
Area North Committee

Wednesday 23rd September 2020

2.00 pm

A virtual meeting via Zoom meeting software

The following members are requested to attend this meeting:

Neil Bloomfield
Malcolm Cavill
Louise Clarke
Adam Dance

Mike Hewitson
Tim Kerley
Tiffany Osborne
Clare Paul

Crispin Raikes
Dean Ruddle
Mike Stanton
Gerard Tucker

The planning application will be considered no earlier than 2.00pm.

Any members of the public wishing to address the virtual meeting during either Public Question Time or regarding a Planning Application, need to email democracy@southsomerset.gov.uk by 9.00am on Tuesday 22 September 2020.

This meeting will be viewable online by selecting the committee meeting at:
https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

For further information on the items to be discussed, please contact:
democracy@southsomerset.gov.uk

This Agenda was issued on Tuesday 15 September 2020.

Alex Parmley, Chief Executive Officer

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

Information for the Public

In light of the coronavirus pandemic (COVID-19), Area North Committee will meet virtually via video-conferencing to consider and determine reports. For more details on the regulations regarding remote / virtual meetings please refer to the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 as part of the Coronavirus Act 2020.

Area North Committee

Meetings of the Area North Committee are usually held monthly, at 2.00pm, on the fourth Wednesday of the month (unless advised otherwise). However during the coronavirus pandemic these meetings will be held remotely via Zoom and the starting time may vary.

Agendas and minutes of meetings are published on the council's website at:

<http://modgov.southsomerset.gov.uk/ieDocHome.aspx?bcr=1>

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Public participation at meetings (held via Zoom)

Public question time

We recognise that these are challenging times but we still value the public's contribution to our virtual meetings.

If you would like to address the virtual meeting during Public Question Time or regarding a Planning Application, please email democracy@southsomerset.gov.uk by 9.00am on Tuesday 22 September. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

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

This meeting will be streamed online via YouTube at:

https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

Virtual meeting etiquette:

- Consider joining the meeting early to ensure your technology is working correctly.
- Please note that we will mute all public attendees to minimise background noise. If you have registered to speak during the virtual meeting, the Chairman or Administrator will un-mute your microphone at the appropriate time. We also respectfully request that you turn off video cameras until asked to speak.
- Each individual speaker shall be restricted to a total of three minutes.
- When speaking, keep your points clear and concise.
- Please speak clearly – the Councillors are interested in your comments.

Planning applications

It is important that you register your request to speak at the virtual meeting by emailing democracy@southsomerset.gov.uk by 9.00am on Tuesday 22 September. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

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

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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Area North Committee

Wednesday 23 September 2020

Agenda

Preliminary Items

1. Minutes

To approve as a correct record the minutes of the previous meeting held on 22 July 2020.

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 Neil Bloomfield, Malcolm Cavill, Adam Dance and Crispin Raikes.

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 of next meeting

Councillors are requested to note that the next Area North Committee meeting is scheduled to be held at 2.00pm on **Wednesday 28 October 2020** using Zoom virtual meeting software.

5. Public question time

6. Chairman's announcements

7. Reports from members

Items for Discussion

- 8. Community Grant to Curry Woods Conservation Trust (Executive Decision)** (Pages 7 - 12)
- 9. Area North - Area Chapter 20/21 Update & Finance Report (Executive Decision)** (Pages 13 - 19)
- 10. Area North Committee Forward Plan** (Pages 20 - 21)
- 11. Planning Appeals** (Pages 22 - 30)
- 12. Schedule of Planning Applications to be Determined By Committee** (Pages 31 - 32)
- 13. Planning Application 20/01310/HOU - Amherst, 6 The Pheasant, Seavington St Mary.** (Pages 33 - 36)

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 8

Community Grant to Curry Woods Conservation Trust (Executive Decision)

Director: Netta Meadows, Director of Service Delivery
Manager / Lead Specialist: Tim Cook, Locality Manager
Lead Officer: Adrian Moore, Locality Officer
Contact Details: adrian.moore@southsomerset.gov.uk or 01935 462409

Purpose of the Report

Councillors are asked to consider the awarding of a grant of £12,500 towards the purchase of Curry Woods in Curry Rivel by the Curry Woods Conservation Trust.

Public Interest

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

Curry Woods Conservation Trust has applied to the Area North Community Grants Programme for financial assistance with the purchase of Curry Woods. The application has been assessed by the Locality Officer who is submitting this report to enable the Area West Committee to make an informed decision about the application.

Recommendation

That Councillors award a grant of £12,500 to Curry Woods Conservation Trust, the grant to be allocated from the Area North Community Grants Programme and subject to SSDC standard conditions for community grants (Appendix A).

Application Details

Name of applicant:	Curry Woods Conservation Trust
Project:	Purchase of Curry Woods
Total project cost:	£61,000
Amount requested from SSDC:	£12,500
Application assessed by:	Adrian Moore

Community Grants Assessment Score

The table below shows the grant scoring for this application. Applications must meet the minimum score of 22 to be considered for SSDC funding under Community Grants policies.

Category	Score	Comments
A Supports Council Plan/Area Chapter	1	Yes
B Supports Equalities & Diversity	1	Yes
C Supports Environment Strategy	3	

D Need for Project	8	
E Capacity of Organisation	11	
F Financial need	5	
Total	29	

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Somerset County Council is selling approximately 4 hectares of land made up of 2 hectares of mature ancient woodland and 2 hectares of arable land situated at grid reference 3890 : 2640, postcode TA10 0PW in the parish of Curry Rivel, South Somerset District, County of Somerset. It is held with other land registered under the title ST 164473. Curry Woods Conservation Trust has been formed by members of the local community to purchase this parcel of land to preserve it and provide public use. The County Council has set a short time limit for this sale, but has recently extended the time to allow the Trust to raise funds. The Trust's aim is to plant optimal numbers and types of trees to extend and preserve the existing ancient woodland.

Somerset has a relatively low proportion of woodland cover (7% compared to a national county average of 9%), so significant linear woodlands such as Curry Woods and those along the Fivehead and Somerton ridges, with their high proportion of ancient woodland, are of particular value. SSDC has identified an even lower % tree cover in the district (4%). Curry Woods forms part of the ecological network running along the Fivehead-Somerton ridge and is of ancient origin and with a very high biodiversity value. This woodland is unique and irreplaceable once gone, due to the fact that it has taken centuries to develop, becoming home to specialist communities of fungi and invertebrates, birds and mammals.

Curry Woods and the adjoining arable fields is situated at a high point on a ridge between sections of the Somerset levels. The Trust plans to plant new woodland on the former arable fields which will play an important part in the reduction of flooding by holding up water in the upper catchment area during periods of high rainfall. There has been run-off flooding in Curry Rivel village in the last ten years causing serious damage to the Primary School.

The planned woodland management and extensive expansion will help to deliver local government environmental targets through increasing biodiversity, carbon capture/storage and water retention.

Parish information

Parish	Curry Rivel
Parish population	2,148

The Project

The project is to buy the land from Somerset County Council. The project aims to protect, enhance and extend an area of historic woodland, which is recognised as part of a broadleaf ecological network by Somerset County Council. It is important to the community of Curry Rivel for three main reasons:

- It is at the highest elevation in the Parish and it controls water flow into the built environment.
- It includes an area that the community will use to plant up to 1,000 trees to capture carbon.
- It will continue to protect and enhance the existing high level of biodiversity.

