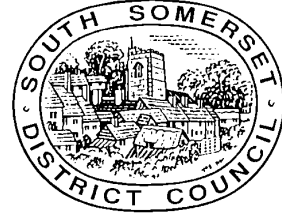


South Somerset District Council

Notice of Meeting



Area South Committee

Making a difference where it counts

Wednesday 1st February 2017

2.00 pm

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

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



The following members are requested to attend this meeting:

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

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

David Recardo
Gina Seaton
Peter Seib
Alan Smith
Rob Stickland

Consideration of planning applications will commence no earlier than **3.00pm**.

For further information on the items to be discussed, please contact the Democratic Services Officer on 01935 462011 or democracy@southsomerset.gov.uk

This Agenda was issued on Tuesday 24 January 2017.

Ian Clarke, Assistant Director (Legal & Corporate Services)

This information is also available on our website
www.southsomerset.gov.uk and via the mod.gov app



Information for the Public

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

Decisions made by area committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as “key decisions”. The council’s Executive Forward Plan can be viewed online for details of executive/key decisions which are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

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

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

Meetings of the Area South Committee are held monthly, usually at 2.00pm, on the first Wednesday of the month at the Council Offices, Brympton Way, Yeovil (unless specified otherwise).

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

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

Public participation at committees

Public question time

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

Planning applications

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

Comments should be confined to additional information or issues, which have not been fully covered in the officer’s report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should

also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

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

The order of speaking on planning items will be:

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

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

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

Recording and photography at council meetings

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

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

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

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

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Area South Committee

Wednesday 1 February 2017

Agenda

Preliminary Items

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

In accordance with the Council's current Code of Conduct (as amended 26 February 2015), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. Where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council.

Planning Applications Referred to the District Council's Regulation Committee

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

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

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

- 4. Public question time**
- 5. Chairman's announcements**
- 6. Reports from representatives on outside organisations**

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

Items for discussion

7. **SSDC Welfare Advice Work in South Somerset** (Pages 6 - 13)
8. **Yeovil Vision and Area South Regeneration Board Update** (Pages 14 - 17)
9. **Changes to Yeovil Bus Services** (Pages 18 - 20)
10. **Area South Committee Forward Plan** (Pages 21 - 23)
11. **Schedule of Planning Applications to be Determined by Committee** (Pages 24 - 25)
12. **Planning Application 16/04661/FUL - 3 Newton Road, Yeovil BA20 1NF** (Pages 26 - 43)

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

This does not apply to decisions taken on planning applications.

Agenda Item 7

SSDC Welfare Advice Work in South Somerset

Assistant Director: Steve Joel, Health and Well Being
Head of Service: Kirsty Larkins, Housing and Welfare
Service Manager: Alice Knight, Careline and Welfare Manager
Lead Officer: Catherine Hansford, Welfare Advice Team Leader
Contact Details: catherine.hansford@southsomerset.gov.uk or 01935 463737

Purpose of the Report

To update and inform Members on the work of the Welfare Advice Team for the financial year 2015/16.

Public Interest

The report gives an overview of the work of the SSDC Welfare Advice Team.

Recommendation

Members are invited to comment on the report

Service Summary

Established in 1999, the Welfare Advice Team consists of 3.1 full time equivalent staff responsible for undertaking casework for clients across the whole of South Somerset.

The Team are situated within the Housing and Welfare Service and provides free, confidential and impartial information, advice and advocacy on Welfare Benefits.

We carry out specialised case work; preparing claims, representing clients at Appeals, up to and including First-Tier and Upper Tier Tribunals.

The service is provided by telephone, appointments at Petters House, the Area Offices, local Advice Surgeries and also by home visits where appropriate.

Impact Summary

In the year 2015/16 the Welfare Advice Team delivered:

- Helped **562** clients across South Somerset
- Achieved an annual increased income of **£1,466,175**
- Lump sum payments total of **£287,460**
- Combined total of **£1,753,635** – over **15 times** the cost of the service (£114,127)

We also challenged 88 decisions at Mandatory Reconsideration or Appeal:

Mandatory Reconsiderations (MR's)

- 17 Mandatory Reconsiderations were successful
- 5 clients with unsuccessful Mandatory Reconsiderations did not wish to pursue an appeal.
- 1 Mandatory Reconsideration remains outstanding

The unsuccessful MR's, can be progressed to appeal (First Tier tribunal) stage, if our clients agree.

Some cases that come to us are already at appeal stage.

Appeals to the Tribunals Service

- 63 decisions were challenged at First Tier Tribunal
- 48 Tribunals were successful
- 13 Tribunals unsuccessful
- 2 Tribunals remain outstanding
- 2 Tribunal decisions challenged at Upper Tier
- 1 set aside at Upper Tier (successful on the second hearing)

65% of the lump sum payments and 33% of the annual increased income was achieved by appeal work.

Please note that these figures are provisional (12/01/2017) due to some cases work remaining outstanding. We would expect these figures to show a further increase as some cases await outcomes.

It is also worth noting that of all the 88 disputed decisions, 83 were for disability benefits – 1 Attendance Allowance, 8 Disability Living Allowance, 50 Personal Independence Payment and 24 Employment and Support Allowance.

Area South:

- Helped **208** clients across the area
- Achieved an annual increased income of **£698,047**.
- Lump sum payments total of **£130,029**.
- Combined total of **£828,077**

Saved and Maintained Tenancies

The figures for Saved and Maintained Tenancies for 2015-16 stand at 5 and 9.

Saved Tenancies are those cases which would have resulted in the loss of the tenancy but for the intervention of the Welfare Advice Team. Maintained Tenancies are those where the Welfare Advice Team have undertaken a significant amount of work with the clients towards assisting in the successful maintenance of the tenancy.

The cost to SSDC of dealing with a homeless application is estimated at £2,630 per family. The 5 tenancies saved by the intervention of the Welfare Advice Team equates to a potential saving of £13,150. Further savings were made by the 9 Maintained Tenancies, as it is highly probable that a number of these would have progressed to the stage of loss of tenancy without early intervention, which is key in the current financial climate.

The need for support for people to retain their homes has never been greater than now given the consequences of Welfare Reform.

Ongoing Changes in Social Welfare

The 2012 Welfare Reform Act represents the biggest change to the welfare system in over 60 years. All these changes are also taking place against a backdrop of reductions in funding from central government across both the statutory and third sectors.

2013 saw the application of the Spare Room Subsidy and the Benefit Cap in addition to households with private tenancies already subject to the Local Housing Allowance.

Benefit Cap – The second stage of the benefit cap came into force in November 2016, at £20,000 for lone parents and couples, and £13,400 for single childless people. We estimate approximately 160 households in South Somerset will be affected, with some losing up to £300 per week. We are working with DWP and CASS to raise awareness and help people through the transition.

The figures for the households in South Somerset receiving extra help with housing costs through Discretionary Housing Payments (DHP) are shown below:

- 230 in 2012-13
- 487 in 2013-14
- 513 in 2014-15
- 357 in 2015-16

Universal Credit

Most of the means-tested benefits system for working-age families is now being replaced with a single payment called Universal Credit (UC).

The IFS Green Budget 2016 (1) is the first comprehensive analysis of the effects of UC since the cuts in the July 2015 budget. It found that a series of pre-emptive cuts means that introducing UC will in the long run reduce the financial benefit of the new system – including to working families.

When first proposed UC was intended to be more generous than the current system, but cuts to how much recipients can earn before their benefits start to be withdrawn have reversed this.

The long run impact of Universal Credit on incomes was found as follows:

- Among working households, 2.1 million will get less in benefits as a result of UC's introduction (an average loss of £1,600 a year) and 1.8 million will get more (£1,500 average gain). Among the 4.1 million households of working age with no-one in paid work, 1 million will get less (average loss of £2,300 a year) and 0.5 million will get more (average gain of £1,000 a year).
- Working single parents and two-earner couples are relatively likely to lose, and one-earner couples with children are relatively likely to gain. Among those currently receiving one of the benefits being replaced by UC, working single parents would be over £1,000 a year worse off on average if the long run UC system applied now, but one-earner couples with children would gain over £500 a year on average.
- Owner-occupiers and those with assets or unearned income are relatively likely to lose, but working renters are relatively likely to gain. This has the implication that UC will likely focus support more on those with long-term (rather than just temporary) low incomes, but it also weakens the incentive for some to save.

Robert Joyce, an Associate Director at the IFS and an author of the report, said: "*The long run effect of universal credit will be to reduce benefits for working families on average – a reversal of the original intention. However, the potential gains from simplifying the working-age benefit system remain mostly intact: universal credit should make the system easier to understand, ease transitions into and out of*

work, and largely get rid of the most extreme disincentives to work or to earn more created by the current system.”

The roll out of Universal Credit full service started across the majority of Area West and some of Area North (some TA postcodes) in October 2016, with the rest of South Somerset to follow in April 2017.

This is very much a work in progress and sadly many issues have been identified, particularly impacting on vulnerable clients in rural areas. The Welfare Advice Team continues to work with the DWP at region level to monitor and feedback issues.

In the meantime, the migration of Incapacity Benefit cases to Employment and Support Allowance continues, as does the migration of Disability Living Allowance recipients to Personal Independence Payment.

Secondary Benefits

Over time a whole raft of secondary benefits have been developed and eligibility has depended on receiving Income Support, income based Jobseeker's Allowance, income related Employment and Support Allowance, Child Tax Credits and now, certain elements of Universal Credit.

These are the 'passport benefits' and provide access to free school meals, school travel, prescriptions, dental treatment and other reductions in prices for services, e.g. leisure, Careline etc.

The Social Security Advisory Committee, a statutory independent committee which advises Department of Work and Pensions (DWP) on the operation of the benefits system, has recently produced a report (2) which raises clear concerns about the loss of these passported benefits.

It points out that these benefits make significant contributions to the health and wellbeing of low income families and to preventing child poverty and social exclusion.

If families lose benefits and in turn eligibility for free school meals this also impacts on the overall funding the schools receive in the 'pupil premium'.

