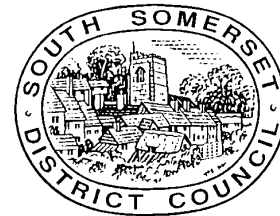


South Somerset District Council

Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 24 November 2010

2pm

**The Millennium Hall
Seavington
TA19 0QH**

(location plan overleaf - disabled access is available at this meeting venue)



The public and press are welcome to attend.

Please note: Planning applications will be considered no earlier than 4pm.

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, Becky Sanders on Yeovil (01935) 462462.

email: becky.sanders@southsomerset.gov.uk

website: www.southsomerset.gov.uk/agendas

This Agenda was issued on Tuesday 16 November 2010

Ian Clarke, Assistant Director (Legal & Corporate Services)



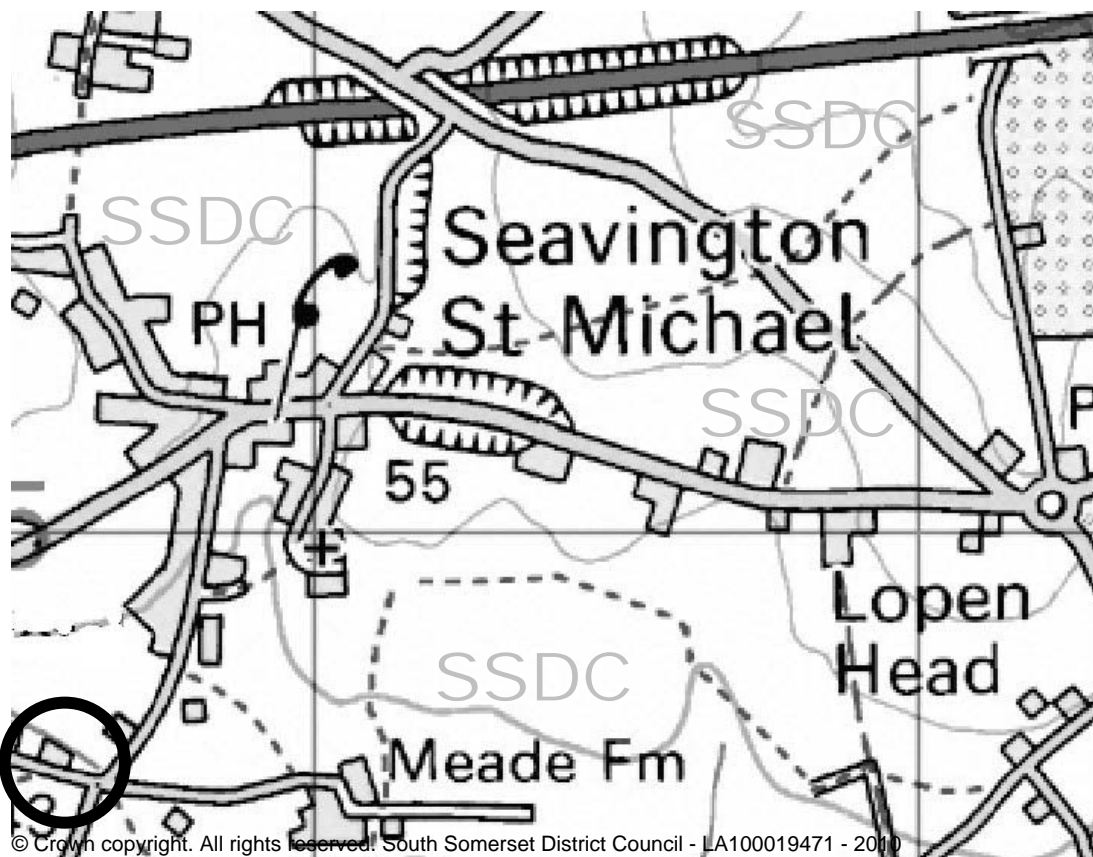
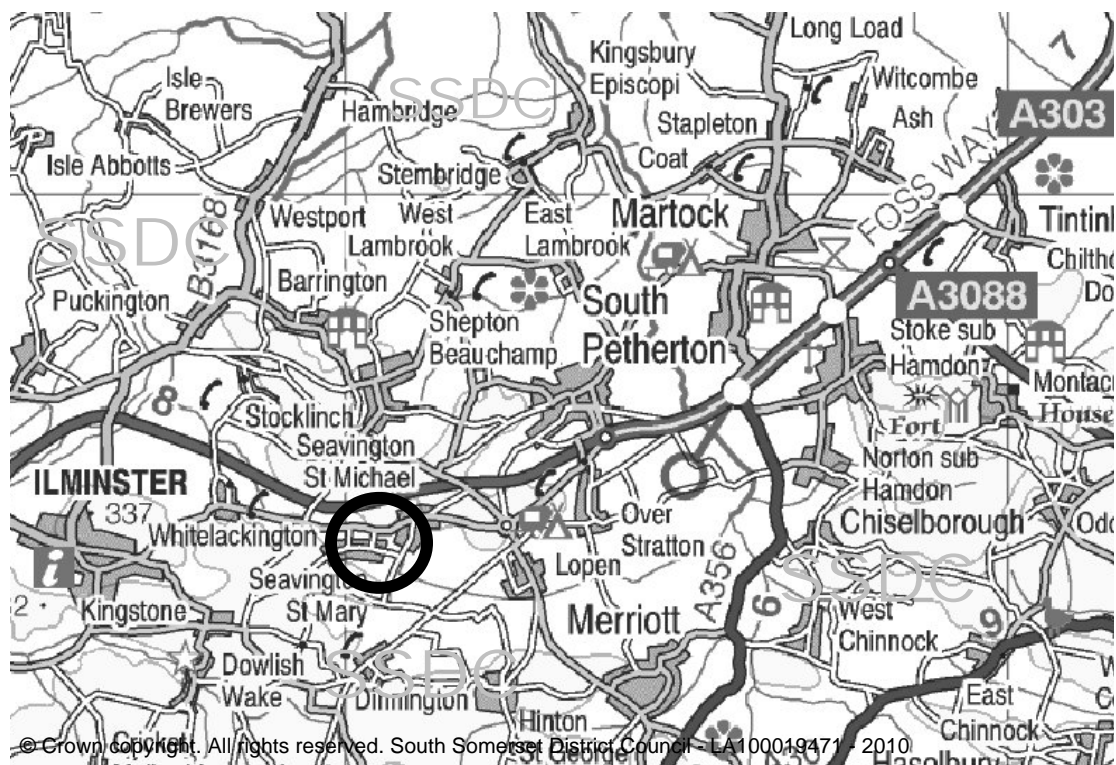
2007-2008
Neighbourhood and
Community Champions:
The Role of Elected Members
2006-2007
Improving Rural Services
Empowering Communities
2005-2006
Getting Closer to Communities

**If you need this information in large print,
Braille, audio or another language,
please contact 01935 462203**



INVESTOR IN PEOPLE

Location of meeting venue



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Area North Membership

Jill Beale
Ann Campbell (Vice Chairman)
Tony Canvin
Rupert Cox
Roy Mills

Derek Nelson
Patrick Palmer (Chairman)
Paul Robathan
Keith Ronaldson

Jo Roundell Greene
Sylvia Seal
Sue Steele
Derek Yeomans

Somerset County Council Representatives

Somerset County Councillors (who are not already elected district councillors for the area) are invited to attend area committee meetings and participate in the debate on any item on the agenda. **However, it must be noted that they are not members of the committee and cannot vote in relation to any item on the agenda.** The following County Councillors are invited to attend the meeting: Councillors John Bailey, Sam Crabb and Anne Larpent.

South Somerset District Council – Corporate Aims

Our key aims are: (all equal)

- To increase economic vitality and prosperity
- To enhance the environment, address and adapt to climate change
- To improve the housing, health and well-being of our citizens
- To ensure safe, sustainable and cohesive communities
- To deliver well managed cost effective services valued by our customers

Scrutiny procedure rules

Please note that decisions taken by Area Committees may be "called in" for scrutiny by the council's Scrutiny Committee prior to implementation. This does not apply to decisions taken on planning applications.

Consideration of planning applications

Consideration of the planning applications will commence no earlier than 4.00pm, following a break for refreshments, in the order shown on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered. Anyone wishing to raise matters in relation to other items on the agenda may do so at the time the item is considered.

Highways

A representative from the Area Highways Office will be available from 1.30pm at the hall to answer questions and take comments from members of the Committee. Alternatively, they can be contacted through Somerset Highways direct control centre on 0845 345 9155.

Members questions on reports prior to the meeting

Members of the committee are requested to contact report authors on points of clarification prior to the committee meeting.

Information for the public

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

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

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

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

Meetings of the Area North Committee are held monthly at 2pm on the fourth Wednesday of the month in village halls throughout Area North.

Agendas and minutes of area committees are published on the council’s website [www.southsomerset.gov.uk /agendas](http://www.southsomerset.gov.uk/agendas)

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

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

Public participation at committees

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

Public question time

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

Planning applications

Comments about planning applications will be dealt with at the time those applications are considered, rather than during the public question time session.

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

At the committee chairman's discretion, members of the public are permitted to speak for up to 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/Agent
- District Council Ward Member

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

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

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

If a councillor has declared a personal and prejudicial interest

Under the new Code of Conduct, a councillor will be afforded the same right as a member of the public, except that once the councillor has addressed the committee the councillor will leave the room and not return until after the decision has been made.

Area North Committee

Wednesday 24 November 2010

Agenda

Preliminary Items

1. **To approve as a correct record the minutes of the meeting held on 27 October 2010.**
2. **Apologies for absence**
3. **Declarations of interest**

In accordance with the Council's Code of Conduct, which includes all the provisions of the statutory Model Code of Conduct, members are asked to declare any personal interests (and whether or not such an interest is "prejudicial") in any matter on the agenda for this meeting. A personal interest is defined in paragraph 8 of the Code and a prejudicial interest is defined in paragraph 10. In the interests of complete transparency, members of the County Council, who are not also members of this committee, are encouraged to declare any interests they may have in any matters being discussed even though they may not be under any obligation to do so under the code of conduct.

Planning applications referred to the Regulation Committee

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

Cllr Keith Ronaldson
Cllr Patrick Palmer
Cllr Sylvia Seal

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

4. **Date of next meeting**

Councillors are requested to note that the next Area North Committee meeting will be held on **Wednesday 15 December 2010 at the Village Hall, Long Sutton.**

- 5. Public question time
- 6. Chairman's announcements
- 7. Reports from members

Items for Discussion

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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

8. Area North Community Grants – Chilthorne Domer Pavilion Refurbishment (Executive Decision)

Portfolio Holder: Cllr Patrick Palmer, Area North Committee
Strategic Director: Rina Singh, Place and Performance
Assistant Director: Helen Rutter, Communities
Service Manager: Charlotte Jones, Head of Area Development - North
Lead Officer: Les Collett, Community Development Officer (North)
Contact Details: leslie.collett@southsomerset.gov.uk or (01458) 257427

Purpose of the Report

For members to consider an application for financial assistance to Chilthorne Domer Recreational Trust for refurbishment work to the Pavilion.

Public Interest

Chilthorne Domer Recreational Trust has applied for financial assistance from the Area North Community Grants Scheme. The application has been assessed by the Community Development Officer who has submitted this report to allow the Area North Committee to make an informed decision on the application.

Recommendation

- 1) Approve the award of £12,500 to Chilthorne Domer Recreational Trust towards the refurbishment of the Pavilion allocated from the Area North Capital Programme – Local Priority Schemes, subject to the SSDC standard conditions for Community Grants and the following special condition:
 - a) The applicant must make provision for the future maintenance and replacement of the facilities. SSDC recommends the applicant set up a sinking fund to achieve this condition.

Application Details

Name of Applicant	Chilthorne Domer Recreational Trust
Project	Refurbishment of the pavilion.
Project description	The refurbishment of the Pavilion including heating, showers, kitchen, improvements to external security and access.
Total project cost	£ 25,100
Amount requested from SSDC	£12,500 (50%)
Application assessed by:	Les Collett Community Development Officer Area North
Contact details:	leslie.collett@southsomerset.gov.uk or (01458) 257427

Background Information

Chilthorne Domer Recreation Trust is a registered charity, and occupies land leased by the Parish Council. The freehold is owned by South Somerset District Council. Concern had been expressed for many years by SSSDC, the parish council and residents of the village for the general operation of the trust in achieving its charitable purpose.

The Pavilion includes two social areas / meeting rooms, changing rooms, a skittle alley, kitchen and toilets. Outside there is single football pitch / open space.

The aim of the Chilthorne Domer Recreational Trust is to provide indoor and outdoor recreational facilities for the benefit of the local community. Over a number of years the condition of the premises has declined and are now in a poor state of repair; the playing field is underdeveloped and the Trust funds are low. There are a number of areas that require urgent investment in order to help generate funds and to improve safety and security.

