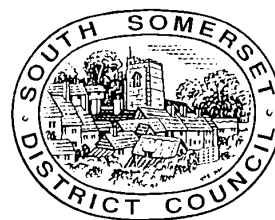


South Somerset District Council

Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 15 December 2010

2pm

**The Village Hall
Long Sutton
TA10 9NT**

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



The public and press are welcome to attend.

Please note: There are no planning applications to be considered at this meeting.

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 Monday 6 December 2010.

Ian Clarke, Assistant Director (Legal & Corporate Services)



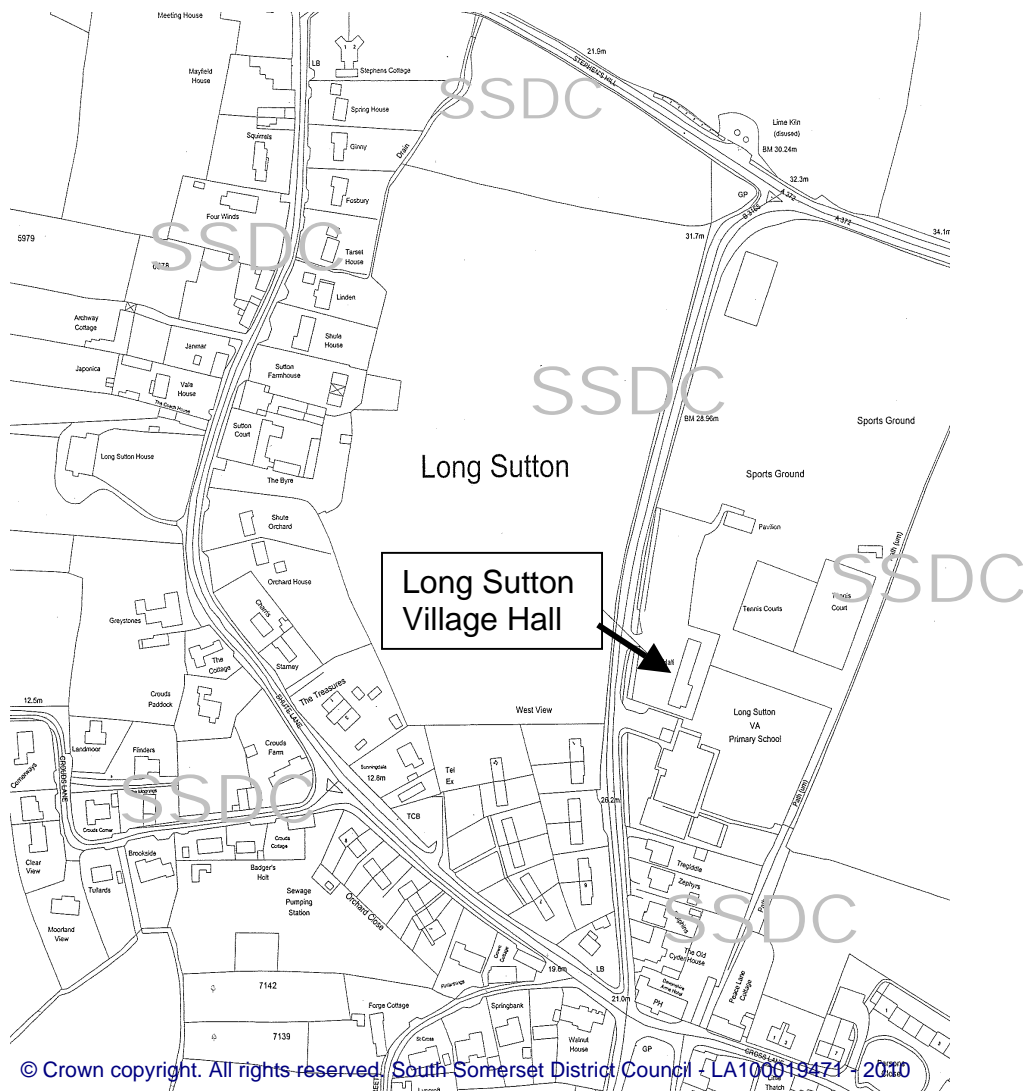
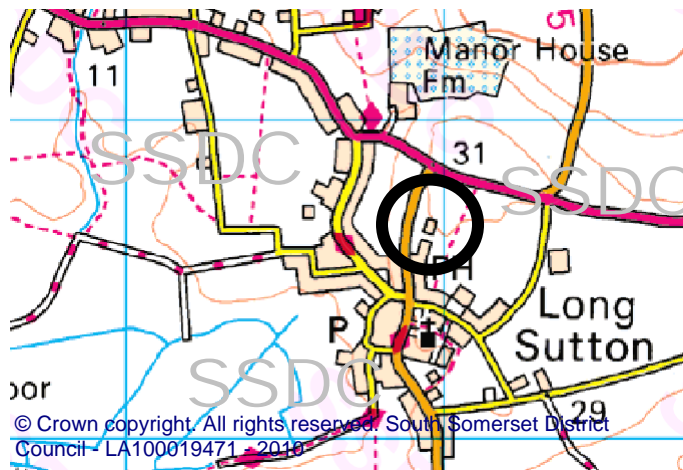
2007-2008
Neighbourhood and
Community Champions:
The Role of Elected Members
2006-2007
Improving Rural Services
Empowering Communities
2005-2006
Getting Closer to Communities

**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 usually 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 15 December 2010

Agenda

Preliminary Items

1. **To approve as a correct record the minutes of the meeting held on 24 November 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 26 January 2011 at the Village Hall, Norton Sub Hamdon.**

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

Page Number

Items for Discussion

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- 9. Presentation – The National Trust..... 2
- 10. SSDC Countryside Service – Annual Service Report 3
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- 12. Area North Committee - Forward Plan 23
- 13. Planning Appeals..... 26

<p>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</p>
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8. Presentation – All Saints Hall, Stoke Sub Hamdon

Judy Clarke, project leader, will attend the Committee to make a brief presentation on the results of the All Saints Hall refurbishment in 2009, which received financial support from SSDC Area North.

