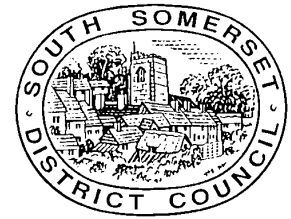


# South Somerset District Council

Notice of Meeting



## Area North Committee

*Making a difference where it counts*

**Wednesday 26 January 2011**

**2pm**

**The Village Hall  
Norton Sub Hamdon  
TA14 6SF**

(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](mailto:becky.sanders@southsomerset.gov.uk)

website: [www.southsomerset.gov.uk/agendas](http://www.southsomerset.gov.uk/agendas)

This Agenda was issued on Monday 17 January 2011.

*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

**This information is also available on our website  
[www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)**



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)

Paull 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 26 January 2011

### Agenda

#### *Preliminary Items*

1. **To approve as a correct record the minutes of the meeting held on 15 December 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 23 February 2011 at the Village Hall, Chilthorne Domer.**

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

*Page Number*

***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**



Area North Committee – 26 January 2011

## 8. Area North Community Grants – Martock Youth Project (Executive Decision)

Executive Portfolio Holder: Cllr Patrick Palmer, Area North  
Strategic Director: Rina Singh, Place and Performance  
Assistant Director: Helen Rutter, Communities  
Service Manager: Charlotte Jones, Area Development Manager (North)  
Lead Officer: Teresa Oulds, Community Regeneration Officer (North)  
Contact Details: *teresa.oulds@southsomerset.gov.uk* or 01935 462254

### Purpose of the Report

For councillors to consider a financial contribution to the Martock Youth Project, as the third year of a three year Service Level Agreement (SLA) with Martock Parish Council and Martock Youth Centre Management Committee.

### Public Interest

There are over 1,000 young people under the age of 16 in the parish of Martock. The Martock Youth Project serves this age group through the provision of a youth centre and a full time Youth Development Officer, employed by Martock Parish Council. Funding is from a number of sources, principally the Parish Council, which provides 84.62% of the total project cost.

This report provides an evaluation of the work carried out in the last year and provides a basis for councillors to consider approving the continuation of the SLA.

### Recommendations

- 1) Approve the award of £3,000 to Martock Parish Council and Martock Youth Centre Management Committee towards the Martock Youth Project, as third payment of the three year service level agreement, allocated from the Area North Community Grants budget 2010-11 and subject to the South Somerset District Council standard conditions for Community Grants (Appendix A) and the fulfilment of the performance plan (see Appendix B).
- 2) Note and endorse that further discussions are underway, led by the Martock Youth Project, with neighbouring parishes which are considering how the project could be developed across the area.



## Application Details

<b>Name of Applicant</b>	Martock Youth Centre Management Committee
<b>Project</b>	Martock Youth Project
<b>Project description</b>	The provision of a fully accessible Youth Centre and a full time Youth Development Officer in Martock who will develop a full range of activities in a safe, supervised environment for young people aged 8 to 18. The application is for continued financial support for the third year of a three year Service Level Agreement originally agreed in December 2008.
<b>Project cost for year 3 (2010/2011)</b>	£45,485
<b>Amount requested from SSDC for year 3 (2010/11)</b>	£3,000 (6.6% of year 3 project cost)
<b>Total project cost over three years</b>	£120,044
<b>Total amount of SLA over three years</b>	£10,500 (8.75% of the total project cost)
<b>Special conditions</b>	SLA between SSDC, Martock Parish Council and Martock Youth Centre
<b>Application assessed by</b>	Teresa Oulds, Community Regeneration Officer (North)
<b>Contact details</b>	teresa.oulds@southsomerset.gov.uk (01935) 462254

**Background Information**

The Martock Youth Project is delivered through the employment of a full-time Youth Development Office and operation of the fully accessible Martock Youth Centre, housed in its own dedicated building. The Youth Development Officer is employed by Martock Parish Council, funded by the parish precept.