In addition if families migrate because of the Housing Benefit caps and other loss of income arising from the reforms, then this will have significant impact sub-regionally and could exacerbate disparities of wealth in rural areas.

Unemployment

Unemployment is not so much an issue in South Somerset as underemployment - few people realise just how many in work rely on Housing Benefit to pay their rent, not to mention earnings top up's such as Working Tax Credits due to typically low wages in the area.

UK figures published in December 2013 found that the largest group in poverty are working age adults without dependent children - 4.7 million people are in this situation, the highest on record. Pensioner poverty is at its lowest level for 30 years. (3).

The Value of Welfare Advice

By ensuring the maximisation of income and helping to challenge decisions, welfare rights services ensure that national government covers such housing costs instead of the council by way of the homelessness route and/or loss in rent collection

The Low Commission, in May 2014, published a major follow up work on the economic value of social welfare advice (4) and presents compelling evidence from different sources that social welfare advice saves public services money. So apart from putting money in the pockets of those who need it, there is also widespread added value from our work.

Looking at all work to date on Cost Benefits Analysis (CBA) and Social Return on Investment data, the report finds that this not only pays for itself, but it also makes a significant contribution to families/households, to local area economics, and also contributes to significant public savings.

Different studies done in the UK, US, Canada and Australia have all demonstrated similar findings that for every pound or dollar invested, there's a multiple of 10 in the savings produced by, for example, keeping people their homes with jobs and incomes intact rather than having to utilise expensive crisis and emergency services. The review shows that advice across different categories of law result in positive outcomes for clients and their households. (5)

Commenting on the findings Lord Colin Low said:

“This research, carried out independently, demonstrates with hard economics the true value of social welfare advice. It can no longer be argued that funding social welfare advice is too much of a burden on the state. Early and necessary interventions from advice and legal support prevent problems and expense further down the line”

Partnership Work

Co-ordinated joined up working with other agencies is now more important than ever with the emphasis on making advice more accessible in rural areas and taking service out across the district. We are striving to maintain and improve ways where we can complement each other's services, focusing on each agencies strong points, exploring new technologies and access routes and better referral systems.

We are also working in conjunction with other advice agencies on Social Policy issues. The agencies we work with, such as the National Association of Welfare Rights Advisers and Citizens Advice Bureaux campaign on a national level, which we feed into, as well as highlighting individual cases via the local MP's.

Our partner agencies include Citizens Advice South Somerset, Age UK Somerset, Yarlington Housing Group, South Somerset Mind, Village Agents and many more.

Case Studies and Feedback

Miss Brown was 61 years old, single with learning difficulties. She also had long term physical health issues including diabetes, arthritis, back pain and depression. She worked full time until about twenty years when she had to stop due to an acquired brain injury following an accident at work.

Miss Brown had lived in a small town in Somerset and knew people there but because of the spare room subsidy, she had a shortfall in her rent she could not meet. She was moved to Yeovil however, did not know anyone and was away from her remaining supportive family.

Miss Brown is now living in Yarlinton Supported Housing due to her care needs with an additional care package from Social Services. The supported housing enabled her to access a cooked meal and the three carers attending each day provide prompting to wash, dress, change her clothes and eat appropriate food.

She was in receipt of Employment and Support Allowance (ESA) in the Support Group and Disability Living Allowance (DLA).

The DWP wrote to Miss Brown to inform her that her DLA was ending and that she would be required to claim Personal Independence Payment (PIP). As she could not read she asked for help from the Housing Support co-ordinator who assisted to make the claim and completed the form.

Unfortunately, at the same time, the DWP decided to renew her ESA.

Both ESA and PIP require face to face medical assessments as part of the decision making process. Miss Brown attended both medical assessments alone. She did not understand the questions and asked for the interview to be stopped but her requests were ignored.

Both benefits deemed that Miss Brown had no difficulties. She failed to qualify for PIP and deemed "fit for work" for ESA, scoring no points at all for either assessment.

Miss Brown asked for both decisions to be looked at again with the assistance from the Financial Responsibility Team at Yarlinton Housing Association.

Unfortunately the decisions remained unchanged so Miss Brown had to go through the appeal process. It was at this stage that her case was referred to us.

Appeals were lodged with the Tribunals Service for both PIP and ESA. We met with Miss Brown to discuss her health problems and disability.

Unfortunately the services involved with Miss Brown's care were not consulted by the DWP or healthcare professional carrying out the assessments so they had no knowledge of the extent of her problems. We sought to gather information from all involved to present what life was really like for Miss Brown and the amount of help she needed just to get by on a day to day basis.

Using our knowledge of the benefit legislation and case law, we wrote a submission highlighting the areas we thought the tribunal should consider during the hearing.

The case was duly heard and the tribunal decided that Miss Brown has a "severely limited ability to carry out activities of Daily Living" and awarded 36 points as well as a "severely limited ability to carry out mobility activities" and awarded 14 points, resulting in enhanced awards for both mobility and daily living components of PIP and an additional £139.75 per week plus the severe disability premium of £61.85 per week.

At the time of writing, Miss Brown is still awaiting a date for her ESA appeal.

She is suffering significant distress as a result of the whole process and needs a great deal of support from us as representatives and advocates.

The advice we provide helps our clients get back on their feet again and encourages them to be proactive as we try to empower and avoid over dependence.

This local face to face responsive support has become more essential as more and more services are rolled out digitally or through central processing centres.

This is highlighted in the feedback we receive from our clients:

“Andy has helped myself and wife numerous times and has helped us through some awful times. We don’t know what we would have done without him.”

“Excellent service, friendly, kind and professional. Thank you for help, kindness and follow up calls.”

“Excellent service. Helen has been very helpful and caring throughout the process.”

“Very happy with outcome, Nadine was very patient and very helpful”

“Thank you so much, you are wonderful. What an excellent service - you are officially a star”

“Excellent service! Wouldn’t have been able to do this without Catherine’s help, she is a credit to the service”

“Andy couldn’t have been more helpful or supportive. Without the help I wouldn’t have known what I was entitled to or how to claim it”

“Catherine was unbelievably helpful, chasing things up for me which I was unable to do due to the state of my mental health”

“Excellent service. Helen has been very helpful and caring throughout the process.”

Corporate Priority Implications

Council Plan 2016 - 2021:

Homes: Minimise homelessness and rough sleeping.

Health and Communities: Support residents through national benefit changes including universal credit.

Equality and Diversity Implications

The work within the Welfare Advice Team brings us into daily contact with vulnerable clients, people with disabilities and non-English speaking communities.

Financial Implications

None

Carbon Emissions & Adapting to Climate Change Implications (NI188)

None

Background papers;

- (1) The (changing) effects of universal credit' from the IFS Green Budget 2016, edited by Carl Emmerson, Paul Johnson and Robert Joyce
- (2) *Universal Credit: the impact on passported benefits*, Report by the Social Security Advisory Committee, DWP, March 2012
- (3) Somerset Community Legal Service Partnership: County Court Project
- (4) *Annual Monitoring Poverty and Social Exclusion 2013* published by the Joseph Rowntree Foundation and written by the New Policy Institute (08/12/2013)
- (5) *Social Welfare Advice services – A Review* by Graham Cookson, an economist at the University of Surrey

Agenda Item 8

Yeovil Vision and Area South Regeneration Board Update

Assistant Director: Helen Rutter, Communities
Service Manager: Natalie Fortt, Area South Development Lead
Lead Officer: Natalie Fortt
Contact Details: Natalie.fortt@southsomerset.gov.uk or (01935) 462956

Purpose of the Report

To provide members with an update on the work of the Area South Regeneration Board and the Restructured Yeovil Vision Board, as agreed at the Area South Committee in June 2016.

Public Interest

The Council works closely with Partners, including business representatives, to improve the vitality of Yeovil town centre. It is also actively seeking investors to bring back into use vacant sites and increase the retail and other facilities wanted in the town centre.

Recommendation

That members note the work of both the Area Regeneration and Yeovil Vision Boards.

Background

SSDC is seeking to strengthen the delivery of major regeneration and infrastructure projects in South Somerset through the establishment of Area Regeneration Boards feeding into the Strategic Regeneration Board. The Council set aside a pot of up to £8m to support ED & infrastructure two years ago. Extra staff were also recruited into the Economic Development Team. This team works closely with SCC Growth Board and the Heart of the SW Local Enterprise Partnership.

The Area South Regeneration Board met for the first time 6th April 2016 and have met a further 3 times to date. It is chaired by the Portfolio holder for the Economy and resourced through the Economic Development team, with input from Area Development and Spatial Planning staff. Its remit includes bringing forward significant sites in Yeovil and to progress/ negotiate on major highways improvements serving the town. The Area South Chairman and Councillor Lock from Yeovil Town Council are members of the Board.

Taking into account of the remit of the newly established Area South Regeneration Board, members agreed in June 2016 to better integrate Yeovil Vision with the Town Centre Partnership. This was to ensure that the Yeovil Vision Board could secure the maximum impact from local arrangements and remove any duplication. This integration included an increase in the number of business representatives on the board and the creation of a Love Yeovil Marketing Group, to take forward the work previously undertaken by the Town Centre partnership.

The Love Yeovil Marketing group is one of the three themed groups that report to the Yeovil Vision Board. The other two groups focus on Community Safety and Environmental Enhancement work.

Update

Area South Regeneration Board

A key project for the board is the Yeovil Refresh. The Refresh is a Yeovil Town Centre Development Strategy, which will identify creative and deliverable strategies for a number of key sites within the town centre. JLL, Element Urbanism and Hydrock have been commissioned to produce the document and the inception meeting for this project took place in December 2016. The first stakeholder engagement meeting will be taking place on 30th January.

This is a large detailed piece of work that is required in order to provide achievable options for each site and to understand the wider implications of the site developments on the wider infrastructure within the town centre. Therefore, work on this will be taking place over a number of months, with the finished report expected June 2017.