Area North awarded £10,000 to this project in September 2009 with an overall value in excess of £50,000. A copy of the report, which led to the award, is available on request or on the following link

<http://www.southsomerset.gov.uk/media/8260/9.%20Appendix%20A.pdf>

9. Presentation – The National Trust

Lead Officer: Richard Higgs, General Manager, National Trust
Contact Details: richard.higgs@nationaltrust.org.uk

Richard Higgs, General Manager for the National Trust will attend the meeting to make a short presentation on the work of the National Trust in South Somerset.

Background information about the National Trust

Of the 19 National Trust (NT) properties in Somerset eight are situated in South Somerset, seven are in Area North and the remaining property, Lytes Cary Manor is in Area East just a short distance from Somerton.

The business of the NT at the properties also includes five holiday lets and 500 acres of agricultural estate. Annually there are in the region of 250,000 visitors to the properties in this district, they are a mixture of local people, day visitors and people on holiday in the county or region; their visits not only support the National Trust but also make a significant contribution to the local economy through secondary spend with other local amenities and services. In Somerset it is estimated that visitors spend over £1.08 billion a year and approximately 31,700 people (9% of Somerset's employment) are employed in tourism related jobs; a recent survey commissioned by the county tourism partnership confirmed that culture and heritage continue in their popularity, so play their part in encouraging new and repeat visits.

The day-to-day running of National Trust properties relies heavily on the willing band of volunteers that welcome visitors and explain historic relevance. In South Somerset alone there are 600 volunteers regularly supporting the Trust, giving a combined total of about 38,000 hours service per year. The Trust also supports young people at the beginning of their careers through apprenticeship schemes; in South Somerset there are currently apprentices in the areas of building and horticulture.

The Trust has recently reviewed its focus nationally, in addition to its commitment to customer satisfaction and to providing a memorable customer experience; it has recognised the need to engage with the communities living in the vicinity of its properties, the Trust has therefore developed its "Going Local" strategy. It recognises that the long held perception of the Trust is that of custodian of old buildings and is working to change that perception through local engagement and by diversifying how the properties are enjoyed. Outdoor activities, themed events, artistic interventions and diversification of use of buildings are being developed as forward moves for the Trust.

Richard Higgs is the General Manager for the National Trust's properties in South Somerset and, in addition to property management; he oversees a number of initiatives to raise the profile of the Trust locally and to ensure their activities engage with today's audience.

10. **SSDC Countryside Service – Annual Service Report**

Portfolio Holder: Sylvia Seal, Health and Well Being
Strategic Director: Vega Sturgess, Operations and Community Focus
Assistant Director: Steve Joel, Health and Well Being
Service Manager: Katy Menday, Countryside Manager
Lead Officer: Katy Menday, Countryside Manager
Contact Details: katy.menday@southsomerset.gov.uk or (01935) 462522

Purpose of the Report

To update members on the work of the Countryside Service across the district over the past year and on key projects for the next 6 months.

Public Interest

This report aims to detail the achievements of the Countryside Team at South Somerset over the past year, with particular reference to the rangers based at the countryside sites. It will explain what has been completed in terms of land management and also event delivery for the public.

Recommendation

That members note the report.

Introduction

The countryside team manages sites at Ham Hill Country Park, Yeovil Country Park, Chard Reservoir Local Nature Reserve, Sampson's Wood, Langport Visitor Centre and cycleway, Moldrams Ground Local Nature Reserve and Eastfield Local Nature Reserve.

Across the South Somerset Countryside Sites

- The largest sites have again secured 3 Green Flag Awards.
- Yeovil and Ham Hill Country Parks became two of the first in the country to become accredited under Natural England's new accreditation scheme.
- In the financial year 2009/2010, we ran 112 events, seeing 7219 children, 7663 adults. 70 schools visited our sites, which included 1702 pupils having contact with the rangers.
- For 2010 a diverse events program was developed which included over 40 public events. From children's bug and mini beast sessions to fayre events, heritage sessions and bush craft camps it has been well received.
- 1338 volunteer days were donated across the district and we secured £63k of funding for projects and land management.
- 600 trees were planted and in a town centre survey we received a 91% satisfaction rating with the service and its sites.