Chilthorne Domer Parish Plan was published in 2005 and has the following objectives:

- To enhance the existing facilities within the village and retain the culture of this community by assisting and promoting local groups and by creating awareness of what is already here.
- To make available a wider range of sports recreational facilities and coaching
- To support the move to provide a Multi-Use Games Area (MUGA)
- To promote earlier decisions by the Village Hall Committee the Parish Council and the Recreation Trust Management Committee to make space and facilities available for Toddlers, Primary children and Youth respectively.
- To encourage and support the re-establishment of the Youth Club.
- To investigate the provision of a suitable social gathering place for the youth of the Parish.

Project development

Following a complete refresh of the trustee body for the Recreation Trust in April 2010, the condition of the building and the viability of the trust have been fully reviewed and a new business plan developed. The new management team has worked very hard since it was formed in April 2010. The trustees have taken advice to assess the types of new systems needed, and consulted a variety of user groups and residents on the priorities to improve the facilities.

Priorities identified:

- The boiler is old, very inefficient and a health risk.
- The showers do not provide sufficient flow due to the limited height available for the header tank and lack of pumps. The Main Tank and the header Tank are both very old.
- The kitchen is in need of refurbishment with modern equipment and fittings.
- Securing outside garage and pavilion building which has been the subject of attacks by vandals, and addressing some safety & access issues on improvements on outside paving.

- Some internal alterations would benefit users and increase the potential for lettings.

Project Description

- Refurbishment of water and heating system including a new boiler and mains fed tank.
- Refurbishment of the kitchen including stainless steel units and new appliances
- Create access between the two main meeting rooms giving a bigger useable area and access to the toilets from both rooms.
- Re-lay and replace external paved areas for safety reasons
- Security improvements

Anticipated benefits and outcomes

Since the new trustees have taken control they have adopted a business like approach to the many and varied issues that had accumulated over a number of years. This approach has already increased local participation in events and activities.

The improvements are intended to help increase the income through lettings and help promote the facilities to greater numbers of residents and groups, as well as supporting the football teams who use the changing facilities.

Working through a project of this size, will help the trust learn more about its longer-term needs, and build the capacity of the new committee to manage the facilities in the longer term.

Management and ownership

The site is owned by SSDC, who in turn has a lease with the parish council, which has 29 years to run. The Parish Council has vested the recreation ground with the Recreation Trust.

The facility is managed by an elected and representative committee of charity trustees who are working towards stage one of the Hallmark Scheme for community facilities.

Business Plan

The Recreation Trust's ultimate financial aim is to be as self sufficient as possible by local fundraising, hiring out its facilities and providing associated services. It is recognized that some of its assets and activities such as play areas, youth club evenings, support to the adjacent school and indoor bowls would not, on a pro-rata basis, generate sufficient cash to recover enough overheads to achieve this aim. Therefore it is essential to invest in those assets and services that are capable of generating enough funds to subsidize those activities that can't stand-alone financially.

At present the Trust will need financial support from the Parish Council and Grants to invest in improvements to support its aims.

Consents and permissions

The pavilion is licensed by SSDC and therefore will have to submit alterations for approval to SSDC licensing department and building control. No planning permission is required for the planned works.

Project Costs

The table below shows the breakdown of the project costs. Significant items have been price checked across a number of suppliers. Much of the project is minor building work, which will be quoted for once all funding is secure. Small contingency sums have been included to help with managing the budget – since the project will be delivered through a series of small contracts. The grant is paid based on invoices and receipts, and the applicant will advise the Community Development Officer if any changes to the project budget are likely – as required by SSDC grant conditions.

Item	Cost £
Refurbishment of water and heating system including a new boiler	£7,000
Refurbishment of the kitchen including stainless steel units and new appliances	£8,600
To create access between the two main meeting rooms giving a bigger useable area and access to the toilets for an at present isolated room	£5,800
Relaying and replacement of paved areas for safety reasons	£2,500
Security improvements, to protect assets and to comply with advised conditions within the insurance policy	£1,200
Contingency	Included in above sums
Total	£25,100

Match funding

Funding Source	Amount £	Status
Parish Council	£2,500	Confirmed
Own Funds	£2,500	Confirmed
Somerset County Council (Sam Crabb)	£2,200	Confirmed
Somerset Community Foundation Grass Roots	£2,200	Confirmed
Chilthorne Domer Entertainments Group	£ 500	Confirmed
Yarlington Housing Association Community Fund	£2,700	Pending
SSDC – Area North	£12,500	
Total	£25,100	

Parish Information

Parish	Chilthorne Domer
Parish population	594
No. of Households	230
Precept 10/11	£9000
Band D Charge 10/11	£43.02
Parish Council Contribution	£2,500 (10%)

Evidence of support for the project / consultation

This project is supported by the parish plan and the renewed interest by the community. The recently held in play day at the recreation site in conjunction with SSDC attracted over 700 residence and others.

Letters of support have been received from the following groups.

- Chilthorne Domer Youth Sports Club
- Short Mat Bowls Club
- Chilthorne Domer Gardening Club
- Atlas United Football Team
- Take Art Village Performance Scheme
- Table tennis Club
- Chilthorne Domer School

Comments from SSDC Community Health and Leisure

(Jake Hannis - Senior Sport & Healthy Life Style Officer)

The pavilion and football pitch provides local facilities for a number of recreational sports clubs within the area. It is therefore imperative that accessible, and fit for purpose changing facilities are available to support formal pitch provision otherwise the open space will generally only support informal usage.

The proposed refurbishment replaces the inefficient water and heating system to improve the showering facilities for football teams using the site and the internal alterations will enable clubs/groups, constrained by their existing spaces, to grow in size. The local league associations will request that all clubs have appropriate facilities, including showers, toilets and changing rooms otherwise this may comprise entry to the league. The 2009 Playing Pitch Projections show that although, there is no shortfall of playing pitches within the parish of Chilthorne Domer, there is a requirement to maintain the current playing pitch and ancillary facilities at the Recreation ground.

Our Strategy for Sport and Active Leisure in South Somerset 2006-2012 adopted by full council clearly sets out policy area to increase participation in sport and physical activity. In order to achieve this it is essential that local people and sports clubs are able to access adequate and affordable facilities within a reasonable distance to where they live.

The Community Health and Leisure is therefore fully supportive of this application and wishes Chilthorne Domer Recreation Trust well with improving its facilities.

Community Grants Assessment Score

The table below shows a summary of the scored assessment for this application. In order to be considered for an award, under the SSDC Community Grants Policy, applications need to meet the minimum score of 22. Further information on the assessment can be provided on request.

Category	Assessment Score	Maximum possible score
A Eligibility	Y	
B Target Groups	6	6
C Project	5	5
D Capacity of Organisation	15	15
E Financial need	3	5
F Innovation	2	3
Total	31	34(max)

Summary and Recommendation

If awarded this will allow the newly formed management committee to carry out much needed improvements and give them the support to continue to improve previously under used community facility. There is strong local support for this work, and a strong group of volunteers to see it through to

Recommendation: To support the application for the £12,500 requested. As this is capital project the following special condition should be added to the SSDC standard conditions.

- a) The applicant must make provision for the future maintenance and replacement of the facilities. SSDC recommends the applicant set up a sinking fund to achieve this condition.

Financial Implications

There is currently a balance of £44,658 in unallocated capital for Local Priority Schemes for 2010/11. If members agree this award of £12,500, it will leave £32,158 of unallocated local priority schemes funding for 2010/11 towards other projects.

Corporate Priority Implications

3.20 Increase children and young people's satisfaction with parks and play areas and adult participation in sport and active recreation

3.31 Increase engagement in the Arts

Other Implications:

This project meets the Area North priority to promote and enhance activities and informal facilities for children and young people, promote and enhance activities for older people, and to support the development and enhancement of community managed facilities activities or services.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

The installation of a modern central heating boiler and upgrading of the showers and heating system will reduce the carbon emissions at the pavilion

Equality and Diversity Implications

This facility is open to all without distinction of political, religious or other opinions. The trust makes specific provision for younger & older people to meet and this project will improve the facilities for these groups.

Background papers: Grant application file

APPENDIX A

Standard grant conditions for SSDC Community Grants

1.	The funding has been awarded based on the information provided on the application form for your application number AN10/39 for 50% of the total cost.
2.	The attached signed "Advice of Acceptance of Funding Offer" to be returned before payment is made to SSDC, Old Kelways, Langport, TA10 9YE. An SAE is enclosed.
3.	Confirmation that all other funding sources are secured.
4.	The applicant demonstrates an appropriate Parish Council contribution.
5.	SSDC is acknowledged on any publicity and on any permanent acknowledgement of assistance towards the project.
6.	The applicant will work, in conjunction with SSDC Officers, to monitor the success of the scheme and the benefits to the community, resulting from SSDC's contribution to the project. A project update will be provided on request.
7.	Should the scheme be delayed or unable to commence within twelve months from the date of this committee, SSDC must be notified in writing.
8.	Should the final cost be less than the estimate considered by the Committee, the funding will be proportionately reduced. However, if the cost exceeds that estimate, no further funding will normally be available.
9.	SSDC must be notified of, and approve, any proposed changes to the project.
10.	The applicant will share good practice with other organisations if successful in securing external funding.
11.	Grants can only be paid for a single year and a second application is not allowed for the same project within 3 years (unless Service Level Agreement).

9. **SSDC Voluntary and Community Sector Strategy**

Portfolio Holder: Jo Roundell Greene
Strategic Director Rina Singh, Place and Performance
Assistant Director Helen Rutter, Communities
Service Manager: Alice Knight, Third Sector & Partnerships Manager
Lead Officer: As above
Contact Details: alice.knight@southsomerset.gov.uk or (01963) 435061

The Third Sector and Partnerships Manager will attend the meeting to make a short presentation on the recently published SSDC Voluntary and Community Sector Strategy.

The purpose is to allow a more general discussion of the impact of the current review / changes to public sector finance upon community and voluntary sector services in Area North.

10. Addressing Community Priorities - Area North Development Plan 2010-11 - Update Report

Portfolio Holder: Cllr Patrick Palmer, Area North Committee
Strategic Director: Rina Singh, Place and Performance
Assistant Director: Helen Rutter, Communities
Service Manager: Charlotte Jones, Area Development Manager (North)
Lead Officer: As above
Contact Details: charlotte.jones@southsomerset.gov.uk or (01458) 257401

Purpose of the Report

To provide a progress report of the work undertaken by, and on behalf of the SSDC Area North Committee to address the priorities identified for the municipal year 2009-10.

[Please note:

- o This report should be read in conjunction with the associated report from Financial Services on the budgets under the control of the Area Committee.*
- o Councillors are asked to contact the Area Development Manager or other named contacts in advance of the meeting with any requests for further information]*

Public Interest

The Area Committee adopts an annual set of priorities, drawn from evidence of local need and aspiration in Area North. These priorities drives its work throughout the year to invest in or influence the use of public resources in the locality. During the year, the Area Development (North) team work with a variety of partner agencies, SSDC service teams and members of the local community to develop, progress and complete projects and programmes.

This report provides information on work supported (through influence or direct allocation of finance) by the Area North Committee, completed or taking place from April 2010 to date.

Recommendation

Members are recommended to note and comment on the report, including the proposal for a community event as part of the Area North Service Enhancement programme in early 2011.

Background

In a rural area such as Area North in South Somerset, economies of scale can be harder to achieve for public services. Building on existing partnerships, or promoting voluntary action can assist to make real improvements for local people.

South Somerset District Council aims to address this challenge, and build upon the local skills and knowledge found in local communities, through its nationally acclaimed arrangements for Area Working, the Council's 'enable-partner-deliver' ethos, and its mission to be '*an organisation consistently improving local quality of life for all*'.

The area priorities, together with a range of powers and functions delegated to the Area Committee by SSDC form the SSDC Area Portfolio, held by the Chairman of the Area Committee. The Area Chairman is a member of the District Executive for SSDC, and also represents SSDC as a member of the Local Strategic Partnership board (South Somerset Together.)

The Area Development Service provides a range of services to **enable**:

- The delivery of community led projects and initiatives;
- Local involvement in decision making
- Local partnerships and investments between communities and public services.
- 'Face to face' public access to services through community offices / Local Information Centres.

Area North Priorities 2010-11

The Area Committee adopted the following six priorities in May 2010, and has used these throughout the year to inform decisions for allocating resources under its control, implementing local scrutiny and service performance monitoring, promoting local partnership working and supporting community engagement activities.

TOP	
1	Ensure delivery of current Area North programme and continue to develop further affordable housing .
2	Increase access to services to improve quality of life, through local and outreach services, transport and ICT.
3	Promote resilience and growth for local services and businesses .
4	Promote community safety - reduce crime, fear of crime and anti-social behaviour – where it occurs.
5	Increase local action towards carbon descent and enhance the local environment .
6	Increase and improve voluntary run community facilities and activities for all ages.