Another key project has been the establishment of a Work Hub in Yeovil. The Work Hub is being trialled at the Yeovil Innovation Centre and it opened in December 2016. Students from Yeovil College were asked to create a name and logo for the space and the winning design was 'The Hive'. The Hive is a highly flexible workspace for home-based and mobile workers, business start-ups and entrepreneurs.

Users of The Hive will have the option of either hot-desking or taking a permanent desk and will have access to superfast broadband, free parking, free business advice and opportunities to network with like-minded businesses. Take up has been low to date but there are plans for more marketing, a new website and open days in order to increase awareness.

Yeovil Vision

The Board meets at least quarterly prior to the Area South Regeneration Board meetings so that priorities beyond the scope and resources of Yeovil Vision can be put forward by the Chairman for consideration for corporate resources as appropriate. The Yeovil Vision Board also provides a sounding board for emerging infrastructure or regeneration projects.

The revised structure also now provides a clear line of access and greater influence at the more Strategic Regeneration Board and hence to the LEP and Growth Board, which can provide access to certain funding streams.

The three Yeovil Vision Groups have been performing well:

Yeovil One

- Is a strong partnership with good results from its first 2 years of operation. It is focussed on Yeovil Central Ward but is in the process of expanding to take in Yeovil East.
- Work is being undertaken to convert the Designated Public Protection Order into a Public Spaces Protection Order, although this will require additional resources from SSDC through its enforcement services
- Successes of the group include: reduction in crime, diverting young people in to positive activities and tackling the begging issue in the town centre.

Environmental Enhancement Group

A full schedule of cleaning and enhancement works is undertaken by the Town Centre Ranger, who is paid for through combined funding from Yeovil Town Council, Yeovil Without Parish Council, SSDC and a contribution from the previous Town Centre Partnership budget.

It is coming to the end of the 2nd year of a 3-year pilot. Funding is agreed each year and this does need to be finalised for 2017-18.

Love Yeovil Marketing Group

- The group have focussed on three main events: Super Saturday; Lanterns & Christmas Lights and the Yeovil Half Marathon, March 2017.
- Anecdotally footfall has been up as a result of these events, although it's difficult to quantify it as only the main stores keep detailed records.
- The membership drive has led to a number of key stores coming onto the Group. This is vital in order to sell the value of joint marketing and events in the town centre
- The group are currently finalising their plan for 2017 including the programme of upcoming events.

The Yeovil Vision Board is also developing a brief for an annual/bi-annual shopper experience survey. The survey will help to better understand user experiences of the town centre and will also use online surveys to understand why people don't use Yeovil and instead choose to go to other centres. A detailed proposal and costings will go to the next board meeting on 28th February.

Work on the Reckleford Improvement Scheme has been completed and the maintenance agreement is being finalised. The board have recommended that the remaining £73,000 is returned to the Old Town Station Car Park reserve and ring fenced for highways improvements at the bottom end of town. The Chairman and relevant officers are due to meet senior highways officers to discuss how to further improve traffic flow in this area and this will be synchronised with the findings of the Yeovil Refresh.

Financial Implications

There are no financial implications arising directly from this report. A number of funding streams are ring fenced for projects that help to deliver Yeovil Vision's objectives. The Board has delegated authority for allocating these budgets.

The Town Centre Partnership member fees remain ring-fenced to resource the Love Yeovil marketing and events programme.

Corporate Priority Implications

Work will contribute to the following specific actions in the Council Plan

- Progress key strategic projects in Yeovil
- Work with Regeneration Boards to deliver local projects eg improve access/ regeneration of Yeovil Town Centre
- Work hub in Yeovil

- Maintain levels of street cleanliness and increase joint working with parishes through parish ranger scheme
- Bring empty properties back into use

Carbon Emissions & Adapting to Climate Change Implications (NI188)

None directly arising from this report

Equality and Diversity Implications

None directly arising from this report

Background Papers: *Review of Partnership Arrangements Yeovil Vision report to Area South Committee June 2016.*

Agenda Item 9

Changes to Yeovil Bus Services

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

Purpose of the Report

To make the committee aware of proposed bus service changes that will impact on residents of Yeovil and surrounding areas.

Public Interest

The routes detailed below have been taken over by a new operator. This has resulted in some proposed changes to routes that will reduce the frequency of some services. Declining bus services are making it increasingly difficult for those without private transport to be able to access the services they need by traditional bus services.

Recommendation

That members note the notified changes and consider if they wish to make representations on this issue

Background

SSDC has been informed by John Perrett, Service Manager, Transporting Somerset (SCC) that, as a result of The Buses of Somerset's recent take-over of the First Wessex bus operations based in Yeovil, they have been looking at the routes and timetables they have inherited and he confirms that SCC have received registration for changes to take place on Monday 27th February 2017. The Buses of Somerset is a wholly owned subsidiary of First Group.

The notified bus service changes

The services they took on were:

- 1, 2 and 3 – Yeovil Town Services
- 57 Yeovil to Sherborne
- 58/58A – Yeovil to Wincanton.

A summary of the changes that have been registered are:-

They have rationalised the town bus network from the current three services down to two and numbered these 51 and 53 (this appears to be an attempt to number local services in Yeovil between 50 and 59).

51 replaces the current 1 but the frequency has been reduced from every 15 to every 20 minutes.

53 replaces the current 2 and 3 but three roads (Westfield Road, Westfield Grove and Greenwood Road) are no longer being served, although in all cases the 53 runs very close by. The service has been reduced to half hourly although many parts of the two routes only have a half hourly service at present so many current users will not be affected by this reduction.

57 – Continues to operate between Yeovil and Sherborne on an hourly frequency as now.

58/58A – The main change to this service is that another variation has been added (59) this will operate between Yeovil and Marnhull in Dorset with the 58/58A and 59 both operating on a two hourly frequency. This maintains the current hourly frequency between Virginia Ash and Yeovil but it reduces the frequency between Yeovil and Wincanton (including the villages of Yenston, Henstridge, Templecombe, Horsington South Cheriton and North Cheriton) from hourly to two hourly.

Implications

Nigel Collins our Strategic Transport Officer comments

“These routes are commercially operated (i.e. without subsidy from SCC) and the bus company is seeking to streamline their routes to reduce operational costs. The revised timetables mean that the Yeovil Town routes can be run with fewer vehicles.

However it also means that Westfield Road, Westfield Grove and Greenwood Road will no longer be served and whilst the ‘able bodied’ should easily still access the vehicle, some of the most vulnerable residents in those areas are likely to find it more difficult to continue to catch the bus and thus experience increased isolation.

I have discussed the changes with Transporting Somerset. They regret the route changes and reduction in frequency, although they understand why the operator has had to make savings. They also add that unfortunately in the current financial climate they are unable to provide any subsidy to support the current timetable.

For those for who may now find getting to the bus stop too difficult then it would be possible to use the SSVCA’s Community Transport (CT). Bus pass holders would get a 50% reduction on the CT fare, as against free bus travel at present and of course it is necessary to pre-book.

Transporting Somerset have also commented that they are disappointed in the reduction of frequency to 2-hourly between Wincanton (and the above villages) and Yeovil. They have expressed their concern to the Buses of Somerset, although this is a commercial decision on the operator’s part and again no subsidy funding is available. However the key journeys on 58/58A/59 to/from Yeovil College are being maintained.”

Financial Implications

None for SSDC arising from this report. Subsidy of bus services on non-commercial routes is a Somerset County Council matter.

Corporate Priority Implications

Not applicable

Carbon Emissions & Adapting to Climate Change Implications (NI188)

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

Equality and Diversity Implications

Declining bus services are making it increasingly difficult for those without private transport to be able to access the services they need by traditional bus services. This particularly affects older people and those on lower incomes

Background Papers:

none

Agenda Item 10

Area South Committee Forward Plan

Assistant Director: Helen Rutter, Communities
Service Manager: Natalie Fortt, Area Development Lead - South
Agenda Co-ordinator: Jo Boucher, Democratic Services Officer
Contact Details: jo.boucher@southsomerset.gov.uk or (01935) 462011

Purpose of the Report

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

Recommendations

Members are asked to:-

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

Area South Committee Forward Plan

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

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

Members of the public, councillors, service managers, and partners may request an item is placed within the forward plan for a future meeting, by contacting the Democratic Services Officer.

Background Papers

None

Appendix A

Notes

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

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
1st March 2017	Westland Leisure Complex, Yeovil	3 monthly update report on the Westland Leisure Complex, Yeovil	Steve Joel, Assistant Director (Health and Well-Being)
	Historic Buildings at Risk	Confidential report on the Historic Buildings at risk within Area South.	Adron Duckworth, Conservation Manager & Andrew Tucker Conservation Officer
	Markets Improvement Strategy	Update Report on the Yeovil Markets	Natalie Fortt, Area Development Lead - South
5th April 2017	Area South Development Team Annual Report	End of year report for Area South Development	Natalie Fortt, Area Development Lead - South
3rd May 2017	One Public Estate Programme	Feasibility report on Yeovil Advice Centre	Helen Rutter, Assistant Director (Communities)
7th June 2017	Appointment of Working Groups & Outside Bodies	Annual Report	Jo Boucher, Committee Administrator
	Scheme of Delegation	Annual Report	Jo Boucher, Committee Administrator
	Community Safety- Yeovil One Team	Community Safety Update Report	Steve Brewer, Community Safety Coordinator
	Area South Development Plan 2017/2018	Area South Development Plan 2017/18 and financial outturn.	Helen Rutter, Assistant Director (Communities)/Natalie Fortt, Area Development Lead - South
5th July 2017	Community Offices Update Report	Annual Update Report	Lisa Davis, Community Development Support Officer
	Streetscene Update Report	Annual Update Report	Chris Cooper, Streetscene Manager

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
	Dorcas House Statement of Accounts	To approve the Dorcas House Annual Accounts	Jayne Beevor, Principal Accountant
3rd August 2016		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	
TBC	Strategic Key Sites within Area South	Section 106 update report on the Strategic Key Sites within Area South	Neil Waddleton, Section 106 Officer
TBC	Western & Eastern Corridor Improvements	Update of the Western & Eastern Corridor Improvements	SCC

Agenda Item 11

Schedule of Planning Applications to be determined by Committee

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

Purpose of the Report

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

Recommendation

Members are asked to note the schedule of planning applications.