- Apprentices were successfully trained and assisted in finding work in the land-based sector.
- Practical land management continued including dry stone walling, hedge laying, scrub and tree stock management and grassland works.
- Sites were kept clean and safe and bins were regularly emptied.
- Wildlife enhancement and monitoring schemes; bat, bird, mammals and butterfly surveys plus construction of hibernacula and other “homes”.
- The Rights of Way function has been returned to Somerset Country Council and the remaining sites team has picked up management of Langport Visitor Centre.
- Continued to run the children’s Look Out Club and other associated playschemes.
- Worked closely with two Ground Work South West Teams providing placements for the teams at both Country Parks with other days at smaller sites.
- Run junior ranger sessions at Ham Hill, Yeovil and Chard with great success for 12-16 year olds.
- Signed up as a BBC partner in delivery of Breathing Places and secured funding from them for a key event.
- Better working relationships built with Natural England, Somerset Wildlife Trust, Dorset Countryside and the National Trust.

Ham Hill Country Park

- The 3 year Heritage Lottery Funded project ended, it was evaluated as a great success and many materials and schemes are still operating.
- A bid was submitted to Access 2 Nature for a new community engagement project based at Ham Hill, unfortunately we have recently heard that due to high competition the bid was un-successful.
- Delivered a partnership enforcement day to educate and inform site users.
- Country Park applied for and secured Higher Level Stewardship for the next 10 years. A significant amount of woodland & scrub clearance work has been carried out and a meeting for the parish councils was held on the Hill to explain the future works.
- Sheep grazing and scrub clearance are integral to the future management on site, sadly a recent dog attack caused the death of 3 ewes and injury of 15 more and we continue to work with the farmer to maintain his access.
- Delivered a very successful fayre in 2009 (HLF funded) and a smaller event this September just past.
- In December 2009 the site was a venue for the BBC’s Tree O Clock record-breaking attempt and planted 512 trees in 1 hour.
- The Ham Hill Centre remains the focus for the Park; regular groups and users include Forest Education Initiative, D of E, PRU referral groups and Groundwork SW. Educational and other groups also make regular use of the facilities and there are frequent ranger led sessions. A mobility vehicle is available for free hire from the centre.
- The BBQ area has been improved with more bins and seating and an outdoor classroom will be put in place in the next month.

Yeovil Country Park

- Secured planning permission to construct a ranger base and community café / room on site in July 2010. Work now starts to secure funding for the project.
- A Park Watch scheme has been designed and launched in partnership with the Community Safety Team and the Police.
- Very successful bank holiday Monday May Fayre continue to be a key fixture in calendar.

- Rangers have worked with the local Headway support group to clear out and re plant borders on Penn Hill Park. A new community wildlife garden is part of this scheme and has been created with the help of park volunteers.
- Work in Ninesprings Valley Gardens continues, with laurel cleared and a replacement native flora planted.

Sampson's Wood, Yeovil

- From autumn 2010 year 2 of a significant tree management project continues to stabilise the peripheral tree stock in the woodland, and veteran trees in the woodlands core.

Chard Reservoir Local Nature Reserve

- The ranger arranged Chard Countryside Day in both July 2009 and 2010, this year's event was better attended than in 2009 but it is hoped that with a few amendments we can deliver a popular event in 2011.
- A dive project was managed to clear the underwater sluice outlet.
- Reed bed restoration continues in the winter months with the volunteers.

Moldram's Ground Local Nature Reserve, Pen Selwood, Wincanton

- In spring 2010 an amphibian survey revealed the presence of Great Crested Newts in the top pond. The presence of Dormice has been confirmed and works on site this autumn include improvements for both these protected species.

Eastfield Local Nature Reserve, High Ham (opposite Windmill)

- Scrub clearance work will continue in the winter months carried out by the rangers, volunteers and Ground Work SW team.
- Discussions with Butterfly Conservation have revealed that it is a prospective release site for the large blue butterfly; we are supporting a landscape wide grant application by Butterfly Conservation to help in the costs of managing the Local Nature Reserve
- To a habitat standard suitable for large blue releases.

Langport Visitor Centre

- Old walking and cycling leaflets have been redesigned and launched with all routes starting and finishing at the centre.
- The centre has new picnic benches, the car park has been enlarged and a new suite of signs is in the pipeline as part of the funding from the Area North Capital Programme.
- The first stretch of the cycle way has been widened and a low boundary fence erected. A new accessibility bike & wheelchair is now available for hire from the centre as well as a trike.

Monitoring service performance

The Ranger Team monitor their performance by:

- Recording all volunteer days, educational visits, trees planted and events delivered on a monthly basis.
- Recording all compliments and any complaints on a monthly basis.
- Working in line with the service plan targets and ensuring all sites have current management plans with prescriptions for evaluation at team meetings.
- Issuing customer feedback forms at every event and session for evaluation and guiding future planning.
- Carrying out a satisfaction survey every 2 years, last in 2009 in Yeovil town centre.
- Managing a South Somerset Countryside Steering Group to oversee and comment on delivery quarterly.

Financial Implications

The net revenue budget in 2009/10 for the Countryside Service was £234,690 (which takes into account £75,000 of income secured).

