

South Somerset District Council

Notice of Meeting



Area West Committee

Making a difference where it counts

Wednesday 17th May 2017

5.30 pm

Swanmead Community School, Ditton Street, Ilminster, TA19 0BL

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



The following members are requested to attend this meeting:

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

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

Angie Singleton
Andrew Turpin
Linda Vijeh
Martin Wale

Consideration of planning applications will commence no earlier than 6.30pm.

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

This Agenda was issued on Monday 8 May 2017.

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

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

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.

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

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Area West Committee

Wednesday 17 May 2017

Agenda

Preliminary Items

- 1. To approve as a correct record the Minutes of the Previous Meeting held on 19th April 2017**
- 2. Apologies for Absence**
- 3. Declarations of Interest**

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

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

Planning Applications Referred to the Regulation Committee

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

Councillors Mike Best, Sue Osborne and Angie Singleton

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

- 4. Date and Venue for Next Meeting**

Councillors are requested to note that the next Area West Committee meeting is scheduled to be held on Wednesday 21st June 2017 at 5.30pm at the Henhayes Centre, Crewkerne.

- 5. Public Question Time**

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

Parish/Town Councils may also wish to use this opportunity to ask for the District Council's support on any matter of particular concern to their Parish/Town.

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

6. Chairman's Announcements

Items for Discussion

- 7. Area West Development Plan Progress and Budget Report** (Pages 6 - 13)
- 8. Arts & Entertainment Service Update** (Pages 14 - 22)
- 9. Planning Appeals** (Pages 23 - 26)
- 10. Area West Committee - Forward Plan** (Pages 27 - 29)
- 11. Schedule of Planning Applications to be Determined by Committee** (Pages 30 - 31)
- 12. Planning Application: 16/05090/FUL - Paddock Adjoining Square And Compass Public House, Windmill Hill, Ashill** (Pages 32 - 39)

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

Area West Development Plan Progress and Budget Report

Assistant Director: Helen Rutter, Communities
Service Manager: Zoe Harris, Area West Team Lead
Lead Officer: Zoe Harris, Area West Team Lead
Contact Details: zoe.harris@southsomerset.gov.uk or 01460 260423

Purpose of the Report

To provide a summary of the work undertaken by the Area Development Team in West for the year 2016 – 2017.

Public Interest

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

Each Committee has the freedom to use its financial resources and its team of development staff to understand what matters within their Area and address problems and opportunities by offering support, encouragement and where appropriate direct financial & practical help.

This report provides an overview of the work of the Area West Development Team from 1st April 2016 to 31st March 2017.

Recommendation

To note and comment on the work of the Area West Development Team.

Background

Area West Committee ensures that its resources in the form of its budget and the Area Development Team are used to address local needs and to ensure quality of life across Area West. Those priorities, with the key projects and programmes are outlined in the Area Development Service Plan attached at Appendix A.

Delivering the work outlined in the 2016/17 Service Plan

A presentation will be given at the committee detailing progress of the work to date in relation to the current Service Plan.

In addition to the activities outlined in the Service Plan, the Area Development team takes an active role in the SSDC Market Towns Investment Group (MTIG) by providing support to the market town representatives enabling Chard, Crewkerne and Ilminster to benefit from MTIG funding. Zoe Harris has devised and is leading on MTIG's current funding programme; Digital High Streets and Nicola Doble provides project and admin support for MTIG.

A member of staff attends the multi-agency Chard One Team which meets on a weekly basis at the fire station to deal with operational issues relating to community safety. Another member of staff sits on the Click into Activity Steering group.

During 2016-17 the Area West team supported 37 community based projects / programmes, (illustrated on the map at Appendix B). This includes work led by a community group or partnership, or

directly by SSDC. The Committee has received regular reports on specific work e.g. Chard Business Hub, Blackdown Hills AONB, A Better Crewkerne and District (ABCD) and various grant requests.

The Area West Team awarded grants of £66,455.60 to 13 projects, worth a total overall investment of £236,228.81. The team also worked with 3 separate community groups to draw down S106 funds totalling £29,882.92. A list of community grants and S106 funds awarded during the year is included at Appendix C.

In addition to supporting the above projects the team handled 108 enquiries for information, project support, guidance, printing or loan of equipment. These enquiries are received from ward members, volunteers, local charities and trusts, town and parish councils, residents, local businesses, internal SSDC services and other public sector services. Those queries are generally dealt with by the Neighbourhood Development Officers, some are relatively straightforward requiring on the spot advice and sign posting. Others have led to more work around issues such as registering an Asset of Community Value or giving funding advice and signposting to other funding opportunities.

There are three SSDC community offices in Area West based in Chard, Ilminster and Crewkerne. During 2016/17, 15,135 customers visited the offices for help; 7385 of those enquiries were for core services such as housing, benefits, waste and council tax. The total Area West footfall has reduced from previous year by 14% with Core Services reducing by 13%.

Financial Implications

There are no new financial implications arising directly from this report. A separate report on the use of resources for the 2017/18 period will be presented to Area west Committee in July 2017.

Council Plan Implications

The work of the Area Development Team contributes towards the following priorities on the SSDC Council Plan:

- Economy - Work with businesses and use our assets to grow our economy
- Environment – Support communities to develop local, parish and Neighbourhood Plans
- Homes – Tackling fuel poverty, and
 - enable people to live independently for as long as they are able
- Health and Communities – Support communities so that they can identify their needs and develop local solutions
 - Target support to areas of need
 - Help people to live well by enabling quality cultural, leisure, play, sport & healthy lifestyle facilities and activities.
 - Work with partners to tackle health issues such as diabetes and hypertension
 - Help keep our communities safe

Carbon Emissions & Climate Change Implications

None arising directly from this report

Equality and Diversity Implications

None arising directly from this report

Background Papers

- Update on the work of the Area West Development Team AW Committee December 2016
 - Area West Development Plan 2016 – 17 AW Committee June 2016
-

Place & Performance
Area Development West Service Plan 2016-2017

Portfolio Holder – Councillor Carol Goodall

Team Lead – Zoë Harris

Assistant Director – Helen Rutter

Set out below are the key projects & programmes being undertaken by the team (either directly or in support of community groups & other partners) where we have a key role in the delivery of the projects. This Plan sits alongside our core work or responding to issues & problems on a day-to-day basis, working with Councillors & other services across the Authority and beyond, to try and resolve them.

Completed	In Progress – On Target	In Progress – Risk of Missing Target	Behind Target	Future Action – not started

Service Action Plan: *Top level actions – more detail is within individual work programmes / project plans*

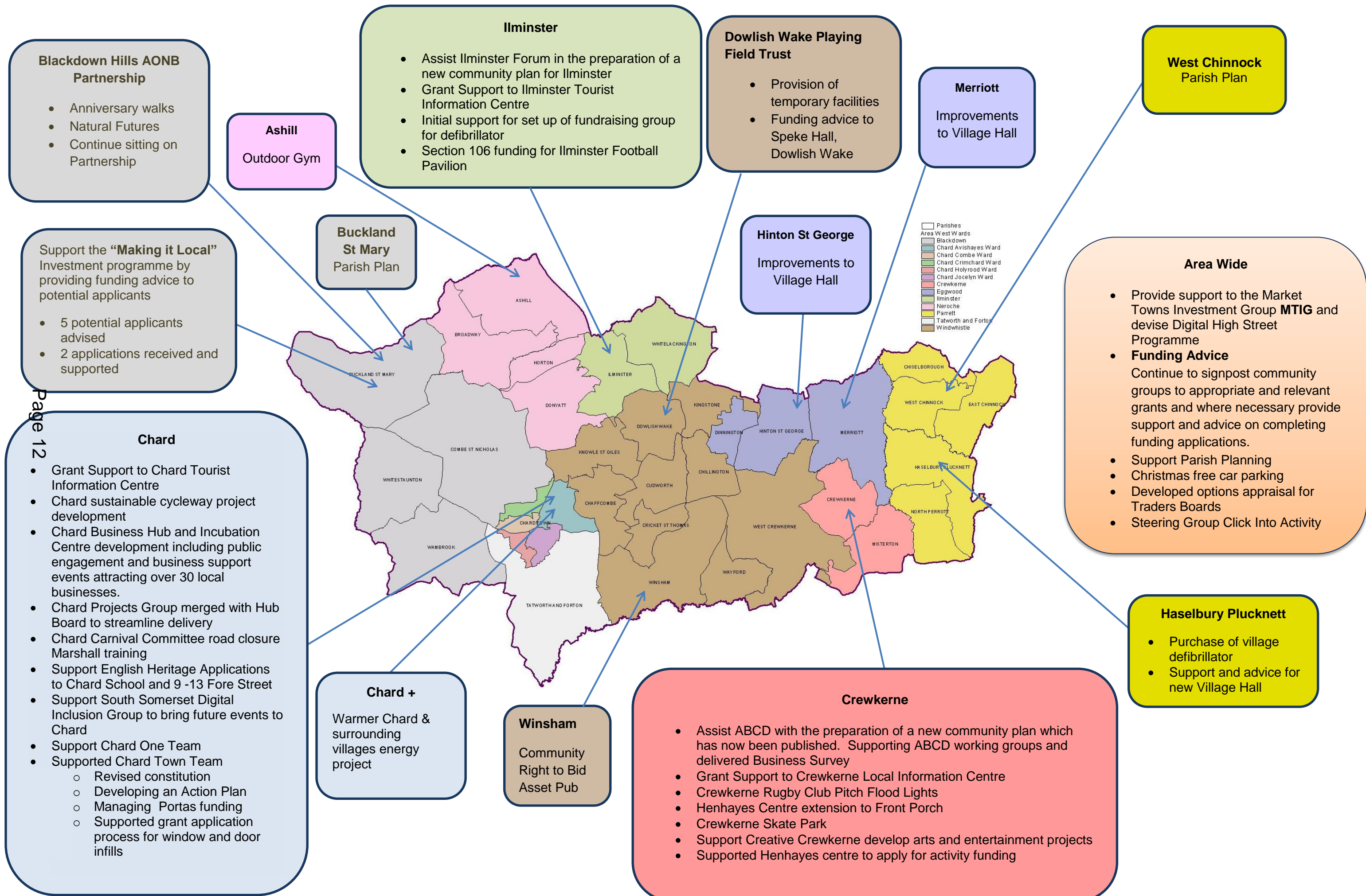
Action	Lead Officer	Target Date	Outcomes to be achieved this year	Current Progress
Provide support and encouragement for the development and implementation of the Chard Regeneration Scheme Programme, and in particular;	Zoë Harris	Ongoing	Attendance at Chard Regeneration Scheme Board and provide support when required	Work ongoing
To explore feasibility of project(s) to address risks to viability of prominent town centre buildings and improve the offer to residents and visitors.	Dylan Martlew	April 2017	Feasibility study provides details of appropriate options for CRS board to consider	Feasibility studies on 2 buildings complete and passed to CRS board
To prepare outline business case for business incubation project using vacant space in Holyrood Lace mill.	Dylan Martlew	April 2016	Business case approved and first stage of project underway. A number of business networking and training events have been delivered.	Project currently on hold, but business events continue
To support the development of the SLW as a sustainable cycle route and footpath	Dylan Martlew	September 2016	Deliver a legal agreement for creation of the SLW in Chard	Work ongoing