Please note: Consideration of planning applications will commence no earlier than 3.00pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 2.50pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
12	YEOVIL EAST	16/04661/FUL	Change of use, conversion and extension of former creamery building to form 85 new flats, provision of parking and retention of 14 existing flats.	3 Newton Road Yeovil BA20 1NF	Acorn Developments SW Ltd

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

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

Referral to the Regulation Committee

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

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

Human Rights Act Statement

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

Agenda Item 12

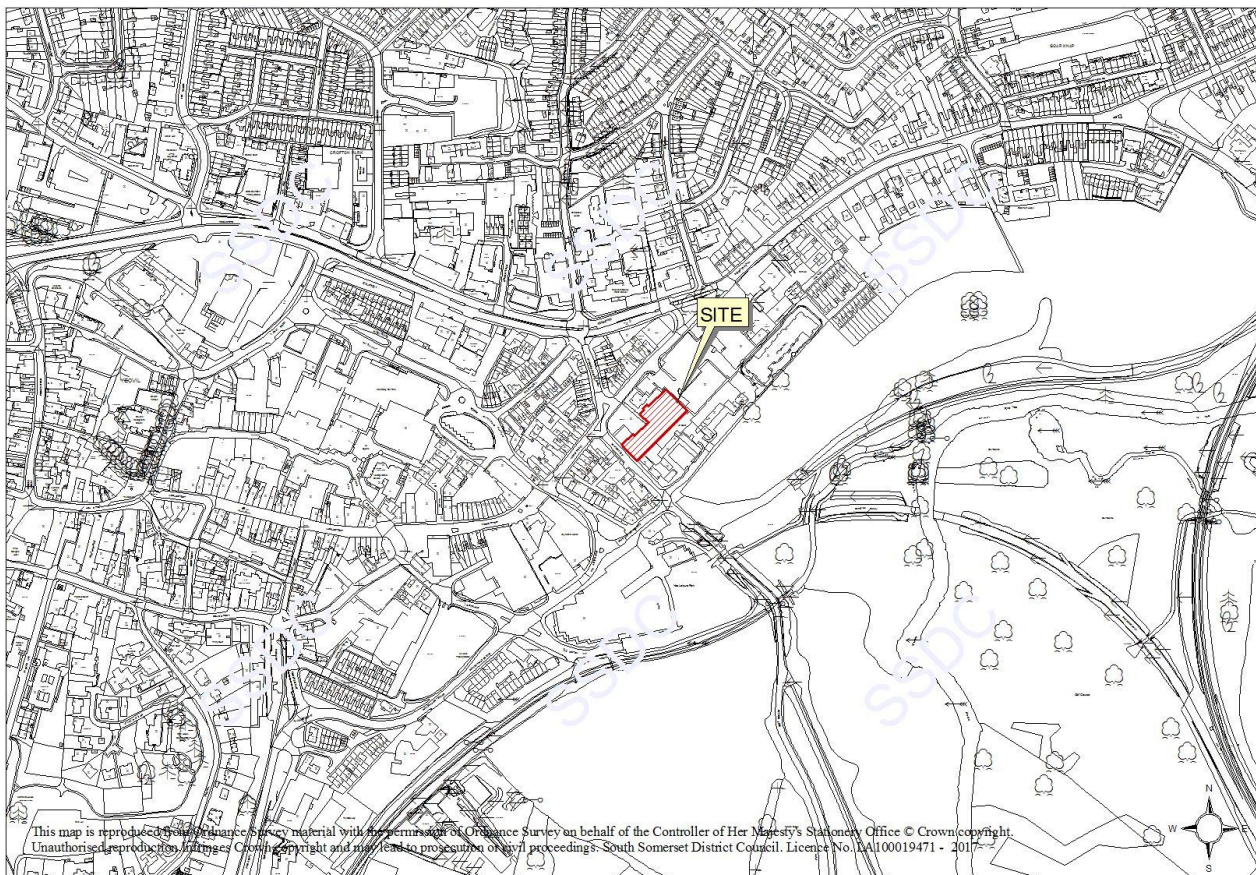
Officer Report On Planning Application: 16/04661/FUL

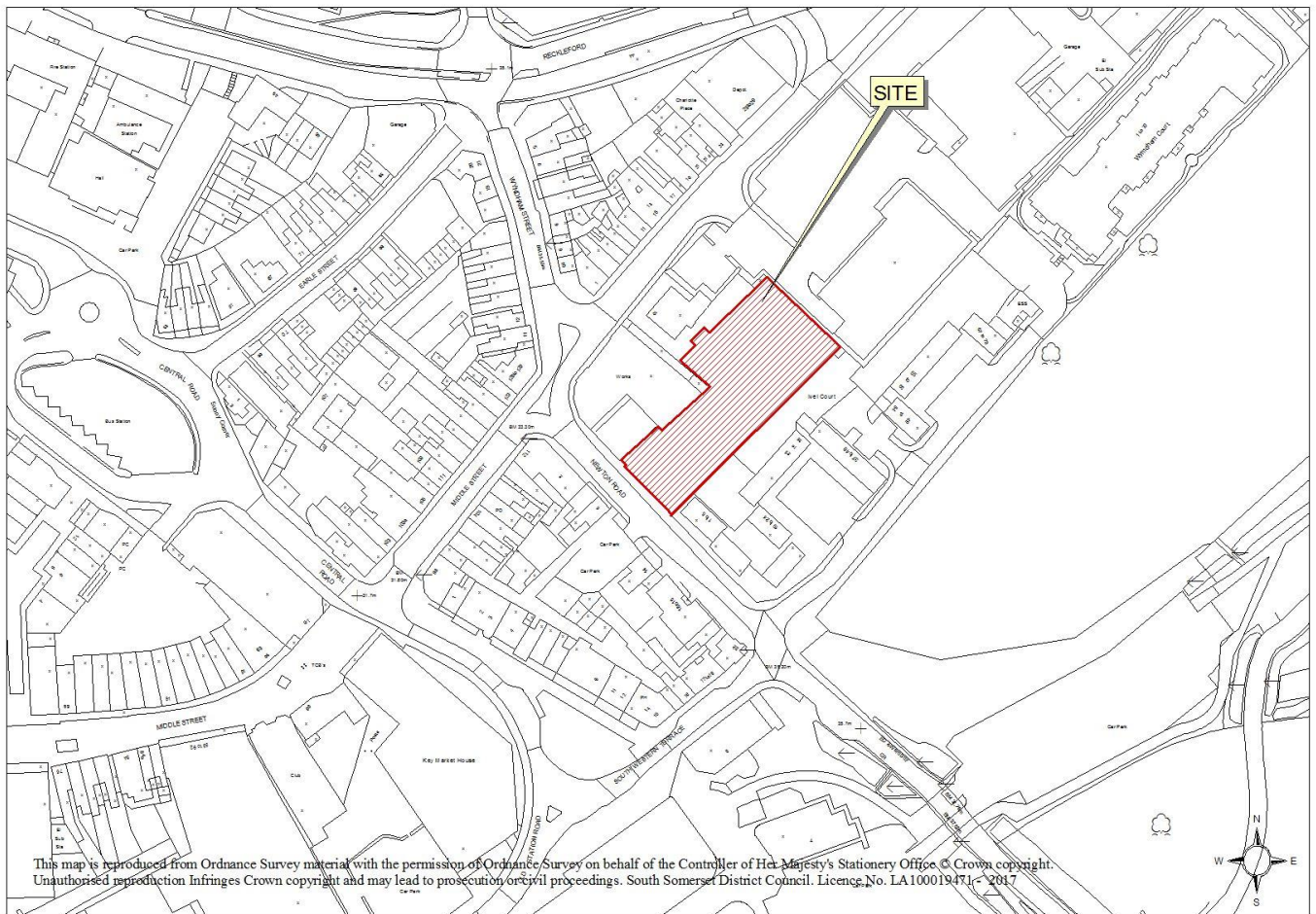
Proposal :	Change of use, conversion and extension of former creamery building to form 85 new flats, provision of parking and retention of 14 existing flats.
Site Address:	3 Newton Road Yeovil BA20 1NF
Parish:	Yeovil
Yeovil (East) Ward (SSDC Member)	Cllr D Recardo Cllr R Stickland Cllr T Lock
Recommending Case Officer:	Simon Fox – Area Lead Officer (South)
Target date :	25th January 2017
Applicant :	Acorn Developments SW Ltd
Agent: (no agent if blank)	Greenslade Taylor Hunt Winchester House Deane Gate Avenue Taunton TA1 2UH
Application Type :	Major Dwlg 10 or more or site 0.5ha+

Reason for Referral to Committee

This application is referred for Committee consideration at the request of the Development Manager in accordance with the scheme of delegation and with the agreement of the Chairman, due to the significance of the scheme, the comments of Yeovil Town Council and the non-compliance with policy HW1 of the South Somerset Local Plan.

Site Description and Proposal





The application site comprises the former Western Counties Creamery operated by Aplin and Barrett Ltd where dairy products were manufactured under the St Ivel brand.

In 1960 the company was acquired by the Unigate Group who closed the Yeovil premises in 1976, transferring many of their staff to other branches, particularly Westbury, Wiltshire. Part of the site was demolished to make way for the Ivel Court residential development of flats constructed in the early 1980s.

The retained building, a three and four storey (plus basement) rectangular flat roofed structure of red brick and cut stone, was built in 1931 and 1932 as evidenced by these dates incorporated into the various cast iron rainwater hoppers around the building. The building is topped by a distinctive water tower and there is an inscribed nameplate on the front elevation to Newton Road. The rear part of the building has been partly demolished by a previous owner. Since its use as a creamery ceased portions of the building have been used for a number of uses including as a warehouse, gym, studio, hair & beauty salon, crèche and for laser tag. In 2001 14 flats were created in parts of the 3rd and 4th floors. In 2006 planning permission was granted for 83 flats, but the permission was not implemented.