Corporate Priority Implications

The work of the countryside service delivers for the following Corporate Plan targets:

THEME 2: Enhance the environment, address and adapt to climate change:

- 2.1 Explore options for biodiversity enhancement on SST partner land by 2012 and deliver projects each year to 2026
- 2.3 With SST partners, develop a joint Open Spaces strategy for South Somerset by 2012
- 2.4 Agree land management plans for own estate by 2012
- 2.9 Increase resident satisfaction with street cleaning, car parks, public toilets and open spaces/ Country Parks.
- 2.19 Decrease CO2 emissions in Somerset from 7.9 Tonnes/head/year (2006)
- 2.21 Support an SST campaign by 2010 to raise community awareness and involvement in environmental approaches

THEME 3: Improve the housing, health and well-being of our citizens:

- 3.19 Support SST to develop a long term (over 20 years) multi-agency commitment and action plan to reduce the number of children and adults that are overweight and obese and deliver one initiative by 2012 (SCS Action 9)
- 3.20 Increase children and young people's satisfaction with parks and play areas and adult participation in sport and active leisure.
- 3.29 Increase access to services and facilities by public transport, walking and cycling

THEME 4: Ensure safe, sustainable and cohesive communities:

- 4.1 Deliver positive activities for children, young people (especially those at risk of exclusion or offending) and families, designed to reduce anti-social behaviour by October 2010 (SCS Action 1)
- 4.6 Decrease perceptions that drug use/dealing is a problem from 30.5% (2008) to 23.4% by 2011/12 (Action 3)
- 4.9 Develop a range of approaches and initiatives that build confidence and reduce fear of crime by maintaining a level of 92% of population that feels safe in their community by 2012.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

The Countryside Team are aware of the challenges faced in mitigating climate change and as a team work hard to ensure that their operations have a minimal carbon footprint. We ensure that by approaching the management of the countryside sites in a traditional manner they offer the largest carbon sink for other operations. Annually the team plants an average of 500 trees and these are always native, ensuring they are best suited to our current climate and provide the habitats with the best chance of adapting to future climate change.

By having site based rangers travel is kept to a minimum and carbon emissions kept low. Instead of heavy use of power tools the nature of the work means that a significant volunteer work force is mobilised keeping fuel consumption low. Annually thousands of

members of the public of all ages have contact with the ranger team through organised educational events; promoting wildlife, green spaces, green living, traditional countryside management and minimising your carbon footprint.

Equality and Diversity Implications

The countryside team work hard to ensure that the countryside sites are as accessible as possible. Stiles are removed in favour of gates. An audio trail and free mobility vehicle are available for hire at Ham Hill Country Park. Easy access trails are promoted at the largest sites. The website contains relevant information and assistance for planning visits and the South Somerset Disability Forum continues to advise the rangers on proposed works and projects, they also have a place on the South Somerset Countryside Steering Group.

Background papers: None

11. Section 106 Obligations

Portfolio Holder: Tim Carroll, Leader
Strategic Director: Rina Singh, Place and Performance
Assistant Director: Martin Woods, Economy
Service Manager: David Norris, Development Manager
Lead Officer: Neil Waddleton, Section 106 Monitoring Officer
Contact Details: neil.waddleton@southsomerset.gov.uk or (01935) 462603

Purpose of the Report

It was agreed at the regular meeting of the Area Chairs that it was necessary for the newly appointed Section 106 Officer to introduce himself to each of the Area Committees and provide information in relation to Section 106 agreements that have been signed in the last 3 years for each area.

Public Interest

Section 106 Obligations are a key aspect of most major planning development approvals granted by the Authority however they are also necessary to provide additional control in relation to smaller schemes. The items captured within Section 106 Obligations usually deal with the additional infrastructure costs that will be incurred within the area of the Authority arising from the completion of a development. Depending on the scale of the proposed development the sums of money associated with a Section 106 Obligations can be considerable.

This may take the form of changes to highways, contributions toward increased schools provision, creation/maintenance of open spaces, recreational areas and so on. The costs arising from these are often significant and require negotiation and settlement between officer and the developer, through the use of nationally agreed formulae.

There is a variety of ways in which these requirements can be delivered. Normally the developer makes a payment to allow the relevant authority to provide the requirement e.g. Schools or Play areas. Alternatively, the developer may be charged with completing the work directly for example a new highway junction.

By their very nature Section 106 Obligations require specified actions/payments to take place within a pre-defined timescale or event (known as 'triggers') and it is essential that the Section 106 officer has a system and processes in place that ensures the agreements are effectively managed.

Members will appreciate that the level of contribution that was secured from each development was dependent upon several factors, particularly the 'formula' that was being used for calculating the Sports, Arts and Leisure contribution at the time of each application. It is also important to emphasise that it is very difficult to make meaningful comparisons between obligations that were sought on different developments, as each scheme has to be considered on its own merits.

Recommendations

- 1) Members note the report and endorse the actions taken in respect of the monitoring of Section 106 Planning Obligations and;
- 2) Comment on the report detail required and the regularity of presentation at future Area North Committee meetings.

Background

Section 106 Obligations are a key aspect of most major planning development approvals granted by the Authority however they are also necessary to provide additional control in relation to smaller schemes. The items captured within Section 106 Obligations usually deal with the additional infrastructure costs that will be incurred within the area of the Authority arising from the completion of a development. Depending on the scale of the proposed development the sums of money associated with a Section 106 Obligations can be considerable.

This may take the form of changes to highways, contributions toward increased schools provision, creation/maintenance of open spaces, recreational areas and so on. The costs arising from these are often significant and require negotiation and settlement between officer and the developer, through the use of nationally agreed formulae.

There is a variety of ways in which these requirements can be delivered. Normally the developer makes a payment to allow the relevant authority to provide the requirement e.g. Schools or Play areas. Alternatively, the developer may be charged with completing the work directly for example a new highway junction.