Within this broad framework the primary aim of The Curry Woods Conservation Trust is the preservation and enhancement of an area of ancient woodland, pasture and grassland and the conservation of associated fauna and flora designated as either protected, rare or of

conservation value. The project aims to reduce fragmentation and isolation of species by enhancing the existing green networks and creating corridors where possible.

The Aims and Objectives of the Curry Woods Conservation Trust are:

- To conserve the existing ancient woodland, pasture and grassland, collectively known as Curry Woods and its associated fauna and flora.
- To conserve the priority habitats on site and restore and create additional habitat, to the benefit of biodiversity, health and social wellbeing of volunteers and visitors, and climate change carbon sequestration through long-term natural climate solutions.
- To reinstate and maintain through careful and appropriate management practices a public right of way providing continued open access to Curry Woods for the public.
- To engage and inform the public in the conservation of Curry Woods and all its associated fauna and flora. The public will be encouraged to visit and volunteer to help with tree planting, maintenance and conservation activities. Information relating to Curry Woods, its history, fauna and flora and importance as part of the regional ecological network will be made widely available.
- The Trust will continually look to augment its long and short term management plans and knowledge with expert advice and guidance where and when appropriate from partner organisations such as the Somerset Wildlife Trust, The RSPB, Somerset Ecology Services and independent Ecologists among others.

The web of interactions from the existing woodland floor (mosses, lichens, liverworts and ferns) to the understory (hazel, blackthorn, geulder rose, service tree etc.) and finally the climax vegetation (woodland trees like oak, ash, cherry, birch etc.) is essential for the maintenance of a varied biodiversity of insects, mammals, birds, amphibians and reptiles. This interactive ecosystem can capture much more carbon than trees alone. This ancient woodland is much more valuable for fixing carbon than a completely fresh plantation, which will take decades to build up the web of interactions. The newly planted trees in this project will be colonised quickly by the plants and creatures mentioned by gradual migration from the existing adjacent woodland.

Local support / evidence of need

The Curry Woods Conservation Trust has successfully promoted this project using local print, digital media and public presentations. The tremendous local support for this project is evident by the £30,000 donated directly by the local community. This money was raised from a standing start over the last six months. The benefit of this project will be enjoyed directly by the residents of Curry Rivel, particularly by amelioration of flooding to Water Street and the Primary School situated there. The community will have a direct benefit from the interaction with the natural world when tree planting, volunteering with conservation activities and open access to whole site.

Project costs

Project costs	Cost £
Purchase of 4 hectares of land, made up of 2 hectares of mature, ancient woodland and 2 hectares of arable land, from Somerset County Council.	60,000
Legal fees	1,000
Total	61,000

Funding plan

Funding source	Secured or pending	Amount £
Parish Council	Secured	1,000
Own Funds	Secured	2,500
Fairfield Trust	Secured	15,000
Public Donations	Secured	30,000
SSDC	Pending	12,500
Total		61,000

Conclusion and Recommendation

It is recommended that a grant of £12,500 is awarded

Financial implications

The balance in the Area North Capital programme is £132,625. If the recommended grant of £12,500 is awarded, £120,125 will remain.

Grants are awarded subject to all other funding being secured before the commencement of the project and are on a % basis of the full project costs. Payment of the grant cannot exceed the grant award and is proportionally reduced if full project costs are under budget.

Council Plan Implications

Focus 3: Environment

To keep South Somerset clean, green and attractive we will work in partnership to:

- Promote recycling and minimise waste
- Promote the use of 'green' technology
- ***Maintain and promote access to our Country Parks and open spaces to promote good mental and physical health***
- Keep streets and neighbourhoods clean and attractive
- ***Continue to support long term flood resilience***
- Promote a high quality built environment in line with Local Plan policies
- ***Support communities to develop and implement local, parish and neighbourhood plans***

Focus 5: Health and Communities

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

- ***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 & activities***
- ***Work with partners to tackle health issues such as diabetes and hypertension and mental health***
- Work with our partners to keep our communities safe

Key priorities for Area North - Area Chapter:

Flood amelioration supports these priorities:

Environment

- Support the delivery of a Community / Neighbourhood Plan to address balance of housing / employment land in Curry Rivel.

Healthy, Self-reliant Communities

- Support a range of improvements to community facilities.

Background Papers

None

Appendix A

Standard conditions applying to all SSDC Community Grants

The applicant agrees to: -

- Notify SSDC if there is a material change to the information provided in the application.
- Start the project within six months of the grant offer and notify SSDC of any changes to the project or start date as soon as possible.
- Confirm that all other funding sources have been secured before starting the project, if these were not already in place at the time of the application.
Acknowledge SSDC assistance towards the project in any relevant publicity about the project (e.g. leaflets, posters, websites, and promotional materials) and on any permanent acknowledgement (e.g. plaques, signs etc.).
- Work in conjunction with SSDC officers to monitor and share the success of the project and the benefits to the community resulting from SSDC's contribution to the project.
- Provide a project update and/or supply before and after photos if requested.
- Supply receipted invoices or receipts which provide evidence of the **full** cost of the project so that the grant can be released.

Standard conditions applying to buildings, facilities and equipment

- Establish and maintain a “sinking fund” to support future replacement of the building / facility / equipment as grant funding is only awarded on a one-off basis.
- Use the SSDC Building Control Service when buildings regulations are required.
- Incorporate disabled access and provide an access statement where relevant.

Special conditions

Agenda Item 9

Area North – Area Chapter 20/21 Update & Finance Report (Executive Decision)

Director: Netta Meadows, Service Delivery
Manager: Tim Cook, Locality Manager
Lead Officer: Tim Cook, Locality Manager
Contact Details: tim.cook@southsomerset.gov.uk

Purpose of the Report

To provide Members with an overview of this year's delivery of the Area Chapter and finance budgets for Area North.

Public Interest

The priorities for Area North have been used to influence the development of the Council Plan for 2019/20. Some priorities identified clearly have an area focus and are better placed in an Area Chapter. The Area Chapter presents key projects and areas of work planned for the coming year by teams from across the whole organisation.

This report provides members with an update on the 20/21 Chapter.

Recommendation

- (1) That members note and comment on the report
- (2) Endorse and award allocation of spend on the following projects:
 - a) Endorse £2,000 from the Area Discretionary/Project revenue budget to support the development of a food and drink directory
 - b) Award £5,000 from Area Reserves to help progress the £1.6 million Ham Hill National Heritage Lottery Fund (NHLF) project

Background

Area Chapters focus on the priorities of the Area Committee. These priorities were identified by Members and SSDC Area + teams through member workshops, other service plans and data led information. The 2020/2021 Chapter forms part of the Council Plan.

Area + teams consist of officers across the council who are best placed to provide the resources necessary (people and financial) in order to delivery each priority set out in the chapter. Each action or project identified in the plan is allocated a lead officer who collaborates with other officers across the council and/or the local community to deliver the project. The overall approach to delivery is based on the principle that we will enable others to deliver where we can, partner where it makes sense and only deliver if absolutely necessary.