On its western side the building adjoins to the former headquarters of the Western Gazette, now flats, and Osborne House on Sherborne Road, a Grade 2 listed former dwelling, now a dental surgery. To the east is Ivel Court, from where vehicular access is derived, and to the north are retail units off Sherborne Road. On the south side is Newton Road, where vehicular access into the front of the building can be achieved, it is a one way street, with a public car park and residential properties. The Toll House on the corner of Newton Road and South Western Terrace is also Grade 2 listed. To the south east is Wyndham Hill, part of Yeovil Country Park and the registered Park and Garden of Newton Surmaville.

This application seeks approval to retain the 14 existing flats (10 one-bed and 4 two-beds) approved in 2001 and convert and extend the building to create 85 additional flats. 80 flats would be one-bed and 5 two-beds. In total there would be 99 flats. The extensions include a 5-storey addition to the rear and roof-top extensions to the currently stepped roofline.

To serve the development there would be 35 car parking spaces, 99 cycle spaces, 20 motorcycle spaces, 1 disabled space and 1 electric vehicle charging point.

The application is supported by a:

- Design Statement
- Planning Statement
- Transport Statement
- Travel Plan
- Protected Species Survey

The application also proposes a financial contribution for public realm improvements in Newton Road. An indicative plan shows tree planting, kerb realignment and the creation of on street parking bays plus an on road cycle path from Sherborne Road to South Western Terrace as potential improvements.

HISTORY

Only relevant residential scheme history stated; full details are available on the application file.

01/00245/FUL: The conversion of 3rd and 4th floors into 14 No. self-contained flats together with a new stair lift and lift enclosure: Application Permitted with Conditions: 16/05/2001

05/02492/FUL: Demolition of old Creamery buildings and the construction of 97 residential flats: Application Withdrawn: 06/01/2006

06/01510/FUL: The demolition of part of existing building, refurbishment of existing units and the construction of a new block of flats resulting in a total of 83 units of accommodation together with car parking, amenity space etc (revised application 05/02492/FUL): Application Permitted with Conditions: 15/01/2008

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

On 5th March 2015 South Somerset District Council, as Local Planning Authority, adopted its Local Plan to cover the period 2006 to 2028.

On this basis the following policies are considered relevant:-

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

- SD1 - Sustainable Development
- SS1 - Settlement Hierarchy
- SS4 - District-Wide Housing Provision
- SS5 - Delivering New Housing Growth
- SS6 - Infrastructure Delivery
- SS7 - Phasing Of Previously Developed Land
- YV1 - Urban Framework and Greenfield Housing For Yeovil

EP3 - Safeguarding Employment Land
HG2 - The Use Of Previously Developed Land For New Housing Development
HG3 - Provision Of Affordable Housing
HG5 - Achieving A Mix Of Market Housing
TA1 - Low Carbon Travel
TA3 - Sustainable Travel At Chard and Yeovil
TA4 - Travel Plans
TA5 - Transport Impact Of New Development
TA6 - Parking Standards
HW1 - Provision Of Open Space, Outdoor Playing Space, Sports, Cultural And Community Facilities
In New Development
EQ1 - Addressing Climate Change in South Somerset
EQ2 - Design & General Development
EQ3 - Historic Environment
EQ4 - Biodiversity
EQ5 - Green Infrastructure
EQ7 - Pollution Control

National Guidance - National Planning Policy Framework:

Chapter 2 - Ensuring the Vitality of Town Centres
Chapter 4 - Promoting Sustainable Transport
Chapter 6 - Delivering a Wide Choice of High Quality Homes
Chapter 7 - Requiring Good Design
Chapter 8 - Promoting Healthy Communities
Chapter 10 - Meeting The Challenge Of Climate Change, Flooding And Coastal Change
Chapter 11 - Conserving and Enhancing the Natural Environment
Chapter 12 - Conserving and Enhancing the Historic Environment

Other

Somerset County Council Parking Strategy (March 2012)
The Old Creamery, Newton Road, Yeovil - Development Brief 2004

CONSULTATIONS

Yeovil Town Council:

"The proposed development was welcome in general terms, but recommended for refusal on the grounds that the proposed parking provision does not comply with the County's Parking Strategy".

Highways Authority (Somerset CC):

"I refer to the above-mentioned planning application received on 7 November and after carrying out a site visit on 10 November 2016 as well as the further information that was provided on 15 December 2016 and have the following observations on the highway and transportation aspects of this proposal:- The application is to change the use, extend and convert the existing building into 83 new flats alongside the existing 14 flats.

The access onto Ivel Court is from an existing access that has sufficient visibility and this aspect would not raise an objection from the Highway Authority.

The Travel Plan that has been submitted is broadly acceptable with a few minor amendments that would need to be considered.

The Travel Plan would need to show that the additional trips generated by the development will be offset by a reduction in single owned vehicle use and an increase in sustainable modes and the measures proposed in the Travel Plan must be robust enough to achieve this. Showing five year targets in absolute numbers as well as modal split will aid demonstration of this.

A good set of measures have been included within the travel plan. However, there is no mention of a travel plan management fund for promotional events.

The Travel Plan would need to be amended to include mention of:

- The monitoring period will be between the first occupation of the development plus the five years following the 80% occupation of the development.
- Annual surveys will be undertaken using SCC's standard survey templates that are available on the Moving Somerset Forward website. All questionnaires will achieve a minimum 40% response rate. The survey results will be uploaded on the SCC iOnTRAVEL site within three months of the surveys taking place.
- The iOnTRAVEL system will be used throughout the monitoring period, with evidence of measures uploaded on the system in addition to survey results and annual target results. The iOnTRAVEL system is used for the duration of the Travel Plan from registration until the end of the monitoring period and potentially beyond.

Provided that the Travel Plan is amended to include these items the Travel Plan will be acceptable.

A safeguarding sum of £11,125 would be appropriate for a development of this size. However, given the development's car provision is under-allocated and its location to nearby facilities and provisions, the developers should produce robust safeguarding measures within the Travel Plan and allocated sufficient funds in order to implement.

The proposed level of parking is dramatically below the level that is set out in the Somerset Parking Strategy (SPS) by 51 spaces. However, the sustainable nature of the location should be taken into consideration as it is close to Yeovil town centre, the bus station in Yeovil, the railway station and cycle links. The adjacent building at the former Western Gazette building has recently been granted planning consent by the Local Planning Authority. This application at the Western Gazette building had a similar per cent level of parking to this current application and as such it would be unreasonable for the Highway Authority to recommend refusal on the parking levels. However, the LPA should be aware that the reduction of the parking levels would likely increase the parking on Ivel Court as the current parking restrictions do not apply between 6.00pm - 8.00am or on Sundays. However, although Ivel Court is public highway, parking along here will not be likely to cause highway safety concerns or obstruct the free flow of traffic along Newtown Road.

The application is unlikely to cause an increase to the level of vehicle movements that will place the local highway network beyond capacity.

The Highway Authority also has concerns with the current proposed highway works as shown in drawing number 2300-PL-20/A and the applicant should be aware that in the current layout of the proposed highway works are not acceptable. Although the plans are indicative, the principal of the LPA securing a contribution for a wider scheme in this area is acceptable.

Taking the above into account the Highway Authority does not wish to raise an objection and in the event of permission being granted, I would recommend that the Travel Plan is secured via a Section 106 agreement and the following conditions are imposed:- [conditions relating to parking and turning areas and surface water disposal]."

[NB: The highway officer refers to 83 flats being created when in fact the total is 85 as per the amended plans sent to the HA 21 days prior to this response].

SSDC Conservation Officer:

"I have no objection to the scheme. I note that the setting of the adjacent listed building (10 Sherborne Road) is much better respected with this scheme. The previous scheme included a large extension right up to the back of the listed building, which would have had quite an impact on its setting. The new extension to the rear is now set a good distance back. I suggest that the boundary treatment between the two sites here warrant careful thought.

I note reference to upvc windows. This building will have most likely had thin crittall type windows when it was originally built. Thin profile metal windows would really suit the style of the building now. The current mix of upvc windows looks poor. I suggest giving this further thought at this stage.

Other external changes to the building where it fronts Newton Road should be detailed. This may include stripping the building of redundant services and repairs such as stone cleaning. External changes to these principle elevations should be detailed; this may cover flues, vents, external plumbing, gas feeds, signage etc".

SSDC Strategic Housing Officer:

"The query regarding the 14 units - I can confirm that the former Signpost units are no longer encumbered by SSDC grant.

May I also support the proposal that on this specific site (supporting the consultation response on the 2006 application and the other circumstances raised) I would accept an off-site contribution in lieu of onsite provision.

This is determined to be £170,000 (to be increased /decreased pro-rata should the site size change).

I would like this money to be ring-fenced to promote additional affordable housing within Yeovil as discussed".

SSDC Environmental Protection Officer:

"The site is associated with historic industrial use and is potentially contaminated. Should the application be approved I would recommend that it be subject to the following conditions. It should be noted that the degree of remediation required will reflect the end use and that if no pathway exists between any identified contamination and receptors (residents) the level of remediation required will be less. Having said that it must be recognised that the building itself is a receptor". "I have no concerns regarding the air quality impacts of this development other than the potential for dust during the demolition and construction phases". Conditions proposed concerning contaminated land and construction management plan.