Appendix A includes a summary of the six Area North priorities and links to the SSDC corporate plan.

Appendix B includes a list of the projects and issues currently supported by the Area Committee's investment into grants, partnerships or through the Area Development team's work programme during the year from April 2010 to date.

Further information on the local delivery of SSDC services can be provided at a ward or parish level on request.

The presentation of this report will include some highlights of recent positive achievements and indicate issues that require further attention.

Area North Service Enhancements 2010-11

Members will be aware that as part of the Council's continued commitment to tailoring local service delivery to the needs and aspirations of local communities, the current annual budget includes £40,000 per annum as a 'Service Enhancement' budget. When this budget was first introduced in 2007-08, the Area Development Service (East, West, North and South) was asked to develop and pilot different models of community participation to decide upon the actual spending of each Service Enhancement budget. Different methods of consultation and decision-making have been used, supporting a mixture of service delivery and grants to partnerships or community groups aiming to address local priorities.

It is likely that this budget will not be continued into 2011-12, following a corporate review of budgets. There is currently £50,000 to allocate (including £10,000 carried forward from 2009-10). The Assistant Director (Finance and Corporate Services) has confirmed that money allocated to specific schemes before the end of March 2011 can be carried forward.

There is growing interest both locally and nationally in Participatory Budgeting and concepts such as 'Total Place' where budgets from a variety of agencies can be used more effectively to deliver services within a community.

With the increasing need for all public agencies to deliver services with less money there is a need to look at using local knowledge to inform better service delivery. Such a way of working is attracting a lot of interest at local, regional and national level and is likely to be adopted through the forthcoming Localism Bill.

In Area North, we have sought to involve both local town and parish councillors and local community volunteers in decisions in allocations from the Service Enhancement budgets. However the use of participative voting has been limited to prioritising issues to improve local quality of life, with actual spending decisions being made by community groups or volunteers on a project by project basis, authorised by the Area Committee or ward members.

Previous allocations have been as follows:

Year	Service area	Amount allocated	Status / outcome
2007-08 (part year)	Additional activities for young people	£10,000	Completed. Supported development of local youth forums plus numerous additional events for young people.
	Additional activities for older people / access to services	£10,000	Completed. Supported further partnership work for Active Living Centres and Fuel Poverty plus numerous additional events for older people.
2008-09	Streetscene	£15,000	Additional sweeping of rural roads and deep cleans in market towns.
	Access improvements – rights of way	£15,000	A series of local priorities agreed with volunteers. Some delays due to changes between SSDC & SCC for management of rights of way. All bar one project completed.

	Community Safety	£10,000	Provided funding to the Area Action Panel to support local projects. Helped start of Farm Watch.
2009-10	Streetscene	£10,000	Additional sweeping of rural roads and deep cleans in market towns.
	Access to housing services & welfare benefits	£10,000	Carried forward to 2010-11. Partially completed.
	Parish Lengthsman – Turn Hill Parishes	£5000	Provided start up funding for this new scheme.
	South Somerset – Community Cars	£5000	Carried forward to 2010-11. Match funding required has not been fully identified and this scheme is under review.
		£10,000	Carried forward to 2010-11.

It is proposed to arrange a participative voting event in the New Year (February) to prioritise investment from the final £50,000. (The Area Committee will be asked to approve decisions, in line with financial procedures.)

The event will be open to town and parish councillors and volunteers currently involved in groups or services in Area North. Projects for discussion and voting will be drawn from an open process in the lead up to the event itself. Proposals will be invited from SSDC service managers, ward members, community organisations (including town and parish councils) and the voluntary sector.

The event will include brief presentations of the nominated projects (which will need to meet certain criteria), followed by a discussion session and voting. Criteria will include the need for proposals to contribute to SSDC corporate aims, Area North priorities and capable of being delivered by March 2012.

Due to the current context of public sector finance, the publicity and design of the event and overall process will emphasise the importance of investing in ‘community resilience’ for the coming months and years. Projects that will help build local capacity to deliver essential services or build more sustainable communities will be encouraged.

It is hoped that beyond the actual decisions on the Service Enhancement budget, the Area Forums will continue providing a basis for a close dialogue between SSDC and local communities.

Financial implications

None from this report. The current financial position of the Area North budgets is included in the next report.

Corporate Priority Implications

The set of six area priorities has been fully informed by the SSDC Corporate Plan (2009-12), including priority outcomes and key targets. The Area Development team’s work programme is developed with direct reference to ‘Our Targets’ for 2010-11.

Carbon Emissions and Adapting to Climate Change Implications (NI188)

None directly from this report. There are a number of local initiatives designed to promote carbon reduction including support to 'Transition' volunteers.

Equality and Diversity Implications

None directly from this report. The Area Development plan includes a number of projects and initiatives, which actively promote equalities and aim to remove barriers to discrimination.

Background Papers: *Community Priorities for SSDC Services and investment in Area North – May 2010.*

Reports of surveys and consultation activity are available, in addition to published town and parish plans.

Appendix A – Area North priorities – 2010-11 – areas of investment and corporate plan links.

The column on the right refers to the SSDC Corporate Plan, a copy can be provided on request.

Area Priority	Special area(s) of focus	Key SSDC services to address this priority	SSDC Corporate plan outcome and Key Target Areas.
TOP PRIORITY 1. Ensure delivery of current Area North programme and continue to develop further affordable housing .	Delivery of small-scale schemes in villages for local people.	Spatial Policy - Strategic Housing Development Management Area Development	3.0 A district where housing options are maximised Key target areas: 3.1, 3.2, 3.4.
ALL EQUAL			
2. Increase access to services to improve quality of life, through local and outreach services, transport and ICT.	Target lower income and vulnerable households; Build capacity of local community offices and information points; Community and public transport – including walking, riding, cycling, boating	Housing & Welfare; Partnerships & Third Sector; Customer Services; ICT & Communications; Area Development	1.18 A district tackling economic disadvantage 3.11 Increased choice and quality of life for older and vulnerable people successful council delivering services valued by residents Key target areas: 1.21, 1.22, 3.12, 3.13, 3.14, 3.15, 3.17, 3.26-3.28, 5.1, 5.5,
3. Promote resilience and growth for local services and businesses .	Access to business support & networking; Local infrastructure; Rural broadband; Key village services; Sustainable tourism; Local supply / produce	Economic Development, Heritage & Tourism Development Management; Streetscene Business Rates; Engineering & Property; Area Development	1.0 A well-supported business community 1.11 A vibrant and sustainable Yeovil, Market Towns and Rural Economy Key target areas: 1.6-1.9, 1.12, 1.14, 1.15,
4. Promote community safety - reduce crime, fear of crime and anti-social behaviour - where it occurs.	Diversions activities for young people; Local Action Groups / PACT; Partnership with Neighbourhood Policing team & Restorative Justice Programme; Community 'watches' – Speed, Farm, Pub, Neighbourhood.	Partnerships and Third Sector; Community Health & Leisure; Streetscene; Area Development	4.0 A community that feels safe Key target areas: 4.1, 4.2, 4.4, 4.5, 4.8, 4.9, 4.13
5. Increase local action towards carbon reduction and enhanced local environment .	Flood risk mitigation; Quality of natural and built environment; Local enforcement priorities; Transition Town / Village action	Streetscene (and Waste); Civil Contingencies Spatial Planning; Countryside; Development Management; Area Development	2.13 A low-carbon council adapting to climate change 2.6 An enhanced built environment Key target areas: 1.14, 2.7, 2.8, 2.9, 2.18 2.23, 2.25, 3.12
6. Increase and improve community facilities and activities for all ages	Community centres / village halls Recreation trusts and sports clubs; Community groups for sport, leisure and arts. Volunteering; Developer Obligations for facilities (s106).	Community Health and Leisure Sports Development Development Management Area Development	3.18 – Individuals and communities enjoying healthier and more active lifestyles 4.22 Sustainable local communities Key target areas: 3.20, 3.31, 3.12, 4.17, 4.19

Appendix B – 2010-11 Area Development Plan – Update November 2010 (Link = Area North Priority – Appendix A)

[Some areas of work relate to all priorities, these are marked 'all']

The table below includes a list of the projects and issues currently supported by the Area Committee's investment into grants, partnerships or through the Area Development team's work programme during the year from April 2010 to date. There are many other areas of investment by SSDC into Area North not referred to here, and further details can be provided on request.

Ward	Parish	Project / Issue for support	SSDC contact/s	Update - Nov 10	Link
Burrow Hill	Kingsbury Episcopi	Creation of community shop project	Les Collett	Recent funding bid to Lottery unsuccessful.	3
Burrow Hill	Kingsbury Episcopi	Recreation ground improvements - changing rooms & MUGA	Les Collett	Application to Big Lottery – Stage 1 - completed	6
Burrow Hill	Barrington	Improvements to Cricket Pavilion at Barrington Court (National Trust)	Les Collett	Forming a steering group under discussion with NT and Cricket Club	6
Curry Rivel	Curry Rivel	Improvements - Old School Room, Curry Rivel	Les Collett	Project ongoing – funding applications underway	6
Curry Rivel	Curry Rivel	SSDC play area refurbishment at Stanchester Way	Adrian Moore	Programmed for 2010-11 (see Area North Capital Programme)	6
Curry Rivel	Curry Rivel	Enforcement Action on local priority	Greg Venn	Monitored by Conservation team	5
Curry Rivel	Curry Rivel	Football Club - improvement to pitch maintenance	Les Collett	<i>(to be added)</i>	6
Curry Rivel	Curry Rivel	Cricket Club – improvement to equipment for grounds maintenance	Les Collett	Grant awarded Oct 10 for powered roller	6
Hamdon	Norton-sub-Hamdon	Affordable housing - development of local scheme	Charlotte Jones / Colin McDonald	Scheme within Yarlinton Homes' programme.	1
Hamdon	Stoke sub Hamdon	Provision of Youth facility / shelter	Les Collett / Jay Lewin	Group secured funding from Somerset Community Foundation. Youth shelter installed.	6

Ward	Parish	Project / Issue for support	SSDC contact/s	Update - Nov 10	Link
Hamdon	Stoke sub Hamdon	Protection of Post Office services	Les Collett / Charlotte Jones	New location found, plus new sub-postmaster. Current public consultation by Post Office Ltd.	3
Hamdon	Stoke sub Hamdon	Community Arts Project at Stoke Priory (National Trust)	Les Collett	Grant awarded. Project completed. Community events ongoing.	6
Hamdon	Stoke sub Hamdon	The Lighthouse – ‘Drug Proof Your Kids’ programme.	Les Collett	Grant awarded. Programme due to start Jan 11	3
Isle Moor	Ilton	Copse Lane recreation field - redevelopment with s106 and SSDC funding. Review of needs for wider community facilities - sports & recreation	Les Collett / Rob Parr / Lynda Pincombe	Copse Lane redevelopment under construction. Scheme for Recreation Ground underway. Pre-application discussions for additional land underway.	6
Isle Moor	Ilton	Sustain provision of young people's activities / youth club	Les Collett / Jay Lewin	Further contact required with local volunteers.	6
Isle Moor	Ilton	Protection / relocation of PO & shop services	Les Collett / Charlotte Jones	Shop / PO has consent to be demolished. Meeting arranged with POL / parish council - Nov 10	3
Isle Moor	Isle Abbots	SSDC Gypsy Site refurbishment & site management	Steve Joel / Tina Adams	Park Homes installed.	1
Isle Moor	Isle Abbots	Support for village hall refurbishment	Les Collett	Grant applications being made.	6
Langport & Huish Episcopi	Langport & Huish Episcopi	Langport & Somerton Links - Community Transport - Service Level Agreement (Year 3 of 3 year SLA)	Teresa Oulds	Report due Jan 11. Need to assess impact of SCC spending review.	2
Langport & Huish Episcopi	Langport & Huish Episcopi	MTIG Visitors audit - local visitor facilities / enhancements	Pauline Burr	Flower units installed; sun tubes for toilets to be completed by March 2011.	3
Langport & Huish Episcopi	Langport & Huish Episcopi	Cockle Moor - new pathways and disabled facilities-oversee project, source funding	Pauline Burr	Sketch scheme proposal has been produced in consultation with engineers. Proposed asset transfer with Environment Agency under review.	3