Budget information

Area North has the following funding for allocation (not including carry forwards as these will already have been previously allocated to projects)

	Budget
20/21 Community Grant revenue budget – Yearly starting allocation for applications within the Community Grant programme	£10,680
20/21 Discretionary & Project revenue budget – Yearly starting allocation for local support / community start up projects and chapter projects	£3,840
Capital Programme – rolling programme for allocation within the Community Grant programme or other agreed capital project funding	£132,625
Reserves – Unallocated balance (Please see table below of current allocation)	£13,900

Current allocation of Reserves

	Original allocation	Balance remaining
Support towards progressing affordable rural housing schemes (Approved May 09)	£10,000	£10,000

Delivery of the Area Chapter

Members will appreciate this first quarter has been overtaken by the recent pandemic and the requirement for SSDC to quickly respond to critical areas of need. Some staff were diverted to help other services within the Council, this along with an enforced lockdown, the slow re-opening of services and trades has meant that some project work will have been possibly delayed or the original project changed.

Appendix A sets out this year's progress and overview of the area Chapter focus priorities for 20/21. You will note that clear outcomes, milestones, key activities and resources have been added to the delivery plan to enable recording and monitoring of projects.

Funding requests

Project Lead Officers are requesting the following Area resources to help assist delivery of elements or completion of projects in this year's chapter:

Chapter priority	Project	Funding	Suggested budget
Continue to support key businesses including work with the	Develop a Food and Drink Directory. Please see Appendix B	£2,000	Discretionary / Project budget

Chamber of Commerce and other partners			
Progress the 1.6 million Ham Hill National Heritage Lottery Fund (NHLF) project. Make progress against the development phase timetable (£98K)	Part match funding of the development stage budget. Total match funding of £16,000 for the development phase will need to be secured, a contribution from Area North would be very welcome.	£5,000	Area Reserves

Community Grant Awards

One revenue grant has been awarded for £800.00 to Barrington Football Club for Solar panel installation. Provisional allocation for Local Information Centre in Somerton, Martock, South Petherton and Langport leaving a current revenue balance of £7,880.00

There are also 2 applications likely to come forward to Committee. These are currently being assessed by officers.

Financial Implications

A balance of £1,840 will remain in the discretionary/project budget if £2,000 is endorsed for the Food and Drink directory and £8,900 in Area Reserves if £5,000 is awarded to support progress of the £1.6m Ham Hill National Heritage Lottery fund project.

Corporate Priority Implications

The priorities have been developed taking into account the SSDC Corporate Plan and Area Chapter priorities.

Carbon Emissions Climate Change Implications

This is considered on an individual project and programme basis as appropriate. The overall priority is to seek to create more balanced communities where people can live, work and get access to the services and facilities they need on a daily basis. Area working (Area+) helps to improve access to facilities, activities and services, reducing the need to travel.

All Community Grants applications are now assessed and scored against the environmental impact of projects.

Equality and Diversity Implications

This is considered on an individual project and programme basis as appropriate. All Area Plans will have an Equality Impact Assessment.

Area North Chapter 2020-21

Area + Team

	Project description	Lead Officer	Lead Service	Outcomes	Key activities/ Milestones	Qtr 1 Overview
Economy	Complete signage improvements and refurbishment at Cartgate Tourist Information Centre, creating a hub for tourists and encouraging visitors to stop in Somerset.	Katy Munday	Leisure & Recreation	Increased footfall at TIC resulting in better visitor numbers and spend in South Somerset	Signage designed, printed & erected. Marketing drive with new logo and higher profile building to encourage visitors to stay in Somerset.	Artwork complete but print and erection delayed due to Covid and building closure.
	Continue to support individual businesses including local food and drink producers.	Joe Walsh	Economy	A Food and Drink sector which continues to thrive and continues to act as a USP for South Somerset.	Food and Drink Directory Produced to support the sector and communities during the Covid 19 period.	Fully engaged with Ruritage - a regeneration programme that is funded by EU monies to combine food and drink providers with creatives to increase social inclusion. Meetings scheduled to explore Circular Economy initiatives with the Ellen Macarthur Foundation and exploring the possibility of being involved in a University of Exeter project which focuses on the Circular Economy in the food and drink sector. Covid 19 Grants distributed to relevant organisations - many of which were food and drink. Covid 19 Food and Drink directory produced and distributed including over 100 local businesses.
	Support local events and initiatives aimed at encouraging the footfall in local high streets.	Joe Walsh	Economy	A thriving Town Centre with a strong schedule of events.	Events held throughout the year.	Re-opening of the high street work conducted in line with Government Guidance - surrounding Covid 19. Signs distributed to all TCs who requested them.
	Engage Town Councils to develop programme of investment through the Market Town Investment Group	Joe Walsh	Economy	Regeneration projects in Market Towns through an existing capital fund.	To be listed when funding is spent.	Meetings postponed due to Covid 19 however a newsletter was produced and distributed to all towns involved within the MTIG which incorporated updates from all of the towns as well as a specific focus on how they have 'coped' during Covid 19. Additionally, we have requested that each town provide a list of possible projects by September – to act as an EOI stage. Can be distributed to Members upon request.
Environment	Progress the 1.6 million Ham Hill National Heritage Lottery Fund (NHLF) project. Make progress against the development phase timetable (£98K)	Katy Munday	Leisure & Recreation	Residents, site users and wider stakeholders are consulted and engaged with the project. Ham Hill has a vibrant and sustainable future with protected heritage, conserved biodiversity and superb visitor spaces.	Development phase complete and submitted in autumn 2021. Consultation activities are reviewed and Covid secure activities commence from late summer 2020. Fundraising towards £16K match funding for development phase is complete by Jan 2021.	Project manager, activity consultant and fundraiser appointed. Research and planning ongoing. Face to face engagement events cancelled due to Covid but consultation and events being re-thought with safe alternatives. Learning from Covid being incorporated into project; value of outside spaces and importance of meeting places.
	Support community led initiatives that contribute towards combatting climate change.	Tim Cook	Locality	Engagement with Environment Strategy Delivery of projects which help to protect the environment	Promote Community grant process through the Environment Champions, social media channels etc Adapt Community grant form/process to incorporate and score against climate change initiatives	Form/process updated. Promotion through press release and new SSDC Environment news letter. Survey sent and completed by Environment Champions on how we can best help parishes. 2 x Community grant applications received and being processed.

