'top-up'.

The amount requested is £1689.31.

Grant details

Bootmakers, 5 Market Place, Wincanton

'Bootmakers' is a community based creative workshop and café aimed at all ages, re-using and upcycling everyday materials. The aim is to create a self-sustaining business which actively encourages people from other local towns and villages into the town.

The building is being restored in a sympathetic manner to echo the original occupant, Edwin Harris, Bootmaker in the early 1900's.

Shop front improvements and the purchase of equipment.

❖ Total Project Cost – £3378.62

❖ Amount requested – £1689.31

Other funding – the remaining funding for this project will come from the businesses' own fund.

Assessment score is 64 out of a max of 100.

This figure exceeds the minimum level score (50) required for grant assistance to be considered

Observations - Prominent unit in Wincanton Market Place in need of redecoration to improve exterior and to give the property a new identity. This unit has been vacant since November 2013. The recommended grant award of £1689.31 includes £236.31 from the Wincanton 'top up'.

Financial Implications

If Members choose to award this grant, the unallocated budget for Retail Support Initiative will be as follows:

	Revenue element	Capital	Wincanton 'top-up'
Unallocated budget 2015/16 as at April 2016*	£8547	£1212	£9763.69

Corporate Priority Implications

Awarding of grants meets the corporate aim: To increase economic vitality and prosperity

Carbon Emissions & Adapting to Climate Change Implications

This project does not cause any changes to carbon emissions.

Background Papers: None

Retail Support Initiative

Operating criteria

Percentage contributions cannot exceed 50% of costs and no retrospective applications are eligible (i.e. in respect of works which have already been commissioned/started).

Applications over £1000 will be considered by Area East Committee on a monthly basis since the Community Regeneration Sub Committee quarterly meetings ceased. Amounts up to £1000 may be considered at any time as a delegated grant in consultation with the Chairman and Ward Member(s).

Grant levels:

Maximum 50% of project costs as follows:

Eligible costs:

Shop-front improvements, if they enhance the High Street.

Business rates assistance – a contribution to the amount payable for new businesses (which do not compete with another business) in their first two years of trading.

Exceptional projects which add to the viability of towns/villages.

Process

Applications for Grants are accessed and recommendations made on the basis of a fully completed application form and two 'like for like' quotes. Self-help/DIY schemes may complete the application form and supply a project budget with supporting information.

All grant recipients must accept that the grant may be used for publicity purposes by the District Council. Payment of the grant is done retrospectively, for a completed programme of works on the basis of receipted invoices. Exceptionally officers, in consultation with the Chairman, may release partial payments where there is clear justification for doing so.

The District Council will continue to claw back grants from businesses which cease trading on the following basis: 100% in year one, 75% in year two, 45% in year three.

The existing assessment and current scoring mechanism favours businesses:

- employing more than 2 people
- in prominent places
- key rural stores/Post Offices
- retailers

The award is subject to the following standard conditions:

- The grant award may be used by SSDC for promotional/publicity purposes;
- Grants are paid for approved works/purchases on production of receipted invoices;
- Awards are subject to a summary of the benefit of the scheme being supplied;
- Applicants will normally be expected to draw down the grant within six months of the offer and if not will have to inform us of the reason(s) for the delay. If there is a valid reason, officers can provide a 6 month extension, but beyond this the grant would either be withdrawn or referred Area East Committee to be re-affirmed;

- That appropriate consents are obtained - works requiring listed building/planning consents or building regulation consent will be required to be signed off by the appropriate officer prior to the release of funds

Agenda Item 11

The Retail Support Initiative Update

Assistant Director *Helen Rutter, Communities*
Service Manager: *Helen Rutter, Area Development Manager- East*
Lead Officer: *Pam Williams, Neighbourhood Development Officer, Area East*
 Terena Isaacs, Community Support Assistant, Area East
Contact Details: *pam.williams@southsomerset.gov.uk or 01963 435020*
 terena.isaacs@southsomerset.gov.uk or 01935 462248

Purpose of the Report

To provide an update for Members on the operation of the Retail Support Initiative (RSI) during 2015/16 and approve the operating criteria for 2016/17.

Public Interest

Supporting and helping to improve the retail offer in the towns and villages across Area East.

Recommendations:

- (1) To note the report
- (2) To approve the RSI scheme for 2016/17

Background

Members will be aware the RSI was originally set up in 2006 (following a pilot which started the previous year in Wincanton & Bruton). For many years it has proved to be an effective way of supporting and engaging with a wide range of retail and service outlets across the Area. Throughout this period regular performance reports have been brought back to this Committee.

In May 2009 Members considered expanding the eligibility to provide cross sector support for small businesses in Area East. Whilst the merit of widening the criteria was supported, it was also recognised that this could not be achieved within the limited budget without diluting the benefit to the retail sector because of the large number of businesses employing 5 or less who would have been eligible. As a result, the focus of supporting retail/service sector businesses operating in town centres/villages has continued.

A number of revisions were made to the scheme for 2012/13 and these included:

- The inclusion of farm shops and 'exceptional' support for projects which add to the viability of town/village centres (loyalty schemes or similar)
- Inclusion of grant assistance towards half the actual payment due for business rates for new businesses (which do not compete with another business) in their first two years of trading
- Removal of interior works and equipment purchase for new businesses
- Removal of promotion/marketing support
- Removal of the Tourism Accommodation funding

These revisions have continued to form the basis for the operation of the scheme until Autumn 2014 when a 'top-up' scheme for Wincanton was implemented - this had been approved at the Area East Committee in July 2014

Operation

Appendix 2 shows a breakdown of the six grants awarded during 2015/16 by type and Location.

Since April 2015, 34 RSI information packs have been sent out. Whilst these will not necessarily all translate to full eligible applications this interest is encouraging.

A copy of the eligibility criteria is attached at Appendix 1.

It is now suggested to incorporate an additional element to assist with setting up a website page. This would allow High Street/Retail businesses the opportunity to expand their business. A maximum grant of £500 based on 50% of overall costs, this is to be included in the overall grant amount of maximum £1500.

The scheme of delegation limit is £1,000, in line with other grants and the Council's scheme of delegation which should remain in place. Grant requests can be considered at any time in consultation with the Chairman and Ward Member(s). Applications for amounts over £1000 would continue to be considered by Area East Committee.

A combination of face to face visits and email are used to remind businesses about the scheme annually and a leaflet drop will be undertaken during the Summer.

As part of our more general monitoring of our principal retail centres we undertake shop occupancy surveys. The table below shows the most recent shop surveys conducted in Wincanton, Castle Cary and Bruton with details of the number of shops open and empty units within the towns.

Town	Date	Number of open retail units	Number of closed retail units
Wincanton	April 2016	71	13
Castle Cary	May 2016	54	5
Bruton	May 2016	26	4

The graph at appendix 3 shows occupancy trends since February 2011 in the three towns. Given the high level of currently vacant units in Wincanton, Members may wish to consider extending those units which are eligible for the higher level of grant in Wincanton to include:

- 4 High Street – formally the White Horse
- New Unit corner of Carrington Way
- 15 High Street – formally HSBC
- 59 High Street – formally Nanny Jacks
- 3 South Street – Formally Thomas Property Sales

Financial Implications

If Members chose to approve the £1,689.31 award recommended in the previous report the remaining budget is shown in the table below:

	Revenue element	Capital	Wincanton 'top-up'
Unallocated budget 2015/16 as at April 2016*	£8547	£1212.00	£9763.69

If Members chose not to approve the award recommended in the previous report the remaining budget is as shown in the table below:

	Revenue element	Capital	Wincanton 'top-up'
Unallocated budget 2015/16 as at April 2016*	£10,000	£1212.00	£10,000

Implications for Corporate Priorities

A strong economy which has low unemployment and thriving businesses

Other Implications

Included within the Area Development Plan

Background Papers:

Area East Committee Agenda and Minutes July 2014 .

Retail Support Initiative

Operating criteria 2016/17

Percentage contributions cannot exceed 50% of costs and **no** retrospective applications are eligible (i.e. in respect of works which have already been commissioned/started).

Applications over £1000 will be considered by Area East Committee on a monthly basis. Amounts up to £1000 may be considered at any time as a delegated grant in consultation with the Chairman & Ward Member(s).

Area-wide grant levels: **£1,500 to a maximum 50% of project costs as follows:**

Eligible costs:

Shop-front improvements, if they enhance the High Street
Business rates assistance – a contribution to the amount payable for new businesses (which do not compete with another business) in their first two years of trading
Exceptional projects which add to viability of towns/villages

Wincanton top-up

In addition to the area-wide scheme the 'top-up' scheme for Wincanton also offers:

- Maximum grant £1,000 for businesses wishing to move into one of 7* units currently empty in the town, these are listed at Appendix 2 **or**
- Maximum £300 available to new **and** existing businesses for business improvements and marketing initiatives. For new businesses this could be used towards stock too.

Grants are only available to proprietors/owners with one business/premise and will not exceed 50% of project cost.

*Eligible empty units in Wincanton at July 2014:

3 Market Place – The Red Lion#
13 Market Street – formerly Boots Chemist#
6 High Street – formerly Chicken Grill/Yummy Yummy#
6 High Street – Digital Error
24 High Street – formerly Green Dragon
36 High Street – formerly Alldays
1-3 High St – formerly Brocks#

now occupied/partly occupied

Process

Applications for Grants are accessed and recommendations made on the basis of a fully completed application form and two 'like for like' quotes. Self-help/DIY schemes may complete the application form and supply a project budget with supporting information.

All grant recipients must accept that the grant may be used for publicity purposes by the District Council. Payment of the grant is done retrospectively, for a completed programme of

works on the basis of receipted invoices. Exceptionally officers, in consultation with the Chairman, may release partial payments where there is clear justification for doing so.

The existing assessment and current scoring mechanism favours businesses:

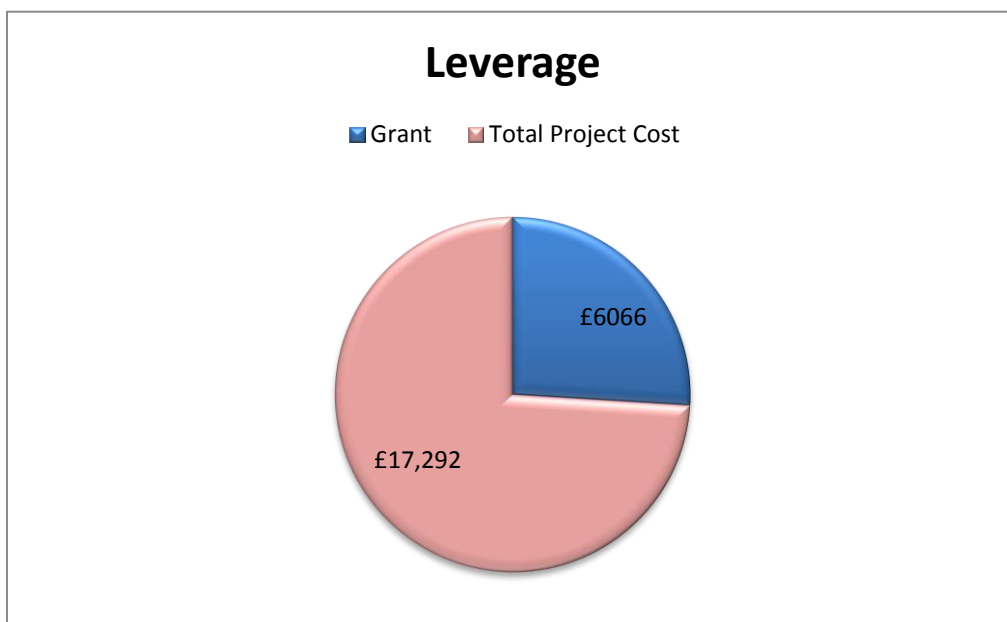
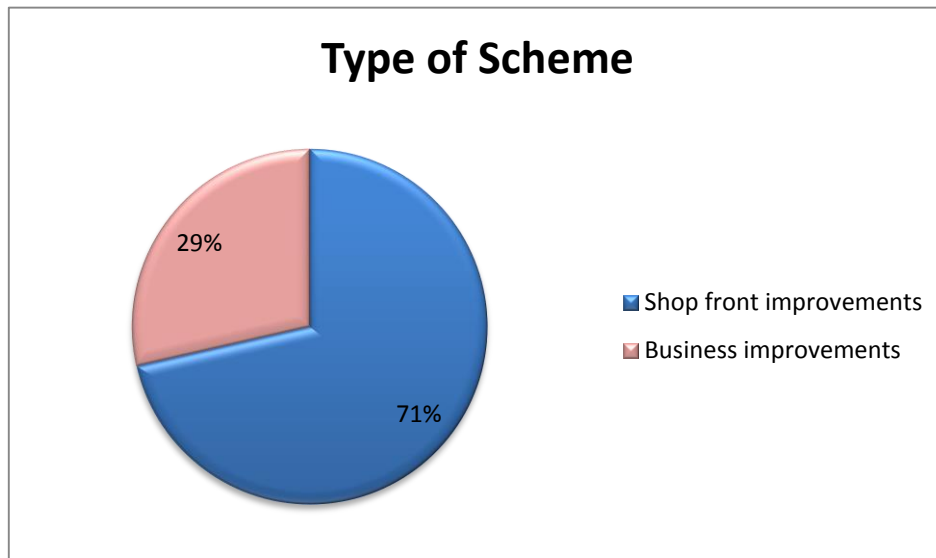
- employing more than 2 people
- in prominent places
- key rural stores/Post Offices
- retailers

The award is subject to the following standard conditions:

- The grant award may be used by SSDC for promotional/publicity purposes;
- Grants are paid for approved works/purchases on production of receipted invoices;
- Awards are subject to a summary of the benefit of the scheme being supplied;
- Applicants will normally be expected to draw down the grant within six months of the offer and if not will have to inform us of the reason(s) for the delay. If there is a valid reason, officers can provide a 6 month extension, but beyond this the grant would either be withdrawn or referred Area East Committee to be re-affirmed;
- That appropriate consents are obtained;
- Works requiring listed building/planning consents or building regulation consent will be required to be signed off by the appropriate officer prior to the release of funds;
- If, within three years of a grant award, the business ceases to trade the District Council reserves the right to reclaim the grant on the following basis; year one –100%, year two – 75%, year three – 45%.

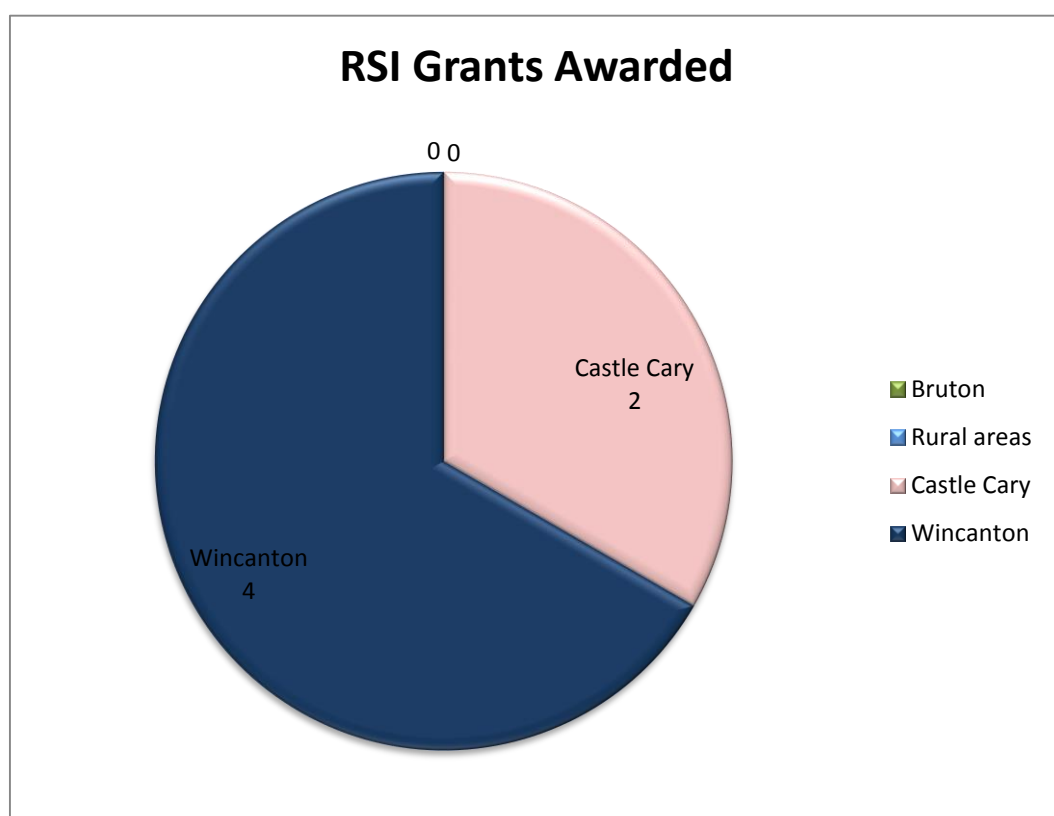
Retail Support Initiative 2015-16

The graph below shows the purpose for which the grants were awarded and the second graph shows the proportion of grant against overall scheme costs.



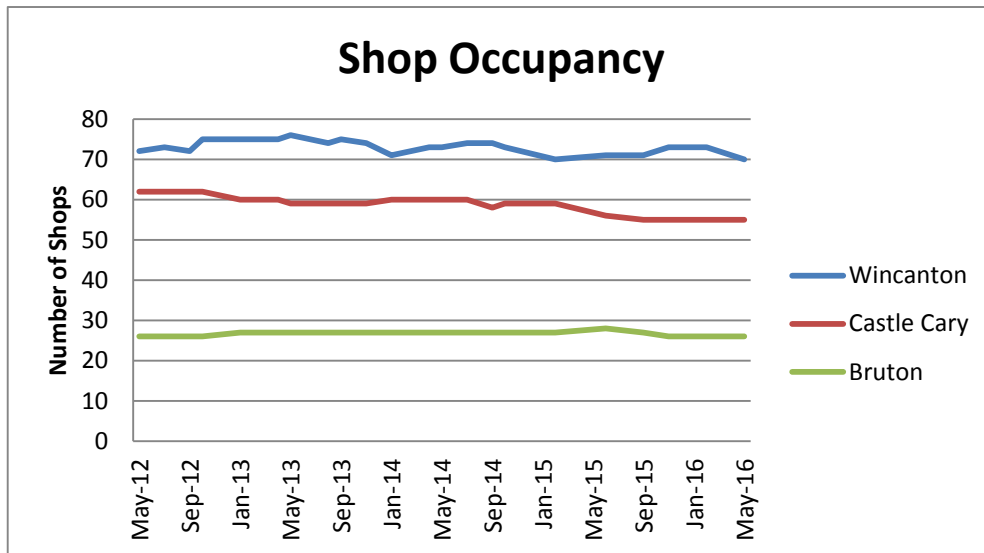
During April 2015 – March 2016, 5 grants were decided under delegated powers and 1 awarded at Committee.

From April 2015 – March 2016, 4 grants were awarded to businesses in Wincanton, 2 grants were awarded to businesses in Castle Cary, with no grants being awarded to Bruton or other rural areas.



Shop Occupancy Trends

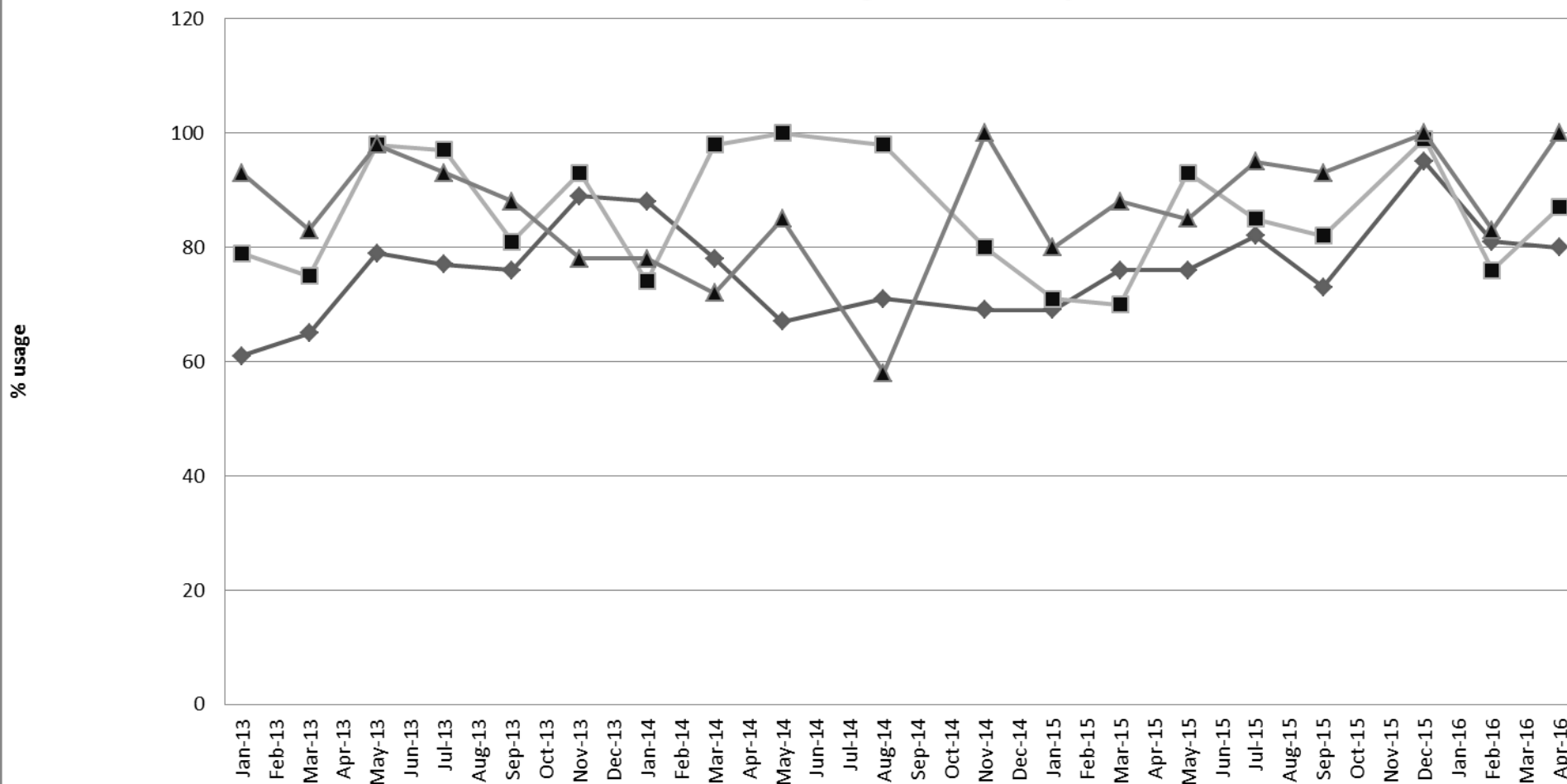
The graph below shows the shop occupancy trends since May 2012.