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Members will appreciate that the level of contribution that was secured from each development was dependent upon several factors, particularly the 'formula' that was being used for calculating the Sports, Arts and Leisure contribution at the time of each application. It is also important to emphasise that it is very difficult to make meaningful comparisons between obligations that were sought on different developments, as each scheme has to be considered on its own merits.

A Section 106 (S106) officer was appointed on 1 April 2010. This post sits within the Development Management service with the specific responsibility for ensuring that all requirements of S106 obligations, including the collection and spending of financial contributions are monitored.

The S106 Officer work programme to date has included: -

Data Management

Formerly, data relating to S106 agreements has been held within a number of different Services across the Council. Work has been carried out to cross-reference these with the data held in the main legal database. We are now in a position where we have captured in one-list, details of agreements to be entered into one system ahead of the monitoring process beginning.

Monitoring System

A monitoring system has been developed with the required functionality to enable the S106 Officer to effectively manage the legal agreements and the obligations within them. Management and monitoring reports can be designed and extrapolated from the system. The population of the database is well under way.

Agreement Pro-forma

In conjunction with the Principal Solicitor and Assistant Director (Legal and Corporate Services) a pro-forma has been produced for all planning officers to complete detailing requirements to be covered when drawing up the legal agreements. This will allow consistency in capturing details and hopefully help the agreements to be produced more efficiently.

Additional Information

In addition to the above the new S106 Officer has been working with officers from other services, investigating agreements where triggers have been reached and actively sought and distributed contributions where appropriate.

It is anticipated that a training workshop event will be held early in the new year (2011) to provide members with a greater understanding of 106 agreements and an update on the proposed changes to the system.

Financial Implications

No direct financial implications from this report however members will be aware that poor management of planning obligations does have the potential to require the district council to refund contributions to developers.

Corporate Priority Implications

The effective management of planning obligations will be beneficial in achieving all of the Council's Corporate Priorities

Carbon Emissions & Adapting to Climate Change Implications (NI188)

Section 106 Planning Obligations have a key role in delivering sustainable communities thereby contributing to a reduction in carbon emissions and helping to adapt to climate change.

Equality and Diversity Implications

Section 106 Planning Obligations have a key role in delivering sustainable communities thereby ensuring access to facilities, homes and services for all members of our community.

Background Papers: Audit Committee report, July 2010.

SECTION 106 MONITORING REPORT - Area North

This information relates to signed agreements over the last three years to early October 2010.

If Members have queries relating to specific legal agreements then it is recommended that they contact the 106 Monitoring Officer directly as he will be able to provide a more detailed overview of the requirements and the current status.

Application Details Location and Description	Agreement Notes Trigger Remarks and Status	Financial and Non-Financial Contributions
<p>Ward: Curry Rivel</p> <p>09/00023/FUL</p> <p>Parish: Curry Rivel</p> <p>Developer: Yarlington Housing Group</p> <p>Land Rear Of Westfield House, Westfield Road, Curry Rivel TA10 0HX</p> <p>The demolition of 9 dwellings and the replacement with 20 dwellings with associated access, parking and landscaping. (GR 338356/124790)</p> <p>Agreement Date: 09-Nov-09</p>	<p>Contributions to be paid on or before the occupation of the first dwelling.</p> <p>Current status: Scheme commenced but no occupation. November '10.</p>	<p>Equipped Play Contribution: £20,318 comprised of £9,657 for the acquisition and installation of play equipment and £5,489 for long term maintenance on the Recreation Ground, Westfield, Curry Rivel. £3,793 for Youth Facilities in Curry Rivel with a further £1,379 commuted sum for the long-term maintenance.</p> <p>Open Space Contribution: £12,587 towards costs of improvement/enhancement of any recreational area or open space in Curry Rivel.</p> <p>Sports & Leisure Contribution: £30,071 towards costs of improvements/enhancements of any sporting leisure or cultural facilities within or serving District of South Somerset.</p>

Application Details Location and Description	Agreement Notes Trigger Remarks and Status	Financial and Non-Financial Contributions
<p>Ward: Islemoor</p> <p>08/05090/FUL Parish: Ilton Developer: Yarlington Housing Group</p> <p>Land And Garages at Copse Lane, Ilton.</p> <p>Demolition of existing buildings and the construction of 40 dwellings (GR335071/117656)</p> <p>Agreement Date: 09-Nov-09</p>	<p>Contributions to be paid on which any dwelling first brought into occupation.</p> <p>Current status: Invoice for financial contributions sent to Yarlington Housing Group December '10.</p>	<p>Off-Site Recreation Contribution: £30,900 for improvement/refurbishment of the neighbouring Ilton Recreation Ground.</p> <p>Strategic Community Facilities Contribution: £69,781 to be used towards one or both of the following: a) The development of a new sports field to serve the community of Ilton. b) The development of sports, leisure and recreation facilities including provision of synthetic pitches in Langport or Yeovil.</p> <p>Play Equipment Contribution: £32,359 comprised of £22,251 for the acquisitions and installation of play equipment along with £8,065 commuted sum for the long-term maintenance of the equipment for the Ilton Recreation Ground. £7,411 for Youth Facilities and £2,697 for long-term maintenance in Ilton.</p>
<p>Ward: Islemoor</p> <p>06/02920/FUL Parish: Curry Mallet Developer: Walter Robert Alexander Ross</p> <p>Lyddons Farm, Higher Street, Curry Mallet, Taunton TA3 6SY</p> <p>Conversion of existing redundant farm buildings into 4 no. Dwellings and carports, 1 no. Office and 6 no. Affordable homes with access and parking areas. (GR 332389/121810)</p> <p>Agreement Date: 28-Mar-08</p>	<p>Prior to the first occupation of the Converted Dwellings.</p> <p>Current status: Agent contacted regarding payment of contribution December '10</p>	<p>Recreation Contribution: £8,000 to meet recreational needs generated by development in locality of scheme.</p>