Continue to support the development of the Chard Town Team	Dylan Martlew / Alison Baker	On going	A financially independent Town Team with an active programme of events and activities to support business and footfall in the town centre.	Support being given on governance and the development of an Action Plan	
Grant Support to Chard Tourist Information Centre and Crewkerne and Ilminster Local Information Centres	Alison Baker Zoë Harris/ Dylan Martlew	Annual	Service Level Agreement covers promotion to visitors through the Town Centre based Local Information Centres	SLAs agreed and funds awarded	
Work with A Better Crewkerne and District (ABCD) to create and develop the 2015-2025 Community Plan.	Zoë Harris	April 2017	Public consultation, data analysis, research, design of action plans and publication.	Community Plan published. Working groups set up, business survey in progress	
Provide support for the development of arts and entertainment projects devised by the Creative Crewkerne group	Zoë Harris	Annual events	More events held to promote Crewkerne and bring people together, building on successful development from Theatre in Shops (2014) onwards	Supported the delivery of 3 events in 2016	
Work with the Ilminster Forum to create the new Community Plan for the town.	Zoë Harris	April 2017	Public consultation, data analysis, research, design of action plans and publication.	Data analysed report in progress	
Provide advice to community groups to assist access to SSDC and other sources of funding.	Zoë Harris/ Dylan Martlew	As needed and ongoing	Community Groups received appropriate advice and some apply for funding from SSDC (Area West Committee) and other sources	Advice and support given to 30 groups	
Attend the Blackdown Hills AONB Officers group and oversee funding arrangements as agreed	Zoë Harris	3 x per year Ongoing	Support the work of the Blackdown Hills Partnership, especially in South Somerset.	See update report to AW Committee in December 2016	
Attend Making it Local Executive group meetings (ZH only) and provide advice to potential applicants	Zoë Harris/ Dylan Martlew	On going	Support the development of project ideas and plans as required.	5 potential applicants advised and 2 received funding	
Assist Henhayes Centre to develop and action a fundraising strategy to fund major improvement works	Zoë Harris	April 2017	Support the development of project ideas and plans as required.	Funds secured, building work in progress	

Provide support and advice for Haselbury Plucknett Village Hall project	Zoë Harris	April 2017	Support the development of project ideas and plans as required.	Ongoing work	
Support Parish Planning	Zoë Harris/ Dylan Martlew	As needed	Appropriate support is made available to Parish Councils to undertake PP development	2 parishes supported	

In addition, the service will take action to deliver key corporate strategies, comply with corporate policies, deliver savings, monitor performance, review and monitor complaints and manage risk.

Area West Achievements by Ward 2016-17



Blackdown Hills AONB Partnership

- Anniversary walks
- Natural Futures
- Continue sitting on Partnership

Ashill
Outdoor Gym

Iminster

- Assist Iminster Forum in the preparation of a new community plan for Iminster
- Grant Support to Iminster Tourist Information Centre
- Initial support for set up of fundraising group for defibrillator
- Section 106 funding for Iminster Football Pavilion

Dowlish Wake Playing Field Trust

- Provision of temporary facilities
- Funding advice to Speke Hall, Dowlish Wake

Merriott
Improvements to Village Hall

West Chinnock
Parish Plan

Buckland St Mary
Parish Plan

Support the "Making it Local" Investment programme by providing funding advice to potential applicants

- 5 potential applicants advised
- 2 applications received and supported

Hinton St George
Improvements to Village Hall

Area Wide

- Provide support to the Market Towns Investment Group **MTIG** and devise Digital High Street Programme
- **Funding Advice**
Continue to signpost community groups to appropriate and relevant grants and where necessary provide support and advice on completing funding applications.
- Support Parish Planning
- Christmas free car parking
- Developed options appraisal for Traders Boards
- Steering Group Click Into Activity

Chard

- Grant Support to Chard Tourist Information Centre
- Chard sustainable cycleway project development
- Chard Business Hub and Incubation Centre development including public engagement and business support events attracting over 30 local businesses.
- Chard Projects Group merged with Hub Board to streamline delivery
- Chard Carnival Committee road closure Marshall training
- Support English Heritage Applications to Chard School and 9 -13 Fore Street
- Support South Somerset Digital Inclusion Group to bring future events to Chard
- Support Chard One Team
- Supported Chard Town Team
 - Revised constitution
 - Developing an Action Plan
 - Managing Portas funding
 - Supported grant application process for window and door infills

Chard +
Warmer Chard & surrounding villages energy project

Winsham
Community Right to Bid Asset Pub

Crewkerne

- Assist ABCD with the preparation of a new community plan which has now been published. Supporting ABCD working groups and delivered Business Survey
- Grant Support to Crewkerne Local Information Centre
- Crewkerne Rugby Club Pitch Flood Lights
- Henhayes Centre extension to Front Porch
- Crewkerne Skate Park
- Support Creative Crewkerne develop arts and entertainment projects
- Supported Henhayes centre to apply for activity funding

Haselbury Plucknett

- Purchase of village defibrillator
- Support and advice for new Village Hall

Appendix C

Area West Community Grants Awarded 2016/17

Name of Group (applicant)	Name of project	Amount Requested £	Total project cost £
Chard T.I.C.	Running Costs 2016/2017 (SLA)	£5,000.00	N/A
Crewkerne L.I.C.	Running Costs 2016/2017 (SLA)	£500.00	N/A
Ilminster Tourism	Running Costs 2016/2017 (SLA)	£500.00	N/A
Haselbury Plucknett PC	Village Defibrillator	£800.00	50%
Chard Carnival Committee	Road Closure Marshall Training	£887.10	62%
Crewkerne Rugby Club	Rugby Pitch Flood Lighting	£10,000.00	24%
Buckland St. Mary Parish Council	Buckland St. Mary Parish Plan	£462.50	50%
Henhayes Centre	Extension for Entrance Porch	£12,500.00	27%
Crewkerne Town Council	Crewkerne Skate Park	£12,500.00	16%
St. George's Hall & Playing Fields Management C'ttee	Improvements to Hinton St. George Village Hall	£12,432.00	20%
Dowlish Wake Playing Field Trust	Provision of Temporary Facilities	£772.00	100%
Blackdown Hills AONB Partnership		£6,000.00	N/A
Christmas Car Parks		£4,102.00	N/A
	Total Grants awarded and value	£66,455.60	

Section 106 Funds awarded 2016/17

Name of Group (applicant)	Name of project	Amount Requested £	Total project cost £
Ilminster Sports Club Ltd	A multi-fold sliding partition door at the new Archie Gooch Pavilion	£5,430.00	£5,430.00
The Henhayes Centre	Extension to front of the building to create a new entrance porch	£14,000.00	£47,069.00
Merriott Village Hall	Improvements to Merriott Village hall	£10,452.92	£22,890.00
	Total Grants awarded and value	£29,882.92	£75,389.00

Agenda Item 8

Arts & Entertainment – Service Update

Director: Clare Pestell, Commercial Services and Income Generation
Assistant Director: Steve Joel, Health and Well-Being
Service Manager: Adam Burgan, Arts & Entertainment Manager
Lead Officer: Adam Burgan, Arts & Entertainment Manager
Contact Details: adam.burgan@southsomerset.gov.uk or 01935 845911

Purpose of the Report

This report provides an update on the work of the Arts & Entertainment Service in Area West.