SSDC Community, Health and Leisure:

The plan does not show any on-site provision and therefore to mitigate the impact of the development financial sums for various categories of off-site provision have been sought:

- equipped play space contribution of £4,244 towards enhancing the equipped play facilities at Ninesprings play area or towards another play area suitably located to serve the development with a commuted sum of £2,451; Trigger Point for contribution = Occupation of 21 dwellings,
- youth facilities contribution of £833 towards provision of youth facilities at the Ninesprings play area with a commuted sum of £308; Trigger Point for contribution = Occupation of 21 dwellings,
- playing pitches contribution of £27,070 with a commuted sum of £16,431 (dedicated to the enhancement of existing pitches in Yeovil or the towards developing a new recreation ground in Yeovil); Trigger Point for contribution = Occupation of 43 dwellings,
- changing room contribution of £43,753 with a commuted sum of £3,761 (dedicated to the enhancement of existing facilities in Yeovil or the towards developing changing rooms at a new recreation ground in Yeovil); Trigger Point for contribution = Occupation of 43 dwellings.
- community hall contribution of £30,170 (dedicated to enhancing Monmouth Community Hall); Trigger Point for contribution = Occupation of 43 dwellings.
- theatre and art centre contribution of £18,166 towards a new studio theatre at the Octagon or towards the stage refit at the Westlands Entertainment complex; Trigger Point for contribution = Occupation of 64 dwellings.
- sport hall contribution of £22,112 towards the enhancement of sports hall provision at Westfield Academy School; Trigger Point for contribution = Occupation of 64 dwellings.

Commuted sums relate to a 10-yr maintenance period for the facility.

Should the corresponding infrastructure not be provided within:

- a 5 year period (equipped play space, youth facilities and community halls provision); or
- a 10 year period (playing pitch/changing room provision, theatre and art centre and sports halls),

the individual contribution may be reclaimed.

The overall contribution sought is £174,022 (or £2,047 per dwelling). This would be index linked. The contribution sought also includes a 1% Community, Health and Leisure Service Administration fee (£1,723). An additional Legal Services fee may also be applicable.

SSDC Open Spaces:

"For the above development of 83 dwellings, we would look to seek an off-site contribution, which would be paid to Countryside to improve the existing country park at Wyndham Hill.

We are currently working on our off-site calculator, and whilst it is not complete we are in a position to identify a potential S106 contribution.

Based on 83 properties with a potential population increase of 128 people, we would look to secure a contribution of £14,305.45.

This is a 'one-off' contribution that should be used to only improve Open Space accessible from the new development within the town and should not be used for any other purpose.

Countryside have identified a project on which this contribution would be spent; Wyndham Hill Gateway Project, which aims to improve the entrance to this part of the country park by enhancing the entrance with the introduction of a new footpath, a new branded gateway sign, a new rubbish and dog waste bin and the replacement of the damaged field gate; additionally, the planting of 4 Oaks along the north-west site boundary, immediately adjacent to the gateway.

With the approximate cost of the above project at £4,000, the remaining contribution would go towards on-site street tree planting for the Public Realm Improvements".

Archaeology (Somerset Heritage Centre):

No archaeological implications.

SSDC Ecologist:

"I've noted the further bat survey (Country Contracts, 3/1/17). This concludes the property has been used as a transient bat roost. I have no objection to the proposed development but recommend bat mitigation and compensation is provided".

Somerset Wildlife Trust:

"We have noted the above mentioned Planning Application as well as the supporting Protected Species survey provided by Country Contracts. In general we would support the findings of that survey. We would request that the proposals included in the Survey report regarding the bat mitigation and compensation are included in the Planning Conditions if it should be decided to grant Planning Permission".

Climate Change Officer:

"This is a very sustainable reuse of this building in the heart of Yeovil, which will add vitality to the town centre and reduce the need to travel. The design detail is well suited to its setting and historical context.

The large low pitched roof areas are an excellent opportunity to install photovoltaic PV arrays; either the usual panels on top of the proposed roof covering or as a flexible weather proof membrane. The latter probably being the more cost effective as it would replace the décor profile on the single ply membrane and act as the weather barrier.

If the dwellings are to be rented, electricity could be included, providing an additional long term income stream to the developer".

Crime Prevention Officer:

The CPO has offered detailed comments and has raised questions regarding security within the scheme.

Somerset Waste Partnership:

"Having had discussions with the developer, we are satisfied that the waste and recycling generated from the building can be collected in a practical and safe manner, from both Newton Road and Ivel Court. We would need assurances however, that waste/recycling collection and other associated service vehicles can continue to access over the private car park area of Ivel Court to reach the receptacles at the far end of the building".

Wessex Water:

"The applicant states that it is proposed to dispose of surface water to the main sewer. Separate drainage should be provided for foul and surface water. No surface water connections will be

permitted to the foul sewer. There is a culverted watercourse to the west of the site. No gravity connections will be permitted from basement levels".

No responses have been received from SSC Education, Access For All and NHS.

REPRESENTATIONS

91 neighbouring properties/premises to the site have been notified. A site notice has also been displayed and a press advert placed. (Major Development and Affecting Setting of Listed Building). At the time of writing this report no comments had been received.

CONSIDERATIONS

The application raises several matters of consideration that will be discussed in turn.

Principle of Development

The subject land lies on brownfield land within the Urban Framework of the Strategically Significant Town of Yeovil where the principle of residential development is accepted and is the prime focus for development in South Somerset in accordance Local Plan policies SD1, SS1, SS4, SS5, SS7, HG2 and YV1.

Policy SD1 states the Council when considering development proposals will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework and will seek development that improves the economic, social and environmental conditions within the District. Policy SD1 also compels the Council to work with applicants to improve proposals so that they are capable of being approved and to grant permission, without delay, unless material considerations dictate otherwise.

Policies SS4, SS5 and YV1 set out that 15,950 dwellings are required in the plan period (2006-2028) and 5,876, so one third of the district wide requirement, will be located within the Urban Framework (existing built area) of Yeovil. To facilitate this Policies SS7 and HG2 support the use of Brownfield or Previously Development Land.

The site is currently a mixed use inclusive of residential and commercial uses and has had historic permission for total use as residential via application 06/01510/FUL. As such it is not considered reasonable or appropriate to withhold planning permission on the basis of any perceived loss of employment land via Policy EP3.

The Old Creamery Development Brief was published in 2004 and has little weight in the decision making process and has largely been overtaken in relevance by the 2006 application and the new Local Plan. However it has been reviewed and elements inform the final scheme and the officer's recommendation.

The use of the site for residential purposes is there acceptable and as such it is a matter of assessing the material considerations.

Design, Layout, Residential Amenity and Accommodation Type

Policy EQ2 of the Local Plan lays down very clear guidelines for development, in particular that it should be of a high quality, compatible with the setting and local character, and the residential amenity of neighbouring properties should not be harmed.

First and foremost this proposal seeks to retain and reuse the existing building. This is an important

material consideration because the building relates to an important historical industry in the town and the building itself whilst built to fulfil a particular function is full of character and is already an imposing landmark within the locality. The applicant has already purchased and converted the adjacent former headquarters of the Western Gazette to a high standard. He has also retained the building and rents the units to local key workers. Neither building is listed nor within a Conservation Area and so could have been threatened with demolition had this applicant not taken ownership and sought to retain the 'historic' fabric through sensitive conversions. In a town where many historic buildings have been lost and others remain in a derelict or vacant state the ability to retain and use one such as this must be given due weight in the decision making balance.

The main building is to be topped with single storey lid type extensions with overhanging shallow pitches. The contrasting materials of natural timber or man-made timber effect cladding will provide a more modern intervention and provide a visual contrast and interest. Importantly these extensions do not disrupt detrimentally the existing stepped roof arrangement or the prominence of the water tower.

The rear addition is significant and is five-storeys high but sympathetically extends the building again in a modern way and respecting the proportions of the original building so the old and the new will be legible. The combination of red brick with natural timber/man-made timber effect cladding and render panels plus the inclusion of glass balconies provides visual interest.

Significant pre-application advice was given regarding the design and the final proposal is supported subject to detailed conditions regarding specific walling and roofing materials and the design/materials and composition of windows.

It is not considered the building would cause any neighbouring amenity concerns through overlooking, or by creating an overly dominant relationship when compared to the consented 2006 scheme and given the nature of higher density town centre development.

There is an evident deficiency of private or communal amenity space although some flats are afforded balconies. This is not uncommon within a development of flats within a town centre and there are no prescribed local plan standards for such. It is acknowledged that the site is within 70m of Wyndham Hill, and the Yeovil Country Park.

Green Infrastructure proposed via the Public Realm Improvements should also be afforded weight and this scheme is discussed within the Highways section of this report. Greenery has been added to the Ivel Court elevation to soften what is otherwise a harsh environment. In addition a project to improve and signpost the entrance to Wyndham Hill, part of Yeovil Country Park has been put forward by the Streetscene/Countryside teams. Improving year round access will ensure proposed residents can enjoy the open space which is important given the lack on on-site amenity space. Monies will be secured via the s106 to facilities this local project.

Policy HG5 seeks to achieve a mix of market housing. The indications within this application are that the flats will be wholly retained by the applicant and rented on the open market. The 2006 application achieved planning permission for 85 flats in total. The accommodation mix was 53% 2-beds and 47% 1-beds. Had the development actually been built other than the on-site affordable housing units it is assumed the remainder would be made available for sale on the open market. This would have attracted owner-occupiers but also a number of buy-to-let investors.

Although the accommodation mix is very narrow in terms of the vast majority of proposed units are 1-beds it is noted that they will all be under the ownership and active control of one developer; the same as the former Western Gazette HQ. This critical mass of units creates an on-site presence that allows focused management, with tenancy agreements closely monitored, maintenance enacted quicker and any issues remedied more swiftly. Whilst it may be preferable in some ways to have a more diversified accommodation mix and tenure split it is not felt these modest concerns outweigh the clear and

obvious benefits that the scheme otherwise brings as detailed throughout this report.

It is considered this proposal complies with Policy EQ2 and HG5 of the Local Plan and provides/maintains a good standard of amenity as required by the NPPF.

Impact on the Setting of Listed Buildings

The site is adjacent to a Grade 2 listed building on Sherborne Rd (Osborne House). In assessing the potential impact of the proposal regard is paid to the previously existing section of the building which was demolished and the consented 2001 residential scheme.

As acknowledged by the Conservation Officer the existing proposal is more sympathetic to the setting of the Listed Building than the previously consented scheme. In that case the three-storey form extended right up to the boundary with a recessed fourth storey.