A full report containing the background to the project can be found in the reports to Area North Committee in November 2008 and January 2010. In summary, the Martock Youth Project is a long term undertaking which aims to deliver an excellent young people's programme in Martock that:

- Meets the needs of the young people aged 8 years and over and the Martock community
- Increases the number of young people participating regularly in out-of-school education and leisure opportunities
- Enhances the range and quality of opportunities available for young people
- Revitalises and optimises the profile and use of Martock Youth Centre

A Youth Affairs Committee was established in 2003 in order to form a co-ordinated approach to the delivery of services to the young people in Martock and is a forum for representatives from Somerset County Council (SCC), SSDC, the Local Service Delivery Team (previously the County Youth Service), Martock Parish Council, Martock Youth Parish Council, Martock Youth Centre, Martock School and the Martock churches. The Youth Affairs Committee offers support to the Martock Youth Centre Management Committee.

Within the project there is a flourishing Youth Parish Council (formed in 2007) whose members are involved in fundraising and are represented on both the Youth Centre

Management Committee and the Martock Youth Affairs Committee. The young people play a crucial role in the Youth Project.

In November 2008, SSDC signed a three year SLA with Martock Parish Council and Martock Youth Centre Management Committee which agreed financial assistance of £10,500 to the project. This was for £4,000 in the first year, with a forward commitment of £3,500 in 2009/10 and £3,000 in 2010/11 and was subject to budgetary provision, evidence of financial need and satisfactory fulfilment of the SLA.

### **Current position of project**

The Youth Development Officer (YDO) continues to run the Youth Centre and is an active member of the Management Committee and Martock Youth Affairs Committee. The YDO co-ordinates and supervises an extensive range of activities which are advertised to young people attending the centre, on local notice boards, in leaflets, in the schools and in the local magazine, The Leveller, and by the Youth Parish Council.

The centre operates a daytime “open door” policy so that parents, carers and other members of the community can visit, view the facilities and find out what is going on. This has resulted in the provision of one-to-one support to a number of young people and/or their parents or carers with difficult family backgrounds.

During the last year, in response to requests for activities on a Saturday morning, it was decided to employ a part-time worker to run sessions at that time and additional funding was obtained for this new post. Some of the worker’s time has been diverted to filling the staffing gap on Tuesday evenings that has been caused by the withdrawal of SCC support on those days (The withdrawal was due to the recruitment freeze.)

The condition of the Youth Centre continues to cause very real concern, despite remedial work having been done and contingency funding has been built in to the funding projection for 2011-2013 (see table below). The Parish Council and the Youth Affairs Committee are currently researching alternative permanent accommodation for the Youth Club, but it will remain in its current building for the foreseeable future, a factor that needs to be borne in mind when looking at the project’s financial need. The poor condition of the building makes it difficult to let to outside organisations, which has a detrimental effect on projected income. The recent inclement weather has highlighted the building’s deteriorating state which has proved uninviting to young people at times: an effect the YDO has worked hard to mitigate.

It is currently unknown what the precise effects of the expected cuts in service provision from SCC will be for the Martock Youth Project. However, the Youth Affairs Committee has instigated an initial meeting between interested parties from surrounding towns to look at ways of working together to address the needs of young people in their communities. The Martock Youth Project is in an excellent position to not only continue its own good work, but also possibly advise and work with other communities, sharing its own good practice and experience.

### **Evidence of financial need/business plan**

The grant from SSDC has been towards the full operating costs of the Martock Youth Project, principally the running costs of the Youth Centre for the three years to 2011. Although plans are in place to work towards further income generation, particularly if a new venue can be secured, there will be on-going costs after that.

The following tables show: funding for years two and three of the SLA; projections for the annual running costs of the youth centre for year three and projections for the two years beyond the SLA.