Car Park Trends

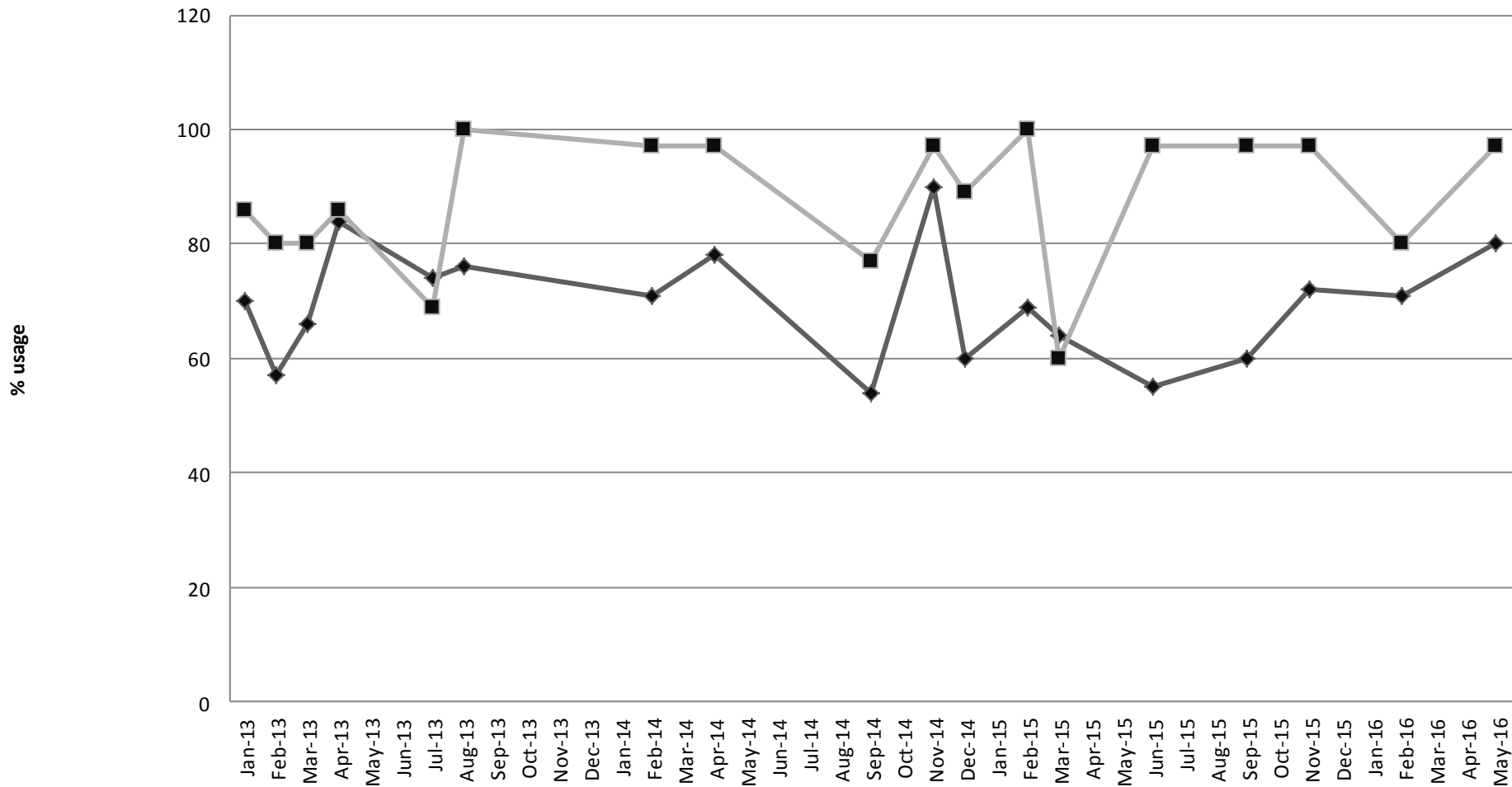
Please find details below of the car parking trends in Wincanton, Castle Cary and Bruton since Jan 13.

Wincanton Car Park usage Jan 13 - Apr 16



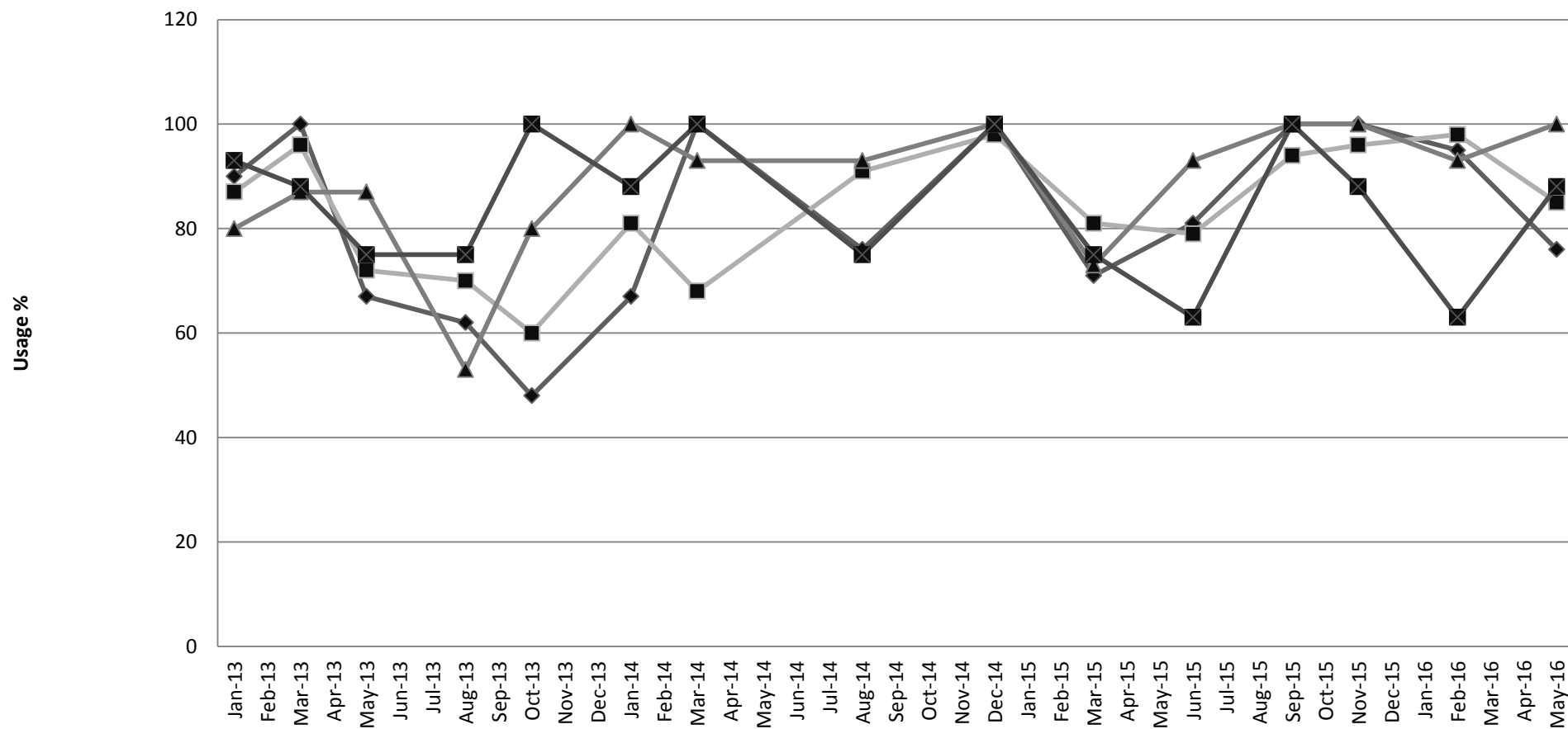
	Jan-13	Mar-13	May-13	Jul-13	Sep-13	Nov-13	Jan-14	Mar-14	May-14	Aug-14	Nov-14	Jan-15	Mar-15	May-15	Jul-15	Sep-15	Dec-15	Feb-16	Apr-16
◆ Carrington Way	61	65	79	77	76	89	88	78	67	71	69	69	76	76	82	73	95	81	80
■ Memorial Hall	79	75	98	97	81	93	74	98	100	98	80	71	70	93	85	82	99	76	87
▲ Churchfield	93	83	98	93	88	78	78	72	85	58	100	80	88	85	95	93	100	83	100

Castle Cary car park usage Jan 13 - May 16



	Jan-13	Feb-13	Mar-13	Apr-13	Jul-13	Aug-13	Feb-14	Apr-14	Sep-14	Nov-14	Dec-14	Feb-15	Mar-15	Jun-15	Sep-15	Nov-15	Feb-16	May-16
◆ Milbrook Gardens	70	57	66	84	74	76	71	78	54	90	60	69	64	55	60	72	71	80
■ St Catherines Close	86	80	80	86	69	100	97	97	77	97	89	100	60	97	97	97	80	97

Bruton Car Park usage Jan 13 - May 16



	Jan-13	Mar-13	May-13	Aug-13	Oct-13	Jan-14	Mar-14	Aug-14	Dec-14	Mar-15	Jun-15	Sep-15	Nov-15	Feb-16	May-16
◆ Tolbury Mill	90	100	67	62	48	67	100	76	100	71	81	100	100	95	76
■ High Street	87	96	72	70	60	81	68	91	98	81	79	94	96	98	85
▲ Higher Backway	80	87	87	53	80	100	93	93	100	73	93	100	100	93	100
⊠ Packhorse Bridge	93	88	75	75	100	88	100	75	100	75	63	100	88	63	88

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Agenda Item 12

Community Capital Grant Requests (Executive Decision)

Assistant Director: Helen Rutter, Communities
Lead Officers: Tim Cook, Neighbourhood Development Officer
Contact Details: tim.cook@southsomerset.gov.uk or (01963) 435088

Purpose of the Report

For members to consider requests for capital grants from Castle Cary Town Council, Horsington Parish Council and South Barrow Parochial Church Council

Public Interest

Awarding grants is a key way that SSDC supports and helps to deliver community projects sponsored by parishes and voluntary community organisations in the towns and villages across Area East.

Background

Community Capital Grant applications are considered twice a year in June and December. The next opportunity to consider applications will be at the Area East Committee meeting in December 2016.

Requests from community organisations for non-capital works are restricted to small grants with the upper limit of £1,000. A minimum amount of £100 has also been agreed. Capital projects requiring grants of between £500 and £1,000 can be dealt with at any time and are subject to Ward Member agreement.

Appendices A and B show the standard grants conditions used by SSDC and the policies under which all applications are assessed.

Recommendations

- 1) Members agree a contribution of £7920 (6% of the total project costs) from the Community Capital budget to Castle Cary Town Council towards the Fair Field project, subject to the standard conditions set out in appendix A and the following additional condition:-
 - That the applicant consults the Senior Play and Youth Officer on the design of the proposed Youth Facility prior to installation.
- 2) Members agree a contribution of up to £5000 (36% of the total project costs) from the Community Capital Budget to Horsington Parish Council towards the refurbishment of Horsington Pond, subject to the standard conditions set out in appendix A.
- 3) Members agree a contribution of up to £10,000 (11% of the total project costs) from the Community Capital Budget to South Barrow PCC towards the refurbishment of South Barrow Church, subject to the standard conditions set out in appendix A and the following additional condition:-
 - That the applicant provides assurance that the facility will be available as a community facility for a minimum of 15 years in line with SSDC grant policy as set out in appendix B.

Castle Cary Town Council and Ansford Parish Council – Fairfield project

Castle Cary Town Council (accountable body) has applied for a grant towards developing a range of facilities jointly with Ansford PC.

Parish Precept information

Parish	Castle Cary & Ansford
Parish population	3361 (based on 2011 Census)
No. of Households	1648
Precept 16/17	£117,744/£34,490
Band D Charge 16/17	£139.35/£88.78

The Project

In 2014 Castle Cary Town Council purchased a 4.5 acre field in the middle of Castle Cary and Ansford. The site had been used for many years as open space and for the annual visit of the fair.

The purchase was an opportunity to develop the area as multi use space, with facilities for all the community to enjoy, while retaining the environmentally friendly character of the field. Developments will include hard pathways for young families, the elderly, disabled and partially sighted, a pump track, exercise equipment, picnic areas, sensory and wildflower gardens and areas for community activities such as the annual fair, circus and other events.

The Fairfield Development and Management Committee has been established to take the project forward and has recruited a landscape architect to draw up plans (to be presented at the meeting) that have been consulted on and finalised.

Castle Cary has for some time been looking for a site to locate a skate park for the teenagers in the area. It has been decided to build a pump park as this can be used by all age groups and can be used by bikes and skateboards.

The field area will become accessible to families with buggies, elderly people who cannot walk easily unless on a hard path way, disabled people in buggies or wheel chairs, giving everyone an opportunity to be in a green open space. Areas will be left unmown and overgrown to encourage wildlife for people to watch. An area will provide exercise equipment for the health conscious and there will be plenty of open grassland for people and dog walking.

The project has been assessed against the agreed criteria and the following scores apply.

Category	Maximum score	Score
A Eligibility	Y/N	Y
B Equalities Impact	7	5
C Need for Project	5	4
D Capacity of Organisation	15	12
E Financial need	7	5
F Innovation	3	3
Total	37	29

Projects scoring above 22 points are eligible for SSDC support under the current policies.

Funding Sources	% Funding of Total Scheme Cost	Amount of Funding	Status
Town/Parish Council	8%	£10000	Pending
Own Funds	3%	£4100	Secured
SSDC (Area East)	6%	£7920	Applied for
Developed contribution (Section 106)	2%	£2080	Secured
Viridor Credits	69%	£82174	Applied for
Clarks Foundation	12%	£13100	Secured
Total Scheme Cost	100%	£119374	

Horsington Parish Council – Horsington Pond Project

Horsington Parish Council has applied for a grant towards a project to improve Horsington Pond and create a living, sustainable freshwater habitat.

Parish Precept information

Parish	Horsington
Parish population	571 (based on 2011 Census)
No. of Households	271
Precept 16/17	£9810
Band D Charge 16/17	£33.80

The Project

Horsington pond is fed by stream which means that there will always be a deposit of silt build up that needs to be removed every 7 years or so. In the past this has been carried out by the parishioners with shovels. However, more recently with the current regulations, modern machinery and contractors have needed to be used.

Removing the silt has the adverse effect of removing and destroying the wildlife habitat that has developed since the previous time it was dredged.

The Parish council has taken advice from DEFRA, The Pond Conservation Trust (now the Freshwater Habitats Trust), Environment agency, and various other specialists in the field of pond life and aquatic plants and wildlife and has produced a plan that entails creating three specific areas to the pond with dedicated roles in creating and maintaining the freshwater habitat.

Area 1 - Is to build a silt trap at the lodge end, along the roadside, which will allow the Parish to clean the silt from this area more frequently from the roadside, without the need to put machinery into the pond and at less cost. It is thought that the need to desilt the trap should be every two to three years.

Most importantly of all, the natural level of the pond allows us to lower the water level sufficiently to remove the silt from the trap, whilst still being able to maintain sufficient water level at the other two areas to allow the survival of the pond inhabitants, this is key to this project.

Area 2 – Will create a still water frog and newt pond to the southerly side of the sluice gates with gabion cages. This will give a different wildlife area of mainly still water area attracting the likes of frogs, newts, water beetles, water boatman, pond skippers and many other species. This area will be edged by a new and extended dipping platform, with shallow water level and secure from the main deep water pond. This area is designed for supervised use by children to learn about pond life, an information board will be located on the dipping platform with illustrations of what you should see within the pond and surrounding area.

Area 3 - Is the main body of the pond which should remain relatively silt free. Providing a freshwater environment for native fish such as minnows, sticklebacks, and all associated pond life naturally found in a pond supplied by a freshwater stream flow. Floating aquatic plants will naturally find there place in this area.

Future maintenance costs are estimated at £500 per year to include cleaning out of silt trap every 2-3 years, maintenance of dipping platform and continued planting, £500 per year has been allocated by the Parish Council for this work.

The project has been assessed against the agreed criteria and the following scores apply.

Category	Maximum score	Score
A Eligibility	Y/N	Y
B Equalities Impact	7	5
C Need for Project	5	4
D Capacity of Organisation	15	13
E Financial need	7	3
F Innovation	3	3
Total	37	28

Projects scoring above 22 points are eligible for SSDC support under the current policies.

Funding Sources	% Funding of Total Scheme Cost	Amount of Funding	Status
Parish/Town Councils	10%	£1388	Secured
SSDC (Area East)	36%	£5000	Applied for
Lottery Awards For All	29%	£4056	Applied for
Donations	11%	£1500	Secured
Other	14%	£1944	To apply for
Total Scheme Cost	100%	£13888	

South Barrow PCC – St Peter's Church reordering to facilitate community use

South Barrow PCC has applied for a grant towards reordering St Peter's Church to provide a meeting space for the community of South Barrow and surrounding area.

Parish Precept information

Parish	Cary Moor (South Barrow)
Parish population	536 (based on 2011 Census)
No. of Households	234 (parish)
Precept 16/17	£977 (South Barrow)
Band D Charge 16/17	£14.13

The Project

The Parochial Church Council (PCC) established a working party to look at ways to use the church building to meet the recreational needs of the community in response to a potential threat of closure.

The church is underused with only 3 regular members and 16 services a year.

The proposal is to remove the pews, deal with the different floor levels and install a small kitchen and a disabled toilet. The group has identified a number of uses including a toddlers group, Yoga classes, gardening club and film society.

The group has obtained all necessary permissions and is ready to proceed as soon as the final funding is secured.

As there has been some uncertainty about the future of the church, we would seek assurance that investment will secure the community use for a proportionate length of time.

The project has been assessed against the agreed criteria and the following scores apply.

Category	Maximum score	Score
A Eligibility	Y/N	Y
B Equalities Impact	7	4
C Need for Project	5	4
D Capacity of Organisation	15	9
E Financial need	7	5
F Innovation	3	3
Total	37	25

Projects scoring above 22 points are eligible for SSDC support under the current policies.

Funding Sources	% Funding of Total Scheme Cost	Amount of Funding	Status
Parish Council	1%	£1250	Secured
Viridor Credits	43%	£40,000	Secured
SSDC (Area East)	11%	£10000	Applied for
Somerset Community Foundation	21%	£20000	Secured
Lottery Awards for All	11%	£10000	Secured
Fund for church growth	11%	£10,000	Secured
Medlock Trust	1%	£1000	Secured
Own Funds	1%	£1120	Secured
Total Scheme Cost	100%	£93370	

A good range of funders have support the scheme and all other funding has been secured. The project can proceed immediately if Area East funding is agreed.

Financial Implications

If members agree the recommendations in the earlier report on this agenda – Area East Development Budget Outturn Report - there is currently £25,887 unallocated within the Community Capital budget. If Members agree the recommendations set out in this report, a sum of £887 will remain to be allocated.

Corporate Priority Implications

All projects help to ‘maintain and enhance the South Somerset network of leisure and cultural facilities, optimising opportunities for external funding to promote healthy living.’
(Focus Four: Health & Communities)

Carbon Emissions & Adapting to Climate Change Implications

Providing local access to a range of activities and services reducing the need to travel which therefore reduces carbon emissions.

Equality and Diversity Implications

All projects help enhance accessibility for all. In each of the projects the Neighbourhood development officers have advised the community groups to obtain an access audit for the venue, providing them with expert advice on how to make their community facility more accessible and user friendly.

Appendix A – Standard grant conditions

1	The funding has been awarded based on the information provided on the application form for your application number.
2	The enclosed Evaluation Form will need to be completed in full and returned to the appropriate Area/Central office when you return your signed acceptance of the funding offer.
3	All other funding sources are secured.
4	SSDC are given prior notice of the date when work is to commence.
5	SSDC is acknowledged on any publicity and on any permanent acknowledgement of assistance towards the project.
6	The applicant will work, in conjunction with SSDC Officers, to monitor the success of the scheme and the benefits to the community, resulting from SSDC's contribution to the project.
7	<p>All grants offered by SSDC will be based on a set of conditions. Conditions include one or more of the following:</p> <ul style="list-style-type: none"> • Monitoring arrangements. • Publicity options. • Before and after photos. • Return signed acceptance slip. • Grants can only be paid for a single year and a second application is not allowed for the same project within 3 years (unless Service Level Agreement). • Any changes to the project should be notified to SSDC. • Share good practice with other organisations if successful in securing external funding. • All other funding sources are secured. • Conditions of grant should be presented in Committee report.
8	<p>For buildings, facilities and equipment:</p> <ul style="list-style-type: none"> • Capital grants are on a one-off basis. • Capital grant applications should include a strategy for maintenance of equipment to applicable standards, and a strategy for replacement (or otherwise) if appropriate. • Subject to planning permission if necessary. • Shared use of buildings/equipment, where appropriate. • Proper signage to buildings/facilities. • The applicant must ensure that its play area is inspected and maintained in accordance with EN1176 or a successive standard. • For Village Halls, an access audit must be carried out and all projects should be improving access for people with disabilities.

Appendix B - SSDC Community Grants Policies

1	Corporate Priorities	Grants criteria and priorities will be linked to the Council's Aims & Key Targets in the Corporate Plan. These are published in the application pack and incorporated into the assessment and scoring system. Specific criteria linked to specialist work areas (eg. Sports, Arts, and Leisure and Play Provision) are published on separate sheet in grants pack.
2	Area Priorities	Area Committees set their own priorities for the year and publicise these to applicants. Area grants should reflect local priorities within the broad district-wide framework.
3	Area or District-wide?	An organisation should be considered for a District-wide grant if: 40% or more of the organisation's activity is benefiting people in 2 or more SSDC areas It is unique in the district and no equivalents exist in the areas. It may have a local base but plans to develop quickly across the district. District-wide organisations receiving core funding should apply to the areas separately for local project work. Where new local projects involving district-wide organisations crop up through the year they should be supported by the area committee on a one-off or pilot basis (say 1-3 yrs). If this project then becomes part of core activities, this should be built into a Service Level Agreement.
4	Repeat Funding & Service Level Agreements (SLA's)	<ul style="list-style-type: none"> Grant funding is for one year only; A second grant application for the same project will not be considered within 3 years of the first award; All organisations requesting repeat funding should have a Service Level Agreement with SSDC; SLAs will be based on: <ol style="list-style-type: none"> an agreed set of measurable targets against which performance will be monitored; monitoring of the continued health of the individual organisation; value for money being demonstrated; <p>will be:</p> <ol style="list-style-type: none"> for 1 year if SSDC wishes to support the organisation's core running costs on an ongoing basis, but will consider funding annually or for 3 years if an organisation is: <ol style="list-style-type: none"> assessed to be a key or substantial partner making a significant contribution to corporate and strategic priorities and/or is delivering services on a long-term basis as delegated by the council. <p>f) 3 year SLAs will be reviewed in the 3rd year of operation; at least one year's notice will be given if future funding levels are to change.</p>
5	Funding/costs	Up to 50% of the total project costs is available (up to 75% for safety surfacing in play areas). Up to £12,500 is available for Area grants. Project costs will be monitored to ensure that the SSDC contribution does not exceed 50% of the total project costs. Grants will be awarded subject to other funding being secured
6	VAT	SSDC may be able to recover VAT on major schemes costing over

		£100,000. Gifts in kind may be used to avoid VAT, where appropriate.
7	Publicity	SSDC should be acknowledged on publicity material. A simple menu of 'publicity opportunities' is sent out with all grant offer letters.
8	Monitoring	Monitoring arrangements will be a condition of grant and will be included in offer letters. Monitoring will be proportionate to the size of grant and organisation Monitoring information will be fed back to the relevant Committee.
9	Non-financial support	Other forms of Council assistance will be listed in applications and committee reports. A menu of non-financial SSDC support is sent to all applicants.
10	Delegation	Requests for £750 or under are delegated to officers following consultation with Area Chair, Portfolio Holder or Ward Member as appropriate and reported to relevant committee for information only.
11	Retrospective support	Retrospective support is not eligible for funding.
12	Planning Permission	Outline planning permission/building regulation approval should be obtained before grant goes to committee. Awards will only be offered subject to planning permission (and other relevant permissions) being given (where relevant).
13	Parish/Town Council Funding	SSDC will only fund projects where a contribution is being made by the Town or Parish Council, unless there are very exceptional circumstances. This contribution should be proportionate to the size of the Parish. Applicants should approach Town/Parish Council for funding before coming to SSDC. The greater contribution received from Town/Parish Council and the less requested from SSDC the application will achieve a higher score. Parishes need to make better use of their precept to support local organisations.
14	Maintenance	Routine maintenance and replacement of equipment is not eligible.
15	Reserves	SSDC will only fund projects where a maximum of 1 year's running costs is held in free reserves. If a group has dedicated reserves for a particular project, these should be ring-fenced.
16	Leases	Capital grants can be awarded to leased facilities on the following grades: <£5k grant = minimum 10 yr lease. >£5k grant = minimum 15 year lease. Proof of ownership or evidence of an appropriate lease is required at the application stage.
17	Buildings, Facilities & Equipment	3 estimates should be submitted with buildings, facilities and equipment applications where possible. Access to buildings and sharing use of equipment should be demonstrated, where appropriate, and will be a condition of grant. Play area refurbishments will only be eligible for grant aid if the contractor is selected from the SSDC approved list. Rent/income from facilities should reflect market rates. Capital grants are on a one-off basis. Capital grant applications should include a strategy for maintenance of equipment to applicable standards, and a strategy for replacement (or otherwise) if appropriate Proper signage to buildings/facilities will be a condition of grant. Capital projects will need to have incorporated disabled access and an

		<p>access audit will be required where relevant.</p> <p>Requests for capital funding of over £12,500 are beyond the remit of the Community Grants programme. A Capital Appraisal will be required and referred to the relevant Committee for approval separately.</p>
18	Rent	<p>Organisations occupying SSDC owned property should be assessed and treated in the same way as any other organisation.</p> <p>They should all know the full rent payable.</p> <p>They should apply for a grant in the normal way and include rental costs in their budget.</p> <p>SSDC support should reflect the value placed on the work of the organisation not the cost of the accommodation.</p>
19	Rate Relief	<p>All organisations eligible to 100% Rate Relief apply directly to Business Rates. Charitable Arts and Sports organisations who are entitled to 80% Rate Relief can apply to Area Committees for a grant to meet the 20% shortfall. Assessments are made using an adopted set of criteria.</p>
20	Offer letters/grant conditions	<p>All grants offered by SSDC will be based on a set of conditions, which will be presented in Committee reports, to include the following:</p> <p>Projects must start within 6 months of the grant being offered or as otherwise specified in the offer letter</p> <p>A project update will be provided every 3 months</p> <p>Other monitoring arrangements as specified</p> <p>Publicity options (eg photos)</p> <p>Return signed acceptance slip</p> <p>Grants can only be paid for a single year and a second application is not allowed for the same project within 3 years (unless SLA)</p> <p>Any changes to the project should be notified to SSDC</p> <p>Share good practice with other organisations</p> <p>All other funding sources are secured</p> <p>Grants only payable upon receipt of invoices or receipts which provide evidence of the costs of project/purchase</p> <p>Evidence of relevant permissions being obtained (eg. planning permission)</p>
21	Loans	<p>SSDC will help applicant's access loans from other sources where possible, and consider loans only when alternative forms of borrowing are not available or at a prohibitive cost. All loans will incur interest</p> <p>Village Halls can borrow up to £5,000 through the District-wide Village Hall Loans Scheme</p> <p>Loans of up to £5,000 can be approved by Area Committees</p> <p>Loans exceeding £5,000 will require a full appraisal & business plan</p> <p>Loans are offered at the appropriate Public Works Loan Board rate for the period of the loan</p> <p>The maximum repayment period will be 10 years and repaid in instalments in accordance with the agreed payment reschedule</p> <p>The maximum amount of a loan shall be £150,000. Any requests above this are beyond the remit of the Community Grants programme and will be considered separately by Full Council.</p> <p>Other loans may be available from other suitable sources</p>

Agenda Item 13

Endorsement of the Brewham Parish Design Statement

<i>Assistant Director:</i>	<i>Helen Rutter, Communities</i>
<i>Service Manager:</i>	<i>Helen Rutter, Area East Development Manager</i>
<i>Lead Officer:</i>	<i>Tim Cook, Community Development Officer</i>
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Purpose of the Report

The purpose of this report is to present a summary of the Brewham Parish Design Statement and to ask members to formally endorse the document.