	Re-launch the refurbished River Parrett Trail in Spring 2021.	Katy Munday	Leisure & Recreation	More visitors are attracted to South Somerset supporting local businesses and the wider economy.	Route walked, checked and maintenance issues escalated with SCC. Route guidance text written. Artwork and film making complete to launch trail. New service website available to host the free walks pack and marketing materials. Trail launched with event at revised date of Spring 2021. Final evaluation completed.	Walks text complete and maintenance on the ground ongoing. Links made with Langport Town Council and their town and river development project. Delay in project due to Covid19 and tentative re-opening of visitor economy. Baseline evaluation data established and shared with stakeholders. Plan to launch in Spring 2021 to hit the start of the walking season for next year.
Housing	Promote and support new Community Land Trusts where appropriate.	Anna-Maria Lenz	Strategy & Commissioning	Support Parish to achieve local led housing	Liaise and support Parishes	Nothing new to report on this item
	Complete Housing Needs Surveys when requested.	Anna-Maria Lenz / Marie Collins	Strategy & Commissioning / Case Services	Support Parish consultation to assist local led housing options	Liaise with Parishes Compile and collate results where applicable	Nothing to report on this item
Healthy, Self-reliant Communities	Support a range of improvements to community facilities. – Programme of live schemes to be set out in Appendix A	Tim Cook	Locality	See appendix	See appendix	See appendix
	Tackle social isolation by maintaining the network of volunteer led health walks through promotion, training and support.	Julia Booth	Locality	Encourage health, fitness and social activity	An annual training event Collection of data of attendees on walks	Health Walks some starting after lockdown, Government guidelines being followed.
	Deliver a programme of Play days in towns/villages in Area North	Julia Booth/Terena Is	Locality	Encouragement of free and activity play with families within local communities	Delivery of 8 play days during the summer holidays	Summer play days have been cancelled this summer due to Covid -19. This year we are delivering 2000 free Activity boxes and Activity booklet to encourage fun and safe activities at home.
	Tackle social isolation by improving community transport links	David Crisfield	Strategy & Commissioning	Report on options to address gaps with high level costs including recommendations on how to: • Improve transport access to essential services such as health-care, education, employment and recreation • Improved transport access to opportunities for social interaction • Improved ease of travel across the district.	1. Audit Current Provision 2. Assess Need 3. Review learning and identify gaps and issues 4. Agree which gaps are a strategic priority to fill 5. Outline options for addressing strategy priorities	Due to Covid19 and the redeployment of key staff to other priorities work on this project has been temporarily suspended.
	Deliver weekly volunteering opportunities at Ham Hill Country Park	Rachael Whaites	Leisure & Recreation	Diverse volunteering opportunities are available that enhance the physical and mental wellbeing of residents. People feel	500 days of volunteering donated each year. Practical volunteering, wildlife surveying and community support groups all available. Enhanced volunteering opportunities	Volunteering suspended from end of March 2020 due to Covid19. Weekly Zoom meetings held to keep volunteers and rangers in touch with each other.
	Appendix A - Delivery Plan					
Support	Seavington Recreation Field - improvements to play area	Adrian Moore	Locality	Successful transfer of \$106 funding Delivery of new play equipment	Provide advice and support to group in relation to all aspects of project delivery Support with applications for funding and transfer of \$106 funding	Project now complete. Play equipment installed and both \$106 funding and Community grant funding paid.
	Langport Recreation Ground - improvements to changing rooms and new skate park	Adrian Moore	Locality	Successful transfer of \$106 funding Delivery of new skate park for the community	Provide advice and support to group in relation to all aspects of project delivery Support with applications for funding and transfer of \$106 funding	Projects have been paused due to their capacity to deliver. We will re-engage when requested.

S106 funded project s	South Petherton Recreation Ground - Recreation ground master plan. Pavilion project	Rob Parr	Locality	Successful transfer of S106 funding Delivery of new Pavilion	Provide advice and support to group in relation to all aspects of project delivery Support with applications for funding and transfer of S106 funding	At the request of the parish council these projects have been paused due to their capacity to deliver. We will re-engage when requested.
	South Petherton Recreation Ground - Recreation ground master plan. Play Area project	Rob Parr	Locality	Successful transfer of S106 funding Delivery of new play equipment	Provide advice and support to group in relation to all aspects of project delivery Support with applications for funding and transfer of S106 funding	At the request of the parish council these projects have been paused due to their capacity to deliver. We will re-engage when requested.
	South Petherton Recreation Ground - Recreation ground master plan. Pitch Maintenance	Rob Parr	Locality	Successful transfer of S106 funding Delivery of new play equipment	Provide advice and support to group in relation to all aspects of project delivery Support with applications for funding and transfer of S106 funding	At the request of the parish council these projects have been paused due to their capacity to deliver. We will re-engage when requested.
	Martock recreation ground - pavilion and play area improvements	Adrian Moore	Locality	Successful transfer of S106 funding Delivery of new play equipment	Provide advice and support to group in relation to all aspects of project delivery Support with applications for funding and transfer of S106 funding	Advice and support given to Parish Clerk. When parish council sub-committees regroup, will re-engage when requested.
Project support	Isle Brewers church refurbishment and Community Space.	Adrian Moore	Locality	Successful transfer of community grant funding Delivery of new community space	Provide advice and support to group in relation to all aspects of project delivery Payment of SSDC grant award	Final interior works being completed. Final invoices will be submitted when all works complete. Official opening planned, pending Government guidelines.
	Stoke Sub Hamdon (Hamdon Community Arts Project (HCAP) - Purchase of ex-United Reform Church.	Adrian Moore	Locality	Successful transfer of community grant funding Delivery of new community space	Provide advice and support to group in relation to all aspects of project delivery Payment of SSDC grant award	Advice and support given to group. Negotiations under way regarding building purchase. Awaiting invoice to download funds.

Appendix B

Food and Drink directory

In April this year the Council facilitated the creation of a Food and Drink directory to promote businesses / organisations that were operating during the Covid 19 lockdown period. The directory was successful with over 100 businesses being included and fulfilled 3 key short term aspirations:

1. To serve our local communities by providing local alternatives to acquiring essential items
2. To support local businesses during a difficult period
3. To alleviate pressures from supermarkets and to minimise the risk of not being able to social distance when shopping

We are aware of the strengths that the food and drink sector provides to the South Somerset economy, not just in the case of employment but in contributing to our visitor economy through providing local attractions with local food and drink and by creating a unique selling point for the area.

Upon producing the Food and Drink directory the Economic Development Team agreed to lead a further piece of work to seek additional benefits including:

- A strengthened food and drink sector within South Somerset
- The creation of new supply chain opportunities for local producers
- A reduction in food miles, leading to environmental benefits
- A reduction in the use of supermarket visits, leading to a reduction in travel and environmental benefits
- Some research states that local food is of a better quality and holds higher nutritional values which will lead to health benefits for local residents

We are requesting £2,000 of funding from each Area to continue this piece of work to a greater extent. It should be noted that we hope each Area will contribute to establish better value for money and a combined offer for South Somerset however for this reason we do require approval from each Area. Activity is likely to include:

- Re-visiting the directory and using a proportion of the funding to enhance it, promote it further and develop a more robust communication strategy
- To target certain sectors to seek additional businesses to include within the directory – these will be based on recommendations from the tourism team so it aligns with enhancing our visitor economy
- To establish a web presence and to make the directory more interactive (for example an online map)

Supporting the food and drink sector features in the Council's Economic Development Strategy as an 'Elected Member Priority' as well as being a key element of the Economy Covid 19 Recovery Strategy. In terms of an Area Priority, this will contribute to the Economy Priority of *"to continue to support key businesses including work with the Chamber of Commerce and other partners"*.

Joe Walsh, Specialist Economic Development will attend committee to answer any questions you may have.

Agenda Item 10

Area North Committee – Forward Plan

Interim Director: Kirsty Larkins, Strategy and Commissioning
Officer: Becky Sanders, Case Officer (Strategy & Commissioning)
Contact Details: becky.sanders@southsomerset.gov.uk or (01935) 462596

Purpose of the Report

This report informs Members of the Area North Committee Forward Plan.

Public Interest

The forward plan sets out items and issues to be discussed over the coming few months. It is reviewed and updated each month, and included within the Area North Committee agenda, where members of the committee may endorse or request amendments.

Recommendation

Members are asked to note and comment upon the Area North Committee Forward Plan as attached, and to identify priorities for any further reports.