Ward	Parish	Project / Issue for support	SSDC contact/s	Update - Nov 10	Link
Langport & Huish Episcopi	Langport & Huish Episcopi	Langport - Cartgate - Cycleway - complete feasibility	Pauline Burr	Meeting held with Sustrans; update report due Dec 10; additional hours appointed to complete work.	3
Langport & Huish Episcopi	Langport & Huish Episcopi	Enforcement plan for re-use / visual enhancement of empty building	Teresa Oulds	Progressing implementation of agreed enforcement action	5
Langport & Huish Episcopi	Langport & Huish Episcopi	Bartletts Elm Roundabout - delivery of project	Charlotte Jones	Under construction. Expected completion Dec 10	3
Langport & Huish Episcopi	Langport & Huish Episcopi	Langport Abattoir Liaison Group meetings	Madelaine King-Oakley	Ongoing to monitor compliance and promote resolution of concerns.	5
Langport & Huish Episcopi	Langport & Huish Episcopi	Langport Local Information Centre - service level agreement	Pauline Burr	Visitor numbers increased on 2010. Continue to support & monitor.	3
Langport & Huish Episcopi	Langport & Huish Episcopi	Langport River Group / Upper Parrett Waterway Access Plan	Charlotte Jones	Match funding bid to develop access and assist with creation of waterway access plan to be submitted to Levels & Moors LARC.	3
Langport & Huish Episcopi	Langport & Huish Episcopi	Langport Visitors Centre / Westover car parking - support delivery of improvements. Source additional funding	Pauline Burr	Car park area cleared and tidied. Seating in place. Signage on hold pending Area North Accommodation review.	3
Langport & Huish Episcopi	Langport & Huish Episcopi	The Angel - refurbishment and community facilities.	Pauline Burr	Request to discuss rear access to project - SSDC land.	3
Langport & Huish Episcopi	Langport & Huish Episcopi	Ridgeway Hall Youth Centre - support to management group + Langport Youth & Community Group	Teresa Oulds	Monitoring for impact of SCC spending review.	6
Langport & Huish Episcopi	Langport & Huish Episcopi	Refurbishment of tennis courts - Multi-Use Court and governance of Memorial Field Trust.	Les Collett / Adrian Moore	Funding applications being submitted.	6
Langport & Huish Episcopi	Langport & Huish Episcopi	Review of management agreement at Huish Episcopi Sports Centre	Steve Joel	Awaiting response from Governing Body. Update report due Feb 10	6

Ward	Parish	Project / Issue for support	SSDC contact/s	Update - Nov 10	Link
Langport & Huish Episcopi	Langport & Huish Episcopi	Advisory Group - Levels Children's Centre	Teresa Oulds	Monitor for impact of SCC spending review	2
Langport & Huish Episcopi	Langport & Huish Episcopi	Relocation of Area North Area Support Advisor service into Langport Information Centre	Madelaine King-Oakley	Planned move 1st December.	2
Langport & Huish Episcopi	Langport & Huish Episcopi	Community Governance review / refresh of local partnership work	Angela Cox	First period of consultation completed. Final report to SSDC Full Council Jan 11	All
Langport & Huish Episcopi	Langport & Huish Episcopi	Great Bow Wharf - Warehouse Trust - monitoring of grant conditions & report on planning compliance	Charlotte Jones / Adrian Noon	Report due from Development Management team.	3
Langport & Huish Episcopi	Langport & Huish Episcopi	Increasing use of Langport Town Garden - Heritage project - Langport Pump	Pauline Burr	Successful Awards for All bid - £9434). Work in progress.	6
Langport & Huish Episcopi	Langport & Huish Episcopi	Langport Water Festival 2011- bring together interested parties and support development	Pauline Burr	Environment Agency unable to commit at this stage, SCC have suggested putting festival back to 2012.	3
Martock	Ash	Protection & relocation of Post Office service	Les Collett / Charlotte Jones	New Sub Postmaster appointed. Public consultation to relocate to Ash Pavilion underway.	3
Martock	Ash	Affordable housing - development of local scheme	Charlotte Jones / Colin McDonald	Hastoe Housing Association appointed to develop scheme. Preferred sites identified.	1
Martock	Long Load	Long Load Church future options for re-use	Les Collett / Greg Webb	Parish Council leading discussions with Diocese.	6
Martock	Long Load	Affordable housing - development of local scheme	Les Collett / Colin McDonald	Scheme under negotiation with landowners. Funding	1
Martock	Martock	Moorlands Car Park improvements - lighting scheme	Charlotte Jones / Andy Shaw	Lighting installed Nov 10. Remainder of project to be reviewed with Engineering Service & MPC	5
Martock	Martock	Moorlands precinct project - sculpture & seating	Charlotte Jones	Grant to Martock Parish Council. Project underway.	5

Ward	Parish	Project / Issue for support	SSDC contact/s	Update - Nov 10	Link
Martock	Martock	Martock - Parrett Works - conservation plan	Charlotte Jones / Adron Duckworth	Temporary permission for caravan storage granted Sept 10	3
Martock	Martock	Martock LIC - service level agreement / Community Office - trial period for provision of Area Support Assistant service	Pauline Burr / Madelaine King-Oakley	Trial SSDC service to be reviewed with MPC. Report due Dec 10	2
Martock	Martock	Martock - support to refresh community plan	Teresa Oulds	Household survey printed Nov 10	All
Martock	Martock	Martock Youth Project - Service Level Agreement (Year 3)	Teresa Oulds	Report due for third year – Jan 11. Project under review in light of SCC spending review.	6
Martock	Martock	Martock PC bye law for the precinct	Ian Clarke	By-law made	4
Martock	Martock	MTIG Visitors audit - local visitor facilities / enhancements	Teresa Oulds	<i>Update to be checked</i>	3
Martock	Martock	SSDC play area refurbishment at Hills Lane	Adrian Moore	Planned for 2010-11 – see capital programme.	6
Martock	Martock	SSDC play area refurbishment at Bracey Road	Adrian Moore	Planned for 2010-11 – see capital programme.	6
Martock	Martock	Parish Hall improvements (Purchase of Gospel Hall)	Charlotte Jones	Project under review by Martock Parish Council – audit of community facilities.	6
Martock	Martock	Support for redevelopment of changing rooms / youth centre at recreation ground	Charlotte Jones / Lynda Pincombe	With above project.	6
Somerton	Somerton	MTIG Visitors audit - local visitor facilities / enhancements	Teresa Oulds	<i>Update to be checked</i>	3
South Petherton	Seavington	Seavington Community Shop - monitoring of grant conditions	Les Collett	Shop & café opened - July 10. Official opening 4th December.	3
South Petherton	Shepton Beauchamp	Pavilion / play area / recreation ground improvements	Les Collett / Adrian Moore		6

Ward	Parish	Project / Issue for support	SSDC contact/s	Update - Nov 10	Link
South Petherton	Shepton Beauchamp	Review of local needs for affordable housing	Charlotte Jones / Colin McDonald	No recent contact by Parish Council	1
South Petherton	South Petherton	Planned for 2010-11 – see capital programme.	Teresa Oulds	<i>Update to be checked</i>	3
South Petherton	South Petherton	Additional allotments & associated works	Les Collett	Project partly completed by parish council.	6
South Petherton	South Petherton	Installation of access ramp to Co-Op store from St James Street car park	Charlotte Jones / Adrian Noon	Planning application expected. Parish Council agreement in place.	3
South Petherton	South Petherton	Breathe (Transition Town) - support to develop local action plans	Charlotte Jones	Links to other 'transition' groups proposed.	All
South Petherton	South Petherton	Community Office & Police Post - support for governance & business plan	Pauline Burr	draft constitution in place. LARC claims in hand. Draft Service Level Agreement to be agreed for.	2
South Petherton	South Petherton	Play area / recreation ground improvements at Lightgate Lane	Les Collett / Adrian Moore	Funding for play area secured by SSDC.	6
South Petherton	Shepton Beauchamp	Completion of Cowleaze water meadow project	Les Collett	Under construction.	6
St Michaels	Chilthorne Domer	Recreation Trust - review of governance and development of facilities	Les Collett	New trust formed April 10. New business plan underway. Grant application to SSDC received.	6
St Michaels	Montacute	Local planning for community facilities / services.	Les Collett	Village information / consultation day to be held, led by parish council.	6
St Michaels	Montacute	Affordable housing - development of local scheme	Charlotte Jones / Colin McDonald	Scheme to be developed by Yarlinton. Relates to above project.	1
St Michaels	Tintinhull	SSDC Gypsy Site refurbishment & site management	Steve Joel / Tina Adams	Park Homes installed.	1
St Michaels	Tintinhull	Support for local planning for community facilities	Les Collett	Regular contact with steering group.	6

Ward	Parish	Project / Issue for support	SSDC contact/s	Update - Nov 10	Link
St Michaels	Tintinhull	SSDC play area refurbishment at Thurlocks	Adrian Moore	Planned in 2010-11 programme	6
Turn Hill	High Ham	Affordable housing - development of local scheme	Charlotte Jones / Colin McDonald	Recent scheme refused planning permission. Parish council have requested review of sites / needs	1
Turn Hill	Long Sutton	Affordable housing - development of local scheme	Charlotte Jones / Colin McDonald	Concept plan due from YHG	1
Turn Hill	Long Sutton (host parish)	Turn Hill Parish Lengthsman - year 1 of 3 year agreement with SCC & Long Load, Long Sutton, Aller, High Ham, Pitney	Charlotte Jones	Lengthsman appointed and scheme underway. Need to assess impact of SCC spending review.	5
Wessex	Compton Dundon	Affordable housing - development of local scheme	Charlotte Jones / Colin McDonald	Sites appraisal partially completed. Parish Council have requested discussion of suitable development areas.	1
Wessex	Compton Dundon	Parish Plan	Les Collett	Household questionnaire circulated.	All
Wessex	Somerton	Feasibility Fees - West Street, Somerton (Traffic survey)	Charlotte Jones	Refresh of Somerton Town Plan underway. Seek decision from STC by Feb 11.	3
Wessex	Somerton	Update town plan	Charlotte Jones	Programme of public consultation and focus groups completed by town council. Household survey planned.	All
Wessex	Somerton	Local Information Centre - service level agreement	Pauline Burr	Manning by volunteers closed for winter season.	2
Wessex	Somerton	Wessex Youth Club - support to management group - business plan/lease	Teresa Oulds	Need to assess impact of SCC spending review	6
Wessex	Somerton	Enforcement action - CPO of historic building	Charlotte Jones / Ian Clarke	Requested review with Conservation team.	5
Wessex	Somerton	Somerton Community Office - alterations to increase community use / review SSDC occupations	Madelaine King-Oakley	New occupational licence in place. Alterations – electrical and removal of partitions - Nov 10.	2

Ward	Parish	Project / Issue for support	SSDC contact/s	Update - Nov 10	Link
Area North		Access to Housing and Welfare – [Service Enhancement programme]	Teresa Oulds	Additional advisor working in Area North plus further hours to be appointed Dec 10; training workshop for GP practice staff held; promotional leaflets circulated.	2
Area North		Annual Meeting with Town & Parish Councils	Charlotte Jones / Becky Sanders	Meeting held Sept 10. Presentations on Emergency Planning, Elections and SWP. Follow up newsletter circulated.	All
Area North		Area Forum & Service Enhancements	Charlotte Jones	Participatory budgeting event to be held in New Year?	All
Area North		Local Development Framework - core strategy consultation	Teresa Oulds	5 public meetings held in Area North. Programme of theme groups across district.	All
Area North		Monitoring of collection and spend of s106 contributions from major developments.	Neil Waddleton	Report due Dec 10. Some requests for re-negotiation.	6
Area North		Countryside access improvements - final completions [Service Enhancement]	Charlotte Jones	All projects complete expect work at Barrington to divert path. In hand by SCC.	3
Area North		Levels and Moors LARC Programme Executive and bids appraisal	Charlotte Jones	Programme update available. Grants to several projects benefiting Area North / East underway / under development.	3
Area North		South Somerset - Community Cars - delivery of start up programme	Teresa Oulds	Match funding not complete. Review group taking stock of what can be delivered – including impact of SCC spending review.	2
Area North		Monitoring of anti-social behaviour and support Local Action Groups	Steve Brewer / Les Collett	Local Action meetings called if required. Regular meetings of ANCSAP held.	4
Area North		Support to Community Justice Panel (Restorative Justice Programme)	Val Keitch	Panel established and cases in progress.	4
Area North		National Trust links- develop partnership to support stronger links with community, tourism, public transport etc	Pauline Burr	NT to make presentation to Area North - Dec 10	3

Ward	Parish	Project / Issue for support	SSDC contact/s	Update - Nov 10	Link
Area North		Support Market Towns Investment Group programme in Area North	Teresa Oulds / Pauline Burr	Visitor audit programme to be completed by Mar 11. Economic assessments to be commissioned in New Year.	3
Area North		SSDC Play Strategy – review Play Days Programme for 2011	Rob Parr / Stewart Talbot	Bid to be submitted to support further play development in 2011.	6

11. Area North Budget Monitoring Report for the Period Ending 30 September 2010

Portfolio Holder: Robin Munday, Finance and Support Services
Strategic Director: Mark Williams, Chief Executive Officer
Assistant Director: Donna Parham, Finance and Corporate Services
Service Manager: Amanda Card, Finance Manager
Lead Officer: Nazir Mehrali, Management Accountant
Contact Details: nazir.mehrali@southsomerset.gov.uk or 01395 462205

Purpose of the Report

The purpose of this report is to update members on the current financial position of the Area North Committee as at the end of September 2010. The report will be presented by the Area Development Manager (North) as budget holder.