The footprint and height of the proposed extension also follows the extent and height of the demolished section and so whilst different in terms of elevation treatment and overall numbers of storeys (due to the high floor to ceiling heights of the original building) there is very little difference in terms of proximity and dominance. It is clear however that a restored and occupied development will enhance the setting of the listed building over the current situation and indeed the historic situation. A condition will be required to detail the boundary treatment but the prospect of a wall over the current metal palisade security fencing is only likely to further enhance the setting.

Other heritage assets in the vicinity include The Toll House and Newton Surmaville. Given the relative distance and presence of intervening development it is not considered any perceived harm would constitute detrimental harm warranting refusal.

It is considered this proposal complies with Policy EQ3 of the Local Plan and the protection of heritage assets as required by the NPPF.

Highways

The topic of Highways encompasses impact on the network, means of access, car parking, sustainable travel and the travel plan.

Impact on the network -

The Highway Authority has not raised any issues in this regard. The historical use of the site and the associated movements is a consideration as would the associated movements should the building be reused for commercial purposes.

Means of Access -

Policy TA5 requires a safe access for vehicles and those on foot and cycles to be established. The junction off Newton Road and Ivel Court provide good visibility and have catered with higher traffic demands than at present and can provide a safe means of access for the proposed development without modification. With the public realm/highway improvements proposed cycle access from the site and to the town centre will be enhanced, encouraging cycling.

The route refuse vehicles would take is off Ivel Court to the communal stores at the rear of the building as it is to serve Ivel Court itself. No issues have been raised and the applicant has had pre-application discussions with SWP.

Car Parking and Travel Planning -

It is acknowledged that the proposed level of car parking is below the optimum one space per dwelling ratio for Zone A set out in the Somerset Parking Strategy and replicated in Local Plan Policy TA6, but reference is made to this paragraph which sits alongside the Zone A ratio:

"The car parking standards set out here are optimum standards; the level of parking they specify should be provided unless specific local circumstances can justify deviating from them. Developments in more sustainable locations that are well served by public transport or have good walking and cycling links may be considered appropriate for lower levels of car parking provision. Proposals for provision above or below this standard must be supported by evidence detailing the local circumstances that justify the deviation and must be included in the developer's Travel Plan".

As the Highway Authority accepts the site is in a very sustainable location, near to shops and services and public transport links. It is very close to the well-used and convenient east-west cycle path that links Pen Mill Station to Lysander Road and the Lynx Trading Estates. The public realm/highway improvements seek to improve this cycling connectivity further.

The applicant also owns and manages the flats at the former headquarters of the Western Gazette. The conversion of the building to flats was undertaken via the then newly Government introduced Permitted Development right where parking was not allowed to be considered. A later planning permission sought additional units. There is no parking associated with these flats. A survey of the 32 flats in that building shows currently car ownership at 27%. This is without any of the travel planning measures proposed under this scheme to reduce car dependency further. Evidence suggests a large proportion of occupants are key workers who walk or cycle to the hospital and this is a group the applicant is seeking to occupy these proposed units also.

So, after establishing the site is highly sustainable one then has to judge the proposed travel planning measures. The aim of this is to ensure car ownership stays low by incentivising green travel, either by walking, cycling or via public transport. The low number of parking spaces in itself is a constraint. The submitted travel plan indicates green travel vouchers will be offered to occupants to redeem. Each voucher can be reclaimed from the developer to the value of £100 for a 1-bed flat and £150 per 2-bed flat for the purchase of cycle equipment or a public transport season ticket (bus pass). Should the occupation of the flat change within the period of the travel plan (5 years) then vouchers of the same value will be provided to the second and third occupiers of that unit. The total cost of a implementable Travel Plan could be circa £70,000.

Allied to this ample quality secured and covered cycle storage is proposed. With the public realm/highway improvements proposed cycle access from the site and to the town centre will be enhanced, encouraging cycling not only for occupant of this scheme but also other people in the area who may now choose to change their travel habits given the dedicated cycle infrastructure.

In terms of car parking comparison is inevitable with the previously consented 2001 and 2006 schemes. The first, for 14 flats, secured one disabled car parking space only and no cycle parking. The 2006 scheme for 83 flats secured 25 car parking spaces and 34 cycle parking spaces, but no motorcycle parking spaces. That scheme was also 53% 2-beds. So by comparison to that 2006 scheme this proposed scheme seeks 2 more flats but the vast majority are 1-beds, it provides 10 more parking spaces, 65 more cycle parking spaces, 20 more motorcycle parking spaces and 1 more electric vehicle charging space. The ratio of flats to parking spaces in the 2006 scheme was 30% whilst it is now proposed to be 41%.

In looking at the proposal roundly one has to consider the parking demand of historic uses or new uses if the building was fully utilised. The building when wholly standing had little dedicated parking.

The proposed under-croft parking area has been reviewed to ensure it can receive a supermarket delivery van that would enable goods to be deposited at one of the two lifts in that vicinity for straightforward transit direct to upper floors. The ease at which goods and deliveries can be made to the flats will impact on an occupiers' choice whether to own a car.

In conclusion the proposal will benefit from more car, cycle and motorcycle parking than the original

scheme and be located in a sustainable location that allows a reduction on the optimum level set out in the parking strategy. The scheme also seeks improvements to the public realm with associated highway works that could also improve cycling in Sherborne Road and Newton Road. As such a proposal has been put forward that realistically allows somebody to make a conscious choice to live here without the need for a car. The Highway Authority has made detailed comments regarding the submitted travel plan. These are not insurmountable. It has also been requested that the Travel Plan be secured by a legal agreement but this is not deemed to be absolutely necessary and a condition is proposed.

Public Realm/Highway Improvements -

One of the significant aspects of this proposal is the willingness to undertake public realm improvements in Newton Road. The scheme cuts across several policy aims including green infrastructure, sustainable/low carbon travel and transport impacts. The Highway Authority has some concerns regarding aspects of the design but as it acknowledges the scheme has been proposed **indicatively only** but has been costed. That cost has been translated into a financial contribution of circa £144,000 which the applicant will pay the District Council. The Council will amalgamate this contribution with monies already held and dedicated to improvements at Lower Middle Street and Wyndham Street for a comprehensive and financial efficient scheme to improve the wider area. The main aspects of improvement suggested includes tree planting, to draw the green infrastructure into this area of Newton Road from the Country Park and to enhance the street visually; an on-road cycle link between Sherborne Road (Olds Garage) to the Yeo Leisure Park which then connects to the east west town cycle link through the Country Park; and carriageway narrowing which could allow the inclusion of 6 on-street public parking bays and a service bay. The parking bays would be subject to Somerset County Council parking restrictions but could help serve local businesses and act as set down spaces for the proposed development and other residences. Overall it is considered that a scheme such as this when planned comprehensively with the other works in the area would be a significant improvement to the streetscene, create a clear linkage to the Country Park, and the feel and reputation of the locality.

It is considered the proposal complies with policies TA1, TA3, TA4, TA5 and TA6 of the Local Plan.

Environmental Protection

The Environmental Protection Officer has sought a precautionary condition be imposed regarding land contamination given the historic use of the site.

Locally issues during the construction period are likely to dominate. As such a standard working hours condition is suggested.

It is considered this proposal complies with Policy EQ7 of the Local Plan.

Drainage

The site does not fall within a Flood Risk area. The comments of Wessex Water are acknowledged and the applicant is consulting with them. Any verbal update will be given, but a standard condition will suffice and ensure matters such as surface water management are considered.

Domestic Refuse and Recycling

The submitted plans reflect discussions with the Somerset Waste Partnership. There are two specifically designed areas in the rear extension. The applicant has also clarified that full vehicular access rights exist for the refuse collection vehicles to pass over the private Ivel Court, in order to serve the development. The route off the public highway element of Ivel Court to the site has also been tracked on plan and is shown to be acceptable.

Affordable Housing and Community, Health Service and Leisure Contributions

Policy HG3 of the adopted South Somerset Local Plan requires affordable housing on schemes of 6 or more units.

The provision is normally required on the development site itself but historically issues have been raised in this area concerning the amount of social housing and the nature of the proposed development and the difficulties in severing a number of units to be managed by a Housing Association has led to an agreement with the SSDC Strategic Housing team that a financial sum to facilitate off-site provision would be acceptable. The applicant has also instigated the Government's Vacant Building Credit to lower the overall contribution (this applies on-site or off-site). As a result the applicant has put forward a contribution of £170,000 towards an affordable housing project in Yeovil Town, Brympton or Yeovil Without. This has been agreed by the Strategic Housing Team.

It is considered the proposal complies with policy HG3 of the Local Plan.

The Community Health and Leisure Team have requested a contribution in line with policies SS6 and HW1 for local and strategic facilities. The detail of the contribution is set out in the consultation section.

The applicant, acknowledging all contributions sought, has submitted a unilateral undertaking. This is because there is a prioritisation of the public realm scheme and an acknowledgement that this is actually more important to the scheme and the area than contributions to strategic facilities. The applicant is also keen to receive planning permission prior to the introduction of CIL as he fears it will impact on the viability of the scheme and result in benefits like the public realm improvements and the open spaces contribution being withdrawn and the affordable housing contribution being reduced further.

The Unilateral Undertaking proposes what is requested save for these amendments:

- Theatre and Arts (capital) £10,818 rather than £18,166
- Sports Hall (capital) £12,112 rather than £22,112
- No commuted sums for equipped play youth facilities, changing rooms, playing pitches (£22,951)
- No administration fee and triggers for payments altered.

The contribution would still total £132,000.

In this situation the applicant's choice to submit a Unilateral Undertaking means it forms part of the application and it is for the LPA to determine whether the overall application is compliant with planning policy or whether there are material considerations for taking a different stance.

Although the proposal is contrary to policy HW1 in that the proposed contribution is less than that requested there are good reasons for the applicant taking a different approach. One also needs to reflect on where the reductions are sought and what is still provided. Given the significant wider benefits of the scheme it is recommended not to withhold permission for this reason.

Ecology

An ecology survey has concluded that bats used the building. Mitigation in the form of using the retained water tower as a dedicated roost has been proposed and accepted by the Council's Ecologist. Somerset Wildlife Trust raises no objections. A condition requiring this mitigation is suggested.