Representatives of the Steering group have been invited to the meeting to present the plan for endorsement.

Public Interest

Communities establish their own priorities, achieve their goals and influence the type of growth that they need by consulting and mobilising residents and businesses.

Recommendation

That Area East Committee formally endorses the Brewham Parish Design Statement.

Background

'Our Brewham – the future of our parish', the community plan for Brewham was published, adopted by the Parish Council and endorsed by Area East Committee in 2011. Two of the main proposed actions were to produce a landscape assessment and 'to produce a design statement describing the character of the built environment and seek to have it adopted as supplementary planning guidance by the district council'. The landscape assessment was produced in 2013 and the design statement is now complete.

Village Design Statements are not statutory planning documents but can be used as a material consideration to be taken into account when determining planning applications.

The full document has been included in the agenda and printed copies will be available to members at the meeting.

The Process

The parish design statement has been produced by the Brewham Support Group. The group started by drawing up a fairly detailed 'snapshot' of the style, age, materials and landscaping of the houses, farms and other buildings and their siting and appearance in relation to neighbouring properties.

This snapshot was used to draw up some draft recommendations about the important features etc. These were consulted on via a questionnaire, sent to every household in the parish in 2015. Detailed responses to the questionnaire can be found on pages 36 to 38 in the document.

The Design Statement

The results of the local consultation have been expressed in 8 comments that form the basis for the design statement.

Any developments in Brewham, whether for residential, agricultural or business use and whether new build or replacement of existing buildings, should sit comfortably within the landscape and not impose their presence upon it due to their siting, size and choice of materials.

Any new developments in Brewham should respect the parish's historic pattern of the nucleated village in South Brewham, the six distinct clusters of dwellings in North Brewham and the single-street settlement of Hardway, and should not be sited in the open countryside unless there is an overriding agricultural need.

Because Brewham has no single predominant style of architecture, any new developments should not attempt to replicate any one style but should be sympathetic to the wider surroundings and perhaps reflect the local vernacular tradition.

In order to maintain a vibrant and diverse community, any new housing developments in Brewham should favour the construction of smaller, less expensive properties and give special support to modest two-storey starter homes for local families, both for rent and for ownership.

Because Brewham is still a collection of rural settlements within a special landscape, residents and developers should be encouraged to plant native species of trees and shrubs on property boundaries and be discouraged from the over-use of concrete, brick and alien synthetic materials.

Any future developments should not diminish Brewham's rural character by failing to respect the natural surroundings, by introducing urban features and by creating light pollution.

The use of homes and redundant agricultural buildings as workplaces should be encouraged provided that it does not generate a significant increase in road traffic, noise or pollution.

Although further measures are needed to reduce traffic speed, these should not spawn a proliferation of signs and become an eyesore in themselves.

View of Conservation Officer

The group has clearly done a lot of detailed research and consultation which has resulted in an interesting useful document. The document could go further and describe what is special and distinctive about the settlement which could then be used as a clearer guide for new development. Themes could have included common materials and colours, key features (window styles and materials, chimneys, lintels, quoins, eaves and verge details etc) and common overall form.

Financial Implications

SSDC did not contribute financially to this work. There are no direct financial implications as a result of this report.

Corporate Priority Implications

This work contributes towards increasing economic vitality and prosperity and ensuring safe, sustainable and cohesive communities.

Carbon Emissions & Adapting to Climate Change Implications

None.

Equality and Diversity Implications

Work on community-led planning processes, supported by SSDC aims to give every local resident the opportunity to have an input into the way in which their town or Parish develops.

Background Papers: *Our Brewham – Community Plan*
 Our Brewham – Landscape
 Our Brewham - Buildings

Our Brewham Buildings

Our Parish Design Statement





Our Brewham Buildings

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Written, designed and published by the
Our Brewham Support Group.
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1. Introduction

THIS DESIGN STATEMENT WAS
UNDERTAKEN BY THE 'OUR
BREWHAM' SUPPORT GROUP

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Alan Bragg,
River Cottage, Colinshays;
Caroline Rathbone,
Fir Tree Cottage, Hardway;
Ric Rogers,
Horseshoe Cottages, North Brewham;
Patricia Stainton,
Cooks Farm, Border;
Keith Vooght,
Six Acres, Border.

Rob Gulliford, Woodlands, South
Brewham was a member of the group
but resigned in November 2015 before
the end of the public consultation.

Stuart Turnbull, Lilac Cottage, South
Brewham was a member of the group
until January 2016 but is now restricting
his involvement to administering the
Brewham website.

THE PARISH PLAN FINDINGS

A questionnaire delivered to every occupied property in Brewham in 2010 when we were preparing the parish plan generated a 62% response rate. Of the 212 people who answered the questions about housing, 138 (65%) supported housebuilding in the next ten years – 69 opting for one to five more houses, 48 for six to ten and 21 for more than ten. 74 people were against any further housebuilding. Most respondents said they would like to see a mix of types of home, with starter homes mentioned by 125 people.

BREWHAM HAS CHANGED over the years and will inevitably continue to change. Its predominantly agricultural landscape has been moulded by successive generations of mankind, and the people who have moulded it have lived in it. So their homes in some shape or form have long been part of the landscape. The population has fluctuated over the years but 20th century mechanisation changed the needs of farming so that agriculture was no longer a major employer of village labour. It also made Brewham more accessible for those whose work was elsewhere. Demand for housing in the countryside has grown since the end of World War II and will continue to grow.

In April 2011 we published 'Our Brewham – the future of our parish' containing 12 aims and 30 actions towards fulfilling the aspirations and priorities of local residents. The parish council adopted this as Brewham's parish plan and it was subsequently endorsed by South Somerset District Council. One of the proposed actions was to undertake a landscape assessment in order to identify its features and qualities most valued by local residents and to identify opportunities for securing improvements. This we published in May 2013 as 'Our Brewham Landscape' and the parish council adopted it as an integral part of the parish plan.

Another of the actions in the parish plan was to

- **prepare a design statement describing the character of our built environment and seek to have it adopted as supplementary planning guidance by the district council.**

Nowadays this is called 'a material consideration' to be taken into account when determining planning applications and other planning matters. The purpose of the design statement is to identify which features of the streetscapes local residents think are good and should be safeguarded, which are less good and could be improved, and which are bad and should not be replicated in future developments.

Our first step in compiling 'Our Brewham Buildings' was to draw up a fairly detailed 'snapshot' of the style, age, materials and landscaping of the houses, farms and other buildings and their siting and appearance in relation to neighbouring properties and the road. It is important to stress at the outset that this is not a thoroughly-researched history of Brewham's buildings and their architectural features – we are neither historians nor experts in vernacular architecture. Rather it is simply a description of what can be seen by a motorist, cyclist or walker passing through the parish. Its compilation by Angela Green, Emma Isles-Buck, Caroline Rathbone and Ric Rogers proved to be a long job taking almost two years, and those parts that were done first have been revisited to bring the entire 'snapshot' as up-to-date as possible as at July 2015. Some historical information, in some cases provided by residents of the houses, has been added along with some real snapshots and some archive photographs so that it will, we hope, be a valuable source of information for local historians in the future.

Our survey of Brewham's buildings is largely from west to east, starting with North Brewham from the railway bridge at Colinshays to Druley Hill and followed by the scattered buildings to the north of this road. We then look at the parallel Hardway from Whitehouse Farm to the bottom of Kingsettle Hill, the scattered buildings to the south of this road, and

Kingsettle Hill itself. Turning north we describe the buildings on the road into South Brewham, and finally Street Lane, again from west to east. For ease of reference we have sub-divided some of the longer sections.

The next step was to take a close look at the 'snapshot', reach some initial ideas of which features of the streetscapes are significant, draw some conclusions and frame some tentative recommendations on which we could seek people's views. This we did by means of a questionnaire distributed to every household in the parish in the autumn of 2015, and the responses are detailed in section 11, pages 36 to 38.

A detailed geographical description of Brewham appears on pages 3 to 8 of 'Our Brewham Landscape' and information about the evolution of Brewham's road network can be found on page 6 of 'Our Brewham – the future of our parish', so we have not repeated these in this report. If you don't have copies of these documents they can be consulted on our website www.brewham.co.uk. Instead, to provide the necessary context for the report we start with a brief account of where and how settlers lived in Brewham, from Anglo-Saxon times to the present day, followed by the effects of 20th century planning legislation on development in Brewham and the potential effect of 21st century changes to the legislation.

The overriding message of 'Our Brewham Landscape' was that our local landscape is unique and should be protected from unseemly change or development. It noted the great sense of community here, moulded by an appreciation of the parish's long continuity, the challenge being to decide how this happy situation can best be safeguarded in a way which acknowledges the need to move with the times, avoiding the trap of fossilisation, and upholding the principle of a living, working countryside. The hope is that the parish council will now adopt 'Our Brewham Buildings' as another integral part of the parish plan and that it will help its members and the district council planners to meet that challenge by reaching decisions that will give due consideration to local views and aspirations about buildings in Brewham.



Brewham's community spirit is strong,
moulded by an appreciation of
the parish's long history.

2. A brief historical background

EARLY SETTLEMENT

IT'S LIKELY THAT people were living in Brewham a thousand or more years ago. Certainly by 1086 there must have been around a hundred, for Domesday Book provides details of the agricultural activities and taxation of the Brewham estate that William the Conqueror had granted to William de Mohun. Where these people lived, and what they lived in, we will never know – but we can make some educated guesses. The underlying geology of the eastern half of the parish is largely inhospitable wet clay, in those days covered by woodland. Running from north to south down the centre of the parish is a narrow band of Cornbrash, a type of limestone, and to the west a band of Forest Marble, and it was on the Cornbrash that Brewham was first settled. One of the mills mentioned in Domesday was probably located close to the river bridge in South Brewham, on the site where later mills were built. Some 12th century stonework in the south doorway of Brewham's church suggests that since Norman times a church has stood on the site half way up Charcroft Hill,

POST-MEDIEVAL PROSPERITY

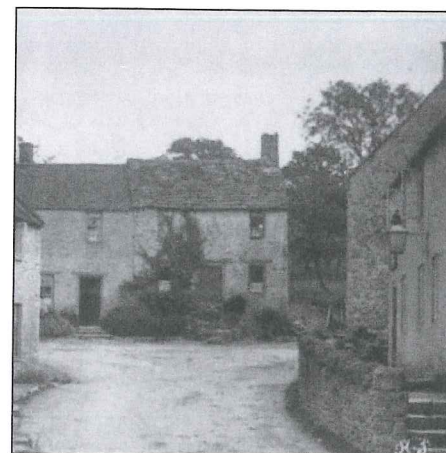
high above the waters of the Brue but sheltered from the winds that blow across the top of the valley. So it seems almost certain that the first areas to be enclosed for farming were the flatter Cornbrash lands above both sides of the valley, with the workforce living on the valley sides. By the 13th century, settlements had sprung up close to Batts Farm and Horseley Farm, and by the 16th century these probably extended along Rocky Lane (now a public footpath) that linked Batts Farm with the North Brewham common land in the vicinity of Goodedge Farm, and on the South Brewham common land along Hardway. The homes would have been built of the materials closest at hand – timber and brushwood, rubble and clay to bind it together – but the perishable nature of such materials meant they would seldom have lasted very long. Even the principal buildings – the demesne farms of the Manors of North and South Brewham – would have been constructed of the same materials although on a somewhat grander scale but no less short-lived.

The historian Professor W G Hoskins claims that 'in 1550 most English people were still living in the rather dark, squalid and cramped dwellings of their medieval forefathers. These were generally two-roomed houses – a hall and bower – built of a timber frame with walls of reinforced mud, the whole raised upon a rubble foundation. There were no glazed windows and only one fireplace. The two rooms were not ceiled over, but were open to the rafters and the thatch of the roof. Few houses were built of stone, even in stone country.' He adds that in the second half of the 16th century the wealthier yeomen had begun to build for themselves larger and better houses, in free-stone where it was available, and by the early 17th century the fashion for rebuilding had spread down to the lesser farmers and perhaps to the more prosperous cottagers. At least three quarries provided local limestone for North Brewham at some time or other between the 16th and 19th centuries. The closest was on the hillside north of Brewham Road above Sheephouse Farm, and another was further up the hill north-west of what is now the A359 between Gilcombe Farm and Bruton. The third was on the right of Copplesbury Lane just before it snakes its way down the steep hill towards Henley Grove. In South Brewham stone was quarried at Dead Man's Hole at the southern end of Cogley Wood north-west of Whitehouse Farm.

The desire for some personal privacy had percolated down too, which led to the introduction of an upstairs storey and sometimes another one in the attic, the insertion of partitions on each floor to create smaller, warmer rooms, and the inclusion of more fireplaces and chimneys. The glass industry had found a way of producing cheap glass which meant houses could be built with far more windows than before. Buildings such as Cards Farm, Street Farm and Batts Farm date from this period, probably replacing earlier houses close by. In the 17th century there were said to be 120 families in Brewham, suggesting a population of at least 500, and the gradual inclosure and clearance of parts of the forest led to the appearance of scattered farmsteads of which Cooks Farm and Shave Farm are the earliest survivals. These were built of local stone, not the finely-cut rectangular ashlar masonry but rough rubble masonry – either regularly coursed or simply random – held together with lime mortar, and roofed with heavy stone tiles. Although brick-making techniques had been introduced into Eastern England from Northern Europe in the 15th century, brick did not become a common material in Brewham until the 20th century. In earlier centuries some bricks had been made here from local clay, but it was a slow and costly process so their use was primarily for chimneys and sometimes for decorative purposes on the grander houses.



Cards Farm dates from the early 17th century and was once the manor house of one of the South Brewham estates.



South Brewham c.1900 showing the two cottages that now form Chants and the former Old Plough pub on the right.

20th CENTURY CHANGES



The bungalow has become a popular form of development since the 1950s.

Forest clearance continued into the 18th century, as did the enclosure of common land and waste land and the creation of farms. Many of Brewham's outlying farmhouses appear to date from the later Georgian period, roughly 1750 to 1830, when the industrial revolution was creating an unprecedented demand on the countryside for food and raw materials. In 1801 the first national census revealed that Brewham's population had risen to 670 – and it was to grow dramatically to 995 by the time of the 1831 census. This period saw the building of many small stone cottages throughout the parish, some of them rendered to provide a degree of weather- and draught-proofing. However, the population shrank equally dramatically over the next century to just 378 in 1931. Such was the decrease in the second half of the 19th century that in North Brewham alone there were 15 uninhabited cottages in 1881. Most of these became derelict and tumbled down, but we know where some of them were located. The coming of the railways to the area around 1860 made it easier and cheaper to bring in building materials from outside the area, particularly bricks, tiles and Welsh roofing slates. Clay tiles began to replace thatch or stone when a cottage needed re-roofing but slates do not appear to have been much used in Brewham.

Apart from some brick-built local authority housing erected in the wake of World War I, there was very little development in Brewham until the late 1950s, by which time the population was beginning to increase again, the years of post-war austerity were coming to an end and the national economy was starting to boom. By that time the construction industry had a wider range of materials with which to build, including breeze blocks, reconstituted stone, concrete tiles, glazed tiles and plastics; the bungalow was becoming a popular style of development; car-ownership was rapidly increasing with the consequent need for garages; central heating was starting to make fireplaces and chimneys unnecessary . . . all changes that have meant that most buildings dating from 1960 and subsequently have looked very different to those of earlier years.

The size of Brewham's population has remained fairly static for the last 50 years at a little over 400 but because the size of households has reduced the number of dwellings has risen to nearly 200. Most of those built in that time are of ashlar-style sandstone-coloured reconstituted stone, although the few exceptions are noted in this report.

Changes in agriculture have also had their impact on Brewham's buildings. During the 19th century larger farms became established with most concentrating on dairying, hence this became mainly a dairy farming area. Most farms were small family units producing milk for the liquid market but beef, pigs and sheep were also farmed with a very limited amount of corn grown. During the war years farms were obliged to grow corn and food crops to help feed the country but after the war Brewham slowly returned to being more dairy-focused. The early 1980s began to see another change with the smallest farms invariably being sold off when the farmers retired. Farmhouses and outbuildings were sold for private residences and the land purchased by other farmers to expand their own farms. Traditional farm buildings, seldom adaptable to modern requirements of large machinery and adequate stock housing or handling, have been supplemented by ranges of modern structures on most of the remaining working farms. In many cases the redundant vernacular barns and other outbuildings are ripe for alternative uses, and the Government has instructed planning authorities to look favourably on proposals to convert redundant agricultural buildings into homes or workplaces.

3. The planning context

UNTIL THE MID-1930s people could, if they had the resources, build what they liked where they liked. And they did. Planning controls at that time related mainly to public health, and in the inter-war years ribbon development soon sprang up along the new arterial roads being built for the increase in motor traffic, and urban sprawl became a feature of the edges of most cities and towns. Houses, factories, warehouses, depots and much more were built with little or no regard to the natural or the built environment that surrounded them. Clearly greater control over development was essential and legislation was enacted towards achieving this.

LEGISLATION

The outbreak of World War II in 1939 brought more pressing needs on land use, and in the aftermath of the war there was the urgent need to reconstruct the homes, offices, factories and other buildings that had been destroyed, to meet the needs of a population that was forecast to grow dramatically, and to deal with overcrowding in the major cities through slum clearance. Hence from the late 1940s a raft of legislation was enacted whereby national needs and aspirations would be enshrined in plans drawn up locally to allocate land for specific purposes such as housing, employment, retail, education and recreation provision. Permission would have to be sought for most proposed developments and planning applications would be judged against the policies in the local plan. Legislation also provided for the creation of new towns and green belts round urban areas, and introduced such concepts as conservation areas, listed buildings and areas of outstanding natural beauty.

The planning system now controls nearly all new development and land use. The Town and Country Planning Act 1990 provides the main legal basis of the system and the National Planning Policy Framework sets out the Government's economic, environmental and social planning policies within which local plans are developed. Parish and town councils are statutory consultees when the local plan and the policies it contains are being drawn up or updated, and when applications for planning permission are received. The law requires that planning decisions are made in accordance with the local plan unless there are good reasons – 'material considerations' – why this should not be done.

THE EFFECTS IN BREWHAM

A policy in the current South Somerset local plan states that development in rural settlements within the open countryside (including Brewham) will be strictly controlled and limited to that which justifies a rural location and restricted to that which provides employment opportunities appropriate to the scale of the settlement, and/or creates, contributes to or enhances community facilities and services to serve the settlement, and/or meets an identified housing need, particularly for affordable housing.

New building in Brewham in the last half-century has, therefore, been restricted to:

- Restoration – rebuilding a cottage that had become derelict after being uninhabited for over 30 years.
- Rebuilding – demolishing a property and rebuilding it on the same footprint, to similar dimensions.
- Replacement – redeveloping the site of one small property with two larger dwellings.



Picketts Cottage is a modern farmworker's cottage built in traditional style.

FUTURE DEVELOPMENT IN THE COUNTRYSIDE

- Conversion – converting redundant barns into residential dwellings.
- Extension – adding substantial extensions to properties to provide additional living space.
- In-filling – building in large gardens and on unused small plots of land between houses.
- Village enlargement – erecting properties on the very edge of the former development limit of South Brewham as designated in an earlier version of the local plan.
- New build in the open country – planning permission granted only after agricultural need had been proved for an additional dwelling.
- Minor works such as small extensions, conservatories, garages, loft conversions and low fences and walls which are deemed to be 'permitted developments'.
- Barns and other farm developments for which there is an agricultural justification.

The 2012 National Planning Policy Framework urges local authorities to be rather less restrictive when considering proposed developments in rural settlements within the open countryside. It says that 'This Framework is a material consideration in planning decisions' and stresses that 'In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development', going on to define the three dimensions of sustainable development – its economic, social and environmental roles. It states that 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people' and says that developments should 'respond to local character and history and reflect the identity of local surroundings and materials' and be 'visually attractive as a result of good architecture and appropriate landscaping'.

The Framework also states that 'Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as . . . where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting'. The Government has subsequently instructed local authorities that the Framework is a material consideration when a proposed development conflicts with policies in the local plan and that they should look favourably on plans to convert redundant agricultural buildings in the countryside into homes or workplaces.

PROTECTING HISTORIC BUILDINGS



The statutory list of buildings of special architectural or historic interest contains 47 entries for Brewham. Most are Grade II listed and include not only houses and cottages but also some milestones, monuments and the village hall. Listed building consent is needed for most exterior alterations, extensions and attachments and to alter or demolish buildings within the curtilage of the building, which includes changes to such things as garden walls, gate piers, gates and railings. It is also needed to remove or alter internal features such as staircases, chimney breasts, doors and doorways, panelling, fireplaces and plasterwork that form part of the character of the building. No part of Brewham has been designated a conservation area, but several trees are protected by tree preservation orders and permission is needed to prune or fell them.

Bridge Cottage, pictured c.1900, is now a Grade II Listed Building.

4. From Colinshays to Druley Hill

COLINSHAYS TO GOODEDGE FARM



The land on which Colinshays Manor now stands was called Collyns Leyse when Robert Cheeke of Bruton held it on lease in 1542. The house was built around 1815.

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AFTER PASSING BENEATH a stone-arched bridge built for the coming of the railway in 1856, Bruton Road curves to the left. On the right, set well back from the bend, are four entrances. The first, a pair of solid timber gates flanked by a stone wall with a high hedge behind, is to Mill Cottage. Built into the wall is a redundant Victorian post box now used as the property's letterbox. The second, ungated but with a cattle grid, is to River Cottage. The two properties are semi-detached and lie near the bottom of the slope between the railway embankment and the River Brue on the site of one of the two Brewham mills mentioned in Domesday Book. The mill had become cottages by 1840 and subsequently Colinshays Farm, but it seems unlikely that much of the farm building survives in the present dwellings. Behind the gates to Mill Cottage the drive passes stables, a car port and parking area on the right and then curves to the left and slopes down to the front of the stone house which faces down the valley towards Bruton. The house has been much altered and extended over the years, including the addition of an indoor pool. The drive to River Cottage also curves to the left and drops down towards the river and the front of the house, which faces up the valley. It, too, has been extended and is predominantly rendered. Being close to the river and in the catchment zone for water held back by the Bruton dam, both properties have had flood protection measures undertaken by the Environment Agency in recent years.

The third and fourth entrances, separated by a stone pier but ungated and protected by cattle grids, provide access to a pair of parallel drives running down towards the river then up through parkland to Colinshays at the top of the slope. The gate pier and flanking walls to the right-hand drive are Grade II Listed. This drive leads to the house now called Colinshays Manor; the other leads to a pair of semi-detached estate cottages which effectively hide the house from the road. The yellow-brick cottages were built for agricultural workers in the mid-1980s and are fronted by a large gravelled turning and parking area and a raised flower bed and path. Garages are sited at the end of the terrace. The stone-built manor house, a Grade II Listed Building, dates from around 1815 and is large, elegant and sited in parkland to the west and north and gardens to the south and east. The drive broadens to an extensive parking area in front of the house, which faces towards Bruton, while a spur round the north of the building provides access to a yard, barns, garages, gardens and staff flat.