Public Interest

This report gives an update on the financial position of Area North Committee half way through the financial year 2010/11.

Recommendations

Members are recommended to:

- (1) Review and comment on the current financial position on Area North budgets
- (2) Note the position of the Area North Reserve as at 30 September 2010
- (3) Note the position of the Capital Programme for 2010/11 to 2014/15 (Appendix A) and of the Play & Youth capital investment programme in Area North (Appendix B)
- (4) Note the position of the Area North Community Grants budget, including details of grants authorised under the Scheme of Delegation by the Area Development Manager (North) in consultation with the ward member(s) (Appendix C)

REVENUE BUDGETS

Background

Full Council in February 2010 set the General Revenue Account Budgets for 2010/11 and delegated the monitoring of the budgets to the four Area Committees and District Executive. Area North now has delegated responsibility for the Area North Development revenue budgets, (which include revenue grants); the Area North Capital Programme and the Area North Reserve.

Financial Position

The table below shows the position of revenue budgets as at 30th September 2010. This includes transfers to or from reserves.

	£
Approved base budget as at Feb 2010	324,350
Carry forwards approved July 2010 (Grants and Service Enhancements committed but not paid)	53,780
Funding contribution to 3 rd Sector & Partnership Assistant	(3,500)
Revised Budget as at 30th September 2010	374,630

A summary of the revenue position as at 30th September 2010 is as follows:

Element	Original Budget £	Revised Budget £	Y/E Forecast £	Variance £	Fav / Adv	%
Development	295,990	332,300	332,300	-	-	-
Grants	28,360	42,330	42,330	-	-	-
Group Total	324,350	374,630	374,630	-	-	-

Area Development Manager (North) Comments

The Development Budget includes all staff salaries & travel costs for the Area Development and Area Support teams, supplies and services (printing, post, phones) and the Service Enhancement budget.

The overall net expenditure for Area North is expected to be within budget for the year, although the grants and service enhancement budgets if committed but unspent, will be requested as carry forwards.

The budget held for Service Enhancements (within the above Development budget) is uncommitted and includes a £10,000 carry forward from 2009-10, making £50,000 in total for 2010-11.

More detailed progress on committed expenditure against local priorities is referred to in the Area Development Plan update contained within this agenda, and within the attached appendices to this report for the capital programme and grants.

As would be expected, there is a significant time being spent at present to identify savings for 2011-12, over and above previously required annual savings target (4%).

At present it is assumed that the capital programme will be retained in its current form, which provides a good level of continued investment into Area North into community priorities – with an ever increasing focus on contributing to long term sustainability for local communities.

Budget Virements

Under the financial procedure rules the Strategic/Assistant Directors and Service Managers can authorise virements within each individual service of their responsibility (as defined by Appendix B of the Annual Budget Report) and up to a maximum of £25,000 between services within their responsibility providing that the Assistant Director Finance & Corporate Services has been notified in advance. All virements exceeding these limits need the approval of District Executive. All virements between different Services, irrespective of value, need approving by District Executive. Area Committees can approve virements between their reserves and budgets up to a maximum of £25,000

per virement and £50,000 in any one financial year, provided that all such approvals are reported to the District Executive for noting. (In accordance with the constitution)
There have been no virements since the last report.

AREA RESERVE

The position on the Area North Reserve as at 30th September 2010 is as follows:

	£	£	Comments
Position as at 1st April 2010		43,920	
<u>Less amounts allocated:</u>			
Completion of feasibility study for the Langport – Cartgate Cycleway	(1,000)		£1500 allocated. Draft report collated. Meeting held with Sustrans; Update report due Dec 10; additional hours appointed to complete work.
Promoting local access to services – Area North Community Offices	(2,000)		Additional work achieved without cost to date.
Support towards progressing affordable rural housing schemes within the Area North	(15,000)		To transfer as required for additional staffing, printing, and professional fees. Work to date covered from existing budgets.
Delivery of five community play day events in 2009	(1,500)		Work completed, funds not required – return to unallocated balance.
Professional fees and associated costs to progress priorities for the re-use of redundant buildings or workspace development	(2,000) 2,000		£500 spent from original allocation to progress re-use of empty property. Remaining allocation of £2,000 transferred to the enforcement action below.
Serving of Section 215 Planning Enforcement Notice to owner of property in dilapidated condition	(17,500)		To cover the costs of SSDC carrying out remedial works if owner of property fails to comply; and subsequently reclaiming from owner. Enforcement process is ongoing.
Listed building enforcement action	(1,000)		As above at another property. Some work completed by owner. Conservation team continuing to monitor.
Total Committed		(38,000)	
Uncommitted balance remaining		5,920	

CAPITAL PROGRAMME

The revised capital programme for this financial year and beyond is attached following this report together with a progress report on each scheme either Area or District Wide that are current within Area North (Appendices A & B).

The estimated spend on approved schemes in the North Capital programme in 2010/11 is £154,611, with a further £45,000 allocated for future years. There is £80,898 in the reserve schemes for 2010/11 and a further £140,000 for future years.

The details of the Reserve Schemes for future years are as follows:

Schemes	Estimated Spend 2009/10 £	Future Spend £
Unallocated Capital Reserve	36,240	40,000
Langport Vision – river and countryside access to promote sustainable tourism in Cocklemoor / Upper Parrett area		20,000
Local priority projects – enhancing facilities and services	44,658	80,000
TOTALS	80,898	140,000

If members would like further details on any of the Area North budgets or services they should contact the relevant budget holder or responsible officer.

COMMUNITY GRANTS

During the quarter to September, grant funding of £400 was made under the delegated grants below £750.

There remains an uncommitted balance of £18,808 out of a total grants budget of £42,330 (Appendix C).

Corporate Priority Implications

The budget is closely linked to the Corporate Plan.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

There are no implications currently in approving this report.

Equality and Diversity Implications

When the Area North budget was set any savings made included an assessment of the impact on equalities as part of that exercise.

Background Papers – Financial Services Area North budget file

AREA NORTH CAPITAL PROGRAMME 2010/11 - 2014/15

Appendix A

	2010/11 Estimated Spend £	Actual Spend to 30/09/2010 £	2010/11 Remaining Budget £	Future Spend £	Responsible Officer (s)	Responsible Officers Comments	
						Action Taken to Control Slippage	Performance Against Targets
Health and Well-Being							
Improvement to District owned Play Areas January 2001 Play Audit.	32,381	0	32,381		R Parr		Balance includes Stanchester Way (£16,531) and Bracey Road (£13,577). See comments on Appendix B, estimated completion date 2010/11
Bracey road Martock - Play area improvements (in addition to above)	10,000	0	10,000		R Parr		See comments on Appendix B, estimated completion date 2010/11
Total Health and Well-Being	42,381	0	42,381	0			
Environment							
Cocklemoor Bridge	28,452	0	28,452		C Jones		Works completed. Payment to be made to SCC once easement across SSSC land approved. Final heads of terms agreed.
New roundabout at Huish Episcopi (Field Road / Somerton Road junction)	35,000	35,000	0		C Jones		Currently under construction, contract due to end December 2010. All partnership contributions received and held by SCC. Final account to be submitted post completion.
Feasibility Fees - West Street, Somerton (Traffic survey)	10,000		10,000		C Jones	seek position from STC.	Somerton Town Council to review timing / demand for survey. Requires review in light of SCC spending review of Highways budgets.
Langport Vision - improvements to Langport and River Parrett Visitor Centre and car parking at Westover	10,000	1,104	8,896		K Munday / P Burr	Pending decision by DX re Area North Accommodation - Dec 10	Overflow car parking area improved. Two new benches in place outside visitor centre, scheme of signage drawn up to better highlight centre and improve parking situation. Printed materials planned to be on site by October, order suspended whilst review of Area North accommodation completed.
Langport Vision - preparation of Upper Parrett Waterway Plan and progress of recreational access to and near River Parrett at Langport	5,000		5,000		C Jones		Match funded project in association with the Langport River Group and the Environmental Agency in 2010/11. Match funding applied for to the Levels and Moors programme.
Total Environment	88,452	36,104	52,348	0			
Economic Vitality							
Planning Enforcement	0	0	0	45,000	I Clarke		Provision for compensation due to enforcement action (Discontinuance Order)
Martock, town centre improvements - Phase 2 (YD979(YC233) A140 AN08)	16,778		16,778		G Green	delays caused by external suppliers.	Scheme is largely complete except lighting, which is currently being installed. A final aspect is to review lighting scheme for additional lighting for pedestrians. Balance of scheme is likely to require re-profiling to 2011-12
Martock Town centre Improvements - Phase 3	2,000		2,000		C Jones		Improvements to Martock Precinct in hand. Grant to Martock Parish Council
Seavington Community Shop and Services - grant	5,000	5,000	0		L Collett		Shop & café opened in July 10. Grant to Seavington Shop & Community Services Association
Total Economic Vitality	23,778	5,000	18,778	45,000			
Total North Capital Programme	154,611	41,104	113,507	45,000			
Reserve Schemes Awaiting Allocation But Approved in Principle							
Unallocated Capital Reserve	36,240		36,240	40,000	C Jones		Provision for investment not otherwise covered in reserve programme
Langport Vision - river and countryside access to promote sustainable tourism in Cocklemoor / Upper Parrett area			0	20,000	C Jones		Plans ready for additional access pathway on Cocklemoor. Subject to partnership with EA and Langport River Group. Linked to development of Waterway Plan and access for visitors.
Local priority projects - enhancing facilities and services	44,658		44,658	80,000	C Jones		Detailed allocations through grants or capital appraisal. Additional £25k awarded in Feb 2010 for allocation in 2010/11. Community led projects are under development, however unlikely that the full amount will be spent this year.
Total Reserve Schemes	80,898	0	80,898	140,000			
Summary							
North Capital Programme	154,611	41,104	113,507	45,000			
Reserve Schemes (Unallocated)	80,898	0	80,898	140,000			
Total Programme to be Financed	235,509	41,104	194,405	185,000			

Corporate Capital Programme within Area North							
Martock Parish Hall	50,000		50,000		C Jones		This project is under discussion with Martock Parish Council as part of a strategic plan for facilities in Martock.
Community Play Schemes	59,000	12,000	47,000	53,000	R Parr		Projects in 2010/11 are moving forward and being closely monitored to control slippage (see details in separate appendix)
Youth Facilities Development	5,000		5,000	10,000	R Parr		Projects in 2010/11 are moving forward and being closely monitored to control slippage
Multi Use Games Area	70,000		70,000	35,000	R Parr		Match funding is slowing down some projects developing. Officers are assisting parishes where possible.
Grants for Parishes with Play Area	12,500		12,500	12,500	R Parr		Both projects are actively being developed and officers are working closely with local parish councils to keep the schemes moving forward

Gypsy & Traveller Sites programme:							
Health & Well-Being							
Infrastructure & Park Homes, Tintinhull Gypsy Site	664	100	564	0	S Joel		
Infrastructure & Park Homes, Tintinhull Gypsy Site -Income	(664)	(664)	0	0	S Joel		
Infrastructure & Park Homes, Ilton Gypsy Site	464	465	(1)	0	S Joel		
Infrastructure & Park Homes, Ilton Gypsy Site -Income	(464)	(464)	0	0	S Joel		
Infrastructure & Park Homes, Twisted Willows, Ilton	293	5	288	0	S Joel		
Infrastructure & Park Homes, Twisted Willows, Ilton -Income	(293)	(293)	0	0	S Joel		
Infrastructure & Park Homes, Ilton - Grant for MUGA	60	0	60	0	S Joel		
Infrastructure & Park Homes, Ilton - Grant for MUGA - Income	(60)	(60)	0	0	S Joel		
Infrastructure & Park Homes contingency	87	0	87	0	S Joel		
Infrastructure & Park Homes contingency - Income	(31)	(31)	0	0	S Joel		
Economic Development - Spatial Policy							
Gypsy & Traveller Acquisition Fund	134	1	133	0	C McDonald		
Gypsy & Traveller Acquisition Fund - Income	(84)	(84)	0	0	C McDonald		
Affordable Housing - Gypsy Site, Tintinhull	0	0	0	0	C McDonald		Budget returned to affordable housing 'general' pot.
	106	(1,025)	1,131	0			