Application Details Location and Description	Agreement Notes Trigger Remarks and Status	Financial and Non-Financial Contributions
<p>Ward: Langport and Huish</p> <p>09/02237/FUL Parish: Langport Developer: Yarlington Housing Group</p> <p>Land At Eastover, Langport.</p> <p>Demolition of 8 PRC dwellings and the erection of 17 dwellings with 32 car parking spaces and associated highway works (GR: 342490/127040)</p> <p>Agreement Date: 22-Dec-09</p>	<p>£4,870 for enhancement/improvements at the Langport Cricket Club & £2,478 as a commuted sum payment for the long-term maintenance to be paid on or before commencement of the Development.</p> <p>All other contributions to be paid on the completion of the development.</p> <p>Current status: Discharge of Planning Obligation Application received from Yarlington Homes requesting that zero financial contributions to be sought on grounds of viability. Financial statement received December '10, application being determined.</p>	<p>Off-Site Recreation Contribution: £18,748 allocated as follows, £4,870 for enhancement/improvements at the Langport Cricket Club. £2,478 as a commuted sum payment for the long-term maintenance. £11,400 for costs and expenses incurred towards the improvements to the Langport & Huish Memorial Recreation Ground.</p> <p>Strategic Community Facilities Contribution: £11,265 towards one or more of following a) Sports Halls & Swimming Pools within the District b) Octagon Theatre, Yeovil c) Sports pitches within the Langport area.</p> <p>Equipped Play Contribution: £11,077.00 comprised of £7,062 for the acquisition and installation of equipment and £4,015 for the long-term maintenance at the Langport & Huish Memorial Recreation Ground.</p> <p>Youth Facilities Contribution: £4,096 comprised of £3,003 for Youth facilities in Langport and £1,093 to provide long-term maintenance of those facilities.</p>

Application Details Location and Description	Agreement Notes Trigger Remarks and Status	Financial and Non-Financial Contributions
<p>Ward: Langport and Huish</p> <p>09/04391/S73 Parish: Huish Episcopi Developer: Romford Wholesale Meats Ltd</p> <p>The Abattoir, Muchelney Road, Huish Episcopi, Langport TA10 9HG</p> <p>Application to vary condition 3 of decision notice 99/01576/FUL to permit the extension of working hours for meat processing. (GR 342890/126238)</p> <p>Agreement Date: 2010</p>	<p>Application to vary condition 3 of decision notice 99/01576/FUL to permit the extension of working hours for meat processing.</p> <p>Current status: Monitoring Log in place.</p>	<p>Not applicable</p>
<p>Ward: Martock</p> <p>08/04485/FUL Parish: Martock Developer: Mr Rodney Male</p> <p>Land OS1677, Town Tree Lane, Martock TA12 6AR</p> <p>The erection of a farm managers dwelling with garage/store, landscaping works and access. (GR 345157/121768)</p> <p>Agreement Date: 11-Feb-10</p>	<p>Agricultural Workers Dwelling. Owner's covenants with the Council regarding occupation, ownership and the providing of information when requested.</p> <p>Current status: Monitoring Log in place.</p>	<p>Not applicable</p>

Application Details Location and Description	Agreement Notes Trigger Remarks and Status	Financial and Non-Financial Contributions
<p>Ward: Martock</p> <p>09/01861/FUL Parish: Martock Developer: John Reginald Yandle</p> <p>Yandles Garage, North Street, Martock TA12 6ER</p> <p>Demolition of existing garage/workshop and adjacent dwelling and the erection of 20 dwellings associated parking, landscaping, highways and associated works. (GR 346256/119981)</p> <p>Agreement Date: 28-Sep-09</p>	<p>Contributions to be paid on or before date on which any Dwelling is first brought into occupation.</p> <p>Current status: Scheme not commenced as of December '10.</p>	<p>Off Site Recreation Contribution: £29,335 to be made up of £22,977 towards expenses incurred or to be incurred in connection with improvements/enhancements at Martock Recreation Ground and £6,358 to provide long term maintenance of those facilities.</p> <p>Play Equipment and Youth Facilities Contribution: £25,089 to be made up of £16,754 for acquisition & installation of play equipment at the Martock Recreation Ground with £8,335 commuted sum for the long term maintenance of the equipment.</p> <p>Strategic Community Facilities Contribution: £21,816 for development of strategic sports, arts and leisure facilities within the District of South Somerset.</p>
<p>Ward: South Petherton</p> <p>07/01276/FUL Parish: Seavington St Mary Land Adjacent Millennium Hall Water Street Seavington St Mary Ilminster Somerset</p> <p>Erection of a single storey community village shop and cafe (GR/340682/114643)</p> <p>Agreement Date: 13-Mar-08</p>	<p>Shop building to remain available for community use in perpetuity.</p> <p>Current status: Monitoring Log in place.</p>	<p>Not applicable</p>