Goodedge Farm, pictured in the 1920s, probably dates from the 17th century. Behind the farm, foundations of other buildings have been unearthed, so a hamlet might once have existed there.



Beyond these entrances the road curves to the right and drops down through a band of trees to cross a tributary of the Brue. For the next 400 yards it is generally straight and, although undulating, climbs gently out of the river valley. Fringed on both sides by hedged farmland, a fleeting glimpse of the tower of Brewham church can be caught on the right while the properties at the top of Tile Hill can be seen ahead on the skyline. On the left at the end of the straight stretch is the track to Goodedge Farm standing high above the road (see left). This stone house probably dates from the 17th century but has seen alterations and additions over the years. To its right are various farm buildings and, unseen from the road, a track to Goodedge Farm Cottage, a modest rendered two-storey building of indeterminate age that was at one time a separate farm called Butlers Farm.

GOODEDGE FARM TO HASSOCKS LANE



Rose Cottage is a small double-fronted stone and brick ex-farmworker's cottage very close to the road, with a solid wooden fence to the front. Recently completed is an extension built on the back which fits in with the style of the house and doubles its size, but is rendered and painted white.

The road now bends to the right and then left and reaches the 'North Brewham - drive carefully' sign and then the start of the 30mph speed limit. The road from here to the top of the slope is straight, an encouragement to speeding. There is quite a lot of traffic including many large vehicles and the road has no pavements. On the right beyond the speed limit sign a short stretch of field is followed by a gate to the parking area of

Rose Cottage (see left). The original house is a small square with one-storey lean-to extensions at both sides. Opposite is Goodhaven, a bungalow built about 40 years ago with tiled roof and faced with reconstituted stone. The bungalow is L-shaped and has an attached garage to the right. It is set back from the road with a tarmac drive and a walled parking area between the garden and the road.

Next on the left is a parking area for five or six cars followed by two semi-detached stone cottages very close to the road. These were once agricultural cottages but have been extensively extended and modernised, with a stone front porch, lamp standards and ornamental roadside railings being added recently to the second cottage. Beyond the cottages there is another

parking alley for two cars, then Lindum Farm with a long hedged frontage to the road. The stone farmhouse is modern, being built around 1990, but is of a traditional style and set well back from the road. To the left are many farm buildings, and the land between the house and the road is used to store farm machinery. Lindum Cottage is next, a stone house built around 12 years ago on the footprint of a pair of derelict cottages. The present house is set back and of a traditional style with a stone wall to the road and a traditional wooden gate. The house itself is long and thin, being only one room deep. It has no back garden.

On the right, next to Rose Cottage, is Santa Fé, a modern bungalow, again very close to the road with an inset parking area fitted with posts to stop vehicles encroaching on it. The bungalow is around 40 years old and has a flat-roofed garage extension to the left and a similar sun-room extension to the right. It is partly stone and partly rendered and there is a stone wall in front of the house, and then a solid wooden fence between garden and road. Next is Cockeymoor Farmhouse, a Grade II Listed Building, set back within its own land. This substantial house is of traditional style with a sizeable annexe and a curved driveway. There is a stone wall around part of the property and a hedge with a small wooden gate round the rest. Beyond Cockeymoor is a small hedged field.

At this point the road to South Brewham leaves on the right. The 350 yards as far as Tile Hill Cottage are bordered on the right by the field alongside Cockeymoor, with a gate in the hedge to provide access. The cottage at the top of the hill was formerly called Witch Cottage and appears to date from the late 19th century. Built of stone with a small porch at the front, it was originally quite small, but it has grown in recent years with the addition of a conservatory running along the back of the original property and three extensions, all with different roof heights, built on the right to provide additional accommodation, a garage, and a link between the two.

On the left-hand side of the road the first 100 yards are bordered by a field, on part of which there is planning consent to build an agricultural worker's dwelling, before the eight former local authority Fair View houses are reached. First are two pairs of semi-detached houses, thought to date



The two pairs of semi-detached houses at Fair View probably date from the 1930s. For a photo of the adjacent terrace of four dwellings see page 35.

from the early 1930s, built of brick and partially rendered, with small front gardens and long back ones. Three of the properties have had additions such as extensions, garages, conservatories, porches and solar panels since coming into private ownership. Then comes a terrace of four houses, built somewhat later and all of red brick, and two of these have seen subsequent additions. There is an unsurfaced off-road parking area in front of the terrace, and separating the two blocks of four is a driveway leading to eight garages at the back of the properties. Beyond the terrace is a field gate, then a gate to a hard-standing with a timber garage belonging to Tile Hill Cottage opposite.



Lindum House probably dates from the early 19th century and was the Cross Hands public house until the early 1900s when this photo was taken. It is square with a substantial conservatory added to the left and a back entrance porch added to the right. Like Lindum Cottage, it has no back garden, but there are gardens to the front and to the left behind a wall with brick pillars and rendered in between.

On the left at the road junction Lindum House is a traditionally-built stone-and brick two-storey house with a tiled roof and windows either side of the front door (see left). To the right of the house is a brick-tiled driveway with wooden gates and access to the field behind for the footpath. Stabling and outhouses are to the right of the driveway and beyond is a training ring for riding lessons.

Then comes a hedged paddock which extends as far as the start of Hassocks Lane. There is a wooden gate to the road, and at the gate there is a public footpath sign pointing across and up the field to a house, Wheelwrights Cottage, which has its vehicular access off Hassocks Lane. Very similar in appearance to Lindum House and probably dating from the same time, this Grade II Listed Building stands behind a stone wall and has gardens to the front and left. An extension on the right, created in the 1970s and coming out as far as the road to make it an L-shaped property, was formerly the wheelwright's workshop, and to the right of this is a large garage. At the western end of the garden stands the former Wesleyan Methodist Chapel, built in 1841 and closed in 1961, which has been converted into office and storage space. It is rectangular and built of stone with a tiled roof.

Above the South Brewham road junction, on the right-hand side of the road, is another hedged grazing field with a metal gate. Next comes an area belonging to Wessex Water, walled and with a tall metal reinforced and padlocked gate. Within this area there is a grass covered mound under which is the North Brewham reservoir. This is immediately next to a 20th century house which has recently had a two-storey extension adding a garage with bedroom space above. The exterior is rendered and painted yellow, and in front there is a new brick parking area. At the left side of the house is a painted wall with a gate to the back garden. Beyond the parking area is a mown grass verge, behind which is a tall evergreen

hedge hiding a large parking yard with a fuel pump for the haulage business operated here. To the right of this area is a fairly high rendered workshop with tall roller door for vehicle access. There is a very wide metal gate with wheels for access for lorries to the yard. To the side of the workshop is a double garage with roller door (pictured on page 36).

An evergreen hedge continues as far as the unpaved parking area of the Old Red Lion public house. The wooden painted inn sign is at the side of the entry gap in the low hedge of the parking area, and access



The recent extension on the back of the Old Red Lion, to the left of the Old Barn, is best seen from Hammer Street.

HASSOCKS LANE TO BORDER CROSSROADS

The former piggery behind Horseshoe Farm has planning permission for conversion and some rebuilding to form a single-storey dwelling.



to the pub is either via the car park or at the front of the pub. The pub is a much-extended building, the original part possibly dating from the late-18th century, with the recent addition of an oak-framed glass atrium providing the entrance from the car park and covering a new staircase to the bedrooms in the recent extension. The building is almost L-shaped, either rendered or painted stone. There is a mature climbing hydrangea on the north side wall, and another parking space in front of the main entrance. To the left side of the building is a space occupied by the oil tank, rubbish bins and a fire escape from the first floor.

The next building is the Old Barn, around which there is a very solid evergreen hedge cut into several interesting shapes. Along the hedge there is a mown grass verge with steps leading down to a stone wall with an inset gate to the kitchen door. A Victorian postbox is built into the wall. The converted barn is large, L-shaped and stone-faced with a gravel area in front and large double wooden gates. There is a 30 mile speed limit reminder sign on the right just at the end of the hedge. At this point a side road, Hassocks Lane, goes off left at an angle (it is a very nasty corner, particularly in icy conditions). There are wide views of fields from here, with Alfred's Tower in the distance.

The road now bends to the right down the slight slope of James's Hill before rising gently between fields towards the next cluster of buildings around 200 yards ahead on the right, at which point the road becomes Hammer Street. First is a group of barns, mainly steel-framed with block walling, for over-wintering livestock and storing silage. Next is a wide entrance to the yard, then a milking parlour with a block-work lean-to and shed between the parlour and the road. Beyond is the 18th century stone farmhouse of Jerrards Farm, a Grade II Listed Building with its front facing eastwards across the fields rather than towards the road. A broad vehicular entrance leads to the side and back of the house and into the farmyard. At the time of writing a new milking parlour is being constructed parallel to the west end of the first group of barns.

Opposite the first entrance to the yard a track on the left off the road runs for around 500 yards to Walters Farm and its associated Apple Tree Cottage. The stone-built farmhouse probably dates from the early 19th century, is Grade II Listed and has the yard and farm buildings on the right. The cottage was built in the mid-1990s and is accessed through the farmyard and behind the farmhouse. It is a two-storey house built of local stone with a concrete tiled roof.

On the left of the track near the road junction is a small modern barn for storage of animal feed, and on the right a stable block and lean-to, formerly a piggery, behind Horseshoe Farm (see left). Horseshoe Farm

itself is opposite the parlour of Jerrards Farm and comprises a barn (now used as a garage) which abuts both the road and track at the junction, and a three-bayed dwelling, all stone-built and dating from the late 18th century. The house has a narrow front garden, partly separated from the road by a rose hedge in which there is an old milestone (Bruton 3 miles). Both the farmhouse and the milestone are Grade II Listed.

Adjoining the eastern end of Horseshoe Farm is a terrace of three small cottages dating from around

Home Mead Cottage was built around ten years ago in local stone to replace an old cottage that stood on the site. Its footprint is the same as the original cottage, although the single-storey left-hand part which formerly provided a garage is now living accommodation.



the 1820s. The first two are rendered, but the third has had its render removed to expose the stonework. The first cottage has solar panels on its roof, and the third cottage has had a small two-storey extension added in its garden at the eastern end. All have narrow front gardens with wooden fencing at the roadside. Beyond the terrace is a gated track leading to a block of garages behind the cottages, then a modern bungalow (around 20 years old) belonging to Jerrards Farm. Set well back from the road in a large plot, it is built of grey reconstituted stone with a detached double garage behind it. The site is separated from the road by a traditional stone wall, behind which various well-established shrubs have grown above wall height. A timber double gate in the centre of the frontage provides access to the bungalow on the left and broad expanse of lawn to the right.

Next door is Home Mead Cottage (see left). The area between the roadside stone wall and the front of the cottage is gravel. A porch has been added at the front door and an extension built at the back, and the detached car port is to be converted into a garage.

At this point the road bends to the left and the 30mph speed limit ends. Next to Home Mead Cottage are the grounds of Brewham House, hidden from the road by high hedges and trees. The entrance is flanked by stone pillars and the drive curves first to the left and then to the right to reach the back of Brewham House, which is set well back from the road and fronted by a large lawn behind a hedge and low stone wall topped with decorative metal railings. The gate piers, gates and railings are all Grade II Listed. The elegant Georgian building probably dates from the mid-18th century and is also Grade II Listed. Behind the house is a courtyard edged with various outbuildings, a staff cottage and garaging, and the extensive grounds contain a lake, manège and stables. Beyond the front of the house the road bends to the left again, then comes the exit drive from the Brewham House grounds, again flanked by stone pillars.

There are no more buildings on the left for about 300 yards until Border crossroads where Border Lodge stands behind high hedges in the large corner plot in the apex of Hammer Street and Strap Lane (see left). On the right hand side of Hammer Street from Jerrards Farm to Border crossroads there is only one building – a small rectangular bungalow, Erlingsway, almost opposite Brewham House. It probably dates from the 1960s, is constructed of reconstituted stone and stands well back from the road behind a layby and a large front lawn, so it is scarcely visible from the road.

BORDER LANE

On turning right at Border crossroads the first house on the left is Six Acres, a conversion into one dwelling of three stone barns that were formerly part of the adjacent Border Farm. Conversion took place in the late 1980s and as the barns were of different heights and widths the house has a distinctly asymmetrical appearance. Currently a first-floor extension and balcony is being added above the left-hand former barn. The house faces north and is fronted by a large gravelled area and two double garages built of stone to match the house. As the right-hand gable end abuts Border Lane and the back of the property abuts the yard of Border Farm, its large garden is mainly to the left of the property and a paddock containing a timber stable block stretches from behind the garages back to the crossroads.



The frontage of Border Lodge dates from the 1850s but the part behind, facing Strap Lane, is older and was a separate house into the 20th century.

There is a further rear part, hidden from the road, that is even older and was part of the farm which once occupied that part of the site. All are built in stone and are Grade II Listed.



Border Farm is a symmetrical double-gabled stone building, Grade II Listed, with a small porch in the centre and a small brick lean-to on the yard side. It probably dates from around 1800. A low stone wall and narrow garden separate the house from the road.

Border Farm (see left) is no longer a working farm and the yard is now used for parking and contains a double garage. The main garden is behind the yard and house, and into this garden protrudes Border Farm Cottage, built originally as a small two-storey agricultural worker's dwelling but now much extended. Access from the road is along a track barely six feet wide between Border Farm and Meadowside House leading to a turning area in front of the house. The front of the stone building faces south and has a small garden in front of the original house. To the right is a two-storey extension with a dormer window on the first floor, and beyond is a small single-storey extension.

The front of Meadowside House must originally have looked very much like Border Farm, being a two-storey stone house of symmetrical design with a porch in the centre, standing behind a low stone wall and narrow garden (pictured on page 1 top). But the house has been much extended over the years. To the left a single-storey stone extension has replaced the outbuildings that once stood there. To the right an attached small stone cottage that was for many years derelict has been renovated and reinstated as a separate dwelling and named Meadowside Cottage. At the back of the house an extension was added about 40 years ago on part of the garden. The entire building is Grade II Listed. To the right of the cottage is a gravel parking area and greenhouse, then a garden hidden from the road by a high hedge.

Immediately beyond is a gate to the garden and paddock of Border Cottage. Behind the hedge to the right of the gate stands a redundant outbuilding with planning permission to replace it with a single-storey dwelling with a room in the roof space. When implemented it will have part of Border Cottage's large garden. The core of the cottage itself is a small 19th century two-up-two-down farmworker's dwelling but several large extensions to the sides and back in the last half-century have transformed it into a substantial house. It stands back from the road behind a low stone wall and a paved area that extends round the right-hand end of the building. There is a glazed entrance porch to the front door and the building's walls are rendered and painted cream. The curtilage of Border Cottage stretches some distance to the right of the building, concealed by a high hedge. First there is a section of garden, then a yard with its own entrance off the lane which provides a vehicular parking area and has timber stables behind the hedge.



Cooks farm is no longer a working farm. The approach to the house is through the former yard which is skirted on three sides by former agricultural buildings. Some of those on the left were converted to residential use and extended in the mid-1980s and now provide a studio, office and meeting area. Other redundant farm buildings round the yard are currently being renovated. The farmhouse is approached from the yard through a garden which extends round both ends of the three-storey property, which is a Grade II Listed Building probably dating from the late 16th Century, making it one of the oldest buildings in Brewham. Constructed of stone with brick chimneys, it has been sympathetically renovated and extended in recent years.

Beyond is a track leading to Border Forest Farm, built around 1990 of reconstituted stone with red brick dressings. The two-storey building lies below the level of the lane and some distance back from it. Between the lane and the house are some farm buildings of both metal and timber, with a separate vehicular access.

The only house on the right-hand side of Border Lane is Forest View, almost opposite Border Cottage. It stands well back from the road within a large garden. Originally a two-up-two-down stone cottage, it is a Grade II Listed Building but was extensively altered and enlarged in 1985 and a conservatory added two or three years later. This is a lean-to addition to the left side of the house, constructed of wood and glass on a stone base. To the right of the cottage are two timber stables.

After the track to Border Forest Farm the lane drops down towards the river, bends to the right, crosses the river and heads west towards South Brewham as the private drive to Cooks Farm (see left).



Longfield Farm House, no longer a working farm, is a small double-fronted white-painted stone house set well back from the road behind a garden. It has a small porch at the front and a garage attached to the right, accessed from a driveway from the road.

Continuing eastwards from Border crossroads a short stretch of straight road between fields is followed by a bend to the right and a descent to cross another tributary of the River Brue. Near the top of the slope, on the left, a track across the field leads to a small cluster of barns shielded by trees. Midway down the slope, on the left, are Forestry Cottages – two pairs of semi-detached properties built originally by the Forestry Commission, probably in the inter-war years, within a large irregularly-shaped plot. They are numbered from the east. The first access to the site is via a surfaced drive through the roadside hedge on to a parallel service road in front of houses 4 and 3. At the left end is a large parking area plus a dilapidated timber garage and workshop fronting an area of conifer woodland. The houses are set at an angle to the service road and have hedged front gardens and long back gardens. The right-hand end of the service road gives access to the front area of house 2, which now contains a large modern conservatory attached to the front of the house, a gravelled parking area and an opening to the highway. Houses 2 and 1 are also set at angle, with number 1 having its own access from the highway across a large front garden. All were originally stone-built but have seen alterations and extensions over the years that have introduced reconstituted stone, timber and glass.

Two farmhouses stand next to Forestry Cottages. The first is Longfield Farm House (see left); the second is Forest Gate Farm, still a working farm, and a track between the two farmhouses leads to the yard and range of farm buildings behind and to the right of the house. Like its neighbour, Forest Gate Farm stands well back from the road and is a double-fronted stone building, nowadays rendered, with a porch at the front and a single-storey extension on the right. It has extensive gardens in front and to the right. Across the road is the entrance to Longfield Farm, a driveway between two stone pillars topped with stone birds – eagles perhaps. The barns to the left of the drive hide the building, originally a bungalow that was altered more than ten years ago to provide additional accommodation in a raised roofspace. Views from across the fields show it to be finished in white-painted render and dark brown weatherboarding. One of the farm's fields is used as an approved site for Caravan Club members' touring caravans.

The road now rises out of the dip and begins its climb towards Druley Hill. A short way up on the left is another Grade II Listed milestone (Bruton 4 miles). Around 300 yards up the slope, on the left, is Lark Farm which probably dates from the 1960s. Built of what appears to be reconstituted stone, it has been extended on the left in recent years. It stands somewhat higher than the road, affording panoramic views back down the Brue valley from the front garden. The house is approached by a surfaced drive along the left-hand boundary of the curtilage which then splits, the right fork leading to the front of the property and the left going straight ahead to the farm yard and buildings behind.

The road continues to rise and bend right then left before dropping slightly to an unsurfaced track on the right leading down to Brewham Lodge in the valley. Near the top of the track, behind a high hedge on the right, is Greenacres, the dwelling associated with Treetops Farm. The original building, a small nondescript bungalow probably built in the 1960s, ceased to be used for residential purposes almost a decade ago when it was turned over to cheese-processing. Its current use is not known. A timber chalet-style mobile home sited very close to the hedge now provides the living quarters for the farm which has an extensive range of barns and



Oaklands was built in the 1950s as a cottage for agricultural workers but has been much extended.

buildings with their own entrance a little further down the track on the right. Opposite are two detached brick houses built around 1950 for agricultural workers at Brewham Lodge Farm. The first, Oaklands, has been much extended and for some years became a working smallholding in its own right, its land surrounding the neighbouring property on three sides. Access through double gates at the left of Oaklands leads to the garden and a collection of barns and garages at the rear of the property. The brickwork has been painted a yellowy-grey, unlike the house next door, Treetops House, which remains an unaltered, unextended red-brick dwelling. A small garage is located to the right of this property.

The track now bends to cross the river and then bears right towards Brewham Lodge. This detached house was built around 1850 to replace a much larger dwelling thought to date from the early 18th century, and was extended in recent years to provide additional living accommodation. The materials and detailing of the extension blend well with the original, and the gravelled area in front of the extended building was being landscaped at the time of writing. Of the farmyard and buildings to the left of the house, the front barns have been converted into residential use and the yard behind has been made into a courtyard garden, with the buildings on the other two sides of the yard being mainly in equestrian use.

A short distance beyond the track to Brewham Lodge, as the road climbs steeply up Druley Hill, an agricultural contractor's yard is sited behind the high trees and hedge on the right. Access to the yard also provides access to the final property, Gladwill Farm, which lies in isolation down in the valley. A track skirts the right-hand side of the yard, bears left behind it and then turns sharp right to drop steeply to the property, an L-shaped bungalow of natural stone and brick erected around 20 years ago.

5. The north of North Brewham

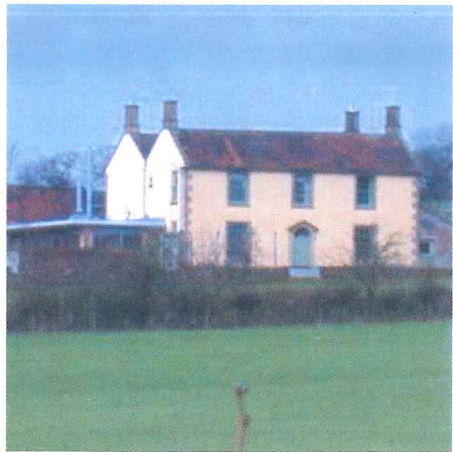
THE AREA NORTH of the road from Colinschays to Druley Hill is predominantly agricultural land and woodland. It is crossed by the railway line and the A359 main road, both running roughly from south-west to north east, and by several meandering lanes which serve the few buildings in the area. These are mainly farms or former farms, the exceptions being Fir Tree Cottages.

Fir Tree Cottages stand on the north side of the A359 shortly after it enters Brewham parish from Bruton. The two semi-detached cottages stand above and at an angle to the road and are fronted by large gardens and a vehicle layby. The walls are rendered with a slate roof. The left-hand cottage has been extended, probably around 20 years ago. Around 400 yards beyond, on the opposite side of the road, is Copplesbury Farm, a large stone house thought to date from the early 19th century if not earlier, standing behind extensive roadside barns and a silo. On Copplesbury Lane opposite the farm entrance is Stonecroft, a post-war farm-worker's bungalow with attached garage and a large garden.

Heading south-east down Hassocks Lane a turning on the right leads to Batts Farm. The 16th century stone farmhouse stands at the foot of the slope at the right-angle junction with Pink Wood Lane, and being built into

ON THE A359

OFF HASSOCKS LANE
NORTH OF THE RAILWAY



Brewhamfield Farm is thought to date from the early 19th century. The Grade II Listed stone-built farmhouse has been rendered and painted yellow and has been sympathetically extended over the years, most recently by a small addition on the left between the house and the walled garden. Prominent on the hillside, the house is fronted by a grassed area and a vegetable garden fronts the walled garden. The property is also pictured on the inside back cover.

HASSOCKS LANE



This aerial photo shows Lipgate Farm as it was in the summer of 1964.

STRAP LANE

the slope the ground-floor windows are only just above road level. To the left of the property is a group of modern farm buildings, mainly steel-framed, and between these buildings and the house is a gate across what was formerly Rocky Lane and is now a public footpath leading across the railway to Goodedge Farm Cottage and the southern end of Hassocks Lane. Access to the house and to Garden Cottage behind it is from a yard to the right of the house, which is also flanked with stone garages and a grain store on staddlestones. Beyond are two old stone barns (pictured on page 38), the first converted for office use, and the second a magnificently-restored 16th century tithe barn, a Grade II Listed Building. Both are fronted by a grassed area and stone wall. A third smaller stone barn stands at the roadside. Opposite the house, bounded on two sides by the lanes, is a pond, and on the hillside above it is Batts Farm Cottage, a rendered rectangular two-storey farm worker's cottage probably dating from the inter-war years. It is surrounded by a garden, and a garage serving the cottage stands at the roadside.

Further down Hassocks Lane, shortly before the bridge over the railway, a lane on the left immediately turns sharply left and rises northwards towards Upton Noble. In about 300 yards on the left is the entrance drive to Brewhamfield Farm (see left). The drive comes to the right-hand side of the house where there is a turning area for vehicles. To the right of the drive is a double open-sided garage, an old stone barn and a collection of modern agricultural buildings, mostly dating from the late 1970s to the 1990s. Hidden behind them is a two-storey agricultural worker's cottage, Sloe Hedges, built about 15 years ago on the site of a barn. The cottage is timber-clad with a profiled grey metal roof.