Area North Committee Forward Plan

Members of the public, councillors, service managers, and partners may also request an item be placed within the forward plan for a future meeting, by contacting the Agenda Co-ordinator.

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

To make the best use of the 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 and SCC corporate aims and objectives.

Further details on these items, or to suggest / request an agenda item for the Area North Committee, please contact one of the officers named above.

Background Papers: None

Area North Committee Forward Plan

Further details on these items, or to suggest / request an agenda item for the Area North Committee, please contact the Agenda Co-ordinator; at democracy@southsomerset.gov.uk

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

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
Dec	Area North – Area Chapter	Quarterly update report.	Locality Team Manager and/or Locality Team Leader
<i>TBC</i>	<i>Somerton Conservation Area</i>	<i>Report regarding the Somerton Conservation Area Appraisal and designation of extensions to the Conservation Area.</i>	<i>TBC</i>
<i>TBC</i>	<i>Community Grants</i>	<i>To consider any requests for funding.</i>	<i>TBC</i>

Agenda Item 11

Planning Appeals

Director: Netta Meadows, Service Delivery
Lead Officer: Barry James, Interim Lead Specialist (Planning)
Contact Details: simon.fox@southsomerset.gov.uk

Purpose of the Report

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

Public Interest

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.

Recommendation

That members comment upon and note the report.

Appeals Lodged

19/02777/FUL - Land Adjoining Morganside, Turnhill Road, High Ham.
The erection of 3 No. dwellings with associated works including the creation of a new access and landscaping.

201/00178/FUL - Land Adjacent To Apple Tree Barn, Combe, Huish Episcopi.
Erection of 1 No. dwelling and garage

Appeals Dismissed

19/02127/HOU - Kings Orchard, Kennel Lane, Huish Episcopi.
The erection of a two storey side extension to dwelling.

19/02725/FUL - Lower Hurcot Farm, Hurcot Lane, Somerton.
Change of use of land from agricultural to residential and the erection of a 3-bay open fronted timber frame garage and adjoining loose-box on a concrete base with an apron in front of two bays.

19/02931/FUL - Melbury House, Badgers Cross Lane, Somerton.
Erection of 3 dwellings and retention of existing dwelling and the formation of new access/parking.

Appeals Allowed

None

The Inspector's decision letters are shown on the following pages.

Appeal Decision

Site visit made on 7 July 2020

by J Gibson BUEP MPIA

an Inspector appointed by the Secretary of State

Decision date: 21st July 2020

Appeal Ref: APP/R3325/D/20/3248452

Kings Orchard, Kennel Lane, Langport, Somerset TA10 9SB

- 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 Damon Bridge against the decision of South Somerset District Council.
 - The application Ref 19/02127/HOU, dated 23 May 2019, was refused by notice dated 16 January 2020.
 - The development proposed is for construction of 2 storey extension to existing bungalow comprising ground floor kitchen area with 2no bedrooms in pitched roof.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The appellant submitted revised plans of development during the application process for the Council to consider. To remove any doubt, I have determined the appeal based on the proposed plans identified by the Council as forming the basis of their decision.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the host dwelling and surrounding area.

Reasons

4. Kennel Lane is a relatively short and narrow street characterised by detached residential dwellings lining the northern side and a cemetery lining the southern side. The residential dwellings fronting Kennel Lane appear prominent within the street scene due to Kennel Lane sloping significantly down to the west, and the residential properties being elevated above the street level by retaining walls.
5. The appeal site comprises of a single storey detached dwelling with a horizontal gable roof design and a small front extension to one side with a front facing gable roof. The front extension has a lower ridge height than the roof of the host dwelling, maintaining a subordinate appearance. The appeal site appears relatively spacious with a distinct gap between the existing dwelling and the boundary shared with the neighbouring property to the west, visible from the Kennel Lane street scene and from Kennel Orchard Close to the rear.

6. The proposed side extension would exceed both the forward and rear extent of the host dwelling and would introduce a two storey built form which would be level with the ridge height of the existing roof. Consequently, the awkward and unbalanced design of the proposed side extension would appear unsympathetic to the design and scale of the existing host dwelling. The appeal proposal would introduce an oversized built form within the site which would be viewed prominently from both the Kennel Lane street scene and from Kennel Orchard Close to the rear.
7. Whilst I note the appellant's case that the site is of an appropriate size to accommodate a further extension to the host dwelling, I am not satisfied that the appeal proposal is of an appropriate size or design to best compliment the character and appearance of the host building and surrounding area. Likewise, although the proposed roof line of the side extension would not exceed the height of the existing dwelling, it would fail to achieve a subordinate appearance due to the level ridge height and roof design. The suggested lack of objections does not outweigh the harm I have identified.
8. Accordingly, the proposed development would harm the character and appearance of the host dwelling and surrounding area. It therefore conflicts with Policy EQ2 of the South Somerset Local Plan (adopted March 2015) and the "Extensions and alterations to houses – a design guide" Supplementary Planning Document (adopted 2010). These policies seek, amongst other things, to achieve high quality development that promotes local distinctiveness and preserves or enhances the character and appearance of buildings and the district.

Conclusion

9. For the reasons given above I conclude that the appeal should be dismissed.

J Gibson

INSPECTOR



Appeal Decision

Site visit made on 28 July 2020 by Christian Ford BA (Hons) BTP MRTPI

Decision by Andrew Owen BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 August 2020

Appeal Ref: APP/R3325/W/20/3252267

Lower Hurcot Farm, Hurcot Lane, Somerton TA11 6AA

- 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 Tim Burrage against the decision of South Somerset District Council.
 - The application Ref 19/02725/FUL, dated 30 September 2019, was refused by notice dated 11 March 2020.
 - The development proposed is 3-bay open fronted timber frame garage and adjoining loose-box with oak posts at the front, ship-lap boarded walls, pantile effect PVC coated steel sheet roof on a concrete base with an apron in front of two bays.
-

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a Planning Decision Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is the effect of the proposed development on the local landscape character of the area.

Reasons for the Recommendation

4. Lower Hurcot Farmhouse forms part of a small group of buildings which comprise the western portion of the hamlet of Hurcot. The land surrounding the hamlet's built form generally comprises open agricultural fields although there is separation from the wider countryside to the south by a railway embankment. The two storey detached house is set back a short distance from the road and the property has a large rear garden area. To the northern side of the dwelling there is a driveway which leads to an open parking area situated between the rear of the house and an old outbuilding.
5. The appeal site is to the north of the driveway. At the time of the site visit fencing had been erected and the landform remodelled, including an excavated area siting lower than the neighbouring field. The excavated area would accommodate the proposed timber frame garage and attached loosebox. However, it is apparent that the land previously formed part of the neighbouring large open agricultural field which rises towards the north and

wraps around the flank and rear of the appeal property, making an important contribution to the landscape setting of the hamlet.