<b>Martock Youth Centre Funding 2009-2011</b> (Years two and three of the SLA)			
	<b>Year 2 2009/10</b>	<b>Year 3 2010/11</b>	<b>Total Years 2 &amp; 3</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Expenditure</b>			
YDO full employment costs	28,972	30,420	59,392
Annual running costs	9,400	9,565	18,965
Building sinking fund	0	2,500	2,500
Additional youth worker support*	0	3,000	3,000
<b>TOTAL (A)</b>	<b>£38,372</b>	<b>£45,485</b>	<b>£83,857</b>
<b>Income</b>			
Cadets	2,200	2,200	4,466
Martock Christian Fellowship	600	500	1,218
Subs and hall hire	400	1,123	812
Martock Parish Council	31,672	38,662	£70,861
<b>TOTAL (B)</b>	<b>£34,872</b>	<b>£42,485</b>	<b>£77,357</b>
<b>Amount requested (A-B)</b>			
SSDC grant	<b>£ 3,500</b>	<b>£3,000</b>	<b>£ 6,500</b>
Percentage	9.12%	6.6%	7.75%

\*This is a new expenditure line, added this year, and covers the cost of the Saturday youth worker.

<b>Projections of Annual Running Costs of the Youth Centre for year three of SLA</b>	
Public liability insurance	£ 700
Buildings insurance	£ 780
Caretaker	£1,390
Cleaning supplies	£ 250
Electricity, gas and water	£2,200
BT phone and broadband	£ 665
Stationary and printing	£ 520
Computer sinking fund	£ 560
Routine maintenance	£2,500
<b>TOTAL</b>	<b>£9,565</b>

<b>Martock Youth Centre Projected Funding Beyond SLA 2011-2013</b>		
<b>Expenditure</b>	<b>2011/12</b>	<b>2012/13</b>
	£	£
YDO full employment costs	31,333	32,273
Annual running costs	9,852	10,148
Building sinking fund	2,500	2,500
Additional youth worker support*	6,267	6,455
<b>TOTAL</b>	<b>£49,951</b>	<b>£51,375</b>
<b>Income</b>		
Cadets	2,266	2,334
Martock Christian Fellowship	515	530
Subs and hall hire	1,157	1,191
Martock Parish Council	46,013	47,319
<b>TOTAL</b>	<b>£49,951</b>	<b>£51,375</b>

\*This figure has been based on a one fifth contribution towards the cost of an additional youth worker who could be jointly funded by a number of neighbouring Parish Councils.

### Evaluation

The targets for the second year were met and the performance plan within the SLA is attached as Appendix B, with a column containing targets for the final year. It is to be expected that these will be met, as they have in previous years.

### Additional information

- The weekly footfall of young people accessing the youth centre exceeds 186. This figure does not include those taking part in activities off-site.
- The YDO meets with her non-managerial supervisor, a Senior Youth Worker in the South Somerset West Local Service Team, approximately every six weeks, which is within the acceptable limits of the timetable agreed in Somerset County Council's partnership agreement with Martock Parish Council. It is not clear what provision will be made for her future professional development and management, given the cuts to youth work funding recently announced by SCC. However, the Manager of the Local Service Team has said that, although no decisions have yet been made, she would hope that the support of community provision would be a priority for County staff working in the areas.
- Commenting on the YDO's work to date, her SCC supervisor said: "the Youth Development Worker has successfully developed her role within the community, working with young people and the wider community. This is evidenced by the level of involvement and engagement of young people in a wide range of projects within the community and the volume of opportunities and activities for young people to engage in."
- Additional activities that the young people have participated in over the last year include the inaugural Victorian Street Fair in May; working with a local stonemason to create a sculpture that will be installed in the precinct; intergenerational activities and taking part in the Renovate Bike Project (in conjunction with the police and fire brigade).