After crossing the railway Hassocks Lane rises up the hillside. Near the top of the slope, on the right hand side behind a high hedge, is Penny Springs. The bungalow appears to date from the 1960s and is approached through a wide entrance with cattle grids onto a broad parking area sided by a garage, greenhouse and vegetable garden. The building is constructed of reconstituted stone.

Further up the lane on the left is an access to the various agricultural buildings of Lipgate Farm and beyond is the entrance drive to the farmhouse. This leads into a spacious yard with the L-shaped farmhouse ahead and to the right, and adjoining the right-hand wing are open barns used for garaging and storage. Agricultural buildings line the left side of the yard, and in its centre is a large raised flower bed. The house itself is Grade II Listed, stone-built, two-storey and probably dating from the mid-18th century. The left-hand end was formerly a barn but has been converted into residential use. The gardens are mainly behind the buildings on the right-hand side of the yard. The final building on Hassocks Lane is on the right near the junction with James's Hill. This is Wheelwright's Cottage which has been described in the previous section.

Proceeding along Strap Lane from Border crossroads, the first building on the left is Hents Hill Farm. Boarded timber gates between angled stone walls open on to a gravelled drive across the field and garden in front of the stone-built house, the original part of which is three-storey with dormer windows in the roof lighting the top-floor rooms. To the left is a two-storey extension matching the original house, with a porch to the front door of the property in the centre. The porch to the former front door of the house remains in place. A further single-storey extension at the back and right of the original house provides an oak-framed living room. Both extensions



Hents Hill Farm, probably dating from the late 18th century, has been much extended, and although no longer a working farm a vineyard has been planted here in recent years.

6. Hardway

WHITEHOUSE FARM TO LITTLE ORCHARD

Whitehouse Farm was built in 1999 to serve a ninety-acre dairy farm.



were added within the last ten years. In the field to the right of the drive is a large wildlife pond, and behind it is a vineyard.

Beyond Hents Hill Farm the road bears sharply left with Cannwood Lane branching off on the right and leading to the property now known as Canwood House. Built as a small farmhouse around 1700 if not earlier, this two-storey Grade II Listed Building is unusual in Brewham in that it is of red brick, probably made locally as it is known that bricks were produced in the parish in 17th and 18th centuries. It has been substantially altered and extended on several occasions, the first as early as about 1760 and the latest at the time of writing. The front faces east into what was once the farmyard, but in the 1980s this was refurbished with the demolition of redundant outbuildings, the conversion of a long single-storey barn on the right-hand side into a residential annexe, and extensive landscaping. The gardens behind and to the south of the house were redesigned and planted and tennis courts and a swimming pool were installed. The 1980s additions to Canwood House are being replaced in the latest programme of works. Beyond the house the lane continues as a bridleway to Druley Hill.

Strap Lane now takes a double bend and slopes down towards the parish boundary and here, on the left, is the recently-completed house of Dreamer's Farm. The access from the road leads into the yard with agricultural buildings on the right and ahead and parking spaces and a vegetable garden on the left. A short drive leads left off the yard to the house, which is set at an angle to Strap Lane behind mature trees in the roadside grass and a high hedge. The two-storey building is L-shaped and is constructed of stone with brick quoins, giving it a traditional appearance.

AT REDLYNCH CROSSROADS on the B3081 Bruton-Wincanton road a signpost points east to Stourhead and Alfred's Tower, South Brewham 2 1/2 miles and Hardway 1 1/2 miles. This road is known as Hardway (or The Hardway), from which the hamlet of houses along its length takes its name. From Redlynch, the road runs straight down then curves up and round before straightening out. After about a third of a mile there is a 'Brewham' sign on the left marking the parish boundary.

Right by this sign, behind a hedge, is Whitehouse Farm, a modern gable-end two storey farmhouse built in 1999 out of Cotswold stone. It has a tiled roof, two chimneys and mullion windows. Adjacent to the farmhouse are the barns and outbuildings of its ninety-acre dairy farm, and surrounding it is a garden laid mostly to lawn. Immediately next door and situated some 20 yards back from the road behind a low chain link fence is Whitehouse. Built around 1600 from stone out of the nearby Dead Man's Hole quarry, this was the original farmhouse to Whitehouse Farm. It is a rectangular two-storey building with wooden windows and a pantile roof with a chimney at either end, and is Grade II Listed. There is a single storey extension on the right side, and two outbuildings behind the house which are also Grade II Listed. A good sized garden lies to the front of the house with a driveway for parking and a small path leading up to a porch.



Leaside is an L-shaped two-storey gabled stone cottage built in 1767, situated very close to the road behind a low wall and hedge which has a pedestrian gate. The house, painted a deep cream, has three chimneys and a tiled roof. The front door is on the east side of the house. To the left is a separate rectangular double garage built in the 1980s.

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This terrace on Hardway comprises (from right to left) 1-3 Old Cottages, 6 Hardway and Hardway Orchard. It is believed that Hardway Orchard and 6 Hardway were originally built as a single house, as were 1-3 Old Cottages which were converted into three separate dwellings in the 1960s.

A few yards further down the road on the same side is the entrance to a 100-yard long driveway leading to Tower View Cottage and Green Lane Cottage. Both cottages were originally built in 1750, probably as farm workers' cottages for nearby Whitehouse Farm. Tower View Cottage is a two-storey stone gabled house, painted cream, which has been extended at the front and rear to form an L-shape. There is one chimney, a tiled roof and dormer windows. Behind the main house is a single-storey wooden building which forms a separate dwelling, together with a double garage and a shed. Within the just-under-two-acre plot is a garden with a pond and studio, as well as a paddock fronting the road. Green Lane Cottage is a slightly smaller two-storey house, also extended to form an L-shape. There is a 1980s extension on the left hand side and dormer windows on the upper level, a pantile roof, wooden windows and a single chimney. Within the plot are two outbuildings.

The road then curves slightly to the right, and a short way on is Leaside, the first house on the south side of Hardway (see left). Through a gate on the left hand side is a gravelled parking area and large garden. After Leaside the road straightens out again; on the left a hanging sign marks the entrance to the Horseley estate, which dates back to the 12th century. Formerly Horseley Farm, the name has recently been changed to Horseley. The main house is situated at the end of a long drive and has commanding views over Brewham towards Stourhead and Alfred's Tower. The gabled stone farmhouse has been rebuilt and enlarged in recent years with a old barn incorporated to form a single large dwelling. The house has a tiled roof and timber windows. Nearby are stables and outbuildings associated with the estate's farming enterprise. There is also a second dwelling, Horseley Farm Cottage. At the entrance to the drive is Horseley Farm Bungalow, a modern dwelling with a rear extension and wooden outbuilding set behind a high hedge close to the road.

Opposite Horseley on the south side of Hardway is a terrace of two-storey gabled stone houses with slate roofs, situated close to the road behind a low wall (see left). 1-3 Old Cottages are single fronted, each having a gabled porch. 6 Hardway is a double-fronted property, while Hardway Orchard is a double-gabled building extended at the front and attached at the side to a rectangular stone extension with a corrugated metal roof and a front door. All the houses have a pedestrian gate and small front garden, rear extension or conservatory and a large back garden. There is a separate block of garages on the right.

A few hundred yards on, the next properties on the north side of Hardway are numbers 1-4 Sunnyside comprised of two pairs of semi-detached cottages. Built on behalf of the local authority in 1963 from reconstituted stone, each two-storey house has a slate roof with a single chimney, plus a long back garden as well as a front garden and driveway for parking. Number 3 has had a large extension added to its right-hand side.

The next property on the south side is Fields Farm, accessed down a long driveway past a collection of barns. Entering through a gateway into the farmyard of stone buildings, there is a single-storey converted barn to the left which is attached to the main two-storey farmhouse. This house was rebuilt in the late 1960s or early 1970s using the original stone. The main two-storey house has a small lean-to entry porch on the side, and a further extension at the rear, dormer windows and three chimneys. Opposite the farmhouse is a very large barn, and beyond is a substantial garden with a large pond. Fields Farm is no longer a working farm and its



Springfield Farm is a square detached two-storey house built in the 1940s, set back from the road behind a hedge, in a good-sized garden accessed via a gated driveway. The house is pebble-dash rendered and has a tiled roof, a single chimney, leaded lights, some with stained glass, a small bay window at the front and brick decoration around the inset front door. An extension is on the right and a conservatory on the left.

LITTLE ORCHARD TO KINGSETTLE HILL JUNCTION

At the front of the Bull Inn there is a paved terrace, and on the left a car park. There are beer gardens at the back and front (on the opposite side of the road).



land is let for grazing. Almost opposite is Springfield Farm (see left), no longer a working farm. An outbuilding and three barns are situated behind the house accessed via separate driveway.

A little further down is a cluster of three houses. On the right is Hardway Farm which sits close to the road behind a low stone wall and narrow front garden. This 18th century stone house has two storeys, casement windows, a tiled roof and three chimneys. The gabled porch on the front of the house is off centre and reached via a pedestrian gate and short path. There is an large extension on the right of the house. On the left is an attached barn which incorporates a double garage, and still has its original upper and lower doors at the side. A gated driveway leads to the rear of the property and further outbuildings. Hardway Farm is no longer a working farm.

Opposite, Rose Cottage sits well back from the road behind a tall hedge with its garden all in front of the house. The two-storey building, probably 18th century, is a rectangular stone cottage with a whitewashed facade. The house has two chimneys, a slate roof and a back extension. A driveway leads to a circular turnaround, and there is also a path across the garden to a lean-to porch. Next door is Little Orchard, a detached cottage which lies side-on very close to the road. The original house was built in the mid-18th century, probably as stables. There is a large extension along the front of the house, and a further extension on the far side. The building is rendered and painted a deep cream, it has wooden windows and a single chimney. An unusual feature is the small round stained glass window on the upper wall fronting the road.

Continuing down Hardway, after an S-shaped bend the road straightens and starts to slope down with lovely views of Alfred's Tower in the distance. Just as the pub sign of The Bull Inn comes into view there are three cottages on the right. The first, Moss Cottage is a detached two-storey house built in 1950 from engineering bricks, with a tiled roof, a single chimney and aluminium windows. There is a porch at the front and a side extension on the right; on the left is a separate double garage. Both buildings are rendered and painted white. The plot is one acre and the garden is mainly given over to a mixed orchard.

Originally Moss Farm, the pair of semi-detached two-storey cottages now named Stoneleigh and Fir Tree Cottage were built in approximately 1850 out of local stone. Because of the slope, Stoneleigh, the larger house, sits roughly three feet higher than Fir Tree Cottage. Both houses are set back from the road behind a low wall and front garden, and have a tiled roof, and a single chimney. Stoneleigh is approached via a pedestrian gate and a driveway which leads to three garages and a parking area. There is a

lean-to extension at the front, as well as extensions at the rear. Next door, Fir Tree Cottage has a single storey extension at the back of the property which was built in 2010, together with a gabled porch at the side. Both houses have good sized gardens at the rear. Adjacent to Fir Tree Cottage is a complex of old barns used for agricultural storage, accessed via a shared driveway.

A short way down the hill on the left side is The Bull Inn, which was first recorded by name as a public house in 1734 (see left). The three-storey whitewashed building has two chimneys and a slate roof. It has been greatly enlarged over the years, and

showing the approximate
location of buildings
mentioned in this report



7. The south of South Brewham

BARROW LANE



This building (and others of its type in Shepton Montague and North Cheriton) was a post-war gift to the Government from the people of Sweden, to thank Britain for her support during the war. Less than 3,000 of these 'flat-pack' houses were imported from Sweden in 1945-46 to help with Britain's acute post-war housing shortage. Made of Baltic pine, it comprises two houses exceptionally well insulated with a natural felt made of sheep's wool. A conservatory has been added to the rear of 2 Moorlands.

extensions have been built onto both sides and the back. On the left side is a single-storey lean-to extension, and on the right a two-storey extension with an external staircase leading to the living accommodation on the first (and second) floors. Also at the back are various outbuildings associated with The Bull's bar and restaurant business.

Continuing down the Hardway from The Bull, the road curves left past the turning to Charlton Musgrove. The first house on the left is The Mouse House, a small single-storey stone building dating from around 1990 which is part of Hardway House and occupies the site of its original entrance. Opposite, behind a hedge and close to the road is Hardway Cottage which has a stone plaque on the side dated 1706. The two-storey building is a double fronted rectangular stone cottage with a pebble dash lean-to extension along the back, two chimneys and a slate roof. A gated driveway gives access to the property and the large garden which runs along the road. Hardway Cottage is the last house on the south side of Hardway. From here the road narrows and slopes down to a junction. Hardway continues up Kingsettle Hill towards Alfred's Tower, and a sharp left hand bend leads to Charcroft Hill and South Brewham.

OPPPOSITE THE RED ERll post box set into the garden wall of Hardway House, a turning known as Barrow Lane (or Barrow Water Lane on some maps and documents) leads south off Hardway towards the hamlet of Barrow and the village of Charlton Musgrove. All the houses along the lane with the exception of Walk Farm are situated on the left-hand side of the road. Close to the junction, behind a red-stained wooden fence is the first house, Limelee, a bungalow built in 1974. Set in a good sized garden, the bungalow is stone faced and has a tiled roof. Limelee shares its drive with Pilling Farm, a Grade II Listed two-storey farmhouse set well back from the road down a 220 yard drive and surrounded by 25 acres of formal gardens and meadows. The main part of the house was added to an existing, much smaller building in approximately 1770, and is constructed of a mixture of stone, brick and rubble. The front door is in the centre of the classic Georgian facade. The sash windows have stone lintels; the roof is tiled and has four chimneys. At the rear of the house, the old cowstall has been incorporated into the main house. Built of brick, this building has unusual arched windows at ground level. Opposite, across a parterre, is a stone barn which has been converted into additional living accommodation. To the left of the farmhouse is a wooden double garage with a pantile roof, and parking area. The property is bounded by a stream and traditional black iron estate fencing.

Next on the left are 1 and 2 Moorlands, two separate dwellings within a blue-painted timber-framed clapboard building with a slate roof (see left). Half a mile up Barrow Lane, beyond the Bedlamgreen Lane turning, are Coach Road Barn and Coach Road Farm. Both buildings were originally constructed in the 18th century and enjoy commanding views towards the Stourhead forest and Alfred's Tower. They take their names from the original coach road next to the farm (now the Leland Trail/Macmillan Way footpath), which linked the Redlynch and Stourhead estates. Coach Road



The original stone Coach Road Farm was extended on the right side in the 19th century; here the stone facing has brick detailing around the windows, along the bottom of the wall, and edging on the corner. In the centre of the facade is a gabled wooden porch with a tiled roof. In 2005 a further extension was built onto the rear to form a T-shaped building. Coach Road Barn can be seen in the background.

BEDLAMGREEN LANE



Picketts Farm House was built in the 1950s to replace the original farmhouse on a different site. It is a double-fronted T-shaped house, with brick walls rendered and painted cream with exposed stone corners. The tiled roof incorporates a fish-tail pattern and a chimney at either end, and the central porch is also tiled and supported by two wooden struts. A single-storey wooden 'garden room' with a slate roof, was added to the rear of the house in 2005.

Barn is located close to the road on a north-south axis, with its original stone step from which milk chums were collected. The two-storey property was converted in 2001 and has a tile roof and two chimneys. The walls are stone except for one section of wooden cream-painted clapboard. The wooden casement windows have been stained brown. The house is surrounded by a head-height stone wall, and through a five-bar gate is a driveway with parking and entrance to the house. At right angles to the original building is an integral double garage with a pantile roof. The property has a garden room built onto the east elevation and a substantial garden with a flight pond to the back and side of the house.

Next door is Coach Road Farm, built on a north-south axis approximately 10 yards from the road (see left). The house has three storeys, wooden casement windows, and dormer windows on the second floor. The roof is tiled and has three chimneys. The property sits behind a low stone wall to the front and is surrounded on three sides by a garden bounded by a hedge. To the left of the house is a gravel drive which leads to a parking area, stables and a barn faced with stone and wood. Adjacent to Coach Road Farm across the Leland Trail is a collection of modern barns. Beyond, on the right just before the road turns sharp left, is a large stone barn with tiled roof which is part of Walk Farm. The farm straddles the parish boundary and the farmhouse is in Charlton Musgrove parish.

The turning on the left off Barrow (Water) Lane is known as Bedlamgreen Lane, a half-mile long no-through road. After approximately a quarter of a mile, the first house on the right is Bedlamgreen Farm Cottage, a modern detached house faced in reconstituted stone with a glazed porch and integral garage. At the time of writing (June 2015) a planning application has been lodged with South Somerset District Council to demolish the existing house and replace it with a new four-bedroomed house with a garage/store. The next house on the right, down a short drive, is Bedlamgreen Farm. This is a substantial double-gabled stone house probably dating from the late 18th century with brick detail around the casement windows. The roof is slate and has three brick chimneys. Attached to the left of the house is a single-storey porch of grey render. The rear of the house (originally the front) overlooks a large garden of around one acre. To the left of the house is a stone barn, stables and a large parking area. The whole property is surrounded by a low stone wall at the front and hedges at the rear.

The first house on the left is Picketts Cottage (pictured on page 7), a detached stone house built in the early 2000s in 17th century style. It has two gables, a tile roof with a single chimney, and casement windows. The front door is set in a recessed porch on the right side of the house, which stands well back from the road behind a paddock fence and five bar gate into a good sized garden. A separate wooden carport/store lies to the right of the house. Round a left-hand curve in the road, also on the left, is Picketts Farm House (see left). Across the road is a separate garage and outbuilding, and a track leading to a large yard of modern farm buildings.

A short distance further on a security gate across a track across the field on the left leads to the former Picketts Farm House which has been derelict for many years and is currently being rebuilt. Right at the end of Bedlam Green Lane is Picketts Farm Bungalow, a mid-20th century single-storey stone-faced dwelling with a tiled roof, adjacent to large yard of modern dairy farm buildings.

8. Kingsettle Hill

FROM THE BOTTOM of Hardway the road curves slightly to the left and starts a climb of almost two miles to the parish boundary on the top of the scarp, and most of the few buildings along this road are generally widely dispersed. On the left near the foot of the slope is Tower Road Farm, a reconstituted stone bungalow probably dating from the 1960s. It stands a little above the road and is accessed across a cattle grid and up a wide drive to the left-hand end of the dwelling where its entrance door is located. Ahead is a garage and to the left of the drive is a large grassed area on which are a block of four wooden stables and a stone hay barn that backs on to the road. The bungalow is fronted by a layby, a stone wall and a garden.

Further up Kingsettle Hill a broad concrete entrance drive on the right gives access to a track to Park Farm, around 275 yards from, and out of sight of, the highway. The hollow in which it stands was part of the medieval Ferset Deer Park, and some of the landscape features around the farm date from this period. However the stone farmhouse is of indeterminate age and has had single-storey and two-storey stone extensions added in recent years. Part of a stone barn close to the farmhouse has been converted into a retail outlet selling guns and ammunition, and another stone barn a short distance beyond the house has been converted into a holiday cottage, but Park Farm remains a working farm.

Before the next buildings on the left is a field providing a certified Camping and Caravanning Club site with a small utility building at one end, then comes the cluster of three buildings that were associated with Crawley Farm. The one at the roadside is Crawley Cottage (*see left*). Behind it is Crawley Farm House, a rectangular two-storey building rendered with a clay-tiled roof and a rendered blockwork porch to the front door. It is surrounded by a garden and has a timber garage to the left of the drive. The third building, Crawley Byre, is a barn conversion dating from the early 1990s. This single-storey stone building is reached from a track just beyond Crawley Cottage and sits on a small plot with a vehicle turning area to the left and front of the house and a small garden area on the right and behind. The entire plot is shielded by mature trees and can scarcely be seen from the road, which now steepens and narrows.

Next on the right is Kingsettle bungalow, probably built around 1970 for a former farmer at the adjacent Brewham Brake Farm. The entrance from the road is to a parking area with a garden above it in front of the dwelling which faces down the hill. At the time of writing it was enshrouded in scaffolding and undergoing extensive renovation. Beyond the bungalow a broad concrete drive leads to a pair of metal gates giving access to Brewham Brake Farm. Until 1999 this was a pig farm housing more than 150 sows, and behind the gates are the former farm buildings, now falling into dereliction and some having been recently replaced with a new timber building. Because the gates seem to be permanently locked it is not possible to get a good view of the farmhouse which stands to the west of these buildings and to the south of Kingsettle bungalow. However, it is known to be a two-storey rendered building with natural stone quoins and slate roofing. It is now part of the Stavordale Estate which refurbished it a decade or more ago.



Crawley Cottage is a modest two-storey stone cottage fronted by a garden and stone wall. To its left is a timber double garage and between them runs the drive to Crawley Farm House, out of sight of the road and facing down the valley.



Hilcombe Farm is a brick four-bay two-storey house with a tiled roof, brick porch and small lean-to on its right-hand end. A drive to the right of the house leads to a yard at the back where there is a rendered two-storey extension and some agricultural buildings.

The road narrows and bends before a short dip where a private drive on the left leads down to Holland Farm at the end of Street Lane, giving panoramic views across the valley. Then it steepens again and twists its way to the top of the hill. Midway up on the left is Hilcombe Farm (*see left*). The garden area between the road and the house appears to be used as an extension to the paddock at the left of the building.

In a clearing in the woods on the right at the top of the hill stands Alfred's Tower (*pictured on page 40*), built for Henry Hoare of the Stourhead Estate and completed in 1772. This Grade I Listed Building stands 160 feet high, so the top is over 1,000 feet above sea level, and has a triangular form with a round tower at each corner. Two towers are empty; the third contains 221 steps and is topped by a turret. The walls are of red bricks – around a million of them – that were made locally, and the stone at the top is thought to have come from the quarries at Chilmark. The walls are approximately 2ft 9ins thick, and the girth of the tower measures 168ft. In 1901 the tower was repaired and repointed and a new lead roof was added. A plane crashed and smashed the turret in 1944, and repairs were not completed until 1986. Alfred's Tower is now a National Trust property, open to visitors during the season.

9. Into central South Brewham

HARDWAY TO CHARCROFT FARM

BYOND THE JUNCTION with Hardway and Kingsettle Hill is a gated driveway on the left up to Fisherton Cottage. The original access was from a pedestrian gate on Hardway to what is now the rear of the house. The house was built as a small 'one up one down' cottage in the 18th century and subsequently extended on the right side and more recently on the left. The house, built of local stone with a slate roof, has three chimneys and dormer windows at the front, and is Grade II Listed. There is also a separate stable block, and gardens to the front and rear of the cottage. Next door, hidden from the road down a pillared driveway is Hardway House, formerly the parish rectory. This substantial two-storey property dates from around 1703, has been extended over the years and is Grade II Listed. It is built of stone with a tiled roof incorporating a fish scale pattern along its lower edge, and has four chimneys. The rear of the house just visible from the Hardway is protected by a high stone wall and pedestrian gate. The property includes numerous outbuildings, a garden with a large pond mostly to the front of the house, and a field across the Hardway opposite the Bull.

The next house on the left is Inglenook Cottage, built in the 19th century from local stone with decorative brickwork around the windows, and a slate roof. The two storey building was originally two semi-detached farm workers' cottages for nearby Cards Farm, but has recently been converted into a single house. There is a modern white conservatory on the right side of the house, and a brick outbuilding behind. The garden runs along the road, either side of the house. Around the corner behind a high stone wall is Cards Farm (*pictured on page 4*), one of the oldest houses in the parish. The date it was built, 1605, is carved onto a plaque on the front of this Grade II Listed stone farmhouse. The house has three storeys, three gables, two chimneys, and stone mullion windows with leaded lights. There is a large garden to the rear, and a farmyard and buildings associated with the 300-acre mixed farm at the front of the house.



The road now rises gently for about 250 yards to the next building on the left, Hookgate Cottage (*see left*) which was built in 2012/13 to replace a farm cottage that stood on the site. The new building has been erected further back from the road than its predecessor and takes advantage of the upward slope into which it has been built. Extensive planting has been undertaken to the left of the garage and house and in the field to the right of the property.

A few yards up the road, on the opposite side, is Hookgate Farm, a Grade II Listed Building which started its life as a stone barn but was converted into a farmhouse in the 1880s by the owners of the Stourhead Estate after an earlier farmhouse was destroyed by fire.

The entrance from the road between two stone gateposts leads into the former farmyard with the single-storey cowstalls on the right, built of stone with red brick ornamentation and a red clay-tiled roof. These were converted into a separate dwelling around 1990 but are now an annex to the main house. On the left, backing on to the road, is an old stone stable block. The farmhouse itself faces on to the yard, but this is actually the back of the house; its front faces east across a garden and fields. The original stone three-bay building was two-storey but it has been greatly enlarged by successive owners who have added one- and two-storey extensions at both ends and along part of the north side of the yard, and erected new stone boundary walls at the roadside.