Public Interest

The Arts & Entertainment Service at South Somerset District Council (SSDC) works to provide access to high quality cultural events across South Somerset. Through Arts Development the Service supports and encourages various arts agencies and organisations to deliver arts activity across South Somerset. The Service operates The Octagon Theatre – Somerset’s premier theatre for arts and entertainment and Westlands Entertainment and Conference Centre – the newly refurbished venue for conferencing and entertainment. This report details arts activities taking place in Area West which is supported and initiated by the Service and the development of two venues which attracts audiences from across South Somerset and beyond.

Recommendation

That the Area West Committee notes the report and identifies:-

- Suggestions to improve service delivery;
- Potential projects it wishes to see incorporated into the 2016-17 service planning process.

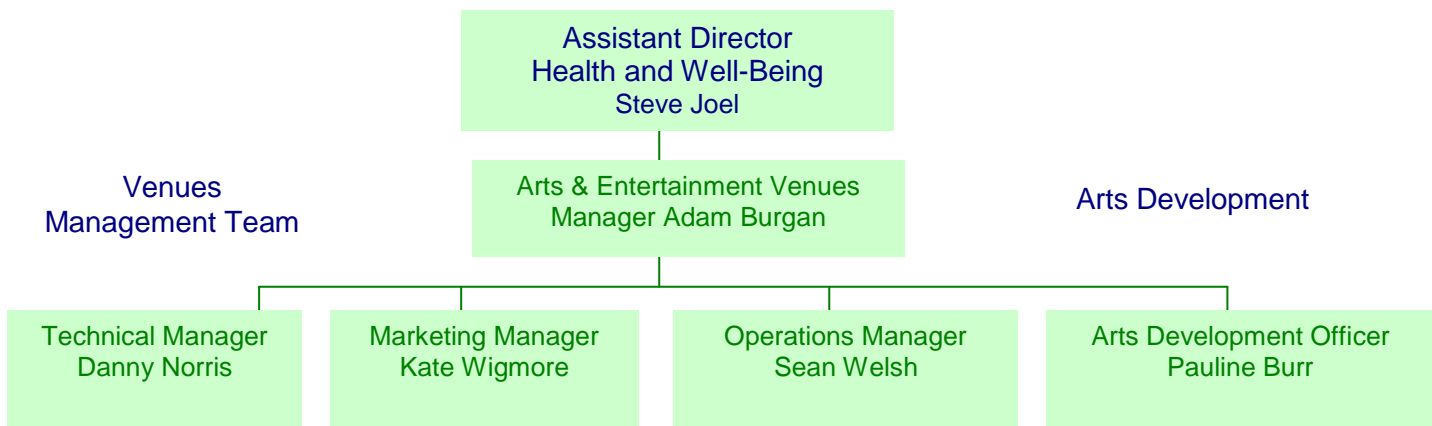
Background

The Arts & Entertainment Service aims to provide access to high quality cultural events across South Somerset. Using The Octagon Theatre as a hub of creativity we work with our partners to engage the residents of South Somerset in arts activities and encourage visitors to the region. The recently re-opened Westlands Entertainment and Conference Centre will complement the existing programme at The Octagon, broadening the programme of entertainment events on offer and striving to become the premier venue for conferencing, banqueting and meetings in the area. We aim to deliver a programme which inspires, educates and ultimately enriches the lives of those taking part, making South Somerset an ever improving place to live and work.

Report

The Arts & Entertainment Service consists of The Octagon Theatre, Westlands Entertainment and Conference Centre and Arts Development and is part of Health and Well-Being under Assistant Director, Steve Joel. We aim to offer a cohesive approach to developing and promoting the arts in South Somerset with venues being a ‘cultural and entertainment hub’ for the District.

Arts & Entertainment Structure



The Arts Development Service

The Octagon Theatre and Westlands Entertainment and Conference Centre

With the addition of Westlands Entertainment and Conference Centre and management for the Westlands Leisure Complex site, the Arts & Entertainment Venues Service has gone through a significant transformation with the team almost doubling in size via recruitment for specialist and dedicated staff team. The service has grown from 9.8 FTE staff to 22.2 FTE. The management team work across both venues ensuring that programming at the venues compliment each other with the ambition to develop audience and attendance across both venues. Sharing resources such as the Box Office, staff, marketing and customer database and making the most of the combined buying power, means that both venues also benefit from the share knowledge and skills of staff and the ability to develop staff skills across two venues and a more varied and diverse programme. The flexibility of the venues and increased capacity at Westlands is balanced by the stronger technical capability at The Octagon which will lead to a more diverse programme of events serving a wider range of tastes and customers.

The Octagon Theatre

Background

The Octagon Theatre is the council's flagship venue for high quality professional theatre, music, dance, comedy, entertainment, visual arts and literary events. The theatre is the keystone of our cultural provision across the district and provides:

- One of the largest theatres in Somerset with 626 seats.
- 260 events per annum (25% local organisations / 75% professional performance companies).
- The Octagon Academy – The Octagon's participatory programme.
- CRE8ive Writing – The Octagon's literary section.
- The Johnson Studio – The Octagon's rehearsal studio and home of The Octagon Academy that is also available for hire, functions and seminars.
- The Foyer Club – The Octagon's team of volunteers who greet our customers at performances and show them to their seats. The Foyer Club is a charity that also undertakes fundraising activity to support the development of The Octagon.
- The Footlights Club – The Octagon's special service to support regular attendees of the theatre.

The theatre was completely refurbished in 2003, and has excellent facilities, not only for staging performances but also in providing a bar, café bar and restaurant as well as a rehearsal studio.

The Arts and Entertainment Service (Octagon Theatre and Arts Development) is subsidised by South Somerset District Council by £254,800 (budget 2016/17 and achieving efficiency savings of £90k in the last two years), that equates to £1.61 per year, per resident, or 3p per week. Official statistics published in 2014 show that the UK's creative industries, which includes the film, television and music industries, are now worth £71.4 billion per year to the UK economy – generating just over a staggering £8 million pounds an hour. The UK creative industries are renowned across the globe for driving growth, investment and tourism. The creative industries consistently punch well above their weight and are a powerhouse within the UK economy.

Between 50-70% of the population of South Somerset use the theatre throughout the course of the year and satisfaction levels are consistently high (80-90%).

The mailing list contains 20,000 households and 35,000 Preview Brochures are distributed to drive ticket sales three times a year. Customers come predominantly from Somerset and Dorset. Ticket sales are supported by effective marketing through a well-maintained website, social media, posters, flyers, press and ad-hoc promotions through local radio.

Report

The Octagon Theatre has enjoyed another successful and busy year welcoming approximately 200,000 people throughout the year. Here are some of the key points:

- Continued development of programme. Highlights included Sir Willard White, Lesley Garrett, Des O'Connor, The Ukulele Orchestra of Great Britain, Joe McElderry, Bournemouth Symphony Orchestra, Blake, Dave Gorman, Blackeyed Theatre Company, Richard Alston Dance Company, Julian Lloyd Webber, Paul Merton, Al Murray, The Manfreds, Jack Dee, Reginald D Hunter, Pasha Kovalev, Rich Hall, The Pasadena Roof Orchestra, BalletBoyz, Tim Vine, Only Men Aloud, The Glenn Miller Orchestra, Pam Ayres, G4, Rhydian, Lee Mead, Josh Widdicombe, Adam Hills, Fisherman's Friends, Northern Ballet, Bournemouth Symphony Orchestra, Grimethorpe Colliery Band, Seth Lakeman and The Chinese State Circus. We presented the national tour of 'The Mousetrap' in May 2016 for 8 performances selling out every performance and 4,954 tickets!
- The Octagon Theatre is proud to be at the 'heart' of the community in South Somerset. Many local groups and societies stage performances and events at the theatre including Yeovil Amateur Operatic Society, University College Yeovil (Graduation), Helen Laxton School of Dance, Razzamatazz, The Dance Factory, Motiv8 Productions, Castaways Theatre Group, Yeovil Amateur Pantomime Society, Yeovil Youth Theatre, Yeovil Floral Society, and many more.
- The fourth Yeovil Literary Festival in partnership with Waterstones, Yeovil Library and Yeovil Community Arts Association took place 20th – 23rd October. The line-up included Clare Balding, Sir Ranulph Fiennes, Alan Carr, Gok Wan, Kirsty Wark, Miles Jupp, Simon Weston, Peter Davison, Mark Watson and Ned Boulting to name but a few.
- We were delighted to receive a Certificate of Excellence from 'Trip Advisor'. The Trip Advisor Certificate of Excellence is awarded to organisations that consistently achieve outstanding reviews on Trip Advisor. Businesses that are awarded the Certificate of Excellence demonstrate hospitality excellence and represent the upper echelon of businesses listed on Trip Advisor, the world's largest travel site.
- Arts & Entertainment Manager, Adam Burgan, was presented with a 'Western Gazette Pride Award' for 'Contribution to the Arts' on Friday 4th December.
- Our new season has been well received with performances from Circo Cuba Libre, 'America's Got Talent' Winner Paul Zerdin and Collabro all selling well.