- Partnerships have been built up with other agencies involved in the Martock community, including the fire brigade, two local primary schools and the police. This has proved advantageous to all concerned within the community.
- Some of the older members of the Youth Club assist with the junior club as Activators and also assisted with the new Saturday morning club. This collaboration has proved to be of great benefit to both age groups and will assist with the sustainability of the project.
- The young people have continued to be involved in the consultation process for the new play equipment at Bracey Road.
- Members of the youth club were again nominated for the SSDC Gold Star Awards.

### **Risks**

The project has an excellent chance of continuing beyond the end of the SLA, with the amount of money requested being only a small percentage of the total cost. A number of young people have shown their commitment to the project by taking part in training that has enabled them to become volunteer leaders and the management committee is actively looking at ways to safeguard the future of the project through funding opportunities and a move to new, possibly purpose-built, premises.

### **The future**

All those involved in the Martock Youth Project are committed to its continued success and progress, although the current financial climate does mean that it may be harder to achieve than may have been the case previously. Members of the Youth Affairs Committee have instigated discussions with neighbouring parishes with a view to working together to provide additional opportunities for young people and Martock is well placed to offer advice as well as benefit from collaborative work.

### **Summary and Recommendation**

The Martock Youth Project offers a valuable service to the young people in the parish and has become well established and recognised not only within but also beyond the immediate community. The work of the project extends beyond the physical boundaries of the youth centre and inter-generational links have been made. The parish council has taken steps to precept towards the cost of the project for the future, the amount requested is not a large percentage of the overall cost but would make a significant difference to the project's viability for the next year. The previously set targets have been met and it is recommended, therefore, that councillors support the continuation of the SLA as originally agreed in November 2008.

### **Financial Implications**

The Community Grants budget for 2010/11 is £42,324. The total of grants paid or committed to date amounts to £25,267 (including a commitment to the Martock Youth Project).

If the award of £3,000 for the Martock Youth Project for the final year of a three year SLA is confirmed, the uncommitted balance remaining will be £17,057.

### **Corporate Priority Implications**

Financial and project development support to the Martock Youth Project will contribute to the corporate objective of ensuring safe, sustainable and cohesive communities through the following key target area:

- 4.1: Deliver positive activities for children, young people (especially those at risk of exclusion or offending) and families.

### **Carbon Emissions & Adapting to Climate Change Implications (NI188)**

None.

### **Equality and Diversity Implications**

The project is open and accessible to all young people within Martock, allowing them to become involved in planned activities and offering them support and guidance to make informed choices. There would clearly be a negative impact on the community if the grant were not awarded, particularly bearing in mind the rural location of the project and the lack of other opportunities for the young people of Martock.

**Background Papers:** *Reports to Area North Committee 26 November 2008 and 27 January 2010.*  
Martock Youth Project Grant file.

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## 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 AN/08/16 for 8.7% of the total cost.
2.	The attached signed "Advice of Acceptance of Funding Offer" to be returned before payment is made to SSDC (North), Petters House, Petters Way, Yeovil BA20 1AS.
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.



## Appendix B - Performance Plan

Organisation: Martock Youth Centre Management Committee

SLA dates: 2008-2011

Partners in SLA: SSSC Area North, Martock Youth Centre and Martock Parish Council

Main actions proposed	Targets 2010/11	Milestone
<p>A comprehensive programme of activities to take place after school, during the evenings and holidays. To include training courses.</p>	<p>One evening session per week for each of the age ranges:</p> <ul style="list-style-type: none"> <li>▪ Juniors (Years 5 and 6) – currently Thursday</li> <li>▪ Intermediates (Years 7 and 8) – currently Tuesday</li> <li>▪ Seniors (Year 9 and above) – currently Wednesday</li> </ul> <p>Two after-school drop-in sessions per week.</p> <p>Holiday activity sessions with increase in number of young people participating over the year.</p> <p>Training courses for young people.</p>	<p>Formal evening sessions each week for all age ranges.</p> <p>Informal after-school drop-in sessions held most nights of the week.</p> <p>A varied programme of holiday activity sessions run throughout the summer and other school holidays, including trips out.</p> <p>Training sessions e.g. for Activators</p>
<p>Organise and deliver an annual Play &amp; Youth Day, in conjunction with the SSSC Community Play Officer.</p>	<p>Organise event with involvement of young people through Youth Parish Council as in previous years.</p>	<p>Young people to be actively involved in the planning and promotion.</p>