Beyond the farm the road straightens out and after a short level stretch it bears sharp left at a junction with Shave Lane on the right. This lane runs for around 500 yards to Shave Farm, a Grade II Listed Building thought to date from the 17th century. The two-storey stone farmhouse faces west across a small walled garden and a parking area at the end of the lane. An unusual feature is an external staircase on the rear elevation that is still in use. Single-storey outbuildings on the left are now used as artists' studios, as are two nearby timber buildings. The farmhouse has been extended at the back, where there are vegetable gardens, a pond, a small array of ground-mounted solar panels and a further outbuilding.

After the Shave Lane junction the road heads straight to the start of Brewham's 30mph speed limit. On the right, Charcroft Farm is a large Georgian farmhouse, built of stone which has been rendered and painted white. It sits back by about 15 feet from an old stone wall which encircles the front garden and has a wrought iron gate leading up to the front door. All the Grade II Listed property is diagonal to the road at this point and opposite a fenced-in duck pond. The building itself is L-shaped which seems to have been created by adding a two-storey extension to the left of the main building that nearly abuts the road, and a smaller modern single-storey addition at the other end. It is a working farm, therefore a number of large farm buildings are to the side and behind the farmhouse. The house has to its right a small gravelled car parking area accessed over a cattle grid. Directly the other side of the house, separated by a wooden gated entrance to the farm yard, is a single-storey bungalow which once was a cow shed. It is also L-shaped and also painted white with a small garden enclosed by a large hedge. This has its own separate entrance via a small iron gate in the garden to the left of the building. This is Charcroft Farm Bungalow.

CHARCROFT FARM TO THE VILLAGE HALL

Charcroft Farm is a Grade II Listed Building thought to date from the late 18th century.



1-4 Tower View, former local authority houses built in the 1920s, and 1-2 Church Close, built as cottages for the workers at Charcroft Farm, all have front drives with car parking space and gardens, with varying different types of gates and access to rear gardens. The first two pairs of houses are similar and appear to be brick and rendered or partly-rendered with A-shaped gable ends facing the road. The porches are open but covered with a tiled roof half way up the house.



and rightly so. Beyond the next field are three pairs of semi-detached, two-storey houses set back from the road by about 35-40 feet (*see left*). Three have had garages added, either onto the side of the house or set back from the house, and all have a large area of grass in the front of the garden which is registered common land. The third pair are of a different design, still brick but rendered white with tiled porches that are enclosed on three sides. A separate entrance facing the road on the side of each house is to a one-storey addition with a tiled roof. Number 1 has a large hedge in the front garden and Number 2 has an open wooden slatted fence. Both have car parking space in front of the house as well as the long driveway.

Gordon's Cottage, a stone Grade II Listed Building, rendered and painted cream, could possibly be as old as late-15th century. It has one stone-and-brick chimney and one brick chimney, a roman tiled roof, a stone and glass enclosed front porch, and a two-storey extension at the back built around 2000 to match the original building. This cottage is set back from the road by about 18 feet and has a medium height brick wall and hedge facing the road with an old red post box in the hedge.



Immediately after the hedge is another farm entrance and then still on the right of the road is Chargrove House, a family-sized house built of reconstituted stone in the early 1970s. It is set back from the road by approximately 25 feet with a cattle grid at the entrance. The house has a square garden to the front and a smaller garden at the left side with a breeze block wall and wooden fence running along the front of the garden. A separate single-storey garage is to the right of the property with an iron gate between the house and garage giving access to the rear garden.

On the left at the top of Charcroft Hill, opposite Charcroft Farm, is the duck pond with a timber birdhouse at the right-hand end. Although not erected until the mid-1970s it is Grade II Listed – when the Department for the Environment surveyors came through Brewham in 1984 they clearly thought it had been there a lot longer as they were looking principally for buildings erected before 1840. Next is a cattle-collecting yard with a wooden granary on staddlestones on the right. This, too, is Grade II Listed

Opposite, after an area of common ground with trees and hedges is Hylands, a family-sized house probably dating from the 1970s and built of reconstituted stone. Its squat L-shape results from an extension in the early 2000s. It has a small garden to one side which is enclosed by a mixture of hedge and solid fencing and this continues in the front and to the left-hand side where there is a large parking area and a free standing one-storey, large, breeze block garage with metal doors. The house has a front door facing the road. Next on the right hand side after a small piece of common ground is Hillcrest, a bungalow of indeterminate age which is rendered white and set back from the road with substantial hedges and trees around it and parking spaces in front. It has a glazed entrance porch on the left-hand end, separating the dwelling from a large wooden garage/shed, and a glass conservatory on its right-hand end. It has a substantial back garden.

As Charcroft Hill bends to the right and downhill, there is another small triangular piece of common ground behind which is Jackdaw Cottage, a chalet bungalow set back from the road up a tarmac drive. Built of reconstituted stone in 1990 or thereabouts, it has steps to the front door to the right of the building and a long thin garden in front with flower beds either side of the drive. A single-storey stone garage adjoining the bungalow is on the left with a wrought iron gate to allow access to the fenced garden at the rear. A solid wooden fence runs down the left-hand side of the property dividing it from the cottage next door, Gordon's Cottage (*see left*). A gravel driveway is on the left of the property and a large, Ionic hedge continues the garden of the property as the road goes down the hill.



Woodlands is built entirely of wood and painted black and was photographed soon after it was built in 1926. The verandah has since been encased. The entrance is on the left-hand side facing the farm track which has large trees and a hedge along its left-hand side. It is also accessed by a gravel path from the road through the front garden and parking area.

On the right, beyond Church Close, several large trees and hedging conceal a stone bungalow set well back from the road behind a piece of common ground and the hedge. This is Chestnut Cottage (pictured on page 35), built around 1970 and originally named Creech View. At the entrance are two stone pillars and a cattle grid with a drive leading to a big garden at the front of the property which is sideways-on to the road. It is encircled by hedges and is separated from its neighbour by a track leading to fields. The next bungalow is Woodlands (see left), then a pair of two-storey semi-detached cottages built of local stone, probably in the late 18th century. These, too, are sideways-on to the road and each entrance is reached by a gravel path. Both have small gardens, with Charcroft Cottage having a half stone/half pvc modern conservatory built onto the side of the house facing the road. St John's Cottage is close to the fields behind.

Then come three modern family houses built of reconstituted stone with tiled roofs. The first is Charcroft House, built in the garden of the adjacent cottages in the late 1990s and separated from its neighbours by a slatted solid wooden fence. It faces the road but is set back by about 20 feet with an entrance drive sloping steeply down alongside a garden on the left to the front of the house where there is a parking area, stone steps to the front door and an integral garage. A large pine tree stands prominently at the top right of the drive. The next house, Northview, is of different design and set further back from the road than Charcroft House on its left and Taloris Lodge on its right. It was built in the early 2000s in the garden of the third house with which it shares a steep drive from which stone steps lead up to the front door of Taloris Lodge which faces onto the drive at the side of the house. This property has a open slatted fence on two sides and a large garden, mainly grassed, at the front and right-hand side that slopes downwards and to the back garden. The house is unusual in that it has several different levels as part of it is built into the hill.

Next is Jasmine Cottage (see left), a Grade II Listed Building dating from around 1820. It is separated from its neighbour on the right by a tarmac farm track leading to a field and the back of the next property, School House, which was built for the teacher in the attached village school, now the Village Hall. Constructed of grey stone with a tiled roof, School House is the left-hand part of the building and has two storeys with dormer windows to the upstairs rooms. A low stone wall encases the front and left-hand side of the house and steps bisect the garden to the front door. To the left of the property is a detached wooden garage and a gate leading to a large back garden, at the far right-hand side of which is an iron gate leading into the churchyard near the church porch. The large gable end of the adjoining Village Hall faces the road. The paved area at the front, side and rear has a continuation of the low stone wall round School House, and a large wooden front door matching that at School House leads into the hall. A small open bell tower on the roof still has the bell hanging in it.

Jasmine Cottage is built of grey stone and tiled with grey slate and has two chimneys, one at each end of the house. It faces the road from which it is set back by about 10 feet, with a low stone wall around the front and right-hand side of the garden. An iron gate in the front wall leads to a porch of stone, timber and glass with an A-framed roof. The property has single-storey lean-to buildings on each end and a newer detached garage on the right.



The village school and house were completed in 1861 and are now a Grade II Listed Building.

THE VILLAGE HALL TO THE BOTTOM OF TILE HILL



This is the only known photograph of the thatched cottage that, until around 1940, stood in front of the churchyard. Access to the church was through a gate behind School House. After the cottage was demolished a path was laid from the church door to the road and iron gates were erected at the new entrance.



Hillside House is a large stone-built house with tiled roof dating from 1999. It has a cattle grid across the front of the drive with stone walls to the left and right. On the left is a garage with a greenhouse separate from the house. A stone, arched porch with a few steps is at the front, with more steps and gate leading to a rear garden on the left of the house.

The parish church of St John the Baptist stands next to the Village Hall. A church has stood on this site since the 12th century and much of the present building dates from the late 15th century. The south aisle was added in the early 19th century and the entire building was extensively restored later in the same century. It is set back from the road and fronted by the graveyard which was closed for burials in the 1960s and is now maintained by the parish council as a 'living churchyard' for wildlife. Two of the chest tombs in the churchyard are Listed Monuments and two of the yew trees have Tree Preservation Orders on them. To the right of the path is a non-denominational burial ground established by public subscription in 1906 and containing the parish's war memorial. The churchyard is separated from the road by post-and-rail fencing on a low stone wall. At this point the road widens and since the 1960s has provided car parking space for users of the Village Hall and the church. Here is located Brewham's only street light.

Below the church are two large detached houses, Lancastria and Tregaron (pictured on page 1, centre), both built in the 1970s of reconstituted stone with concrete-tiled roofs. The plots are large, providing each house with a driveway, parking area, garage and sizeable garden, separated from the road by low stone walling. Next, and built in 2010 of the same materials, is Plough View. This is a bungalow on a narrower plot but one which stretches back beyond those of the neighbouring properties. It is set further back from the road, behind a parking and turning area, a wooden fence and a small garden, and stands sideways-on to the road with the front door facing up the hill. Just before the bottom of the hill is a vacant patch of land that was once the car park of the Plough Inn. On it until sometime in the 1940s stood two cottages.

Opposite the Village Hall on the right-hand side of Charcroft Hill, is Oak Meadow. This house is set back from the road about 12 feet and has a short tarmac driveway with a five-bar wooden gate. The house is unusual as it is built into the hill on the right so it is two-storey on the left and single storey on the right. It is constructed of reconstituted stone and dates from the early 1990s. A small garden is in the front and a wooden gate leads to a garden at the rear. This house is separated from its neighbour by an open wooden fence. Highfield House is a large family house built in the late 1990s of reconstituted stone with a tiled roof. A short gravel driveway provides parking spaces in front of a double garage with wooden doors at the right of the house. A small lawn lies between the house and the low stone wall and hedge at the roadside. Next is Hillside House (see left).

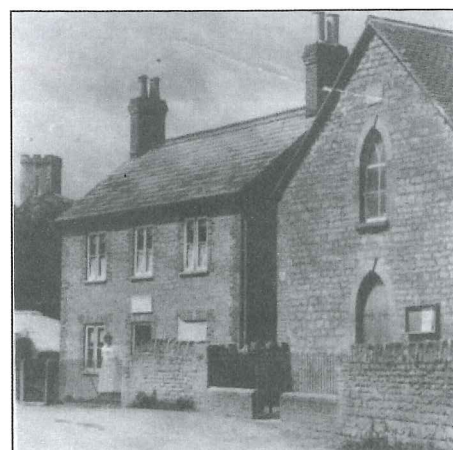
Next are three bungalows set back from and above the road, with long driveways that rise steeply. The first is Scotts Retreat, a single-storey dwelling built of reconstituted stone with a garage on the right. At the front is a covered open porch and a stone wall facing the road; at the right-hand side an enclosed porch to the kitchen faces across the drive to the garage. The gardens are to the front and rear of the property. The Laurels is similar to its neighbour, with a driveway and separate garage to the right of the property. The front garden is tiered and facing the road. Friarmere, the last of these bungalows, is on a narrower plot and is smaller and not so high up as the previous two. The front garden is behind a hedge with a separate one-storey garage to the right and facing the road.

At the foot of Charcroft Hill where the road bears left is a turning to the

right, Street Lane, and on the right at the turning is an old cattle-drinking place made of stone where a tributary of the Brue runs under Street Lane from Charcroft Hill. This is Grade II Listed and is described in the listing as a washing place. Attached to this is Bridge Cottage (*pictured on page 7*), also Grade II Listed, part or all of which is recorded as being a 'new erected cottage' in an indenture dated 26th February 1763 although the datestone above the front door states 1811. Perhaps this was when the cottage was altered, extended or rebuilt. It is a stone-built, two-storey, one-room wide building, set at an angle as the road bends left and then sharp right and crosses the River Brue. On the right-hand end of Bridge Cottage old stone steps rise from the road, over the washing place, to what was once an entrance to the first floor. This has long been sealed over but in the early 20th century it was a storeroom for the blacksmith's business on Street Lane (*pictured on page 32*). The right-hand end of Bridge Cottage comprises the garage with the former storeroom above, then a low stone wall encircles most of the rest of the property and garden which is at the front and left-hand side. There is a small modern stone addition to the house on the left which is single storey and tiled.



Built of reconstituted stone under a slate roof, with red-brick quoins and decoration round the windows and doors, Valley House fills the width of the narrow plot and is fronted with a gravelled parking area and shrubs. The front door is in the centre, and to the right is what appears to be an integral garage with timber doors but is actually a drive-through access to the parking area, garden, outbuildings and paddock at the back of the house. On the right is the former village shop, pictured below as it was in the early 20th century.



Opposite Bridge Cottage is the former Plough Inn which closed in 2000. It was formerly called the Plough and Horses and was a beerhouse as long ago as 1775. Built of stone with pantile roofing, it is two-storey with the left-hand end of the ground floor being the public house and the right-hand part being mainly the landlord's living quarters. Hence there are two front doors. An extension at the left end of the building was erected in the mid-1970s to provide a skittle alley and toilets, and the entrance porch at the public front door was added in the mid-1980s. Both are of materials to match the main building. To the left a flight of steps gives access to the former car park. A stone wall extending the length of the frontage, with a narrow pathway behind, separates the building from the

road. For many years the room to the right of the landlord's front door served as a sweet shop. At the right is a single-storey, windowless stone extension with the roof sloping away from the building, then a narrow gated entrance to a parking area, sheds and a small garden area which rises very steeply up the hill. Beyond this entrance a paddock belonging to the pub was developed in the early 2000s with the erection of a two-storey dwelling, Valley House (*see left*). A single-storey extension has recently been added to the back, opening on to a patio. Beyond the back garden the paddock extends alongside the river as far as the back of the church high on the hillside above.

The road now bends sharp right and on the bend is a surfaced entrance to the former bakery and associated outbuildings behind The Stores, which housed the village shop until 1998. This two-storey stone building appears to be mid-19th century and has red-brick quoins and decorations and a slate roof with chimneys at each end. It faces across the road to the river and has a concrete parking area along the entire frontage. The right-hand end of the building abuts the river which passes beneath the road here with stone parapets on both sides of the bridge. A post box is built into the right-hand parapet. Abutting the river on the left beyond the bridge is the Baptist Chapel which, like The Stores, is of stone with red-brick decoration and was built in 1869. Across the frontage there are metal railings set into a low stone wall, with a central gate giving access to the chapel door.

Immediately beyond the chapel is a layby and the entrance drive to Bridge Farm (*pictured on the front cover*), a four-bay two-storey stone house with three chimneys probably dating from the late 17th century. It stands at an angle to the road behind a stone wall and lawned garden with a brick porch to the front door in the third bay from the left. The drive runs up the left-hand end of the house to the side door and outbuildings including a garage, with a cultivated garden area on the left. At the right-hand end of the house the road bears sharp left, with the farm's agricultural buildings on the left behind a concrete parking area. Although no longer in dairying, this is still a working farm.



Mill House and the Brewham Mill as they were around 1900, pictured in this very faded sepia print.

Opposite Bridge Farm, post and rail fencing separates the road from the river bank as far as a derelict ivy-covered barn facing the road's left turn. This was part of the complex of buildings associated with the mill that stood here from the 11th century and was rebuilt in the early 17th century. It remained in use until the 1920s and although Mill House still stands, the other mill buildings have long been demolished. Mill House faces the gable end of Bridge Farm and is another four-bay two-storey stone house again probably dating from the 17th century. It has been much altered and

enlarged down the years, mainly in natural stone, and now has a two-storey extension at the back, a small single-storey extension on the left-hand end and a larger single-storey extension at the right which replaced some former mill buildings. The drive alongside the right extension provides access to a parking area by the river and two garages beneath the extension. The main garden area is to the left of the house and at a higher level than the road. This is fronted by a stone wall and a parking layby.

At the left-hand end of the garden is a wide driveway serving two properties, one of which – Mill Farm – is located behind Mill House and cannot be seen from the road. The drive bends to the right and drops down towards the river and the front of the house which faces east up the valley. Of indeterminate age, possibly 17th or early 18th century, it is a substantial L-shaped two-storey stone house with a single-storey extension on the south side and a large garden and conservatory at the back. Before the flood alleviation scheme of 1988 the house was susceptible to flooding, and in the early 1970s it was severely damaged by fire, so it has seen substantial renovations down the years, and after having been vacant for about two years it is currently being renovated again.

Until the 1960s when it was a working farm the fields to the north and north-east of Mill Farm were filled with agricultural buildings and a nissen hut. Now they are occupied by two modern rectangular bungalows dating from the 1980s and built of reconstituted stone with tiled roofs. The first, Acorns (*pictured on page 5*), shares the driveway to Mill Farm and faces on to it so its gable end faces the road. The second, Hoofprints, is approached by a long track that runs behind Acorns, bends right and slopes down to the bungalow which has been extended in recent years. The front faces south on to a parking area, yard and stables. These are the last buildings before Tile Hill rises out of the valley to North Brewham.

10. Street Lane



The photo shows the Smithy in the early 1900s. Now a Grade II Listed Building, it is fronted by a low wall topped with slender metal railings. A gate in the centre gives access to a narrow front garden. Joining the washing place and the cottage is a single-storey garage which was formerly a blacksmith's shop containing two forges.

ON THE LEFT of Street Lane, next to the washing place and steps already described, is The Old Smithy (see left), a two-storey stone cottage with a chimney at each end, built in the 1730s if not earlier. Attached to the right of the cottage is a stone barn, in front of which once stood a shed that housed a carpenter's workshop. Abutting this barn is another stone barn, not so high and built slightly closer to the road, which is part of the neighbouring property, Street Farm. Access to the gravelled yard, flanked by stone gateposts, is between this barn and a further stone barn, and a block of rendered stables lines the far side of the yard. The house, to the right of the yard, is thought to be the oldest in South Brewham village with parts dating from the early 17th

century, and is Grade II Listed. Built of stone with a red tiled roof, it is roughly L-shaped with the foot of the L protruding towards the road at the right-hand end. This part is three-storey with a dormer window in the roof, while the rest is two-storey. At the roadside there is a low stone wall topped with metal railings, and a metal gate with stone gateposts giving access to a small front garden.

Immediately beyond Street Farm is Street Cottage, thought to date from the 1850s. This two-storey stone cottage was originally built as a pair of dwellings and named Glen Vue Cottages, but was rebuilt in the late 1970s following a fire. In recent years it has seen further renovations and now has a log store built onto the left hand wall, a timber-framed open porch at the front door in the centre of the cottage, a stone single-storey extension on the right-hand end and beyond it a wide drive leading to a double garage. Like the neighbouring properties it is fronted by a low wall with metal railings and stone gateposts, and a narrow garden area.



Lavender Bank has two storeys, with a lower wing containing a double garage projecting towards the road. Access from the road is on to a parking and turning area in front of the main part of the house. Both the left- and right-hand sides of the curtilage have high hedges with trees, and the stone wall at the front is backed by planting.

Next, in a narrow plot that was formerly a small paddock belonging to the property on its right, is a house built in 2010 of natural stone with timber cladding and called Lavender Bank (see left).

The property on its right is Vilmoray Lodge, a T-shaped bungalow erected around 20 years ago. A gently-sloping drive at the right-hand end of the site leads from the road up to the property with, on the left, the leg of the T with an integral single garage, and ahead a part of the T's crossbar where a small porch protects the main entrance. The entire building is of natural rubble stone with clay tiles on the roof. A small garden is to the left of the drive and the bungalow. On the right, behind a hedgerow, is another

but much smaller bungalow named Acorn Cottage. This is a conversion undertaken about 15 years ago of a rectangular stone barn which faces the top of a steeper slope from the road where the high hedge and trees shield it from view. To the right of the building is a timber block of former stables which appear to be disused.

On the right at the start of Street Lane, opposite the washing place, is Chants, a two-storey stone cottage with a clay pantile roof (pictured on



Lilac Cottage probably dates from the early 1800s. The two-storey stone building was originally two dwellings and when this photo was taken around 1900 one of them was the Post Office. It stands behind a low stone wall and a narrow strip of garden, with the front door towards the left-hand end of the building. It has a two-storey extension at the back but, like its neighbour's, it cannot be seen from the road.



Erected in the early 1990s, Ashfield House is a two-storey stone-built house facing west with an attached stone double garage on the left projecting towards the road. A high hedge borders the road frontage and vehicular access is through double wooden gates, with a small gate for pedestrians to the left and steps up to the entrance door. The west elevation has a dormer window.

page 5). Built by the Stourhead Estate sometime in the first half of the 19th century as two workers' cottages but converted into one probably in the inter-war years, the right-hand cottage originally stood slightly higher than its neighbour. The present continuous ridge height dates from the 1950s when the property was re-roofed, and it retains its chimneys at each end of the roof. The property stands almost on the roadside with steps up to the front door. At the right-hand end a gate leads to the back garden, and to the left is a lean-to single-width tandem garage. A single-storey extension at the back of the property cannot be seen from the road. Next door, separated by a gravelled parking area backed by a high stone wall, is Lilac Cottage (see left). Beaumont Cottage is the next property. This

two-storey stone cottage, thought to date from the late 19th century, stands back from the road and has a gravelled parking and turning area on its right in front of an attached single garage. In the mid-1990s the cottage underwent substantial alterations including the addition of a two-storey extension. From the left of the gravelled forecourt the garden stretches round the left-hand end of the cottage to the back, with stone walls and hedging at the roadside. Beyond its curtilage is an access to a field opposite Street Farm. The final property on this stretch of Street Lane is Ashfield House (see left), opposite Vilmoray Lodge.

The road now narrows and rises between high hedges to the top of the slope where a footpath diverges on the right towards Kingsettle Hill, affording fine views of Alfred's Tower. The road bends to the left before dropping gently to cross a tributary of the River Brue and rising again round right- and left-hand bends to Swanton Farm on the left. A broad drive leads through double gates into the yard of this recently-established smallholding. On the left is a single-storey timber mobile home with a small veranda at the front; on the right are a large modern barn and associated agricultural items. The mobile home has temporary planning permission until 2016. Behind the high hedge on the opposite side of the road is an agricultural worker's bungalow, Lower Brook, erected in the early 1990s. This mainly rectangular building is built of reconstituted stone and lies parallel to the hedge. Access is from a track just beyond the bungalow, with a parking area on the right. The track continues behind the bungalow and across the Brue tributary to Brook Farm which was built in the early 1980s. This two-storey house of reconstituted stone has a large parking area to the front, which faces east. The property cannot be seen from the road. Beyond the drive a collection of agricultural barns and buildings line the road, with a separate vehicular entrance, then a track diverges northwards on the left.

At this point the road turns right, drops down a short slope and bends to the left to Haven Farm. This old stone two-storey farmhouse, probably dating from the early 19th century, was devastated by fire around 1983 and was subsequently rebuilt, altered and extended in stone to match the original. It is now rectangular alongside the road with a wing at the back, with a clay tile roof replacing the former thatch. The road bends to the left at the end of the house, where a gravel drive gives access through a wide gate to the yard at the back of the property. To the left is a garden area and steps down to a door in the side of the wing. To the right some former stone agricultural buildings provide a garage and storage. Ahead a small stone cowstall was converted into a holiday cottage in the late 1980s.



Built of local stone, probably in the early 19th century, the original Holland Farm is a large two-storey house that has very recently been extensively remodelled, landscaped and renamed Holland Farm Cottage.

Beyond the gate the road bears right and rises gently to a long straight approach to Holland Farm. On entering the farm's first field there is, alongside the hedge on the left, a large barn built of rendered blockwork and timber, believed to be covered stables. The former farmhouse, now called Holland Farm Cottage (*see left*), stands at the far end of this field. To its right a track formerly sloped down into a large yard fringed on all sides by agricultural buildings, some of them old stone-built cowstalls and barns and others quite modern. Behind these, mainly at the eastern end of the yard, were more large modern barns. All were swept away in 2007 when work started on the construction of a new house on the site. The new Holland Farm occupies just the former yard on the left of the track, which has now been consolidated as a road and extended to Kingsettle Hill to provide a new private access to the house.