	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Number of Events	239	244	235	242	260	264	288
Attendance	85,358	93,519	90,149	101,634	119,366	123,339	132,376
Capacity for SSDC Promoted Events	58%	60%	62%	68%	82%	83%	78%

- Ticket sales broke all records selling 132,376 tickets for the financial year 2015/16 (9,000 up on the previous year).
- Our pantomime production of 'Peter Pan' broke the record set by 'Sleeping Beauty' the previous year being seen by over 29,000 people. Ticket sales were up 7% on the previous year. For Christmas 2017 we are presenting 'Cinderella' and ticket sales are currently ahead of this point last year.
- Our 'Strike A Chord!' project, which brought in Arts Council England funding of £49K, has been successfully delivered bringing The Philharmonia Orchestra to Yeovil to work with nine local primary schools with musicians going into the schools to deliver workshops. Charles Hazlewood conducted the full orchestra at a special schools concert in June introducing children to a live orchestra with the story covered on BBC Points West.
- Continued developing our relationship with local media and with a weekly column with the Western Gazette and regular appearances on BBC Radio Somerset.
- We have continued to develop our Social Networking sites – over 8,910 Facebook users, 4,174 followers on Twitter, 1,047 Instagram followers and 584 YouTube channel subscribers.
- The Octagon Academy was launched in 2010. We now have 17 weekly classes for all ages and abilities. Over 300 people aged from 15 months to 73 are taking part classes at The Octagon in singing, dancing and drama every week. The Octagon Choir now has around 70 members.
- Increasing daytime use of The Octagon with weekly hirers including Somerset Cancer Care Café, University of the 3rd Age, Castaways Theatre Group, Somerset Siders (retired Tesco employees) and Helen Laxton School of Dance.

Westlands Entertainment & Conference Centre

Background

Westlands Entertainment & Conference Centre is the council's flagship venue for conferencing, meetings, banqueting and entertainment events. The venue significant in provision across the district and provides:

- One of the largest and most flexible venues in Somerset with 870 seats, 350 capacity for banqueting, standing capacity of 950 or festival capacity (using the whole building) at 1,500.
- The venue is also home to The Wheeldon Suite and The Parish Suite, meeting rooms available to hire with discounted rates for local charities and 'not-for-profit' groups.
- The Lounge Bar is open through the day for users of the site or visitors to the venue offering a café style menu and Box Office for events at both Westlands and The Octagon.
- The flexible venue is suitable for a wide range of events from large-scale conferencing, weddings, parties, balls, boxing and wrestling events, trade fairs and standing gigs to theatre style shows.

- The Foyer Club – the team of volunteers who have been volunteering at the Octagon for over thirty years have taken on FOH duties at Westlands. The Friends of Westlands have setup as a independent fundraising body to support the development of Westlands.
- The Footlights Club – rewarding regular customers with discounted tickets and priority booking now applies to both The Octagon and Westlands.

The refurbishment work is nearing completion but events have been taking place at the venue since the end of March.

We are taking a commercial approach to running Westlands. The venue is budgeted to be subsidised in the first year of operation by the following bodies

SSDC £269,598

Leonardos Helicopters

Yeovil Town Council

Yeovil Without Parish Council

Brympton Parish Council

Following the petition to save Westlands that was signed by over 8,000 people, officially the largest petition ever submitted to SSDC, a £2 million refurbishment has taken place to improve the facilities for guests and artists. The venue refurbishment follows the agreement between South Somerset District Council and Leonardo Finmeccanica, of a 30-year lease. The cost of refurbishment has been paid for via a loan that will be repaid over 30 years with the introduction of a £1 ticket levy.

Report

Westlands is enjoying a busy first year since reopening with staff working hard to ensure the venue was ready to welcome guests. Building work and 'snagging' is still being completed but events have been going very well with thousands of visitors already through the door. Here are some of the key points:

- Sold out events from 'Justin's Party' – which sold out two performances within an hour. Popular events from stand-up comedians Joel Dommett, Rich Hall with Henning When - already sold out for end of May. Themed party nights like 'Poptastic!' proving a success. There are many more events to look forward to including Brian Conley, Dr Hook and Nathan Carter to name a few.
- Local events like Yeovil Amateur Boxing and Yeovil Beer Festival have returned with over 3,000 people attending the Beer Festival alone. We have weekly hires from Westlands Ballroom and Latin Club and LeRoc modern jive.
- There is a subsidised rate for local 'not for profit' groups and it is good to see a number of local hirers returning to the venue.
- The Official Opening for the venue is planned for Tuesday 27th June when Darcey Bussell CBE will perform the opening in a special afternoon event for invited guests. In the evening a ticketed event open to the general public will see BBC Somerset's Claire Carter interview Darcey Bussell about her life and career with the opportunity for audiences to put forward their questions.
- Screenings from The Royal Opera House are proving popular and we plan to expand our screening programme to complement our programme and offer a different film experience with film festivals, independent and foreign language films and the best of mainstream cinema.
- Interest in the venue for events has been very high and it has been difficult to accommodate all the requests for tours and meetings. Prospects for developing usage of the venue and a busy and vibrant programme look promising.
- Social Networking pages are still in their infancy but the Facebook page already has 2,228 followers.

- We have an open day planned for Saturday 13th May when members of the public will be able to see the new facilities and tour the building. Events and activities throughout the day will showcase the different opportunities for people to join in working with the other facilities and groups on the site.

The Arts Development Service

The Arts Service works in partnership with a number of arts delivery agencies to bring a range of arts activities to the district, SSDC's on-going financial support ensures that this district maintains a good level of service for our communities. Our core funding helps the organisations to attract funding through grants, sponsorship and payment for services and gives a high level of return for the authority's investment.

These organisations include:

Take Art! This arts development agency is an Arts Council England National Portfolio Organisation and receives funding from them. Their activities in the last year include:

- **Rural Touring:** the Take Art Rural Touring programme will have brought 22 shows to 16 different village halls across South Somerset, including in Area West; Chaffcombe, Clapton & Wayford, Crewkerne and Ilminster.
- **Support to Performance Practitioners:** Take Art's Theatre Service continue to offer particular support to new emerging companies such as Wassail Theatre as well as established companies such as Boiling Kettle who now have a firm relationship with David Hall Arts Centre.
- **Tangle:** Tangle, SW African Caribbean Theatre Company continues to have their administrative base at the Take Art office. Take Art supported their Jan 2017 Towards the Sun Township tour to West Chinnock School.
- **Spring Forward Youth Dance Platform** takes place at the Octagon Theatre with over 200 dancers taking part from across the Somerset.
- **Somerset Youth Dance Company** continues its long standing connection with The Octagon Theatre and as an extension to this they have developed an all-boys youth dance company **Jump Start** that runs from the venue.

Actiontrack: Actiontrack works collaboratively with individuals and groups to get involved with originally devised music, drama, dance and the visual arts. The organisation develops and delivers wholly accessible projects, predominantly with children and young people and often with marginalized groups. They continue to work with the pupil referral units in Chard and Yeovil providing music provision on behalf of Sound Foundation Somerset, the county's service for music in education. They are also a delivery partner in a variety of targeted youth support initiatives with the young offending team.

Well known for their "Showbuild" week-long activity programmes where young people devise and create a piece of musical theatre, they offered a master class at The Octagon for young people who are thinking of performing arts as a career option. They regularly offer a week's Showbuild in the Chard/Tatworth area during the summer holidays, which is always well attended and in February 2017 they offered a week's residency in St Andrew's Primary Academy, Chardstock.

Somerset Art Works:

- The SAW Open Studios Event took place between 17th September to 2nd October 2016, attracting visitors into the county and generating sales for small, independent businesses and additional custom for local services. Data collected shows that there were in excess of 50,000

visits to venues and in-direct spend at local facilities indicates that visitors spent on average **£203**. SAW also offered associated training and bursary opportunities for artists and makers.

- Education offer InspirED subscribers in South Somerset; schools can subscribe to arts support from the partnership of SAW, Take Art, Somerset Film and SPAEDA. They provide inset training opportunities, priority access to arts residencies and a variety of resources to participating schools.
- The theme for this year's main project is **Prospect**. It will offer training and bursary opportunities for artists and makers and culminate with work being shown at Art Weeks: 23rd September – 8th October 2017. In South Somerset:
A Landscape of Objects
 - Forde Abbey residencies, exhibition, school and families workshops
 - Art Weeks Contemporary Craft Showcase weekend 23rd-24th Sept with the National Trust at Lytes Cary
 - 'Plein Air' painting project exchange Somerset/Russian artists, schools and families workshops hosted by the National Trust in South Somerset
- Funding from the Heritage Lottery and Arts Council England is in place for the **Muse, Makers in Museums**, project. Working with the South West Heritage Trust, the project will develop the cultural offer to schools/communities/local museums focussing on Chard and Bruton in South Somerset.