Application Details Location and Description	Agreement Notes Trigger Remarks and Status	Financial and Non-Financial Contributions
<p>Ward: South Petherton</p> <p>07/03984/FUL</p> <p>Parish: South Petherton</p> <p>Developer: Persimmon Homes</p> <p>Land Adjoining St Michaels Gardens, Lightgate Lane, South Petherton</p> <p>The erection of 55 dwellings and associated works (GR 343777/117157)</p> <p>Agreement Date: 14-Mar-08</p>	<p>Within three months of the sale of the first Residential Unit to be occupied the Play and Youth Contributions to be paid to the Council.</p> <p>Within three months of the sale of the first Residential Unit to be occupied the Strategic Leisure Facilities Contributions to be paid to the Council. See schedule within Agreement for the landscaping scheme and timing of transfer.</p> <p>Upon transfer of the Public Open Space to the Council the commuted sum for maintenance will be paid.</p> <p>Current status: Contact made with Persimmon Homes. November '10 with a view to sending relevant requests for payments. Invoice for financial contributions December '10.</p>	<p>Strategic Community Facilities Contribution: £39,484 towards swimming pool and sports hall provision with South Somerset.</p> <p>Open Space Contribution: £6,669 for the future maintenance of the public open space.</p> <p>Play and Youth Contribution: £107,217 for the provision of Play and Youth facilities within South Somerset.</p> <p>Bus Pass Contribution: On first occupation of each of the residential units to provide voucher which may be used to claim a Bus Pass from the County Council within 12 months of the first occupation of the residential unit. The sum of £400 to be paid on request to the County Council for each bus pass issued.</p> <p>Education Contribution: £124,248 for the enhancement of capacity at Stanchester School, Stoke-sub-Hamdon.</p>

Application Details Location and Description	Agreement Notes Trigger Remarks and Status	Financial and Non-Financial Contributions
<p>Ward: South Petherton</p> <p>07/01252/FUL Parish: South Petherton Developer: Yarlington Housing Group</p> <p>Land At West End Close, West End View, South Petherton.</p> <p>Demolition of Nos. 2-16 (even only) West End Close and garage blocks in West End View and the erection of 19 dwellings and associated additional car parking (GR 342775/116846)</p> <p>Agreement Date: 11-Aug-09</p>	<p>Contributions Index Linked on or before the date which any dwelling first brought into occupation.</p> <p>Current status: Invoice for financial contributions sent to Yarlington Housing Group December '10.</p>	<p>Equipped Play Contribution: £12,650 comprises of £6,958 on the acquisition and installation of play equipment on the existing play area at West End View, South Petherton and £5,692 for the long-term maintenance of the equipment.</p> <p>Strategic Facilities Contribution: £8,020 to be used towards facilities within the Yeovil area.</p> <p>Youth Facilities Contribution: £1,669 for renovation/improvement of any building/facility for young people in South Petherton</p>
<p>Ward: South Petherton</p> <p>09/00937/FUL Parish: South Petherton</p> <p>South Petherton Hospital, Hospital Lane South Petherton TA13 5AR</p> <p>Demolition of existing hospital buildings and erection of a new stroke/rehabilitation/community hospital and ancillary accommodation with car parking, service yard, access drive and improvements and associated works. (GR 343974/117374)</p> <p>Agreement Date: 02-Oct-09</p>	<p>Schedule of Highway works as detailed within Agreement.</p> <p>Current status: Contributions received by Somerset County Council. Monitoring log in place.</p>	<p>Public Rights of Way Contribution: £75,000 paid directly to Somerset County Council.</p>

Application Details Location and Description	Agreement Notes Trigger Remarks and Status	Financial and Non-Financial Contributions
<p>Ward: South Petherton</p> <p>09/03095/FUL Parish: South Petherton</p> <p>Flamberts, Prigg Lane, South Petherton TA13 5BX</p> <p>Demolition of existing dwelling and garage and the erection of 6 No. Dwellings and the conversion of an existing barn into 3 No. Dwellings all with associated garages/carports (Revised Application) (GR 343348/116953)</p> <p>Agreement Date: 02-Sep-09</p>	<p>Contributions to be paid within one month of the date of the signed agreement.</p> <p>Current status: Invoice for financial contributions sent to Strongvox Homes December '10.</p>	<p>Open Space Contribution: £27,767.77 for open space and recreational facilities in South Somerset.</p> <p>Youth and Play Space Contribution: £14,404.77</p>