The main part of the house (*pictured on page 1, bottom*) stands at the east end of the former yard facing down the valley and is of three-storey stone construction. The single-storey wings on both sides taper towards the main house and incorporate elements of the original farm buildings. The space between has been landscaped as an outer and inner courtyard. To the right of the house a large gravelled parking area behind the hedge fronts the main garden, which extends round the back of the main house. On the right of the road, opposite the parking area, a gravelled drive leads to a recently-built L-shaped block built of stone with a clay tile roof. This provides five bays of garaging and storage space, three of them open-fronted. Four bays face the road and have rooms with dormer windows in the roof space, and one bay is in the foot of the L at the right-hand end of the building. Attached to this is an outside staircase giving access to a door to the rooms in the roof space. This brings us to the end of our survey of the buildings of Brewham.



In Brewham there is no consistency in architectural style, in age, in building materials and finishes or in the siting and landscaping of properties.

associated traffic signs, the railway that cuts through North Brewham, intrusive overhead cables for telephone and electricity services, and the large agricultural buildings that accommodate modern farm equipment and/or meet the latest requirements regarding environmental protection and livestock welfare. Nowadays there are fewer hedgerows in parts of the parish as many of the small fields have been combined to make larger ones, the once-many orchards have all but disappeared, and the elm trees that graced many of the hedges and fields have been lost to disease.

It is also clear from the surveys that throughout the parish there is no consistency in architectural style, in age, in building materials and finishes or in the siting and landscaping of properties, and many of them have been altered and/or extended over the years. Perhaps the only unifying feature is that almost all of them sit comfortably within the landscape and are subsidiary to it rather than imposing their presence upon it. In part this is thanks to the undulating topography of the river valley and its surrounds and the many hedges, trees and areas of woodland.

However, four common features emerge from the surveys. The first is that a significant majority of older dwellings in Brewham have been extended over the years, as have some of the newer dwellings. While this has undoubtedly improved many of the properties, it has also increased their resale value and has had the unintended consequence of reducing the stock of small properties at the cheaper end of the market. There are now very few 'affordable' starter homes in Brewham for young families, although it should be noted that a housing needs survey undertaken for the parish council in 2011 found only two households in housing need.

The second is that, excluding barn conversions, there are 25 bungalows in the parish, of which at least 22 have been built since the end of World War II. In the same period 28 new houses of two or more storeys have been built, so bungalows comprise around 45% of post-war housing development in Brewham. Although bungalows can be less conspicuous than houses in the landscape, they constitute a 'land-hungry' form of development – and demand for development land is increasing. However, single-storey homes are liked by people as they grow older and frailer, and they help to maintain a broad age range within the community.

Thirdly, every dwelling appears to have off-road parking and/or garaging for motor vehicles. While this minimises the number of vehicles parked on the road, it encourages drivers to pass through at speeds that are often dangerously fast. Traffic speed was a concern raised by many respondents in the parish plan consultation, and the 30mph restriction in part of the parish has had only a limited effect because of the difficulties of policing it. From some properties the vehicular access on to the road has restricted visibility, made more dangerous by the speed of passing traffic. And every new property added to the housing stock also adds to the number of vehicles on the local roads.

Finally, although Brewham has no pavements and only one street light, as befits its rural nature, there are signs of creeping 'suburbanisation' through the overuse of concrete, brick and alien synthetic materials and the introduction of such features as external lighting, satellite dishes and solar panels. It is especially noticeable in the treatment of property boundaries and driveways where trees and hedges of native species would be more appropriate for landscaping the properties.



Almost half of the dwellings built in Brewham since World War II have been bungalows.

11. Comments and consultation

IT IS CLEAR from the surveys that Brewham's built environment in 2015 is in some respects very different from that of the mid-20th century, just as at that time it looked very different from a century earlier. Yet a Brewham resident of 1850 seeing the parish today would find it instantly recognisable. What we nowadays think of as the village of South Brewham was, in 1850, a cluster of cottages in the valley, built around the church, pub, shops, smithy, mill and a handful of small farms. North Brewham was six well-separated clusters of properties, each around one or more farms, the largest being centred on the road junction for South

Brewham and the others being around Colinshays, Jerrards Farm, Border, Forest Gate Farm and Brewham Lodge. The very few dwellings in North Brewham that were remote from a cluster were isolated farms. In contrast, much of Hardway was ribbon development, perhaps reflecting its early history of settlement on common land and the road's importance in the 17th century as the main route from London to the south-west. The few dwellings to the south and east of Hardway were isolated farms, probably first established as part of the Stourhead and the Earl of Ilchester's estates. These basic characteristics remain the same today despite the many changes that have accrued over the last 165 years. As well as dwellings, these changes include surfaced roads and the

After Hardway ceased to be the main road from London to the south-west, the Bull Inn remained an important calling point for travellers and tradesmen. This photo dates from around 1900.





Apart from farms and pubs the only employment land is a small site in North Brewham occupied by Bayford Haulage.

Also apparent from the surveys is that there are very few employment sites in Brewham. Although there are still at least 22 working farms and smallholdings in the parish these are no longer major employers of local labour, a consequence of mechanisation and the use of outside contractors. The two specialist retail outlets – The Flower Hut and Tower Guns – are one-person businesses which perhaps occasionally use minimal additional help. The Bull and Old Red Lion public houses provide part-time work for waiting and kitchen staff and cleaners but only one or two full-time jobs for chefs. The only other employment land is a small site in North Brewham occupied by Bayford Haulage which employs two or three full-time drivers. It also provides a vehicle base for Wessex Drain Services which also employs full-time drivers.

Hence many – probably the majority – of Brewham's working population have to find jobs outside the parish and travel by private transport to reach them, although some are self-employed and work at or from home. If high-speed broadband connectivity arrives it will make working at home or in our countryside a more viable option, and the Government wants local authorities to look favourably on plans to convert redundant agricultural buildings in the countryside into workplaces or homes. The surveys revealed several such buildings.

Since September 2009 when we embarked on producing a parish plan for Brewham the Government has enacted legislation, the Localism Act of 2011, which now enables towns and parishes to draw up Neighbourhood Plans or Neighbourhood Development Orders which can stipulate planning policies for the development and use of local land. But the process of preparing such a plan is lengthy, costly and tightly prescribed, including checks by the local planning authority to ensure it meets all the relevant legislation and regulations, an independent examination of the proposed plan and, if it passes the examination, a local referendum on its acceptability. At some time in the future the parish council might wish to go down this road, but for the present the most we can hope is that the findings contained in this design statement will influence the thinking of the parish council and the planning authority.

After much thought we decided to express them as eight comments that seemed to us to reflect the realities of Brewham's built environment and place them firmly within the context of both its natural environment and its social history. We felt these could be material considerations when planning decisions are being made, and asked local residents whether or not they agreed with them.

THE PUBLIC CONSULTATION

A questionnaire was delivered to approximately 180 homes in the parish, seeking responses to each comment on a scale of 'agree strongly / tend to agree / neither agree nor disagree / tend to disagree / disagree strongly', these being scored 2 points, 1pt, 0, -1pt, -2pts respectively so that the numbers agreeing or disagreeing and the overall strength of that view could be seen. The questionnaire also asked how many people in the household agreed with the responses, and which one of the comments they felt to be the most important.

45 questionnaires were returned – 20 by hand, 14 through the post and 11 electronically via the Brewham website – expressing the views of 84 residents. Thus the maximum possible score if everyone agreed strongly with a comment is 168 points. Seven respondents chose not to identify which one they felt to be the most important, so for this we have the views

of 77 residents. The views are not necessarily representative of the whole of Brewham's resident population but they provide insights into the feelings of those who were sufficiently moved to spend time thinking about and completing the questionnaire. They represent around 23% of the parish's adult population.



Most people agreed that any new buildings in Brewham should sit comfortably within the landscape and not impose their presence upon it.

Comment 1, 'any developments in Brewham, whether for residential, agricultural or business use and whether new build or replacement of existing buildings, should sit comfortably within the landscape and not impose their presence upon it due to their siting, size and choice of materials', gained a very high level of agreement, scoring 132 points and being the most important for no fewer than 33 respondents (43%). Nobody disagreed with it.

Comment 2, 'any new developments in Brewham should respect the parish's historic pattern of the nucleated village in South Brewham, the six distinct clusters of dwellings in North Brewham and the single-street settlement of Hardway, and should not be sited in the open countryside', attracted disagreement from five respondents but nonetheless scored 114 points and was the most important for seven respondents (9%). One respondent felt it may be necessary to create a new cluster of buildings in South Brewham and/or permit expansion of one or more of the clusters in North Brewham to provide more suitable space for housing and local business development. 'We should not be rigid in keeping to the existing built boundaries,' he added.

Comment 3, 'because Brewham has no single predominant style of architecture, any new developments should not attempt to replicate any one style but should include design elements and materials which are sympathetic to the wider surroundings', scored 99 points but nobody felt it to be the most important. One respondent expressed concern that this could rule out good contemporary architecture, adding that what is important is good quality design – architecture that works, is pleasing to the eye and responds sensitively to its setting. A respondent who disagreed strongly with the comment felt that all should be built in natural stone with 'no more Hookgate Cottages', a view shared by another respondent who asked 'how was Hookgate Cottage ever allowed – it is an abomination'.

Comment 4, 'in order to maintain a vibrant and diverse community, any new housing developments in Brewham should favour the construction of smaller, less expensive properties and give special support to modest two-storey starter homes for local families, both for rent and for ownership', proved to be the most contentious statement. It gained the lowest score – only 44 points – and attracted some degree of disagreement from 21 respondents (25%), yet for 11 respondents (14.5%) it was the most important of the eight comments. One agreed that the provision of modest starter homes for local people is an important and worthy goal but with the caveat of suitable siting, and another expressed concern at the loss of agriculturally-tied properties.

Comment 5, 'because Brewham is still a collection of rural settlements within a special landscape, residents and developers should be encouraged to plant native species of trees and shrubs on property boundaries and be discouraged from the over-use of concrete, brick and

Trees and shrubs planted on property boundaries help modern houses to blend into Brewham's special landscape.



alien synthetic materials', achieved the third-highest score (122 points) but nobody felt it to be the most important. However, one respondent expressed concern about hedges on property boundaries being allowed to grow right out to the edge of the carriageway, creating a road safety hazard for pedestrians and scratching passing vehicles.

Comment 6, 'any future developments should not diminish Brewham's rural character by failing to respect the natural surroundings, by introducing urban features and by creating light pollution', topped the scoring with 134 points and was the most important for 15 respondents (19.5%). Nobody disagreed with it, although one respondent felt that the absence of street lighting is dangerous. In contrast, another respondent expressed particular concern about 'unsightly agricultural buildings with garish lights at night'.



Of these two old stone barns at Batts Farm, the one on the left has been converted for office use, while the magnificently-restored 16th century tithe barn on the right, a Grade II Listed Building, is used for events including dances, banquets, receptions and exhibitions.

Comment 7, 'the use of homes and redundant agricultural buildings as workplaces should be encouraged provided that it does not generate a significant increase in road traffic', scored 115 points, was the most important for 4 respondents (5%) and attracted disagreement from just two people.

Comment 8, 'although further measures are needed to reduce traffic speed, these should not spawn a proliferation of signs and become an eyesore in themselves', attracted disagreement from seven respondents but nonetheless scored 119 points and was the most important for seven respondents (9%). One who disagreed wrote that 'one man's eyesore may be another's safety line' and expressed concern about traffic speed outside his property. But another respondent disagreed that speed is the problem, stating that 'I believe the problem is the volume of traffic. The odd vehicle swishing through at 50 would go unnoticed.' In his view the 30mph speed limit past the Old Red Lion 'is just plain silly' and 'completely over the top'.

We have reviewed the eight comments in the light of the consultation responses and made some small changes to the wording of some of them before incorporating them in the design statement opposite.

Space on the questionnaire was provided for respondents to raise other matters of concern to them. In addition to the views already mentioned above, these include the lax enforcement of conditions attached to planning permissions and the unsightliness of overhead cables.

The questionnaire also invited respondents to provide some information about the suitability and energy-efficiency of their homes. Of the 44 properties about which we now have information, 34 are well insulated and 39 have double or triple glazing but only eight have solar voltaic panels, six have solar water heating and one has a heat pump. One property-owner is planning to improve the insulation and double-glazing and three are considering investing in other energy-efficiency measures.

One respondent commented that panels are totally unsuitable on a period property, although the need to obtain listed building consent provides some protection for buildings of special architectural or historic interest.

HAPPY WITH THE HOME?

For a handful of households their property does not meet all their needs – for three the house is too small, for one it is too large and for one it has a poor interior layout; for three the garden is too large and for two it is too small. Only three households plan to extend their properties.

12. Design aspirations for Brewham

THE REASON WE undertook our comprehensive look at Brewham's built environment was to identify which features of the streetscapes are good and should be safeguarded, which are less good and could be improved, and which are bad and should not be replicated in future developments. On the basis of our evidence we expressed these as eight comments, tested them through a consultation with local residents and found that a clear majority of those who responded agreed with them. So it is with confidence that we put them forward as a design statement to inform and guide anyone proposing to erect, extend or radically alter any building in the parish.

BREWHAM'S DESIGN STATEMENT

Any developments in Brewham, whether for residential, agricultural or business use and whether new build or replacement of existing buildings, should sit comfortably within the landscape and not impose their presence upon it due to their siting, size and choice of materials.

Any new developments in Brewham should respect the parish's historic pattern of the nucleated village in South Brewham, the six distinct clusters of dwellings in North Brewham and the single-street settlement of Hardway, and should not be sited in the open countryside unless there is an overriding agricultural need.

Because Brewham has no single predominant style of architecture, any new developments should not attempt to replicate any one style but should include design elements and materials which are sympathetic to the wider surroundings and perhaps reflect the local vernacular tradition.

In order to maintain a vibrant and diverse community, any new housing developments in Brewham should favour the construction of smaller, less expensive properties and give special support to modest two-storey starter homes for local families, both for rent and for ownership.

Because Brewham is still a collection of rural settlements within a special landscape, residents and developers should be encouraged to plant native species of trees and shrubs on property boundaries and be discouraged from the over-use of concrete, brick and alien synthetic materials.

Any future developments should not diminish Brewham's rural character by failing to respect the natural surroundings, by introducing urban features and by creating light pollution.

The use of homes and redundant agricultural buildings as workplaces should be encouraged provided that it does not generate a significant increase in road traffic, noise or light pollution.

Although further measures are needed to reduce traffic speed, these should not spawn a proliferation of signs and become an eyesore in themselves.

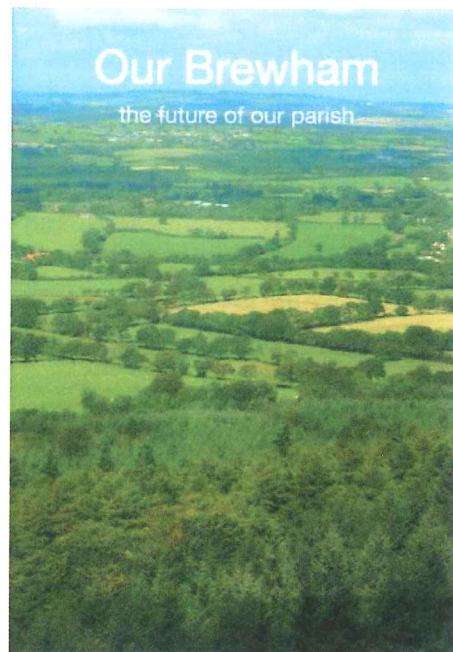
13. Acknowledgements



Brewham's best-known building,
Alfred's Tower.

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'OUR BREWHAM' SUPPORT GROUP



COMPILATION OF THIS report would not have been possible without help from a number of people to whom we are most grateful.

Angela Green and Emma Isles-Buck helped us with the surveys of parts of North and South Brewham, and Noel Hutchinson provided us with a template of property features to look out for when undertaking the surveys. Countless Brewham residents provided us with information about the history and architecture of their properties, and 84 gave us their views via the questionnaire.

The archive photographs are from the albums of the Gulliford, George, Nye, Perry and Saxton families – all long-established Brewham names – and from Martin Smith at The Bull Inn and the late James Stokes.

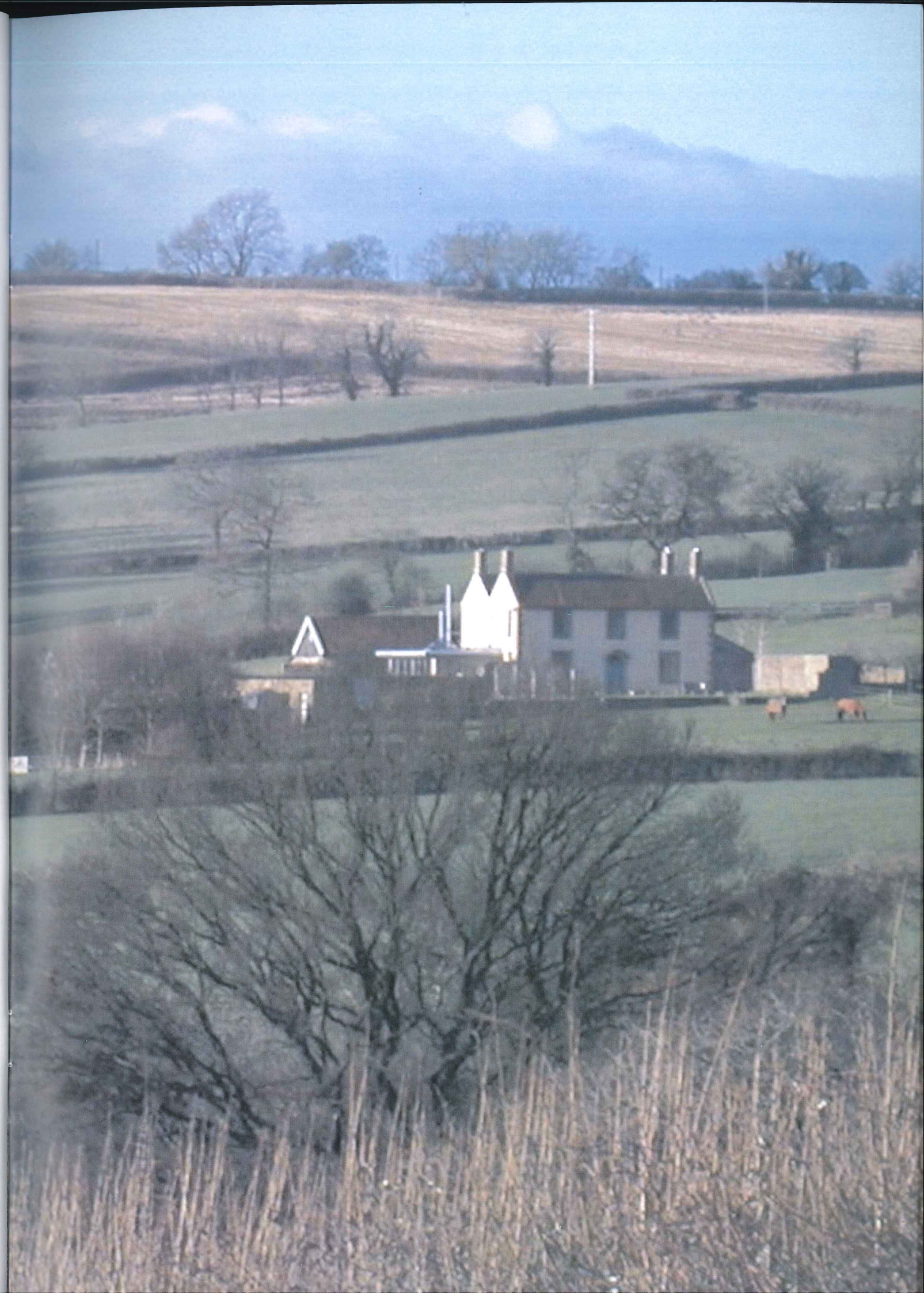
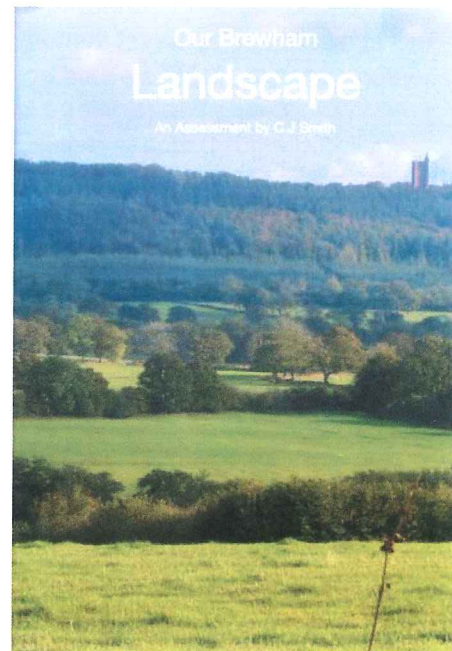
A local resident who wishes to remain anonymous paid for the printing of the consultation questionnaire and this report, enabling us to publish this labour of love at no cost to the taxpayer.

However, responsibility for the content of the report and any errors of fact that it contains must rest with us, the 'Our Brewham' support group, an informal gathering of local residents established in 2010 to produce a parish plan.

To that end we undertook a wide consultation to get a clear picture of our community's views and aspirations and these provided the basis for a detailed report containing 12 aims and 30 actions which the parish council adopted in March 2011 as Brewham's parish plan.

Much has been achieved since then, including the establishment of the Brewham website, the formation of a highly-successful Wildlife Watch Club for young people, and the production of a Brewham landscape assessment which the council has adopted as an integral part of the plan. A progress report on all of the actions in the plan can be read on the website www.brewham.co.uk.

A gratifyingly large number of local residents are devoting their time and energy to making things happen, but much still remains to be done. And as the plan is now five years old the time is fast approaching when it will need to be reviewed and updated. If you would like to get involved – perhaps by joining the support group, or by contributing your expertise towards some specific actions, or by helping to start a new activity group – please have a chat with any member of the group, whose names and addresses appear on page 2. All offers of help will be much appreciated.



Agenda Item 14

Area East Committee Working Groups and Outside Organisations – Appointment of Members 2016/17 (Executive Decision)

Assistant Director: Ian Clarke, Assistant Director – Legal & Corporate Services
Service Manager: Angela Cox, Democratic Services Manager
Lead Officer: Kelly Wheeler, Democratic Services Officer
Contact Details: Kelly.wheeler@southsomerset.gov.uk or 01935 462038

Purpose of the Report

As the Council has entered a new municipal year, the Committee is asked to review its appointments to outside organisations and working groups within Area East, having regard to the policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies, which was adopted by District Executive on 1st May 2014.

Recommendations

The Committee is asked to:

1. Review and appoint members to serve on the groups and panels for the municipal year 2016/17
2. Review and appoint members to the outside organisations as set out in the report.

Area East Panels and Working Groups

The following table shows the internal working groups, and their memberships, appointed by this Committee for the municipal year 2015/2016. The Committee is asked to review and agree the memberships of each of the groups for 2016/17.

Working Group	Number of Councillors to be appointed and frequency of meetings	Representation 2015/2016
The Wessex Cross Border Working Group	1 – meets when required	Colin Winder

Outside Organisations

Members are now asked to review and appoint members to the outside organisations for 2016/17, having regard to the adopted policy

Organisation	Number of councillors to be appointed and frequency of meetings	Representation 2015/2016
Dimmer Liaison Group - Viridor	2 – twice a year	Nick Weeks
Henstridge Airfield Consultative Committee	3 – Annual in the Autumn; then when necessary	Tim Inglefield

Organisation	Number of councilors to be appointed and frequency of meetings	Representation 2015/2016
Heart of Wessex Local Action Group	1 – Executive meets bi monthly	Mike Lewis

Financial Implications

None for the Area East Committee as a direct result of this report.

Council Plan Implications

There are several of the Council's Corporate Focuses which encourage partnership working with local groups, including:-

- Work in partnership to deliver investment and development that local people value with particular emphasis on Yeovil and Chard;
- Work with partners to contribute to tackling youth unemployment;
- Work with partners to combat fuel poverty;
- Ensure, with partners, that we respond effectively to community safety concerns raised by local people and that the strategic priorities for policing and crime reduction in South Somerset reflect local needs;
- Work with and lobby partners to help communities to develop transport schemes and local solutions to reduce rural isolation and inequalities to meet existing needs of those communities.