6. Policy EQ2 of the 2015 adopted South Somerset Local Plan (LP) seeks to ensure development promotes local distinctiveness and preserves or enhances the character and appearance of the district. In determining this, the policy sets out a number of considerations that a proposal will be assessed against. This includes 'conserving and enhancing the landscape character of the area'. The development would fail to meet this consideration and instead cause significant harm to the landscape character of the area owing to a combination of the sizeable incursion into the open field, the carving out of the natural landform and the domestic nature of the proposed outbuilding and associated hardstanding. Given its close proximity to the road, the harmful effects of the development would be visually prominent despite the fact that it would be seen from the south against the rising field behind and would have a limited visual impact when seen from the north. Overall, it would not preserve or enhance the character and appearance of the district in accordance with Policy EQ2.
7. The appellant's stated need for the additional covered parking, loose-box and associated turning space are acknowledged, as is the care taken in the design and materials of the proposed building. However, it has not been demonstrated that other less harmful options to accommodate the identified needs within the existing large permitted residential area of the property have been fully explored. Limited weight is therefore given to this matter.
8. The appellant has drawn attention to the granting of planning permission for a double garage and later attached workshop and store at The Old Barn, on the opposite side of the road to the appeal site. However, the full background to those permissions have not been made clear, in particular whether they involved the change of use of agricultural land to residential use. In any event, they are not directly comparable to the current proposal because they are set further back from the road and are thereby less prominent.
9. Accordingly, it is concluded the proposed development would have an unacceptably harmful effect on the local landscape character of the area and the benefits of the development would not outweigh the harm. It would conflict with Policy EQ2 of the LP for the reasons previously stated. It would also conflict with paragraph 127 of the National Planning Policy Framework which seeks to ensure developments are sympathetic to local character.

Conclusion and Recommendation

10. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

Christian Ford

PLANNING DECISION OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Planning Decision Officer's report, and on that basis the appeal is dismissed.

Andrew Owen

INSPECTOR



Appeal Decision

Site visit made on 11 August 2020 by Christian Ford BA (Hons) BTP MRTPI

Decision by Andrew Owen BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9 September 2020

Appeal Ref: APP/R3325/W/20/3252087

Melbury House, Badgers Cross Lane, Somerton TA11 7JF

- 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 Garry Edmunds against the decision of South Somerset District Council.
 - The application Ref 19/02931/FUL, dated 21 October 2019, was refused by notice dated 9 March 2020.
 - The development proposed is 3 no. new dwellings (chalet bungalows).
-

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a Planning Decision Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issues

3. The main issues are;
 - i) whether the occupants of the proposed development would have adequate access to shops and services and,
 - ii) the effect of the proposed development on the character and appearance of the area.

Reasons for the Recommendation

- i) Access
4. Policy SS1 of the 2015 adopted South Somerset Local Plan (LP) sets out the Council's strategy for where new development is expected to be focussed. The strategy includes the settlement of Somerton which is identified as a Local Market Town. However, the appeal site is located outside the development area of Somerton by around 200m and within the countryside. In this respect it differs from development in the west of Somerton which is contiguous with the town centre. It is also located outside the Somerton 'direction of growth' which is identified to the western edge of the town through Policy LMT3.
 5. In terms of access to services and facilities by non-car modes, there are no pavements or street lights between the appeal site and the developed area of Somerton for a distance of around 300m. For the most part there is a narrow

- verge which offers pedestrians the ability to walk off the carriageway or to wait while vehicles pass. However, it is particularly difficult to walk off the carriageway at the pinch point of the railway bridge. Even with a timely judged wait for a gap in the traffic before traversing this section, the bends in the road to either side of the bridge may inevitably result in a conflict between vehicles and pedestrians at this point.
6. I note the County Council's appraisal of the speed limits in the vicinity of the site are not up to date. For accuracy, they are 60mph on Badgers Cross Lane, 40mph on the B3165 Sutton Road and 20mph a short distance from the Sutton Road/Badgers Cross Lane junction when travelling towards Somerton. However, the vehicle speeds past the site on Badgers Cross Lane would be significantly lower than 60mph given the close proximity of the junction and the road geometry.
 7. Nonetheless, notwithstanding the 20mph speed limit across the bridge, were the route to be used by pedestrians from the proposed houses, it would create additional hazards to all highway users, to the detriment of highway safety. As such, the pedestrian access between the appeal site, the town centre and the nearest bus stops on the B3153 Langport Road is considered to be inadequate.
 8. Although there are no dedicated cycle routes, the relatively flat landscape (excluding the bridge) and the distances of up to approximately 1km would make the town centre and the bus stops readily accessible by bicycle from the appeal site. Nevertheless, taking into account the inadequate pedestrian access described above, which is particularly unsuitable for use by disabled, partially sighted or less able pedestrians, the development would fail to meet Policy TA5 of the LP which seeks to secure inclusive safe and convenient access on foot, cycle, and by public and private transport that addresses the needs of all.
 9. While paragraph 103 of the National Planning Policy Framework (the 'Framework') recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas; aside from cycling, the site's location fails to offer a range of sustainable transport modes. Insufficient detailed evidence has been submitted to draw comparisons with the Radio Station site.
 10. In conclusion, the appeal site is not a suitable location for the proposed development as it would fail to accord with the Council's housing strategy and be significantly hazardous to highway safety. Therefore, future occupants of the development would have inadequate access to shops and services. The development would conflict with LP Policies SS1, LMT3 and TA5 as set out above. It would also conflict with the Framework which promotes sustainable transport modes and seeks safe and suitable access for all users.

ii) Character and appearance

11. Melbury House occupies a very large plot with the house positioned close up to the Sutton Road/Badgers Cross Lane junction. As a consequence, there is a large gap between the rear of the house and Glen View, the neighbouring house to the south-east. The primary importance of the gap to the rural character of Badgers Cross Lane is through providing a spacious garden area to Melbury House. Key characteristics of the small group of dwellings which comprises Melbury House, Glen View and Melbury Farm is that they all have

very spacious garden areas when viewed from the lane and each dwelling is of an individual design.

12. The proposed three detached houses would be located to the rear of Melbury House and face Badgers Cross Lane. Owing to the narrow width of the plots and the significantly reduced depth of the rear garden area to Melbury House, the spacious rural character to this part of the lane would be harmfully replaced by a more cramped, urban form of development. The detrimental effect would be emphasised by the repetitive nature of the new dwellings which would introduce a small suburban estate type development conflicting with the individually designed houses on either side.
13. Although the Council referred to Policy EQ5 on Green Infrastructure in its reasons for refusal, the proposal would not be contrary to this policy as the layout enables new planting along the Badgers Cross Lane frontage which would soften the visual impact of the hardstanding in front of each house. Nonetheless, it is concluded the proposed development would be significantly harmful to the spacious character and appearance of the area. It would therefore conflict with Policy EQ2 of the LP which seeks to ensure development is of high quality design that reinforces local distinctiveness and respects local character. It would also conflict with the Framework which has similar aims.

Other matters

14. Benefits of the development include the provision of three market houses in circumstances where there is a local shortage against assessed needs. There are also the economic and employment benefits associated with the construction and subsequent occupation of the housing including spending at local shops and services. However, as the proposal is for just three houses, it would make a very limited contribution to housing supply in the District and the local economy. As such I give these benefits limited weight.