Key
 Delayed Projects ■
 Projects in progress/likely to span further than current financial year ■
 Projects Completed/ On course to be completed in current financial year ■

Summary Youth and Play schemes within the Area North Capital Programme 2010/11 - 2014/15

Appendix B

	Committee Date	Original Profile Year	Original Budget £	Paid prior April 10 £	Balance 2010-11 £	Paid 2010-11 £	Remaining Budget 2010-11 £	Estimate 2011-12 £	Estimate 2012-13 £	Estimate 2013-14 £	Estimate 2014-15 £	Comment
CURRENT SCHEMES APPROVED												
SSDC owned Play Areas												
Work approved following the 2001 Play audit.												
Bracey Rd Martock			20,666	7,089	13,577		13,577	0	0	0		A contract has now been awarded for the construction and we are waiting for a start date from the contractor. The work is still expected to be completed this financial year.
Curry Rival - Stanchester Way phase2			28,000	11,469	16,531		16,531	0	0	0		Sketch designs are being developed for this site and expect works to be completed in 2010/11.
South Petherton -West End View			10,000	0	273		273	0	0	0		Work completed.
Tintinhull - Thurlocks			2,000	0	2,000		2,000	0	0	0		Expect works to be completed in 2010/11
SSDC play	TOTAL		60,666	18,558	32,381	0	32,381	0	0	0	0	
Other Approvals												
Bracey Rd Martock	June 02		10,000	0	10,000		10,000	0	0	0	0	see above part of larger project
SCHEMES FROM THE CORPORATE PROGRAMME IN AREA NORTH												
Community Play Schemes 2006 approved Feb 07 Council												
0												
Bracey Rd Martock	Feb 07		30,000	0	30,000	5,000	25,000		0	0	0	see above part of larger project
Hills Lane Martock	Feb 07		20,000	1,000	19,000	7,000	12,000		0	0	0	Project almost complete.
Thurlocks Tintinhull	Feb 07		20,000	0	0		0	20,000		0	0	Future years
Stanchester Way Curry Rivel	Feb 07		10,000	0	10,000		10,000		0	0	0	Sketch designs are being developed for this site and expect works to be completed in 2010/11.
Lavers Oak Martock	Feb 07		15,000	0	0		0	0	13,000		0	Future years
Abbey Close Curry Rivel	Feb 07		10,000	0	0		0	0	10,000		0	Future years
Barrymore Close Huish Episcopi	Feb 07		10,000	0	0		0	10,000		0	0	Future years
	TOTAL		115,000	1,000	59,000	12,000	47,000	30,000	23,000	0	0	
Grants for Parishes with Play areas 2008 approved Feb 08												
Ilton	feb 08						0	12,500		0		A steering group is being established with the Parish Council and consideration is currently being given to the appointment of a Landscape Architect
Shepton Beauchamps	feb 08				12,500		12,500		0			Officers are actively supporting the Parish Council and Playing Field committee which are quickly progressing this project.
	TOTAL				12,500	0	12,500	12,500	0	0	0	
Youth Facilities 2006 approved Feb 07 Council												
Chilthorne Domer	Feb 07		5,000	0	0		0	5,000	0	0		Expect works now to be completed in 2011/12
Huish Episcopi	Feb 07		5,000	0	5,000		5,000		0	0		Officers working with parish and Langport councils to deliver project at Memorial Playing field.
Compton Dundon	Feb 07		5,000	0	0		0	5,000		0		Future years
	TOTAL		15,000	0	5,000	0	5,000	10,000	0	0	0	
Multi Use Games Areas 2008 approved Feb 08												
Martock	feb 08				35,000	0	35,000					Officers are actively assisting the Parish Council to source match funding to enable this project to progress. The parish council has appointed its own fundraising officer.
Langport	feb 08				35,000		35,000		0			Officers working with parish and Langport councils to deliver project at Memorial Playing field.
South Petherton	feb 08				0		0		35,000		0	Future years
	TOTAL		0	0	70,000	0	70,000	0	35,000	0	0	

Area North Community Grants Qtr 2

Appendix C

Original Budget 2010/11	£28,360
Carry Forward approved June 2010	£13,970
TOTAL REVISED 2010/11 BUDGET	£42,330

Under £750 Delegated Grants											
	App No	Organisation	Project Details	£ Allocated	Project costs	% paid		Officer	Officer Comment	Paid	Payment Comment
Carried Forward from 09/10											
	AN09/21	Long Load Parish Council	Welcome Packs	306.06	765.15	40		Les Collet	Packs in use and means of early contact with Parish Council to new residents of Long Load	Yes	Paid
	AN09/30	Petherton Arts Trust, South Petherton	Commercial photocopier	587.00	1175.00	50		Pauline Burr	Commercial standard photocopier has helped organisation provide more profession quality work	Yes	Paid
	AN09/32	Langport Town Trust	Local Information Centre	500.00	6375.00	8		Pauline Burr	Visitor numbers more than doubled from previous year. Greatly improved service to the community of Langport and visitors	Yes	Paid
	AN09/33	South Petherton Parish Council	Community Information Centre	750.00	9500.00	8		Pauline Burr	Assistance being given to establish governance and service level agreement.	No	paid once SLA in place.
	AN09/34	Martock Parish Council	Local Information Centre	500.00				Teresa Oulds	Service Level Agreement in place. Improved service to the community and visitors	Yes	Paid
	AN09/04	Over Stratton Village Hall, South Petherton	Window mullion repairs	84.00	1780.00	36		Les Collet	Repairs complete and enabling village hall activities to take place	Yes	Paid.
	AN09/14	Wessex Youth Club, Somerton	Additional youth activities	750.00	2000.00	38		Teresa Oulds	Allowed additional activities to take place and was well attended	Yes	Paid
Grants Offered Qtr 1 (April - June)											
	AN10/35	Actiontrack Performance Company, South Petherton	Stoke Priory Community Arts Project	750.00	3000.00	25		Les Collet	This grant has stimulated further events to be organised by the local community	Yes	Paid
	AN10/36	South Petherton Cricket Club	Purchase of cricket facilities (mower)	750.00	1750.00	43		Les Collet	This has allowed ongoing maintenance of cricket facilities to a good standard	Yes	Paid
Grants Offered Qtr 2 (July - Sept)											
	None										
Over £750 Committee Approval											
	App No	Organisation	Project Detail	£ Allocated	Project costs	% paid	Committee Date	Officer	Officer Comment	Paid	Payment Comment
Carried Forward from 09/10											
	AN09/19	Long Sutton Cricket Club	Refurbishment of training facilities at Cricket Club	1368.00	5945.00	23	Nov 09	Les Collett	Mobile nets in place which enabled safer cricket training to take place	Yes	Original grant award was £1750. Project came in under budget of £5944.79
	AN09/20	South Petherton Parish Council	Additional allotments & associated works	2267.00	4667.00	48	Nov 09	Les Collett	Work partially carried out and awaiting completion by contractor	No	Awaiting copies of invoices for payment
	AN09/23	Huish & Langport Cricket Club	Enhancement of cricket facilities	3000.00	22474.00	13	Jan 10	Les Collet	This new installation of fixed nets has enhanced the training facilities available to club members	Yes	Paid
	AN09/27	East Lambrook Schoolroom	Refurbishment of old schoolroom roof	2010.00	4020.00	50	Feb 10	Les Collet	The roof refurbishment has allowed activities to continue in this small but well used hall.	Yes	Paid
	AN09/28	Hambridge & Westport Parish Council	Flashing safety lights	1500.00	4000.00	38	Feb 10	Les Collet	Lights in full operation during school start and finish times	No	Awaiting copies of invoices for payment
Grants Offered Qtr 1 (April - June)											
	None										
Grants Offered Qtr 1 (July - Sept)											
	None										
Service Level Agreements											
	App No	Organisation	Project Detail	£ Allocated	Project costs	% paid	Committee Date	Officer	Officer Comment	Paid	Payment Comment
	AN19/18	South Somerset Links (Community Transport)	3rd year of 3 year SLA - Financial support towards the Langport & Somerton Links Community Transport Service	5000	79754	6		Teresa Oulds	Agreed in principle - Report to go to Jan 11 ANC	No	
	AN08/16	Martock Youth Centre Management Committee	3rd year of 3 year SLA - Financial support towards Martock youth project	3000	39896	6		Teresa Oulds	Agreed in principle - Report to go to Jan 11 ANC	No	
Bursaries											
	App No	Name	Details of Activity	£ Allocated	Project Costs	% paid		Officer	Officer Comment	Paid	Payment Comment
	2010/01 - 2010/04	Levels Scout Group (3); Lendiaie Explorers (Ilchester) (1)	22nd World Scout Jamboree 2011	400	8000	5		Les Collett	Bursary given to help support 4 Scouts in their efforts to raise funds to enable them to attend the World Jamboree in Sweden in 2011	No	Payment to be made upon confirmation that cost of project has been met
				£							
				Budget	42330.00						
				Committed	23522.06						
				Balance	18807.94						
				Project costs to date	195,101						
				SSDC % paid against project costs to date	12						

12. Area North Committee - Forward Plan

Portfolio Holder: Cllr Patrick Palmer, Area North Chairman
Strategic Director: Rina Singh, Place and Performance
Assistant Director: Martin Woods, Communities
Service Manager: Charlotte Jones, Area Development (North)
Lead Officer: Becky Sanders, Committee Administrator
Contact Details: becky.sanders@southsomerset.gov.uk or (01458) 257437

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.

Recommendations

Members are asked to: -

- (1) Note and comment upon the proposed Area North Committee Forward Plan as attached at Appendix A.
- (2) Identify priorities for further reports to be added to the Area North Committee Forward Plan.

Area North Committee Forward Plan

Members of the public, councillors, service managers, and partners may 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's time, 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 the Agenda Co-ordinator; Becky Sanders.

Background Papers: None

Appendix A – 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; Becky Sanders, becky.sanders@southsomerset.gov.uk

Items marked in italics are not yet confirmed, due to the attendance of additional representatives. Key: SCC = Somerset County Council

Meeting Date	Agenda Item	Background/Purpose	Lead Officer(s) SSDC unless stated otherwise
15 Dec '10	Countryside Service	Report on the work of the SSDC Countryside Service including improvements works at Langport Visitor Centre, and Cartgate-Langport Cycleway update.	Katy Menday, Countryside Manager
15 Dec '10	National Trust	Presentation on the work of the National Trust in South Somerset.	Richard Higgs, National Trust
15 Dec '10	Community Offices Report	Report to review and recommend service levels for face to face public access to SSDC services in Area North	Madeleine King-Oakley – Area Support Team Leader (North)
26 Jan '11	Martock Youth Project	Third year of three year Service Level Agreement – monitoring report and request for final contribution.	Teresa Oulds, Community Regeneration Officer (North)
26 Jan '11	Langport and Somerton Links Community Transport	Third year of three year Service Level Agreement – monitoring report and request for final contribution.	Teresa Oulds, Community Regeneration Officer (North)
26 Jan '11	Equalities Presentation	To provide a presentation on current legislation and guidance relating to equalities, relevant to SSDC.	Jo Morgan, Community Cohesion Officer
23 Feb '11	Huish Episcopi Sports Centre Management Agreement	Update report on the Huish Episcopi Sports Centre Management Agreement.	Steve Joel, Assistant Director (Heath and Wellbeing)
23 Feb '11	Area Development Plan – update report and Service Enhancement Programme	Progress report on projects and issues supported by Area North, and endorsement of proposals submitted to the Service Enhancement budget.	Charlotte Jones - Area Development Manager (North)

Meeting Date	Agenda Item	Background/Purpose	Lead Officer(s) SSDC unless stated otherwise
23 Feb '11	Quarterly budget monitoring	Quarterly monitoring report for Area North budgets including the capital programme.	Jayne Beevor – Group Accountant
TBC	<i>Section 106 Planning Obligations</i>	<i>A report on the monitoring of monies from Section 106 Planning Obligations</i>	<i>Neil Waddleton, Section 106 Monitoring Officer</i>
TBC	<i>SSDC Asset Strategy – Area North</i>	<i>Provide an overview of the SSDC assets (land and buildings) located in Area North as a basis for discussion on their future use and development.</i>	<i>Donna Parham, Assistant Director (Finance)</i>
TBC	<i>Area North Affordable Housing Programme</i>	<i>Update report on the progress of the current programme</i>	<i>Colin McDonald, Corporate Strategic Housing Manager</i>
TBC	<i>Buildings At Risk Register</i>	<i>Report on the work of the Conservation Team with a special focus on the historic Buildings at Risk Register for Area North.</i>	<i>Adron Duckworth, Conservation Manager</i>
TBC	<i>Conservation Area Appraisals</i>	<i>Report to consider commissioning Conservation Area Appraisals in Area North.</i>	<i>Adron Duckworth, Conservation Manager</i>

Area North Committee – 24 November 2010

13. Planning Appeals

Portfolio Holder: Tim Carroll (Leader), Strategy and Policy
Strategic Director: Rina Singh, Place and Performance
Assistant Director: Martin Woods, Economy
Service Manager: David Norris, Development Manager
Lead Officer: As above
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.