Carbon Emissions and Climate Change Implications

None

Equality and Diversity Implications

Full consideration to equalities was given in producing the Policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies.

Background Papers

Minute 16, Area East Committee, 12 June 2013

Minute 10, Area East Committee, June 2014

Minute 184, District Executive, 1 May 2014

SSDC Policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies.

Appendix A

Area East Outside Bodies Information

Name of Organisation	Contact Name	Contact Details	Number of Council Nominees	Period of Appointment	Aims & Objectives	Legal Status	Status of Councillor	Frequency of Meetings	Venue of Meetings
Viridor Waste Somerset Ltd - Dimmer Liaison Group	Jon Pring	Walpole Waste Disposal Site Pawlett Bridgwater TA6 4TF 01278 685182	2	1 Year	To discuss issues with local people and representatives of the local authorities		Member	Twice a year but more frequently if necessary	
Henstridge Airfield Consultative Committee	Joe Williams - Secretary	EGHS Ltd, Henstridge Airfield, BA8 0TN	1	3 Years	To act as a means of consultation in relation to Henstridge Aerodrome.	No legal status	Member	When necessary	
Heart of Wessex Local Action Group	Sarah Dyke Bracher - Programme Manager	07826 907361 www.heartofwessex.co.uk	1	5 years	To further sustainable rural development within the Heart of Wessex LAG Programme area through rural economic development	No legal status	Voting member	Bi monthly	Usually at Churchfield

Agenda Item 15

Development Control Scheme of Delegation – Nomination of Substitutes for Area East Chairman and Vice Chairman – 2016/17 (Executive Decision)

Head of Service: Martin Woods, Assistant Director (Economy)
Lead Officer: As above
Contact Details: martin.woods@southsomerset.gov.uk or (01935) 462071

Purpose of the Report

For Members to nominate two members to act as substitutes for the Chairman and Vice Chairman in their absence.

Recommendation

That, in line with the Development Control Revised Scheme of Delegation, two members be nominated to act as substitutes for the Chairman and Vice Chairman to make decisions in the Chairman's and Vice Chairman's absence on whether an application should be considered by the Area Committee as requested by the Ward Member(s).

Background

At the July 2005 Full Council it was resolved that:

“the revised scheme of delegation for Development Control be approved subject to the amended wording of Criteria 1 as shown in bold:

“An application shall be referred to Committee if a Ward Member makes a specific request for the application to be considered by the Area Committee and the request is agreed by the Area Chairman **or, in their absence**, the Vice Chairman. (This request must be in writing and deal with the planning issues to ensure that the audit trail for making that decision is clear and unambiguous). In the absence of the **Chairman and Vice Chairman** there should be nominated substitutes to ensure that 2 other members would be available to make decisions. All assessments and decisions to be in writing.”

For the 2015/16 municipal year the substitutes were Councillors Colin Winder and Mike Beech.

Financial Implications

None as a direct result of this report.

Background Papers

Minute 36, Council meeting of 21st July 2005

Agenda Item 16

Area East Forward Plan

Assistant Directors: Kim Close / Helen Rutter, Communities
Service Manager: Helen Rutter, Area Development Manager (East)
Lead Officer: Kelly Wheeler, Democratic Services Officer
Contact Details: Kelly.wheeler@southsomerset.gov.uk or 01935 462038

Purpose of the Report

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

Recommendation

Members are asked to:-

- (1) Comment upon and note the proposed Area East Forward Plan as attached;
- (2) Identify priorities for further reports to be added to the Area East Forward Plan, developed by the SSDC lead officers.

Area East Committee Forward Plan

The forward plan sets out items and issues to be discussed over the coming few months. It is reviewed and updated each month, and included within 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 also request an item be placed within the forward plan for a future meeting, by contacting the agenda co-ordinator.

Items marked *in italics* are not yet confirmed, due to the attendance of additional representatives.

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.

Further details on these items, or to suggest / request an agenda item for the Area East Committee, please contact the Agenda Co-ordinator; Kelly Wheeler.

Background Papers: None

Appendix A

Area East Committee Forward Plan

Meeting Date	Agenda Item	Background and Purpose	Lead Officer
13 July 16	Workspace Progress Report and Regeneration Board update	To update members on progress with bringing forward workspace	Pam Williams SSDC
13 July 16	Transport Support for Community and public transport and SSCAT	Annual report on corporate support for community and SSCAT bus	Nigel Collins SSDC
13 July 16	Local Neighbourhood Policing for 2015-16	Overview of operational arrangements and policing issues relating to East	Avon and Somerset Constabulary
10 August 16	Community Office Update	Update report	Lisa Davies SSDC
10 August 16	AE Community Grant programme 2015/16	To give a summary of community projects and activities from across the area supported with grants during 2015/16	Lisa Davies SSDC
10 August 16	Heart of Wessex Rail Partnership Funding Programme	Update report	Helen Rutter SSDC
14 September 16	6 monthly Streetscene update	To provide an update of the service	Chris Cooper SSDC
12 October 16	S106 update	Annual update report	Neil Waddleton SSDC
12 October 16	Annual report on the Careline service	To update members	Alice Knight SSDC
12 October 16	Work Hubs	To update members on the latest position regarding work hubs	Pam Williams SSDC

Agenda Item 17

Planning Appeals

<i>Strategic Director:</i>	<i>Rina Singh (Place and Performance)</i>
<i>Assistant Director:</i>	<i>Martin Woods (Economy)</i>
<i>Service Manager:</i>	<i>David Norris, Development Manager</i>
<i>Lead Officer:</i>	<i>David Norris, Development Manager</i>
<i>Contact Details:</i>	<i>david.norris@southsomerset.gov.uk or 01935 462382</i>

Purpose of the Report

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

Recommendation

That the report be noted.

Background

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

Report Detail

Appeals Received

15/01632/COU – Long Hazel Caravan Park, High Street, Sparkford BA22 7JH
Use of land for the siting of 21 permanently occupied residential mobile homes

15/01223/COL – Higher Farm, Higher Farm Lane, Yeovilton BA22 8JQ
Application for a lawful development certificate for the existing use of land for clay pigeon shooting

15/05159/FUL – Lavender Keepers, Great Pit Lane, Sandford Orcas DT9 4FG
Erection of a temporary dwelling

Appeals Allowed

No appeals have been allowed

Appeals Dismissed

No appeals have been dismissed.

Background Papers: None

Agenda Item 18

Schedule of Planning Applications to be Determined by Committee

Strategic Director: Rina Singh, Place and Performance
Assistant Director: Martin Woods, economy
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 East Committee at this meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 10.45am.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 10.30am.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
19	NORTHSTONE	16/00090/FUL	Conversion of agricultural building to dwelling and the erection of a detached carport with room above, boundary wall and formation of new access (Revised and part retrospective)	Land and buildings adjoining Cooks Cary Farm, Lytes Cary, Kingsdon	Mr S Beaton

Further information about planning applications is shown on the following page 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 has been prepared.

Referral to the Regulation Committee

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

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

Human Rights Act Statement

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

Agenda Item 19

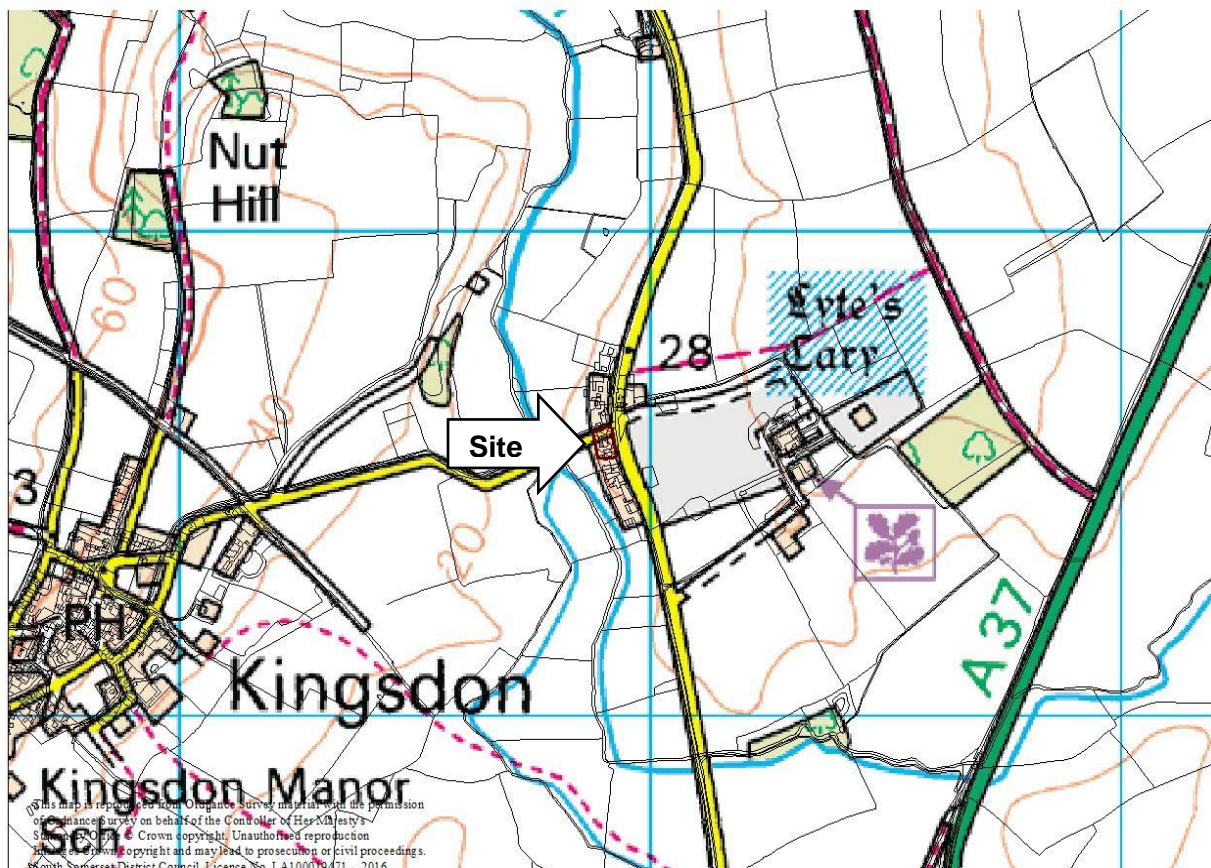
Officer Report On Planning Application: 16/00090/FUL

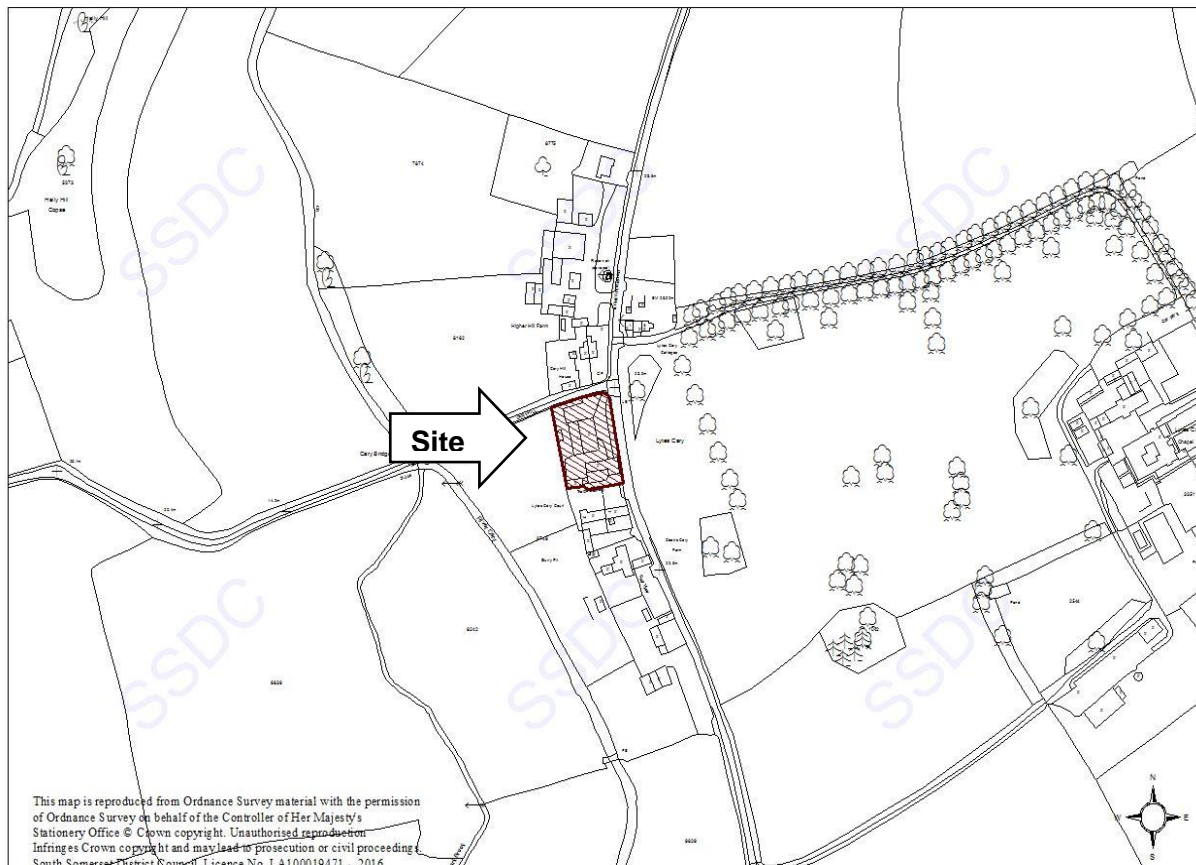
Proposal :	Conversion of agricultural building to dwelling and the erection of a detached carport with room above, boundary wall and formation of new access (Revised and Part Retrospective). (GR 352923/126547)
Site Address:	Land And Buildings Adjoining Cooks Cary Farm Lytes Cary Kingsdon
Parish:	The Charltons Parish Council
NORTHSTONE Ward (SSDC Member)	Cllr David Norris
Recommending Case Officer:	Alex Skidmore Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	14th March 2016
Applicant :	Mr S Beaton
Agent: (no agent if blank)	Mr Stuart Sinclair, Seymour Studios, Bratton Seymour, Wincanton, Somerset BA9 8BY
Application Type :	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 Member and agreement of the Area Chair in order that the issues raised by the adjoining neighbours, in particular in relation to the impact of the development upon their visibility splay, can be discussed further.

SITE DESCRIPTION AND PROPOSAL





This application is seeking retrospective planning permission to carry out alterations and convert an agricultural building to a dwelling, erect a detached carport and formation of a new access. The application follows two previous consents relating to the conversion of this building to a dwelling however the works carried out vary from either of these consents. The works to convert the building have now been carried out.

The application site is a former disused farmyard and is located in the open countryside remote from any established settlements or development areas. The site is immediately adjacent to the highway and is bounded by natural stonewalls reconstructed by the applicant. The site is bounded by residential properties to the south and north with an access serving the neighbouring properties to the south situated immediately alongside the south boundary of the site. The site is bounded by farmland to the west and Lytes Cary Manor listed park and garden to the east on the opposite side of the public highway. Lytes Cary Manor house itself is set some distance to the east and is grade I listed. A high natural stonewall has been constructed between the site and the neighbouring properties to the south.

RELEVANT HISTORY:

12/04550/FUL: Conversion of existing barns to dwelling, erection of garage and formation of new vehicular access. Permitted.

10/01610/FUL: Conversion of existing barns into two holiday lets, erection of car ports and formation of new vehicular access. Permitted 2010.

09/00160/FUL: Formation of new roof on existing building for agricultural use. Permitted 2009.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12,

and 14 of the NPPF states that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

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

SD1 - Sustainable Development

TA5 - Transport Impact of New Development

TA6 - Parking Standards

EQ2 - General Development

EQ2 - Historic Environment

EQ4 - Biodiversity

National Planning Policy Framework

Part 1 - Building a strong, competitive economy

Part 4 - Promoting sustainable transport

Part 7 - Requiring good design

Part 10 - Meeting the challenge of climate change, flooding and coastal change

Part 11 - Conserving and enhancing the natural environment

Part 12 - Conserving and enhancing the historic environment

CONSULTATIONS

Charltons Parish Council: Recommend refusal.

The height of the boundary wall on the east side of the property (Ilchester Road) is still at an unacceptable height seriously curtailing the view for vehicles exiting the next-door properties (Lytes Cary Court) in a northerly direction. The road is subject to the national speed limit and so vehicles can travel at any speed up to 60 mph. The addition of cock and hen capping stones increases the height, especially when taking into consideration that the main access from the development rises up approximately 1 metre before even reaching the road.

The development of this wall is contrary to the original planning permission and still not as modified on the retrospective plans. The drawings submitted are not accurate and do not reflect the existing development which they are meant to regularise. The sightline for cars exiting Lytes Cary Court is still severely impaired. The visibility splay on the plan is about 1.2m out, it is as though the measurement has been taken from the middle of the carriageway, not the edge, in an effort to meet the recommended 2.4m. The sightline north is reduced to no further than 45m, drivers must have a full view up the road without endangering themselves and other road users. The wall must be rebuilt to maintain the sightline from Lytes Cary Court as well as giving an effective sightline for vehicles leaving the developed property.

There are a number other breaches which are not a major concern to the residents. They are still willing to compromise and would accept the wall being moved back only 1 metre, which would give the necessary sightline.

The Parish Council's and residents' main area of concern remains the safe egress for resident of Lytes Cary Court and the new development, therefore the Parish Council asks that this matter has your urgent attention to ensure that a safe sightline is restored and maintained and the plans amended accordingly.

County Highways: Referred to their standing advice.

Garden History Society: No comments received

Amenities Society: No comments received

National Trust: No comments received

REPRESENTATIONS

Written representations have been received from the two neighbours that adjoin the site to the south raising the following concerns and objections:

- The position and height of the boundary wall onto Ilchester Road remains unacceptable in that it fails to provide 1 & 2 Lytes Cary Court with the necessary visibility splay or height required to provide them with safe egress onto the road. Policy SD1 of the LP states that development should normally be supported unless the adverse effects would demonstrably outweigh the benefits. Paragraph 32 of the NPPF notes that planning decisions should take account of whether “safe and suitable access to the site can be achieved for all people ..”. This adverse harm to highway safety is sufficient to refuse this application. There is sufficient room to achieve the required visibility.
- Unlike the previously approved scheme, the development as built includes a substantial amount of additional glazing and fenestration to the southern elevation, the whole of the southern gable now glazed. This is a substantial variation to what was originally approved. We question if this is in keeping with the traditional character of the building and the wider area.
- The increased glazing will result in increased light pollution.
- The primary outlook of 1 Lytes Cary Court is to the north towards the application site. The southern wall for Bedroom 2, which is at first floor level, is now fully glazed and looks directly into the various primary rooms at 1 Lytes Cary Court. The combined effect of the proximity of the buildings and the width of the windows will heighten the overall loss of privacy to this property. It also appears that bedroom 2 has been subdivided to form two rooms, which further intensifies this overlooking concern.
- The new access for the development does not accord with the highway authority’s previous recommendations for application 12/04550/FUL, the roadside wall has been built hard against the highway instead of being set back behind the visibility splay. The gradient of the access also has a detrimental effect for the visibility of drivers leaving the site. The new gate and splay are also not set back sufficiently from the carriageway.
- There is a five bar gate in the northeast corner of the site at the junction with Cary Hill, this should be blocked up.
- The submitted plans are not accurate.

CONSIDERATIONS

This application is seeking to convert an existing barn into a single residential dwelling, erect a detached garage and form a new access.

This application follows the granting of planning permission (10/01610/FUL / 12/04550/FUL) for the conversion of an agricultural barn to a dwelling, the erection of a detached garage and formation of a new vehicular access. The current application is retrospective and seeks to address amendments to the approved scheme, including an amended redline area to include an extension to the associated garden area, amended access and amended fenestration detailing.

Principle:

The principle of the residential conversion of this site to a single dwelling has previously been established through the earlier permission (12/04550/FUL).

Residential amenity:

This application includes a number of alterations to the fenestration detailing from that approved under the previous scheme. The most significant of these alterations relates to the enlarged areas of glazing on the south elevation, including at first floor level in the south facing gable (a bedroom window) which faces directly into the front of the next door property (1 Lytes Cary Court). The previously approved scheme granted two modest casement windows in this gable end and it is accepted that the enlarged area of glazing will significantly increase the sense of overlooking and loss of privacy to this next door neighbour, it is noted that this neighbour has objected for this reason and that they state their main outlook for their primary living accommodation is to the north towards the site.

The distance between this gable end and the neighbour's front windows is just over 20 metres and it is acknowledged that a high wall has been erected on the adjoining boundary between the neighbour and the application site. However, given this gable window serves a primary living room (bedroom 2) and bearing in mind the internal floor level of this room, there will be full and clear views from this room into the neighbour's windows opposite. The resulting increased sense of overlooking to the neighbour, compared to that of the previously approved scheme, is considered to be significantly more intrusive to their privacy and to constitute a demonstrable and unacceptable loss of the neighbour's residential amenity.

Further to this, there is also the matter of the amenity of future occupiers of this development to be considered. The two main bedrooms (bedrooms 1 and 2) are at first floor level within the east wing of the barn conversion and are served by full glazing within the two gable ends. This arrangement results in a 'goldfish bowl' situation with clear views from the next door neighbour into bedroom 2 and from anyone passing by the property along the adjacent lane into both bedrooms. This situation can be remedied by the use of internal blinds / curtains and so whilst it is a poor arrangement is not considered to be sufficiently severe as to be a reason to object to this development.

The neighbour has also raised concerns about light pollution resulting from the large gable windows. Whilst internal lighting at night is likely to be visible to the neighbour it is not considered that the resulting impact would be so great as to cause any significant disturbance to them.

In all other respects the design changes raise no substantive amenity concerns and are considered to be acceptable.

Design and visual amenity:

The scale and form of the barn conversion has not varied from that previously approved. The changes to the fenestration detailing of the barn are quite significant, however, bearing in mind that the south and north gables of the original barn were previously open sided it is accepted that treating them with glazing in this manner is in keeping with the original form and character of this building. The other alterations, which includes enlarged glazing at ground floor level on the south elevation and within the west facing gable and the addition of a timber framed porch on the north elevation raise no strong visual amenity concerns.

Impact upon the adjacent listed park and garden:

The site is situated on the opposite side of the road from the listed park and garden associated with Lytes Cary Manor. No comments have been received from any of the relevant amenity societies or the National Trust in respect of the application and it is not considered to

significantly impact upon the setting of this historic asset any more than that which was previously approved.

Parking and highway safety:

The proposed access, parking and turning arrangements to serve the development generally accord with the highway authority's standing advice. A neighbour has noted that the position of the boundary wall either side of the access differs to that previously approved, however, provided the wall does not exceed 900mm in height and the level of the access is at the same height as the road, matters that can be controlled by condition, then it is accepted that visibility for drivers leaving the site will match that agreed under the previous permission.

A new boundary wall has been erected along the road boundaries to the north and east of the site. The position of the wall as indicated on the submitted layout plan is generally considered to be acceptable and is such that the southern visibility splay for the Cary Hill / Ilchester Road junction should be preserved. Unfortunately it would appear that the built position of a section of this wall does not strictly accord with this plan and affects the visibility for drivers pulling out of Cary Hill onto Ilchester Road. This is a matter however that must be dealt with separately to the planning application. There is however a lack of detail provided in respect of the wall in terms of its appearance and height and so a condition to address these matters is considered appropriate.

The adjoining neighbours at 1 & 2 Lytes Cary Court have objected to the development due to a high boundary wall that has been erected around the southeast corner of the site which restricts visibility for their own access in a northerly direction. This section of wall has been altered and set back to improve this situation however it is accepted that visibility is still slightly restricted from what it would have been previously. Whilst this is less than ideal, it should be acknowledged that where someone's visibility splay crosses over third party land and it has not been secured in perpetuity through a legal agreement, which is the case in this instance, its future / permanent retention cannot then be guaranteed. Under current planning rules the neighbour's visibility splay could have been eroded / lost through the erection of walls / fencing / planting, without necessarily requiring any planning consent. On this basis, it is considered that the retrospective securing of a third party's visibility splay over another person's land, which in this case is the application site, is unreasonable. As such it would be unreasonable to refuse the application on this basis.

Conclusion:

In summary, it is considered that the increased level of overlooking to the next door neighbour constitutes a demonstrable loss of amenity and for this reason the development is considered to be unacceptable and is recommended for refusal.

RECOMMENDATION

Refuse permission for the following reason:

1. The proposed development, by reason of its design and window arrangement, will significantly increase the extent to which the development overlooks the next door property increasing both the sense of intrusion and a genuine loss of privacy to the neighbour which is considered to be so severe as to represent a demonstrable loss of their amenity. The application is therefore contrary to the aims and objectives of policy EQ2 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.