Application Details Location and Description	Agreement Notes Trigger Remarks and Status	Financial and Non-Financial Contributions
<p>Ward: Turn Hill</p> <p>07/03534/FUL & 09/02917/FUL Parish: Huish Episcopi Developer: C G Fry & Sons LTD</p> <p>Land At Old Kelways, Somerton Road, Langport TA10 9HB</p> <p>Erection of 52 no. Dwellings, B1 employment floor space and extension to hotel (GR 342728 / 127727)</p> <p>Agreement Date: 16-Sep-08</p>	<p>Developer shall not permit the occupation of any Open Market dwelling until the Off-Site contributions are paid in full to the Council.</p> <p>Highway Contributions to be paid prior to the occupation of any dwelling.</p> <p>Travel Plan: Identified works and measures capable of implementation are carries out and completed prior to occupation of development.</p> <p>Current status: Tree contribution £5,000 paid November 2010. Further discussions with Developer regarding other contributions triggered within agreement.</p>	<p>Off-Site Contribution: £141,367 comprised of the following: a) MUGA Contribution: £7,720.96 towards provision of a floodlit multiuse games are in Langport. b) Playing Pitch Contribution: £98,540 towards the provision of playing pitches in Langport. c) Sports Hall Contribution: £23,005 towards the provision of additional badminton courts in Langport. d) Swimming Pool Contribution: £12,101 towards the provision of additional swimming lanes or pools in Langport.</p> <p>Open Space Contribution: £44,000 commuted sum payment for the maintenance of the children's play area, open space and landscaped area.</p> <p>Highways Contribution: £55,000 comprised of: a) Safe Routes to School Contribution: £25,000 b) The A372 junction and/or zebra crossing contribution: £30,000</p> <p>Travel Plan: Package of measures to be adopted by owner and/or developers in the management of the site with a view to reducing trips in the motor vehicle to and from the site and promoting use of environmentally friendly transport.</p>

Application Details Location and Description	Agreement Notes Trigger Remarks and Status	Financial and Non-Financial Contributions
<p>Ward: Turn Hill</p> <p>10/00657/OUT Parish: High Ham Developer: Michael John Dunlop & Jayne Dione Dunlop</p> <p>Land Os 6155 Part Picts Hill High Ham Langport Somerset TA10 9EX</p> <p>The erection of a workplace home. (GR 343580/127565)</p> <p>Agreement Date: 23-Aug-10</p>	<p>S106 agreement covering the following: (i) Non-fragmentation of the dwelling and employment site (ii) That the permission is solely for occupancy by someone employed in the employment unit</p> <p>Current status: Monitoring Log in place.</p>	<p>Not applicable</p>
<p>Ward: Turn Hill</p> <p>08/00896/FUL Parish: Aller Developer: Andrew John Maltby & Emma Suzannah Maltby</p> <p>Aller Court Farm, Church Path, Aller, Langport TA10 0QR</p> <p>The erection of an agricultural workers dwelling (GR: 339590/128881)</p> <p>Agreement Date: 08-Sep-09</p>	<p>Owner's covenants with the Council regarding occupation, ownership and the providing of information when requested.</p> <p>Current status: Monitoring Log in place.</p>	<p>Not applicable</p>

Application Details Location and Description	Agreement Notes Trigger Remarks and Status	Financial and Non-Financial Contributions
<p>Ward: Wessex</p> <p>09/02848/FUL Parish: Somerton Developer: Anthea Rose Chapman & Nicholas Peter Bond</p> <p>Land Os 2268 Etsome Hill Somerton Somerset TA11 6LQ</p> <p>The erection of a farmhouse and an agricultural building (Revised Application) (GR 348145/129612)</p> <p>Agreement Date: 07-May-10</p>	<p>Owner's covenants with the Council regarding occupation, ownership and the providing of information when requested.</p> <p>Current status: Monitoring Log in place.</p>	<p>Not applicable</p>
<p>Ward: Wessex</p> <p>08/03055/COU Parish: Somerton Developer: Walrond Holdings Limited</p> <p>14A Wessex Park Bancombe Road trading Estate Somerton Somerset TA11 6SB</p> <p>The change of use of building from light industrial (Use Class B1) to an indoor children's play centre (Use Class D2) (GR 347839/129098)</p> <p>Agreement Date: 13-Aug-10</p>	<p>Agreement covenants that the land and building only be used as an indoor play area and no other purpose, and that the unit remains within the ownership of the applicants.</p> <p>Current status: Monitoring Log in place.</p>	<p>Not applicable</p>

Application Details Location and Description	Agreement Notes Trigger Remarks and Status	Financial and Non-Financial Contributions
<p>Ward: Wessex</p> <p>07/03066/COU Parish: Somerton Developer:</p> <p>Clear View Farm Somerton Hill Pitney Langport Somerset TA10 9AD</p> <p>Change of use of building to use class B1 (for light industrial purposes) (GR 346794/128285)</p> <p>Agreement Date: 17-Jun-08</p>	<p>Agreement restricting use of premises to class B1</p> <p>Current status: Monitoring Log in place.</p>	<p>Not applicable</p>

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
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
26 Jan '11	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)
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 monitoring	Progress report on projects and local priorities supported by Area North,	Charlotte Jones - Area Development Manager (North)
23 Feb '11	Quarterly budget monitoring	Quarterly monitoring report for Area North budgets including the capital programme.	Jayne Beevor – Group Accountant

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
TBC	<i>20th Anniversary of the Tree Council's Tree Warden Scheme</i>	<i>Members of the Somerset Tree Warden Scheme will provide Members with a brief 10-minute presentation highlighting the contributions that Tree Wardens can make to their communities over the next two decades.</i>	<i>Phil Poulton, Arboriculture 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>

Area North Committee – 15 December 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

10/01450/S73 – Isle Abbotts Baptist Church, Chapel Road, Isle Abbotts, TA3 6RR. Application to vary condition 7 of decision 08/01703/FUL to allow clear glazing to be used instead of obscure glazing in kitchen window, south elevation and first floor bedroom window in west elevation.

Appeals Dismissed

None

Appeals Allowed

None