Somerset Film

Somerset Film provides support for local community groups and individuals, professional and amateur, in the use of digital media. Based in Bridgwater but serving the whole of Somerset they offer:

- Drop-in access to equipment, on line resources and training
- Production and training opportunities and facilities
- Advice, support and information to a wide range of film and digital media makers, from absolute beginners to high level professionals
- Project and outreach work – specialising in working with community groups and individuals who want to get started with film.

Recent achievements in South Somerset include:

- Continuation of Ignite 2.0 – second year of a three year programme that supports professional artists in the use of digital media. 7 x SSDC based artists received one to one surgeries through year.
- BFI Film Academy - a programme of master-classes, screenings and film-making for 16-19 year olds that offers bursary and travel support. 7 x SSDC residents have registered onto the programme.
- Launch of Polish Voice TV on 28th Feb 2017 in association with Phoenix School of Languages (Yeovil) and Yeovil Advice Centre. Polish Voice TV encourages understanding between Somerset communities, demystifies national stereotypes and provides a space to share ideas and to promote collective endeavour – training course supported by SSL to follow x 15 adults.
- The pop-up Engine Room in Chard Lace Mill took place between 29th Jan and 2nd Feb 2017 – it offered delivery of a week of the kind of activities that are usually available at the Bridgwater base. Included Digital Photography, Creating Content for YouTube, Make a Film in a Day and artists' surgeries.

In addition to the work of these arts organisations, the Arts Development Officer continues to support voluntary and professional groups and individuals in South Somerset, in developing their own projects at a grass roots level.

We are working with Somerset Film in the development of the “Holman Hub” film resource in South Cadbury. Based at Chapel Cross Tea Rooms, in conjunction with Tea Room Arts, a video production and editing facility will be available for pre-booked community use. Some initial training will be available and we will work with Tea Room Arts and Somerset Film to develop future projects in response to local aspirations.

We helped to fund Somerset based Jackdaws Music Education Trust to bring their opera project “Love Potion” to Holyrood School, Chard and the eight feeder primaries. Feedback from the school indicated that the project had a very positive impact on the students and was “a truly remarkable experience” for them.

In Ilminster, we continue to support the Arts Centre at the Meeting House with advice and occasional small funding contributions for specific community focused projects. We supported the development of the first Ilminster Literary Festival, which soon looks forward to its second year. We have also given funding to the Jemima Layzell Trust towards Creative Writing Workshops in Ashlands Primary School, Crewkerne and Make Theatre CIC, who work with young people between the ages of 16 and 25 years old on devised performance which they will take to the Edinburgh Fringe.

We are delighted to have supported “Creative Crewkerne”; funding for the Poetry in Shops project and Dinosaur Park performance has helped this community initiative which goes from strength to strength in promoting creative activity in the town.

The Arts Service has given support to Wassail Theatre Company, a local group that brings creative performance into non-traditional settings and specialises on themes that resonate with our communities. One of their latest shows, Rex the King, the story of a Somerset darts champion who ruled the world but lost it all, will be performed in some of our local pubs, including the Royal Oak in Crewkerne.

The Arts Development Service has helped to develop “CineChard”, the community cinema held each month at the Guild Hall. CineChard shows a range of films that have attracted audiences of up to 120 people so far; contrary to most community cinema clubs they have a successful track record of showing family and child focussed films and offer a good social experience for all members of the community.

We are in the process of developing the third South Somerset Arts Directory, which publicises cultural and creative activities across the district and encourages participation at a local level.

The Octagon Gallery:

We continue to offer a varied programme of exhibitions in The Octagon Gallery. In addition to the ever popular Yeovil Arts Group and Yeovil Camera Club, we encourage local artists, photographers and printmakers to exhibit with us and celebrate our local talent.

The ‘Strike a Chord’ orchestral project and the Heritage Lottery funded ‘Archive Project’ both included exhibitions as part of their programmes of work. We commissioned an artist to work in the nine participating schools, creating an exciting variety of visual arts to complement the children’s musical experiences. The work was displayed throughout the gallery for the month leading up to the performance. We supported Windrose Rural Media Trust in putting together an exhibition of the history of entertainment venues in Yeovil as a visual accompaniment to their work.

Financial Implications

No new financial implications stem from this report.

The Annual Budget for the Octagon and Arts Development Service is £251,590 (Net 17/18).

The Operating Budget for Westlands site, for both the Sports and Fitness Centre and the Complex is £62,495 (Net 17/18).

Corporate Priority Implications

The Arts & Entertainment Service is primarily linked to THEME 3: IMPROVE THE HOUSING, HEALTH AND WELL-BEING OF OUR CITIZENS

“We consider that decent, affordable housing is vital to the overall health of our citizens. We want to ensure that all of the community have access to sport, leisure and arts and heritage opportunities”
Specific priorities associated to the service are 3.31 Increase engagement in the Arts.

Carbon Emissions & Adapting to Climate Change

The Arts & Entertainment Service contributes to SSDC targets of Reducing Carbon Emissions by adopting a culture where this is considered in everyday decision-making. The service has appointed a Carbon Champion who encourages staff to save energy, recycle, and adopt more environmentally friendly ways of delivering our service. Audiences at The Octagon Theatre are benefiting from improved comfort cooling following a major upgrade of facilities that has seen Moducel’s FAN WALL Technology™ units replace the air handling system. The new technology is also making significant energy cost savings for the Service.

Equality and Diversity Implications

The Arts & Entertainment Service strives to make the service and those offered by its partners accessible to everyone. We ensure that all our partners hold an Equality and Diversity Policy and that equality is one of the core principles of the organisation. Our programme of performances and projects aims to offer a diverse range of events which inspire, educate, enlighten and entertain whilst bringing the community together.

Background Papers: None

Agenda Item 9

Planning Appeals

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

Purpose of the Report

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

Recommendation

That the report be noted.

Background

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

Report Detail

Appeals Dismissed

16/03479/FUL - 1 Wadham Close Ilminster Somerset TA19 9BH (Officer Decision)
The erection of a detached building to provide ancillary accommodation to main dwelling (Revised application)

Background Papers

Appeal decision notice attached.

Appeal Decision

Site visit made on 28 February 2017

by **Andy Harwood CMS MSc MRTPI**

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

Decision date: 19 April 2017

Appeal Ref: APP/R3325/W/16/3162155

1 Wadham Close, Ilminster, Somerset TA19 9BA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Derek Blezard against the decision of South Somerset District Council.
 - The application Ref 16/03479/FUL, dated 1 August 2016, was refused by notice dated 28 September 2016.
 - The development proposed is the erection of a small building to provide ancillary accommodation for house.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The first main issue is whether the proposal would preserve or enhance the character or appearance of the adjacent Conservation Area (CA), having regard to any effect of the development on the ash tree at the neighbouring property 'Hazelwell House' (No 36) Station Road. The second main issue is the effect of the proposal on the character and appearance of the area and on the setting of the CA, and whether the setting of nearby listed buildings at Nos 33 and 36 Station Road would be preserved.

Reasons

Effect on the ash tree

3. The appeal site is within a group of modern dwellings raised above and to the north of Station Road which slopes down from the town centre of Ilminster in front of the site. The site is outside but adjoins the CA which covers a wide area including land to the immediate west and south. Buildings within the CA are of a more traditional character than the detached bungalow on the site, which is set well back from Station Road.
4. Immediately adjoining the western boundary of the site is the garden of No 36 which is a grade II listed building and which is within the CA. The main part of No 36 is constructed of stone and there is a side wing with a rendered finish set away from the mutual boundary with the site. The building is at a much lower level than the appeal site. There is a substantial gap between the side of that building and the retained higher land within the appeal site.

5. On approaching downhill from the east, walls and fences alongside Station Road partially obscure the view of the site. However the rendered side elevation of No 36 is partly visible through the lower limbs of the ash tree that is positioned within the CA. This tree stands out above and to the north of the listed building at No 36 framing the dwelling and providing a strong, attractive feature on the edge of the CA. It has a high amenity value which is significant within the CA and along with other landscaping, softens the boundary of the CA providing a buffer between the appeal site and No 36.
6. The tree root system of the important ash tree will already be affected by the topography of the area and existing built structures and it appears to me that further potentially harmful effects would arise from the proposed development. The submitted site plan shows that the canopy spread of the tree would be above the north-west corner of the proposed building. The tree is higher than the land that surrounds No 36. It seems likely that the roots extend into the land at a similar level within the appeal site given the drop in levels close to No 36. Consequently, there may be a substantial amount of rooting in the area that would be required for the foundations. Yet no arboricultural evidence has been submitted to support the proposal. Thus the extent of any potential harm is unclear. Moreover, the appellant states that excavation would also be required to provide a level site for the annex which could have a further impact on the roots of the tree in my view.
7. There is insufficient information to demonstrate that the ash tree could be retained without long term harm to its amenity value and life-span. There is also insufficient information to give me confidence that imposing a planning condition to require tree protection measures would be effective. The loss of the tree would cause clear harm to the CA. Other landscaping and replacement planting would not overcome my concerns. In the circumstances, I consider that a precautionary approach is necessary.
8. In relation to the main issue due to the likely impact of construction works upon the ash tree, the development would not preserve or enhance the character or appearance of the CA. The proposal would not comply with policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028), adopted March 2015 (LP).