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

10/01915/COU – Bridge Horn Barn, Henley, Langport TA10 9BG. Retrospective change of use of land from agricultural to business use together with variation to condition 8 of 06/02183/COU to allow the inclusion of the sale of ancillary tractor goods/tractor accessories.

10/03002/FUL – Land OS 1058 Gawbridge, Kingsbury Episcopi, Martock TA13 5HJ. The change of use of land for keeping horses, retention of hardstanding, toilet block (including septic tank) and Nissen hut and proposed erection of stable block.

Appeals Dismissed

10/00567/OUT & 10/01739/OUT – 1 Highfield Terrace, Bower Hinton, Martock.. The erection of a detached dwelling.

Appeals Allowed

None

The Inspector's decision letter is attached at the end of this report.



Appeal Decisions

Site visit made on 1 October 2010

by **C J Tipping** MA(Cantab)

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

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@plns.gsi.gov.uk

Decision date:
19 October 2010

Appeal A - Ref: APP/R3325/A/10/2132305

1 Highfield Terrace, Bower Hinton, Martock TA12 6LS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr David Carpenter against the decision of South Somerset District Council.
- The application, Ref 10/00567/OUT dated 5 February 2010, was refused by notice dated 1 April 2010.
- The development proposed is the erection of a detached dwelling on garden land.

Appeal B - Ref: APP/R3325/A/10/2132335

1 Highfield Terrace, Bower Hinton, Martock TA12 6LS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr David Carpenter against the decision of South Somerset District Council.
- The application, Ref 10/01739/OUT, dated 10 May 2010, was refused by notice dated 1 July 2010.
- The development proposed is the erection of an attached dwelling on garden land.

Procedural matters

1. These appeals both relate to garden land to the south of 1 Highfield Terrace. Appeal A relates to a detached dwelling; the dwelling the subject of Appeal B would be attached to the southern end of Highfield Terrace.

Appeal A

Decision

2. The appeal is dismissed.

Main issue

3. The main issue in this appeal is the impact of the proposed development on the character and appearance of the area.

Reasons

4. Policy ST6 of the South Somerset Local Plan, adopted in April 2006, requires proposals for new development to respect the form, character and setting of the settlement or local environment, and to preserve and complement the key characteristics of the location. The Policy was saved by direction of the Secretary of State dated 24 April 2009. The land on which the proposed

dwelling would be located lies at the southern end of an existing terrace of dwellings, in an area of Bower Hinton in which most small dwellings are terraced or semi-detached. Unlike the remainder of the dwellings in the terrace, where the entrances face west, the entrance of the proposed dwelling would face south. The detached dwelling proposed would to my mind fail to respect the form and character of the existing terrace adjacent to which it would be located, and would also not reflect the semi-detached or terraced character of the majority of small dwelling houses in the vicinity.

5. The plot on which the dwelling would be built is a small area of garden land. If a detached dwelling is erected on the site, its separation from the existing dwelling and the proposed south-facing entrance would occupy a substantial part of the available plot, and in my view give the site an overdeveloped appearance. The new dwelling would have the appearance of having been shoe-horned into the plot.
6. For these reasons, I conclude that the proposed development would fail to respect the form, character and setting of the area, contrary to local development plan policy. The appeal is therefore dismissed.

Appeal B

Decision

7. The appeal is dismissed.

Main issues

8. The main issues in this appeal are:
 - (a) Whether the proposed parking provision is adequate having regard to highway safety;
 - (b) The impact of the proposed parking provision for the existing dwelling at 1 Highfield Terrace on the living conditions of future occupiers of the proposed dwelling; and
 - (c) The impact of the proposed development on the character and appearance of the area.

Reasons

Issues (a) and (b)

9. As with the application that is the subject of Appeal A, this is an application for outline planning permission, with all matters reserved save for access and layout. As shown on Drawing No. C4620/101, both pedestrian and vehicular access to the proposed dwelling would be from Blind Lane to the south and through the garden land. The submitted layout provides for parking and turning space in the garden space to the east and south of the proposed dwelling. This arrangement satisfies Somerset County Council, as highway authority.
10. However, the County Council has unresolved concerns about the proposals for parking for the existing dwelling at 1 Highfield Terrace. As I noted in the course of my site visit, this is currently provided in the garden area appeal site with vehicular access from Blind Lane.

11. There is also a small parking area off-road on the corner of Blind Lane and Highfield Terrace. It is proposed that this area would be improved and extended so as to provide two replacement parking spaces for 1 Highfield Terrace. The County Council is not satisfied that the area would be sufficient in size to allow two vehicles to be parked clear of the highway. It would therefore lead to further on-street parking and would also require vehicles leaving the parking area to carry out excessive manoeuvring on the highway, particularly if intending to travel eastward along Blind Lane, adversely affecting highway safety.
12. Policy 49 of the of the Somerset & Exmoor National Park Joint Structure Plan 1991-2011 (saved by direction of the Secretary of State) requires development proposals to be compatible with the existing transport infrastructure. In the Council's view, the proposed development would be contrary to Policy 49 for the reasons set out above.
13. The parking area for 1 Highfield Terrace would be located immediately in front of the proposed new dwelling. A pedestrian access less than 1 metre wide would lead from the garden space to the south-east of the new dwelling to the front door in its western elevation. There would be a wall between this access and the parking area for 1 Highfield Terrace. As shown on the submitted plan, the nearest point of the proposed parking space would be only about 1 metre from the front elevation of the proposed dwelling.
14. The parking proposals for the existing dwelling at 1 Highfield Terrace are to my mind inadequate. The limited size of the available area would render it unlikely to my mind that two vehicles of average size could or would be regularly parked there. If so, I agree that there would be a degree of additional manoeuvring which would compromise highway safety, albeit to a limited extent. If not, there would be likely additional on-street parking, also affecting highway safety.
15. The very close proximity of the parking for 1 Highfield Terrace to the front of the new dwelling and its associated pedestrian access would to my mind have a significantly intrusive impact on the future occupiers of the proposed dwelling, adversely affecting their living conditions, contrary to saved Local Plan Policy ST6.

Issue (c)

16. This issue did not form part of the reasons for refusal in the District Council's decision of 1 July 2010. However, in its appeal statement submitted on 19 August 2010, the LPA noted that recent revisions to Planning Policy Statement 3 altered the context within which the appeal was to be considered. The withdrawal of the presumption in favour of development on existing garden land, and the deletion of the minimum housing density requirements militated against the cramped form of development which even the end-of-terrace dwelling now proposed would represent.
17. I have had regard to the objection to the proposal of the Bower Hinton Parish Council and of a number of local residents. These note that this is the latest in a series of applications for development of the appeal site, and that it remains clear, despite successive revisions of the proposal, that the site is inadequate to accommodate a new dwelling.

S. SOMERSET

18. I have also had careful regard to the grounds of appeal and to the other submissions of the Appellant, including his final comments dated 10 September 2010. The appellant considers that the highways objection has been fully addressed and that, while the parking area for 1 Highfield Terrace is in fairly close proximity to the new dwelling, this is normal for a development of this type, and acceptable.
19. The problems that I have identified above with regard to parking provision both in terms of highway safety and the impact on the living conditions of future occupiers of the proposed dwelling are to my mind clear indications that even the end-of-terrace dwelling now proposed would amount to an over-development of the site. Although a somewhat smaller area of garden land would be taken up by the terraced dwelling now proposed, this can be achieved only by accommodating what seems to me a very cramped pedestrian access to the front door of the proposed dwelling, and providing parking for the existing dwelling at 1 Highfield Terrace on a restricted triangular area of land, which occupies a prominent position on the corner of Blind Lane and Highfield Terrace. To my mind, this would represent a clear overdevelopment of the site and have a significant damaging impact on the character and appearance of this part of the village, contrary to development plan policy.

Conclusions as to Appeal B

20. I have identified above the adverse traffic and highway safety impacts and the adverse impacts on the future occupiers of the new dwelling that I believe the proposed development would cause. These adverse impacts and that on the character and appearance of the surrounding area are in my view all the result of a proposal, which, like that proposed in Appeal A (albeit to a somewhat lesser extent), would amount to over-development of the available site. The appeal accordingly falls to be dismissed.

CJ Tipping

Inspector

Area North Committee – 24 November 2010

14. Planning Applications

The schedule of planning applications is attached.

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 1998 Issues

The determination of the applications which are the subject of reports in this plans list are considered to involve the following human rights issues: -

1. Articles 8: Right to respect for private and family life.
 - i) Everyone has the right to respect for his/her private and family life, his/her home and his/her correspondence.
 - ii) There shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedom of others.

2. The First Protocol

Every natural or legal person is entitled to the peaceful enjoyment of his/her possessions. No one shall be deprived of his possessions except in the public interests and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.

Each report considers in detail the competing rights and interests involved in the application. Having had regard to those matters in the light of the convention rights referred to above, it is considered that the recommendation is in accordance with the law, proportionate and both necessary to protect the rights and freedoms of others and in the public interest.

David Norris, Development Manager
david.norris@southsomerset.gov.uk or (01935) 462382

Background Papers: Individual planning application files referred to in this document are held in the Planning Department, Brympton Way, Yeovil, BA20 2HT

Planning Applications – November 2010

Planning Applications will not be considered before 4.00 pm

Members of the public who wish to speak about a particular planning item are recommended to arrive at 3.45 p.m.

The inclusion of two stars (**) as part of the Development Manager's recommendation indicates that the application will need to be referred to the 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 Regulation Committee even if it has not been two starred on the Agenda.

Item	Page	Ward	Application	Proposal	Address	Applicant
1	42	TURN HILL	10/03068/ COU	Change of use of land and siting of one mobile home and one touring caravan for one traveller/gypsy residential pitch.	OS 0062 Mildmays Road, High Ham	Mr Arthur Hughes

Area North Committee – 24 November 2010

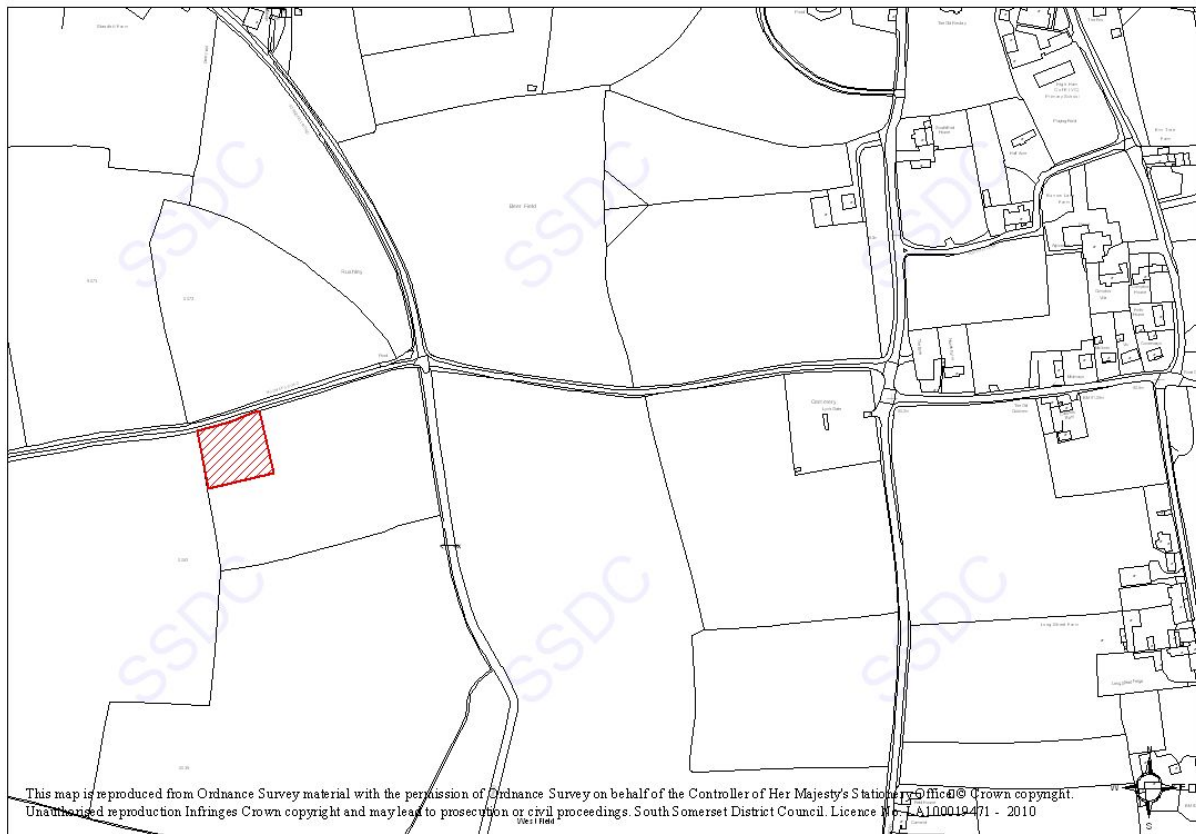
Officer Report On Planning Application: 10/03068/COU

Proposal :	Change of use of land and siting of one mobile home and one touring caravan for one traveller/gypsy residential pitch. (GR: 342092/130602)
Site Address:	OS 0062 Mildmays Road, High Ham
Parish:	High Ham
TURN HILL Ward (SSDC Member)	Mr Rupert Cox (Cllr)
Recommending Case Officer:	Claire Alers-Hankey Tel: 01935 462295 Email: claire.alers-hankey@southsomerset.gov.uk
Target date :	15th September 2010
Applicant :	Mr Arthur Hughes
Agent: (no agent if blank)	Dr Angus Murdoch , Murdoch Planning PO Box 71, Ilminster, Somerset TA19 0WF
Application Type :	Other Change Of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Area North Committee at the request of the Ward Member and Area Chairman, so that further considerations can be given to the Parish Council and neighbour comments.