It is considered the proposal complies with Policy EQ4 of the Local Plan.

Other Matters

The Crime Prevention Officer has offered detailed comments and has raised questions regarding the security of the scheme. These are matters concerning access to certain doors, post boxes, tradesman's button, etc that a planning application would not normally provide scrutiny off. The applicant is aware of the advice and an informative note to seek the further input of the CPO to achieve 'Secured by Design' in tandem with Building Control will be added to any decision notice.

The comments of the Climate Change are noted and the applicant is proposing to install photovoltaic panels which will aid the supply of communal lighting throughout the development, in accordance with policy EQ1.

With regards to Education contributions Somerset County Council was consulted at pre-application stage when it was confirmed no contribution would be sought from what was then a potential development. Upon submission of the application and formal consultation no request has been made from SCC.

SECTION 106 PLANNING OBLIGATION

Policy SS6 requires the Council to secure the provision of (or financial contributions towards) affordable housing, social, physical and environmental infrastructure and community benefits which the council considers necessary to enable the development to proceed.

The applicant has submitted a unilateral undertaking under Section 106 of the Town and Country Planning Act to secure:

£170,000 towards affordable housing, to be used off-site in the parishes of Yeovil Town, Yeovil Without and/or Brympton;

£132,000 towards sport, art and leisure;

£4,000 as a contribution towards the Wyndham Hill, Yeovil Country Park project;

£144,000 as a contribution towards public realm improvements, incorporating related highways works and the creation of an on-road cycle link, in Newton Road, Sherborne Road and South Western Terrace.

In addition a travel plan will be secure by planning condition rather than s106 and the estimated cost of this is £70,000.

CONCLUSION

Although contrary to policy HW1 the merits of this scheme significantly outweigh any perceived harm from that non-compliance.

The substantial benefits of the scheme include:

- the retention and restoration of a historic building within the town;
- the provision of much needed housing (the site is a windfall in terms of adding positively to the Council's five year land supply);
- meeting a need for key worker accommodation;
- the remediation of a problem site that has an adverse impact upon the amenity of the area and town as a whole. The developer is seeking a sensitive, sustainable and viable development on a site others have shied away from;
- improvements to the public realm in Newton Road through green infrastructure which will benefit the immediate area and will contribute to regeneration of this high profile area;
- circa £450,000 in planning obligations;
- a robust travel plan; and
- Council Tax and Town Council precepts.

RECOMMENDATION:

Grant planning permission for the following reason:

The proposal by reason of its design, layout and location represents an appropriate development which is carefully designed to respect the character of the area and causes no demonstrable harm to residential amenity. The proposal includes the retention of a characterful building and seeks to enhance the public realm in accordance with the aims and objectives of the National Planning Policy Framework; the SCC Parking Strategy and policies SD1, SS1, SS4, SS5, SS6, SS7, YV1, EP3, HG2, HG3, HG5, TA1, TA3, TA4, TA5, TA6, HW1, EQ1, EQ2, EQ3, EQ4, EQ5 and EQ7 of the South Somerset Local Plan (adopted March 2015).

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- a) Location Plan, Drawing No. 2300-PL-01 RevA
- b) Site Plan, Drawing No. 2300-PL-02 RevA
- c) Proposed Level 0, Drawing No. 2300-PL-03
- d) Proposed Level 1, Drawing No. 2300-PL-04 RevB
- e) Proposed Level 2, Drawing No. 2300-PL-05 RevA
- f) Proposed Level 2.5, Drawing No. 2300-PL-06
- g) Proposed Level 3, Drawing No. 2300-PL-07
- h) Proposed Level 4, Drawing No. 2300-PL-08
- i) Proposed Level 5, Drawing No. 2300-PL-09
- j) Proposed Elevations, Drawing No. 2300-PL-10
- k) Sections, Drawing No. 2300-PL-11 RevA

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

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

- a) specific materials (including the provision of samples) to be used for all new external walls (render panels, brickwork, cladding) and roofs;
- b) design details, materials and colour finish (including the provision of samples) for all new and replacement windows and doors;
- c) details of the recess for all new/replacement windows and doors;
- d) details and design of all balconies;
- e) design and location of all external vents, flues, external plumbing and meter boxes;
- f) the design and materials of eaves/verge details plus rainwater goods; and
- g) details of all hardsurfaces.

Reason: To maintain the character and appearance of the area to accord with policy EQ2 of the South Somerset Local Plan (Adopted March 2015).

04. A scheme of landscaping to soften the south-western elevation of the new extension bordering Ivel Court shall be submitted to and approved by the Local Planning Authority. Prior to 75% of

approved units coming into use the agreed scheme shall be carried out and maintained thereafter unless any variation is first agreed with the Local Planning Authority.

Reason: In the interests of visual amenity to accord with policy EQ2 of the South Somerset Local Plan (Adopted March 2015).

05. A scheme detailing the external boundary treatment adjoining the adjacent Listed Building (Osborne House, Sherborne Road) shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of materials, heights and coping. The boundary treatment shall thereafter be fully installed in accordance with the approved scheme prior to the first occupation of any flat hereby approved and shall thereafter be maintained subsequently in accordance with the details so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the character and appearance of the area and to enhance the setting of the adjacent heritage asset to accord with policy EQ3 of the South Somerset Local Plan (Adopted March 2015).

06. Prior to the first occupation of any unit a scheme of external lighting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and residential amenity to accord with policy EQ2 of the South Somerset Local Plan (Adopted March 2015).

07. Bat mitigation, compensation and enhancement measures shall be implemented in accordance with the recommendations of Section 5 of the bat survey report (Country Contracts, 3rd January 2017). In the case of the bat roost provision within the water tower this shall be fully implemented prior to the first occupation of any flat hereby approved.

Reason: For the conservation and protection of species of biodiversity importance, and for the enhancement of biodiversity, in accordance with NPPF and policy EQ4 of the South Somerset Local Plan, to ensure compliance with the Wildlife and Countryside Act 1981 and The Habitats Regulations 2010.

08. No works shall be undertaken on site unless details of the foul and surface water drainage details to serve the development (flats and car parking/hardsurfaced areas) have been submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure the site is adequately drained.

09. Construction works (including the operation of any machinery) and the delivery or dispatching of any construction materials, shall not take place outside 0800 hours to 1800 hours Mondays to Fridays, and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity in accordance with policy EQ2 of the South Somerset Local Plan (Adopted March 2015).

10. The access, parking area, and turning area shall be properly consolidated and surfaced in porous materials (not loose stone or gravel) or properly drained hard standing prior to the occupation of 75% of the permitted flats. Provision shall be made within the site for the disposal

of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before 75% of flats are occupied and thereafter maintained at all times.

Reason: To ensure the development is served by an appropriate access arrangement to accord with policy TA5 of the South Somerset Local Plan (Adopted March 2015).

11. To safeguard orderly parking on the site it should be ensured that prior to 50% of the flats hereby approved coming into use 50% of the permitted car and motorcycle parking area shown on the submitted plan shall be properly delineated as shown on the approved plan, Drawing No. 2300-PL-04 RevB and made fully available for use. The remainder of the permitted car and motorcycle parking shall be properly delineated as shown on the approved plan, Drawing No. 2300-PL-04 RevB and made available for use prior to the 75% of the flats hereby approved coming into use. Thereon areas allocated for access on the approved plan shall be kept clear of obstruction at all times and shall not be used other than for access, in connection with the development hereby permitted. The car and motorcycle parking spaces shall only be used by those flats permitted within the development.

Reason: To ensure the development is served by appropriate ordered parking provision to accord with policy TA6 of the South Somerset Local Plan (Adopted March 2015) and the SCC Parking Strategy.

12. Prior to occupation of 75% of the permitted flats the communal cycle store shall have been fully provided with suitable access. Thereon the sheltered cycle store shall be maintained and retained in perpetuity for the purposes of storing cycles. Until the permanent provision can be made temporary arrangements for the storage of cycles shall be made for initial occupants, details of which shall be agreed with the Local Planning Authority prior to the first occupation.

Reason: In order to promote alternative means of travel to ensure the site is accessible by a choice of means of transport and discourage the use of the private car, in the interests of sustainable development to accord with the National Planning Policy Framework.

13. Prior to occupation of 75% of the permitted flats the communal bin stores shall have been fully provided with suitable access. Thereon the bin stores shall be maintained and retained in perpetuity for the purposes of storing bins and recycling receptacles. Until the permanent provision can be made temporary arrangements for the refuse storage and collection shall be made for initial occupants, details of which shall be agreed with the Local Planning Authority prior to the first occupation.

Reason: To ensure the development is adequately provided for in terms of domestic refuse storage and collection.

14. Six months prior to the first occupation within the development hereby approved, a mechanism for the production and enforcement of a Travel Plan is to be submitted to and approved in writing by the Local Planning Authority. Such Travel Plan should include soft and hard measures to promote sustainable travel as well as targets and safeguards by which to measure the success of the plan. There should be a timetable for implementation of the measures and for the monitoring of travel habits. The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should continue to be implemented as long as any part of the development is occupied.

Reason: To promote and encourage sustainable modes of travel to accord with policies TA1, TA3, TA4, TA5 and TA6 of the South Somerset Local Plan (Adopted March 2015).

15. Before any of the apartments hereby permitted are first occupied provision shall be made for combined radio, TV aerial and satellite facilities to serve the apartments, details of which shall be submitted to the Local Planning Authority for approval.

Reason: In the interests of visual amenity to accord with policy EQ2 of the South Somerset Local Plan (Adopted March 2015).

Informatives:

01. The applicant is reminded that this application is accompanied by a Unilateral Undertaking submitted under Section 106 of the Town and Country Planning Act.
02. The applicant is advised to consider the comments from the Crime Prevention Officer received 7th November 2016. The applicant is advised to visit the "Secured by Design" web site for national CPDA contact details, design guides, licence holders & application forms: www.securedbydesign.com