Setting of the CA and listed buildings

9. The proposed building would be positioned towards the end of the site, close to the existing boundary planting and behind the timber fence adjoining Station Road. The site is raised up from the level of Station Road but the building would be dug down into the site. The roof would be slated, hipped on all sides and although it would protrude above the timber boundary fence, it would be angled away from the road behind the existing landscaping.
10. From the road to the south, the roof of the proposed building would be seen in front of the existing modern dwelling on the appeal site. Further modernisation of that side of the dwelling would also occur if the approved extension is eventually implemented.
11. The proposed building would be a substantial distance from the side of No 36, would be lower and separated from it by fencing and landscaping. The proposed building would be seen from some locations in the same field of view as No 36 but on approach downhill from the east, would not obscure much of

the side wall. The roof with a pitch and materials similar to the listed building would appear co-ordinated with it. The rendered walls would also reflect materials used in that adjoining building and others nearby. The proposal would have a minor, harmless visual impact upon the adjoining listed building.

12. On the opposite side of Station Road, No 33 is another grade II listed building which fronts onto a short path and is at a lower level than the appeal site. The road and footpaths are between that building and the appeal site. The proposed building would be at a substantial distance from that building and would not affect its setting.
13. The proposal would have a very limited impact upon the settings of the CA and the listed buildings at Nos 33 and 36 Station Road. In relation to the second main issue, the proposal would not have a harmful impact on the character and appearance of the area which would preserve the setting of the CA and the settings of the nearby listed building at 33 and 36 Station Road. In these respects, the proposal would comply with LP policies EQ2 and EQ3.

Conclusions

14. It is not clear that the potential harm to the ash tree would result in any harm to biodiversity within the area. I have not therefore identified any breach of LP policy EQ4. Pre-application advice from the Council was given to the appellant prior to the submission of this and a previously refused application (Ref 16/02024/FUL). The Council did not explicitly draw attention to the need for evidence from a tree expert within that advice. However this does not overcome the concerns that I have about the possible impacts upon the important tree.
15. The harm to the CA would not be substantial but I give great weight to the conservation of the designated heritage asset. There are no public benefits that would outweigh this less than substantial harm and the lack of harm in relation to the second main issue is a neutral matter. The proposal would not comply with the advice at paragraph 134 of the National Planning Policy Framework.
16. For the reasons given above and having considered all other matters raised, I conclude that the appeal should be dismissed.

Andy Harwood

INSPECTOR

Agenda Item 10

Area West Committee - Forward Plan

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

Purpose of the Report

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

Recommendation

Members are asked to:-

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

Forward Plan

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

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

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

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

Background Papers: None.

Notes

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

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
21 st June 2017	Community Offices Update	Service Update Report	Lisa Davies, Community Office Support Manager
21 st June 2017	Highways Update Report	To update members on the highways maintenance work carried out by the County Highway Authority.	Mike Fear, Assistant Highway Service Manager, Somerset County Council
21 st June 2017	Appointment of Representatives on Outside Bodies and Working Groups	To review the appointment of members to various Working Groups	Jo Morris, Democratic Services Officer
21 st June 2017	Scheme of Delegation – Development Control – Nomination of Substitutes for Chairman and Vice Chairman	To review the appointment of members to various working groups and outside organisations.	Jo Morris, Democratic Services Officer
<i>19th July 2017</i>	<i>Ilminster Forum</i>	<i>Reports from members on outside organisations</i>	<i>Cllr. Carol Goodall</i>
<i>19th July 2017</i>	<i>One Public Estate Programme</i>	<i>Update report on the One Public Estate Programme</i>	<i>Nena Beric, Project Manager</i>
19 th July 2017	Area West Development Plan 2017/2018	Adoption of the new Area Development Plan for 2017/18.	Helen Rutter, Assistant Director (Communities) Zoe Harris, Area West Team Lead
<i>19th July 2017</i>	<i>Report on the Performance of the Streetscene Service</i>	<i>Service report on performance and priority issues in Area West</i>	<i>Chris Cooper, Streetscene Manager</i>

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
19 th July 2017	<i>Update report on the Heart of Wessex LEADER Programme and Making It Local</i>	<i>Update report</i>	<i>Helen Rutter, Assistant Director (Communities) Zoe Harris, Area West Team Lead</i>
16 th August 2017	<i>Currently no reports</i>		
20 th September 2017	<i>Chard Regeneration Scheme</i>	<i>Progress Report</i>	<i>David Julian, Economic Development Manager</i>
6 th December 2017	<i>Blackdown Hills Area of Outstanding Natural Beauty (AONB)</i>	<i>Progress Report</i>	<i>Zoe Harris, Area Development Lead (West)</i>

Agenda Item 11

Schedule of Planning Applications to be Determined by Committee

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

Purpose of the Report

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

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 6.30 pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 6.20 pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
12	ASHILL	16/05090/FUL	The erection of 1 No. detached dwellinghouse and double garage (Revised Application).	Paddock Adjoining Square And Compass Public House Windmill Hill Ashill	Mr Christopher Slow

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

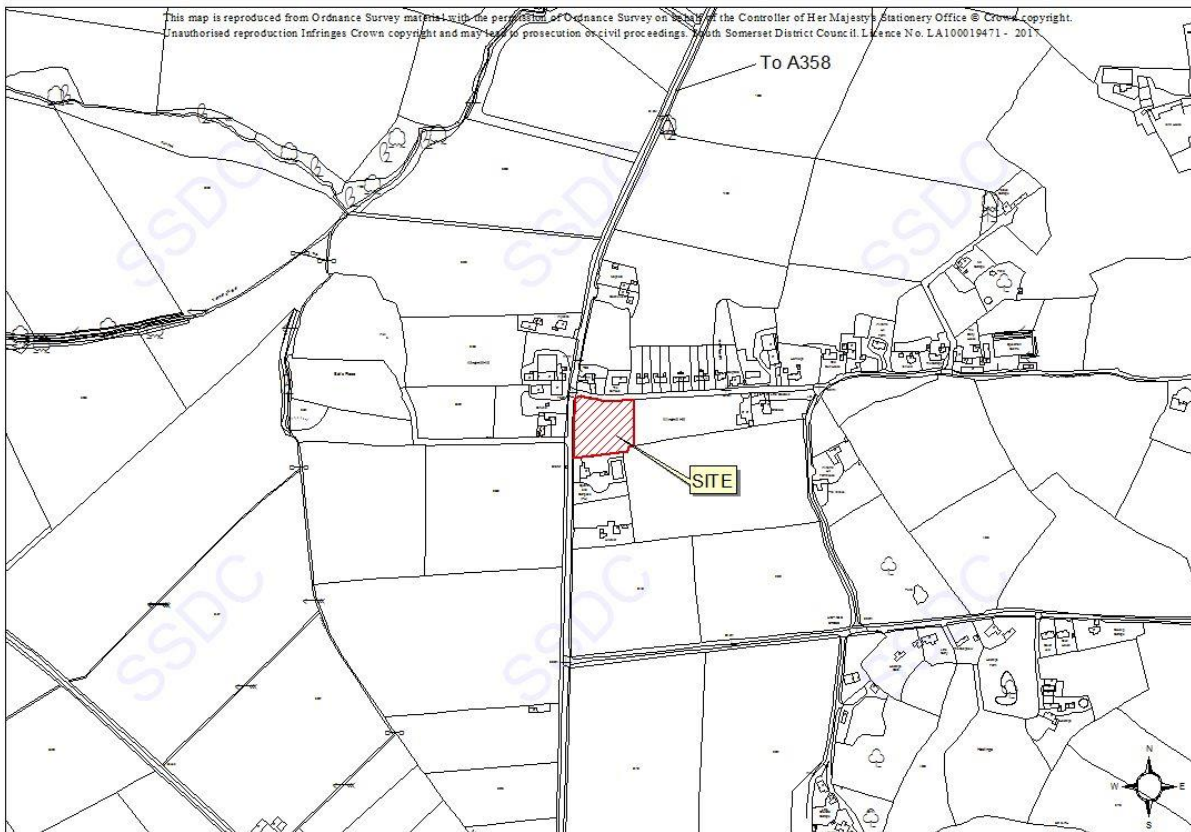
Officer Report On Planning Application: 16/05090/FUL