SITE DESCRIPTION AND PROPOSAL



The site is located 1km southwest of the village of High Ham. The site is outside defined settlement limits, and is accessed via a no through road access track.

The site is located in the northwest corner of an agricultural field, which is directly adjacent to the junction of Mildmays Road and Standhill Road. The site has an existing gateway to access the site, which is off Mildmays Road.

This application seeks planning permission for the change of use of land and siting of a mobile home and touring caravan for a gypsy/traveller residential pitch. The site is fenced with timber close-board fencing approximately 1.2m high and is also covered with hardstanding.

HISTORY

No planning history for the site.

POLICY

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

The policies of most relevance to the proposal are:

Saved policies of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

Policy STR1 - Sustainable Development

Policy STR6 - Development Outside Towns, Rural Centres and Villages

Policy 5 - Landscape Character

Policy 36 - Sites for gypsies and Travelling People

Policy 49 - Transport Requirements of New Development

Saved policies of the South Somerset Local Plan (Adopted April 2006):

Policy ST3 - Development Areas

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy EC3 - Landscape Character

Policy TP7 - Residential Parking Provision

Policy HG11 - Long Term/Residential Sites

National Guidance

PPS1 - Sustainable Development

PPS3 - Housing

Circular 01/2006

South Somerset Sustainable Community Strategy

Goal 3 - Healthy Environments

Goal 6 - Learning

Goal 9 - Homes

Human Rights Act 1998 - European Convention for the Protection of Human Rights and Fundamental Freedoms

CONSULTATIONS

Parish Council - High Ham Parish Council fully considered this application at its meeting. When considering this application due cognisance was taken of the pressures on local Authorities to find suitable sites for the Gypsy/Traveller community along with the views of our parishioners. Additionally, the current national guidance (ODPM Circular 01/2006) was fully appraised in order to seek a good understanding of the recommended standards that should prevail and the policy guidelines that should be met when such applications are received. The approach taken by the Parish Council when appraising the merits of this proposal mirrored that taken with every planning application it receives with a fair and objective, open and honest ethos underpinning the way all planning applications are dealt with. The Parish Council recommends refusal of this application on the following grounds:

1. The site in question is located in a Green Belt area. New Gypsy and Traveller sites in the Green Belt are normally regarded as inappropriate development, as defined in Planning Policy Guidance 2: Green Belts (PPG2). National planning policy of Green Belts applies equally to applications for planning permission from gypsy and travellers and the Parish Council believe alternatives should be explored before the Green Belt area in question is considered.
2. In tandem with reason 1. above, the Parish Council believe that the transit site located at Pitney, currently not being utilised, could be fully commissioned and utilised for the needs of the gypsy/traveller community, as a viable alternative before the Green Belt location in question is considered. It is prudent to note that this site was previously occupied by a gypsy/traveller family for many years with needs being met
3. Issues of sustainability are deemed to be very important by the Parish Council such as access to local services. Whilst High Ham is fortunate to have a very successful Primary School located within its boundary, there are normally more applications for placements than can be accommodated. Additionally, no local shops or GP/health services exist which means that the use of cars etc. are the only alternatives to accessing such services
4. The impact on visual amenity
5. The location of the MOD firing range and exercising area in close proximity to the site in question. Additionally, the Parish Council believe that the MOD should be fully consulted before any decision on this application is made
6. The suitability of the access lane and its potential to flood at its junction with Mildmays Road.

County Highway Authority - The site is located outside recognised development limits and is distant from local services and facilities. As such, the occupants of the site are likely to undertake lengthy journeys to access such facilities. These journeys are likely to be made by the private car, given that a bus service passing the site is infrequent. Consequently, it could be argued that the development would be contrary to Government guidance given within PPG13 and RPG10, and to the provision of policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review, that seeks to minimise the need for journeys particularly by the private car. Notwithstanding the above comments Policy 36 of the Somerset and Exmoor National Park Joint Structure Plan Review states that 'the provision of sites for gypsies and other travelling people should be made where the site is within reasonable distance of a settlement providing local services and facilities'. The site is approximately 1km from the school at High Ham and about 4kms from the centre of Langport, which are the nearest settlements with appropriate ranges of facilities. I consider that this distance may not be so great as to conflict with Policy 36. In detail, there is sufficient room within the site for the parking and turning of vehicles in connection with the unit. The Highway Authority is

also satisfied that although the access is a simple field gate set in a break in the hedge along the 'no through road' (access to MOD estate) length of Mildmays Road to the west of its junction with Standhill Road, the speed of traffic using the land will be very low and the volume of traffic using it minimal. Where Mildmays Road meets Standhill Road there is adequate visibility to access the wider highway network to both north and east. As a result, if the principle of the development is deemed acceptable then from a highway point of view there is no objection to the proposal.

Landscape Architect - I believe the main landscape considerations to be:

1. The principle of development outside development areas (PPS7 and LP policy ST3). PPS7 has amongst its objectives that the countryside should be safeguarded for its own sake and that development, where permitted, should maintain or enhance the environment, similarly so Policy ST3, and
2. The impact of development upon landscape character (PPS7 and LP Policies ST5 para 4 and EC3) which seek to protect the character and respond to the character of the local environment.

Looking at the application with these policies in mind, it is clear that this is not a location characterised by development. The settlement form of High Ham is primarily concentrated on the roads and lanes that converge in the vicinity of the church, with the emphasis on the north-south through route of Main Road. Further intermittent development follows the alignment of Standhill Road to the west, and Long Street to the south, both being slightly detached from the village core, but within close proximity of it. This site lays outside the village of High Ham as described above, and is some distance from settlement form. There is a general lack of development presence in the locality of the application site, and traditional farming is the prime land-use. The application site is not related to the settlement pattern, nor characterised by established development form. The presence of a mobile home, and an area of hardstanding, along with the seasonal presence of a touring caravan, are not elements that are characteristic of this part of the High Ham plateau. Hence I view the proposal as contrary to local landscape character, and thus failing to meet landscape policy objectives. Consequently I offer landscape grounds for refusal based upon policies ST3, ST5 and EC3.

Area Engineer - No comment

REPRESENTATIONS

TWO LETTERS OF OBJECTION - Have been received, raising concerns over the following issues:

- The field has been the subject of misuse in the past, such as a dump abandoned vehicles and caravans
- Buildings have been erected on the site without planning permission, e.g. a toilet shed
- Permission for a caravan has been refused on this site before
- The area is classified as outstanding natural beauty
- Why can agricultural land be used for residential purposes, when there is no intention to farm the land?
- There are no other buildings near this proposal
- This would be a travesty of rights in favour of a political statement if allowed
- The village school is already oversubscribed, and unable to accommodate extra children

CONSIDERATIONS

Principle

The applicant is known to South Somerset District Council to be a person with bona fide gypsy/traveller status, and has long-term, family connections to the area. Policy HG11 of the South Somerset Local Plan steers towards providing sites outside development areas provided there will be no harm to residential amenity, the site is reasonably related to schools and other community facilities, and there would be no serious highway problem as a result of the site. Policy 36 of the Somerset and Exmoor National Park Joint Structure plan Review states sites should be provided within a reasonable distance of a settlement providing local services and facilities. The site is well related to the primary school at High Ham, which is less than one mile away from the site. Other services such as shops, leisure, health and employment are all available in Langport, which is just over 2 miles away from the site.

Circular 01/2006 is aimed at providing more authorised gypsy and traveller sites so that bona fide gypsies and travellers have fair access to suitable accommodation, education, health and welfare provision. The Circular advises Local Planning Authorities to include a rural exception policy for gypsies and travellers within the relevant development plan documents where there the gypsy and traveller sites available fail to meet the local need. Specifically the Circular states, 'Rural settings, where not subject to special planning constraints, are acceptable in principle.

The key issues are therefore considered to be highways, landscape/visual impact and the principle against planning policy and guidance.

Highways

The Highway Authority have not raised an objection to the proposal, on the basis that the site is within reasonable distances of High Ham and Langport where local services and facilities can be found. Furthermore the access, turning and parking arrangement potential within the site is also considered to be acceptable.

Landscape/Visual Impact

While the Landscape Architect has raised an objection to the proposal, paragraph 53 of the 01/06 Circular states that local landscape designations should not be used in themselves to refuse planning permission for gypsy and traveller sites. While the location of the site is at odds with the local settlement pattern, the site is reasonably isolated, and as such would have an extremely limited impact on the visual amenity of the area to nearby residents.

Other Issues

The Parish Council has objected to the proposal on the basis that the site is within a Green Belt, as defined by PPG2. In fact, the South Somerset District does not have any areas that are classified as Green Belt, as defined in PPG2, and therefore this objection is unfounded.

The Parish Council has suggested that a more appropriate site would be a transit site at Pitney. Transit sites are supposed to be used as places where gypsies and travellers can legally stop in the course of travelling, and are not to be used as permanent sites, which is what has been applied for with this application. Paragraph 19 of the 01/06 Circular is supportive of permanent sites and states; 'a more settled existence can prove beneficial to some gypsies and travellers'.

One of the letters of objection that has been received states that the site is in an Area of Outstanding Natural Beauty. The site is not located within an area within any special landscape designations.

The Parish Council has claimed that there are flooding problems at the junction of Mildmays Road. The area in question is not located with a Flood Zone 2 or 3, and no further hardstanding is proposed at this point. Therefore it is considered this application will not worsen any existing flooding problems at the site.

It has been claimed that the area is dangerous due to the close proximity of the nearby MOD firing range. The site has not been identified as being within the danger zone surrounding the firing range.

Conclusion

The proposal would provide a site for a family with bona fide gypsy/traveller status, will cause a modest rise in daily vehicle movements and will have limited impact on the local roads and visual amenity of the rural area. The proposal is considered to be in line with advice contained in Circular 01/2006 and Policy 36 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policy HG11 of the South Somerset Local Plan.

RECOMMENDATION

Permission be granted

01. The proposal would provide a site for a family with bona fide gypsy/traveller status, will cause a modest rise in daily vehicle movements and will have limited impact on the local roads and visual amenity of the rural area. The proposal is considered to be in line with advice contained in Circular 01/2006 and Policy 36 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policy HG11 of the South Somerset Local Plan.

SUBJECT TO THE FOLLOWING:

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

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

02. The site shall not be occupied by any persons other than gypsies and travellers, as defined in paragraph 15 of ODPM Circular 01/2006.

Reason: The Local Planning Authority would not wish to see a caravan site established in this locality except to meet the particular need to provide facilities for gypsies and travellers in accordance with Policy HG11 of the South Somerset Local Plan.

03. The residential use hereby permitted shall be restricted to the stationing of no more than one pitch at any time (one pitch being one mobile home/static caravan and one touring caravan).

Reason: In the interests of visual amenity and highway safety in accordance with Policy EC3 of the South Somerset Local Plan and Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

04. No business activities shall be conducted at the site without the express grant of planning permission.

Reason: In the interests of the character and amenities of the locality in accordance with South Somerset Local Plan Policies ST5, ST6 and EC3.

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any subsequent order amending or revoking and re-enacting that Order), no gate, fence wall or other means of enclosure shall be erected on the site without the express grant of planning permission.

Reason: The Local Planning Authority wish to exercise control over the matters referred to in the interests of visual amenity in accordance with South Somerset Local Plan Policy EC3 and ST6.

06. (i) Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.

(ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.

(iii) For a period of five years after the completion of the landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with South Somerset Local Plan Policies ST6 and EC3.

07. The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan and block plan date stamped 21st July 2010.

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