Planning Balance

15. I give substantial weight to the proposal's conflict with policies TA5 and EQ2 for the reasons given above. I also give weight to the conflict with policies SS1 and LMT3, however the Council's failure to be able to demonstrate a five year supply of deliverable housing sites means that weight is moderate. I give neutral weight to the proposal's accordance with policy EQ5, and limited weight to the benefits outlined above. Overall, the proposal would conflict with the development plan when considered as a whole.
16. However, as the Council is unable to demonstrate a five years supply of housing, paragraph 11 d) of the Framework applies. With regard to paragraph d) i., there are no policies in the Framework which protect areas or assets of particular importance that are relevant to the proposed development. It is therefore necessary to go on to consider paragraph 11 d) ii, which requires an assessment of whether the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
17. The adverse impacts in relation to the policies in the Framework concern the absence of a range of sustainable transport modes, safe and suitable access for all users and the achievement of high quality design which is sympathetic to local character. Great weight is given to these factors given the combined

emphasis in the Framework on sustainable transport, safe communities and well designed places.

18. The benefits of the development are the provision of three additional units and the associated economic benefits resulting from their construction and occupation in the long term, as set out above, with the addition that the Framework recognises that small and medium sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. Taken together, I give only moderate weight to the benefits.
19. Consequently, when assessed against the policies in the Framework taken as a whole, it is considered the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. The presumption in favour of sustainable development does therefore not apply and, further, the development would conflict with LP Policy SD1 which seeks to secure sustainable development.
20. Accordingly, it is concluded the proposed development would conflict with the development plan and there are no material considerations, including the Framework, which indicate that the decision should be taken otherwise than in accordance with the development plan.

Conclusion and Recommendation

21. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

Christian Ford

PLANNING DECISION OFFICER

Inspector's Decision

22. I have considered all the submitted evidence and the Planning Decision Officer's report, and on that basis the appeal is dismissed.

Andrew Owen

INSPECTOR

Agenda Item 12

Schedule of Planning Applications to be Determined by Committee

Director: Netta Meadows, Service Delivery
Lead Officer: Simon Fox, Lead Specialist (Planning)
Contact Details: simon.fox@southsomerset.gov.uk

Purpose of the Report

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

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 2.00pm.

The meeting will be viewable online at:
https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

Any members of the public wishing to address the virtual meeting regarding a planning application need to email democracy@southsomerset.gov.uk by 9.00am on Tuesday 22 September 2020.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
13	SOUTH PETHERTON	20/01310/HOU	Erection of an extension to the front of the existing garage.	Amherst, 6 The Pheasant, Seavington St Mary.	Mr S Day

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

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

Referral to the Regulation Committee

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

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

Human Rights Act Statement

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

Agenda Item 13

Officer Report On Planning Application: 20/01310/HOU

Proposal :	The erection of an extension to the front of the existing garage
Site Address:	Amherst 6, The Pheasant, Seavington St Mary.
Parish:	Seavington St Mary
SOUTH PETHERTON Ward (SSDC Member)	Cllr A Dance Cllr C Raikes
Recommending Case Officer:	Cameron Millar
Target date :	9th July 2020
Applicant :	Mr Stephen Day
Agent: (no agent if blank)	Mr Ian Pamplin, 90 Herne Rise, Ilminster TA19 0HL
Application Type :	Other Householder - not a Change of Use