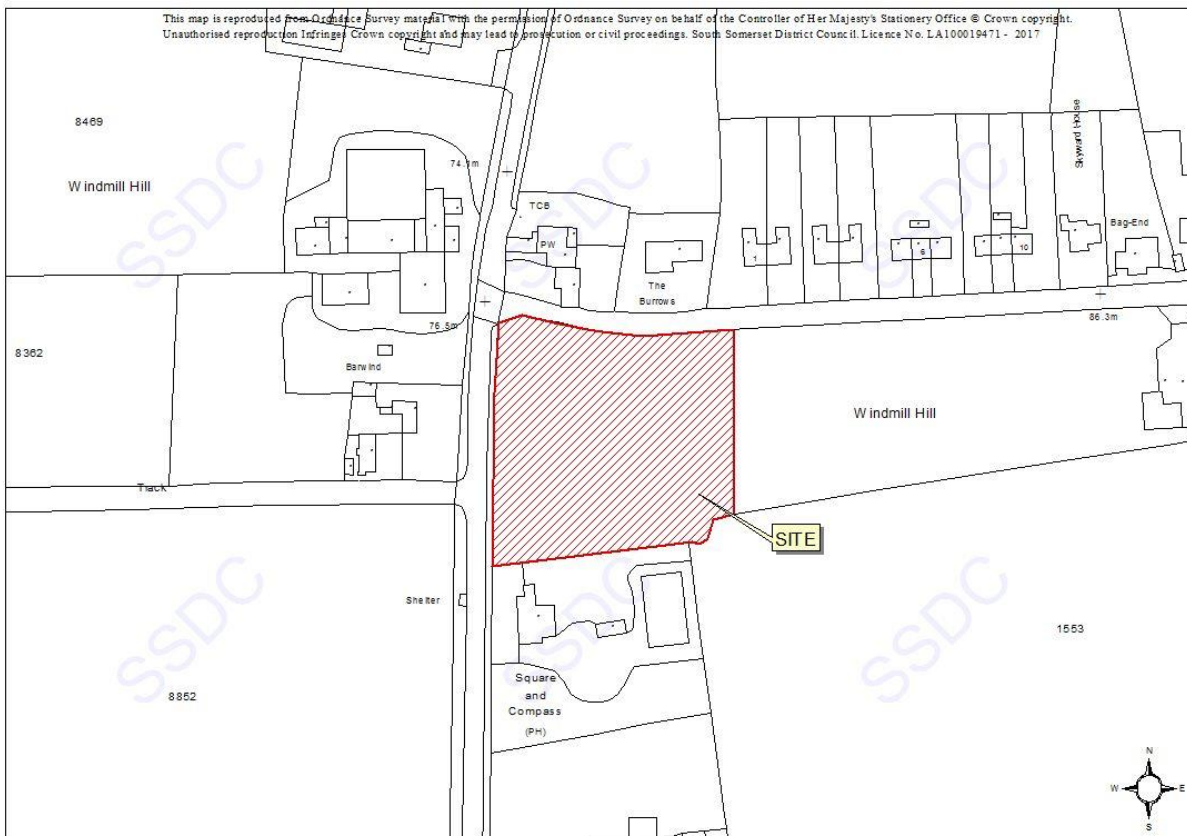
Proposal :	The erection of 1 No. detached dwellinghouse and double garage (Revised Application).
Site Address:	Paddock Adjoining Square And Compass Public House Windmill Hill Ashill
Parish:	Ashill
NEROCHE Ward (SSDC Member)	Cllr L P Vjeh
Recommending Case Officer:	Linda Hayden Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk
Target date :	10th January 2017
Applicant :	Mr Christopher Slow
Agent: (no agent if blank)	Mr David Boggon Boggons Chartered Surveyors St Michael Road Creech St Michael Taunton TA3 5DP
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

This application is being brought to committee at the request of the Ward member and by agreement with the Area Vice Chair in order that the issues can be discussed more fully.

SITE DESCRIPTION AND PROPOSAL





The application site is a field to the north of the Square and Compass pub and to the south of a line of houses on Windmill Hill Lane. It is otherwise surrounded by open countryside. The site is a certified site for 5 touring caravans with access gained via a field gate next to the pub.

Planning permission is sought to erect a detached 4 bedroom house and double garage with access from Wood Road (the original plans showed the access from Windmill Hill Lane). A request has been made that the plans be amended to include details of the new access and alterations to the proposed design of the dwelling but the applicant's agent has confirmed that they wish the application to be determined as it stands. An application for a smaller dwelling with an access from Windmill Hill Lane was refused in 2015 (15/03256/FUL).

The application form states that the proposed house would replace the original dwelling on the site that was demolished. Walls would be rendered blockwork and the roof would be slate.

HISTORY

15/03256/FUL - The erection of 1 No. detached dwellinghouse and detached double garage. Refused 21/3/2016 for the following reasons:

01. The proposal would represent new residential development in open countryside, for which an overriding essential need has not been justified. The application site is remote from local key services and as such would increase the need for journeys to be made by private vehicles. The proposal constitutes unsustainable development that is contrary to policies SD1 and SS1 of the South Somerset Local Plan (2006-2028) and to the aims and objectives of the National Planning Policy Framework, including paragraph 55. This adverse impact is considered to significantly and demonstrably outweigh the modest benefit towards meeting the Local Planning Authority's housing supply, contrary to paragraph 14 of the NPPF.

02. A new dwelling in this location would be at variance with the sporadic settlement pattern that characterises the area and as a singular development in a field location, with associated domestication of the site including the loss of hedgerow to provide visibility; it would be intrusive in the rural landscape. In addition, the proportions, form, design and materials of the proposed house would appear out of keeping with the area. It would therefore erode local character and distinctiveness, contrary to policy EQ2 of the South Somerset Local Plan (2006-2028) and to the aims and objectives of the National Planning Policy Framework. This adverse impact is considered to significantly and demonstrably outweigh the modest benefit towards meeting the Local Planning Authority's housing supply, contrary to paragraph 14 of the NPPF.

03. There is insufficient information regarding visibility at the nearby junction and at the proposed point of access to demonstrate that the proposal would not adversely affect highway safety, contrary to policy TA5 of the South Somerset Local Plan (2006-2028) and section 4 of the National Planning Policy Framework (NPPF). This adverse impact is considered to significantly and demonstrably outweigh the modest benefit towards meeting the Local Planning Authority's housing supply, contrary to paragraph 14 of the NPPF.

68397 - Residential development and formation of access - refused 1964

68397/A - Use of land as seasonal caravan site - refused

810453 - Outline permission for 4 dwelling houses - refused 1981

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.

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

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

SD1 Sustainable Development
SS1 Settlement Strategy
TA5 Transport Impact of New Development
EQ2 General Development

National Planning Policy Framework
Part 3 - Supporting a prosperous rural economy
Part 7 - Requiring good design

Somerset County Council Parking Strategy (March 2012)

Somerset County Council Highways Development Control - Standing Advice (June 2013)

CONSULTATIONS

Ashill Parish Council:

'This revised planning application, including the modified plans dated January 2017, was considered at the meeting of Ashill Parish Council held on 16 January 2017. It was noted that the point of access has

been modified again to avoid using Windmill Hill lane entirely; the elevational treatment of the proposed new dwelling has been re-drawn to reflect the local vernacular; and the Environment Agency is keen for surface water to be drained into Venners Water which can be very dry at certain times of the year. The Parish Council resolved to support the proposal as long as it is made a condition of planning permission being granted that only the one proposed new dwelling could be built and no future housing development would be permitted within any of the curtilage of the rest of the site. The Parish Council was of the opinion that the one proposed new dwelling would not impact on the environment, amenity of the area and neighbouring properties. The modification of the point of access to avoid Windmill Hill Lane and measures taken to mitigate surface water runoff away from Wood Road and Windmill Hill Lane was welcomed.'

County Highway Authority:
Standing Advice is applicable in this instance.

Highways Consultant (SSDC):

'I refer to the amended plans. The access is now proposed off Wood Road, incorporating visibility splays of 80m in the northerly direction and 68m in the southerly direction. As no information has been submitted as the 85%tile speeds it is not possible to confirm whether or not such splays are sufficient. It appears that the southerly could be impeded by parked cars along the frontage of the public inn. There is still a lack of detail in respect of the surface of the access and the surface water drainage measures. On-site parking provision should accord with the Somerset Parking Strategy in addition to the on-site turning facilities.'

Landscape Architect:
In response to the amend plans:

'I have reviewed the updated access proposal, plan 1725/3a. It is clear that the creation of the new access will necessitate the removal of a significant length of the existing hedgerow, and the creation of a bellmouth circa 14 metres in width, which will be a substantive and non-characteristic intervention on this south side of the lane. Consequently the landscape objection based upon LP policy EQ2 is maintained.'

In response to original plans:

I recollect the site from the earlier (2015) application. The application site lays within a small paddock, contained in most part by unmanaged hedging, to the south side of Windmill Hill. To the north side of Windmill Hill road is a continuous line of housing, otherwise housing presence is sporadic, and the site as a whole is not related to village form. The Square & Compass pub lays to the south of the paddock.

Whilst the application site has housing to two sides, and the pub lays to the south, to provide a rural residential context, I also note that part of the characteristic of the hamlet is the presence of small paddocks and fields that separate the more sporadic housing plots in the settlement, such that this should not be seen as an automatic 'infill' plot. I also note that the house is sited in the most elevated part of the field, in the southeast corner, with the ground falling away from this corner, such that the development could be overly-dominant unless dug-in, as well as at variance with the roadside character of adjacent housing. A further landscape impact will be in the need to satisfy County Highway's requirements for sightlines, which will result in the loss (as yet unquantified) of a length of the field hedgerow. Consequently, noting that policy EQ2 requires development to promote local character & distinctiveness, I am not persuaded that its impact upon the open paddock; elevated siting within the field and away from the roadside; and the impact upon the bounding hedgerow, achieve these objectives, thus providing landscape grounds for objection.'

REPRESENTATIONS

In response to the original and amended plans, 17 letters of support have been received, the comments are summarised as follows:

- Support this very sensible proposal and can see no reason to object
- Applicants have run a successful business for nearly twenty years and created employment and cash for the area.
- There used to be a building on the site and do not believe additional traffic is an issue given the field is currently a Caravan and Camping Club site.
- Due to the isolated nature of the pub staff accommodation has to be provided which has to be shared by the applicants; they should be allowed a home.
- Site was used as an overflow car park by previous landlord; one dwelling would not be overdevelopment.
- Proposal would create less parking than the caravan use.
- Proposal will be set back from the road without imposing on the surrounds (unlike new dwelling in Ashill).
- Field is not big enough to support livestock
- Ashill is a small village but supports various small business and facilities; a new dwelling would add to this unlike a large development

CONSIDERATIONS

As noted in the 'History' section above, an application for a smaller two bedroom house was refused in 2015 with three reasons for refusal relating to the unsustainable and isolated nature of the site; the adverse landscape impact; and the lack of information relating to highway safety. This application is now for a larger four bedroom dwelling with double garage and an access from Wood Road rather than Windmill Hill Lane. A request has been made for improvements to the proposed design of the dwelling and for additional highways information however the applicant's agent has confirmed that his client wishes the application to be determined as it stands.

Since there has been no material change in planning circumstances since the last refusal at the site, this report covers much of the same ground as that relating to the refusal of permission in 2015.

Principle of Development

Principle of Development and policy background

As set out above, the starting point for decision-making is the statutory development plan, which is the South Somerset Local Plan (2006 - 2028). Adopted in March 2015, this provides the policy framework through which to make decisions on whether or not to grant planning permission for development in the district.

However, the lack of a five-year housing land supply means that policies relating to the supply of housing should not be considered up-to-date. As such, proposals for residential development fall to be determined in light of Paragraph 14 which states that where development plan policies are out-of-date planning permission should be granted unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

According to the recent High Court decision (Woodcock Holdings Ltd) in reaching a conclusion on an application, the appropriate weight to be attached to 'out-of-date' housing supply policies needs to be

considered in the 'planning balance' of whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits. It falls to the local planning authority to strike the appropriate balance between the very clear benefits stemming from the delivery of houses to meet the Council's shortfall and any harmful impacts arising from this proposal. The NPPF is very clear that, without a 5 year housing land supply, housing application should be considered "in the context of the presumption in favour of sustainable development" (para. 49) and that any adverse impacts would need to significantly and demonstrably outweigh the benefits when assessed against the policies in the framework taken as whole; or specific policies in the Framework indicate that development should be restricted. (para.14).

This does not mean that the policies are to be ignored. The weight that should be attached to the policies will depend upon the circumstances of each case. It is also important to highlight that the other policies within the Local Plan are unaffected and therefore any development will still need to be of an appropriate quality and not have harmful environmental impacts. However, the starting point for decision-making does shift to one where a planning application should be granted permission, unless it can be shown that the adverse impacts of development significantly and demonstrably outweigh the benefits generated.

No evidence has been provided of the dwelling demolished on the site. Aerial photographs and historical maps indicate that there was a building in 1946 in the south-east corner of the field, some distance from the proposed dwelling but its use/ condition at the time is unknown. The next aerial photograph in 2001 shows that the building had gone. It is clear therefore, that the proposed dwelling would not replace an existing dwelling.

The application site is positioned in an isolated rural location where there are no pavements, street lights or direct public footpath links to the nearest rural settlements of Ashill and Broadway (approx 1.5km and 1.6km away).

In the interests of sustainable development, paragraph 55 of the National Planning Policy Framework (NPPF) requires that "local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances". Policy SD1 of the South Somerset Local Plan (2006-2028) endorses this approach, stating a presumption in favour of sustainable development.

Policy SS1 of the Local Plan identifies the areas where new development is to be focused, grouping certain towns and villages into a hierarchy of settlements - from Yeovil as the 'Strategically Significant Town' to Primary Market Towns, Local Market Towns and Rural Centres.

Other settlements are designated 'Rural Settlements', which policy SS1 states "will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in policy SS2).

The proposed development would be an isolated new dwelling outside any rural settlement which is to be protected as open countryside. The site has poor access to services and facilities and policy SS2 does not apply.

None of the exceptions listed under para 55, such as providing an essential rural worker's dwelling would apply here.

Policy HG8 is not applicable as the proposal would not replace an 'existing' dwelling as there has been no residential use on this site for more than 50 years; the building appears derelict in an aerial photograph from the 1960's.

As such, it is considered that the proposal is contrary to both local and national planning policies and therefore the principle of residential development on this site cannot be supported.

Visual and Landscape Impact

As explained by the Council's Landscape Architect, the site has a rural residential context and the hamlet is characterised by small paddocks and fields that separate the more sporadic housing plots in the settlement, such that this cannot be seen as an 'infill' plot. The land is raised above the adjacent roads and it is considered that a new house here would be prominent and out of place.

In addition, the siting, proportions, form, design and materials of the house, in particular its arbitrary position in the field, its deep span, the bland elevations, suburban eaves detail and shallow pitched roof would look completely out of keeping and harmful to the character and appearance of the area. It would not draw upon locally distinctive features or provide a unique outstanding design. A request has been made for improvements to the design but the applicant wishes the application to be determined as it stands.

Furthermore, the creation of a new access with associated visibility splays and the proposed waiting bay on Wood Road would require significant removal of hedgerow which would erode the rural character of the lane.

The proposal would therefore be contrary to policy EQ2.

It is also noted that the Appeal Inspector concluded in 1981 when considering residential development on the site concluded that it would be 'an unsympathetic addition to sporadic development in the countryside, remote from any recognised settlement'...'the appeal site occupies a prominent position ...which has considerable scenic attraction. The proposed dwellings would be conspicuous and intrusive in this predominantly rural area and would detract unreasonably from the appearance of the locality.'...' I note that the appellant would be willing to agree to one house rather than two but I do not consider that this would overcome the basic objection I have to residential development in this location.'

Impact on Residential Amenity

There would be a reasonable distance between the proposed house and the nearest residential property to the north and no first floor windows would be proposed in this direction. It is considered therefore that there would be no adverse impact on local residential amenity.

Letters of support

Whilst the letters of support are noted, it is not considered that any of reasons put forward by the correspondents override the very strong policy objections to the application.

CONCLUSION

The site is remote from services and facilities where occupants of the proposed development would be wholly reliant on private motor vehicle transport for day to day needs. The site is in the open countryside where new residential development should be strictly controlled and the proposed development would not be one of the special circumstances set out in para 55 of the NPPF. The proposal would be visually intrusive and have an unacceptable impact on local landscape character. Furthermore, there is insufficient information regarding visibility for the Planning Authority to assess the highway safety impact. For these reasons, the proposal is recommended for refusal.

RECOMMENDATION

Refuse

SUBJECT TO THE FOLLOWING:

01. The proposal would represent new residential development in open countryside, for which an overriding essential need has not been justified. The application site is remote from local key services and as such would increase the need for journeys to be made by private vehicles. The proposal constitutes unsustainable development that is contrary to policies SD1 and SS1 of the South Somerset Local Plan (2006-2028) and to the aims and objectives of the National Planning Policy Framework, including paragraph 55. This adverse impact is considered to significantly and demonstrably outweigh the modest benefit towards meeting the Local Planning Authority's housing supply, contrary to paragraph 14 of the NPPF.
02. A new dwelling in this location would be at variance with the sporadic settlement pattern that characterises the area and as a singular development in a field location, with associated domestication of the site including the loss of hedgerow to provide visibility; it would be intrusive in the rural landscape. In addition, the proportions, form, design and materials of the proposed house would appear out of keeping with the area. It would therefore erode local character and distinctiveness, contrary to policy EQ2 of the South Somerset Local Plan (2006-2028) and to the aims and objectives of the National Planning Policy Framework. This adverse impact is considered to significantly and demonstrably outweigh the modest benefit towards meeting the Local Planning Authority's housing supply, contrary to paragraph 14 of the NPPF.
03. There is insufficient information regarding visibility at the nearby junction and at the proposed point of access to demonstrate that the proposal would not adversely affect highway safety, contrary to policy TA5 of the South Somerset Local Plan (2006-2028) and section 4 of the National Planning Policy Framework (NPPF). This adverse impact is considered to significantly and demonstrably outweigh the modest benefit towards meeting the Local Planning Authority's housing supply, contrary to paragraph 14 of the NPPF.

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
 - offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case there has been no change in planning circumstances since the last refusal and the proposed dwelling is now larger than that refused.