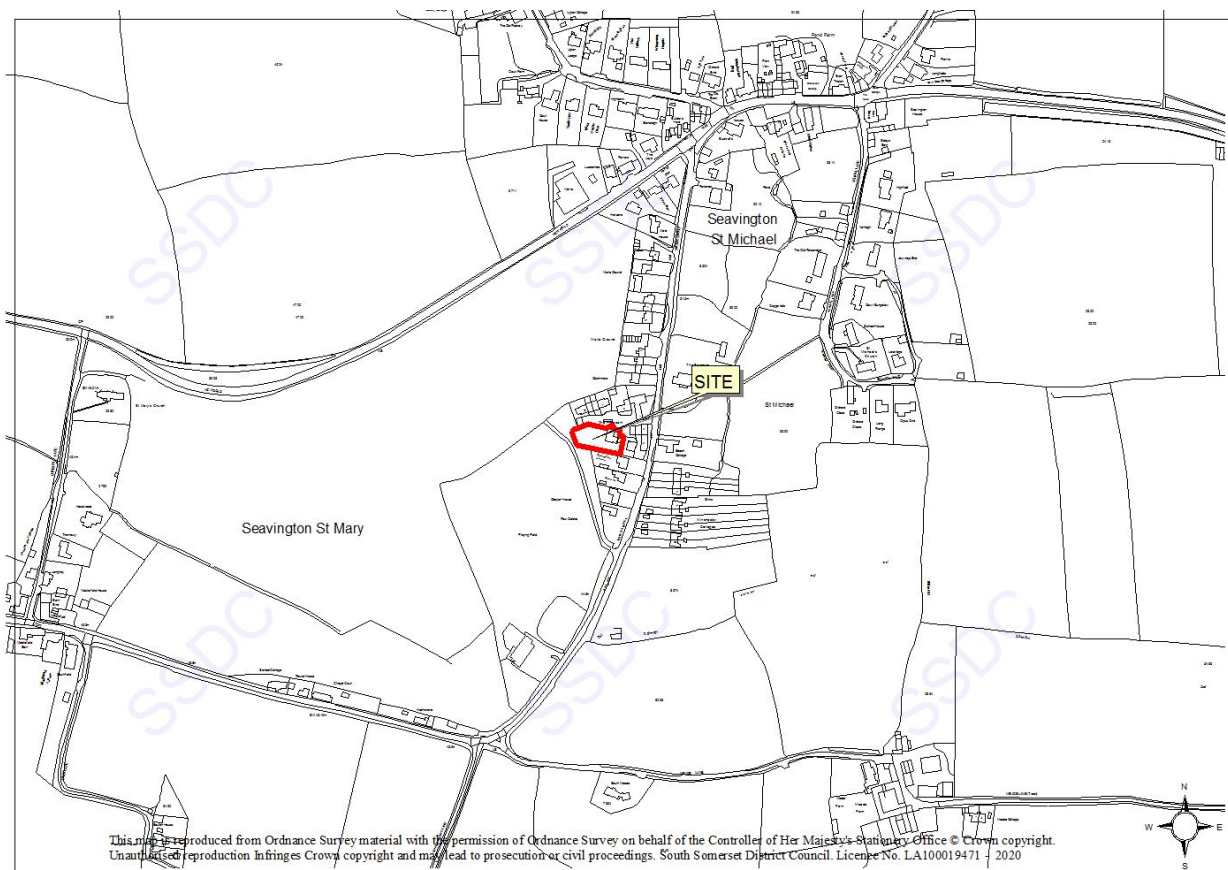
REASON FOR REFERRAL TO COMMITTEE

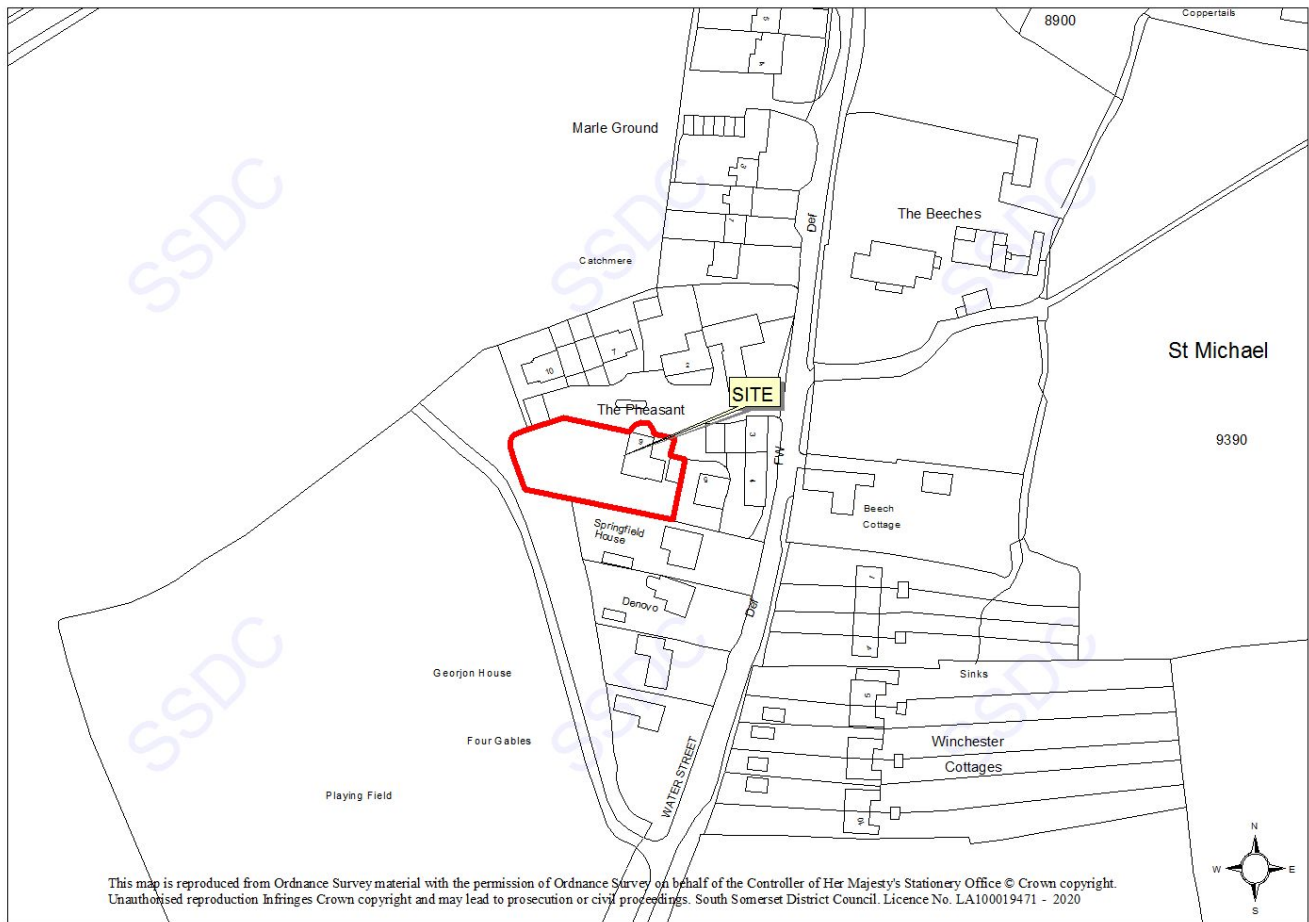
This application is referred to Area Committee at the request of the ward members and with the agreement of the Area Vice Chairman to further discuss the merits of the application.

Date of site visit: Not conducted due to Covid-19.

Neighbours/consultees correct: Yes

SITE DESCRIPTION AND PROPOSAL





Description: Amherst is a two storey dwellinghouse, located within the curtilage of the Grade II listed The Pheasant and Farmhouse, in the parish of Seavington St Mary. Amherst is constructed of Hamstone under a thatched roof and the proposal is for an extension of an existing garage using the matching materials of the existing garage which are Hamstone under a slate roof.

Planning History:

Recent and Relevant:

16/04245/FUL - Alterations and erection of single storey extension. Permitted with conditions 2016.

14/00596/FUL - The erection of a porch over front door. Application permitted with conditions 2014.

09/04525/FUL - The conversion of existing garage into a study and the erection of an attached garage. Application permitted with conditions 2009.

05/02565/FUL - Erection of double garage. Application permitted with conditions 2005.

Policy:

South Somerset Local Plan 2006-28:

Policy SD1 - Sustainable Development

Policy EQ2 - Design and General Development
Policy EQ3 - Historic Environment
Policy TA5 - Transport Impact of New Development
Policy TA6 - Parking Standards

NPPF:

Chapter 12 - Achieving Well Designed Places
Chapter 16 - Conserving and Enhancing Historic Environment

Planning Practice Guidance.

Somerset County Council Parking Strategy (September 2013) and Standing Advice (June 2017)

Parish Council:

Seavington St Mary Parish Council - "fully support this application."

Other Consultees:

Highways Authority: Standing advice applies.

Highways Consultant: " No highways issues - no objection."

SSDC Conversation Officer: " It looks from historic maps as if the building was historic in its own right, though one would have to visit to confirm It has had fairly recently permission for an extension. Regarding the present proposal for extension, I agree, it sounds fine in terms of materials. I do however have a problem with the fact that it extends the extension beyond the width of this elevation of the building. It would partly obscure the east elevation of the house. At present the garage is subservient to the building. The overall form of the house is dominant and can be read. With the further extension of the garage it would in my view cross the line of being subservient, so I would not support it. It would create a rather awkward roof shape and I would also not support the addition of a door in the side wall.
"

23/07/2020: " Having not been to site I was not certain if the building is historic or a new building in historic style. From the answer of the applicants/agent it appears that it is a modern replacement building in the same position. The building is therefore not a historic asset in itself as I had thought from map evidence but it is still in the setting of a listed building and great care has been taken in its design and materials to protect the setting."

Neighbour Comments:

Neighbours were notified and a site notice was posted. No responses were received.

Design/Layout/Materials:

The proposals are for the extension of an existing garage using matching materials of the existing garage which are Hamstone under a slate roof. Amherst is located within the historic curtilage of Grade II listed The Pheasant and Farmhouse, with the proposed garage extension facing The Pheasant and Farmhouse and located approximately 22 metres from the listed building. The front extension of the garage will alter the roof shape of the garage from a lean to slope to an L shape design. It is considered

that this change in design and shape of the garage will not be subservient in design to the dwellinghouse, as it alters the appearance of the front elevation of Amherst with the extension located ahead of the front entrance to Amherst. It is considered that this would result in demonstrably harming the setting of the Grade II listed The Pheasant and Farmhouse, as well as causing demonstrable harm to visual amenity. The plans are therefore considered to be unacceptable due to design.

Residential Amenity: It is not considered that the proposal would give rise to undue overlooking / loss of privacy or an overbearing relationship with neighbouring properties. Therefore it is considered that the development does not have an unacceptable impact upon the residential amenity of neighbouring properties.

Highways: The proposal satisfies the requirements of the Somerset Parking Strategy 2013 and Standing Advice.

CIL: This Authority does not collect CIL from householder development.

Summary: The parish council are supportive of the proposal contrary to the officer recommendation. Notwithstanding the parish representation, the proposed development is considered to be demonstrably harmful to visual amenity and to the setting of a listed building and is therefore recommended for refusal.

Recommendation:

Refusal.

FOR THE FOLLOWING REASON

01. The proposal, by reason of its design is not considered to be subservient to the existing dwellinghouse and would cause demonstrable harm to the setting of a listed building and to visual amenity contrary to the aims and objectives of Policies of EQ2 and EQ3 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework 2019.