Main actions proposed	Targets 2010/11	Milestone
Hosting of an annual networking event for those involved in youth work on behalf of SSDC Area North and the SCC Local Service Team. Sharing of good practice with peers.	One networking event.	Successful partnership between Martock Youth Project, SSDC, SCC Local Service Team and possibly other partners.
Encouragement and support of the young people to be actively involved in their community, e.g. through a Youth Parish Council, helping them to organise activities for their peers, fundraising.	Initiation of four fundraising activities by young people.  Continued involvement of young people in democratic movement e.g. through Youth Parish Council.	Fundraising activities organised by young people.  The Youth Parish Council continues to run with commitment from new members. Representatives of young people continue to attend Youth Affairs Committee.
An annual event that will include older members of the community (i.e. those aged over 60).	One event to bring together older and young people in Martock – young people to be involved in planning and delivery.	Take part in one inter-generational event.
Fulfilment of the duties of the Youth Development Officer, as specified in the job description that forms part of the employment contract with Martock Parish Council.	Duties carried out in accordance with employment contract.	Satisfactory completion of annual review by employer. Positive comments from non-managerial professional supervisor (SCC youth worker).

**This project has also been funded by:** Somerset County Council Local Service Team, Somerset County Council Councillor Initiative, Martock Parish Council.

Area North Committee – 26 January 2011

## 9. Equalities Update Report

*Portfolio Holder:* Cllr Jo Roundell Greene, Economic and Organisational Development  
*Strategic Director:* Rina Singh Place and Performance  
*Assistant Director:* Martin Woods, Economy  
*Lead Officer:* Jo Morgan Community Cohesion Officer  
*Contact Details:* jo.morgan@southsomerset.gov.uk or (01935) 462297

### Purpose of the Report

To provide members with information on the equalities work within SSDC and our duties under the new Equality Act

### Public Interest

This report provides information on the Equality Act 2010, and how this will be implemented by the council.

### Recommendation

This report is for information and comment.

### Background

#### Single Equality Scheme

'We remain committed to promoting equality, recognising and valuing diversity, and respecting the principles of human rights. The Single Equality Scheme presents our vision and approach to ensuring equal life chances for all.

We believe that everyone in our local communities has the right to be safe and protected from harm, to be treated fairly and with dignity, to live the life of choice, and to take an active part in the community. These fundamental principles of human rights are at the very core of our service delivery. This means that everyone should have equal access to our services and the right to be treated fairly by those services.

The Single Equality Scheme brings together the significant progress in equality and diversity that the district has achieved over the last three years and builds upon it. This means going beyond our legal responsibilities for equalities in the areas of service delivery, employment and working practices.' (Mark Williams Chief Executive, Tim Carroll Council Leader)

- The Single Equality Scheme, (SES), sets out our key equality objectives; the Equalities Action Plan sets out how we will meet those targets. The SES Action Plan is monitored by Management Board and Scrutiny every six months.
- The SES was adopted by District Executive and Full Council in February 2010.

For more information:

<http://www.southsomerset.gov.uk/communities/equality-and-diversity/our-vision---single-equality-scheme>

## South Somerset Corporate Equalities Steering Group

In order for us to ensure that our services, strategies and policies are meeting the different needs of our local communities we carry out Equality Impact Assessments, (EIAs). The Equality Impact Assessments check that decisions and activities we undertake do not disadvantage different groups; currently consideration is given to disability, race, gender, age, rurality, religion and belief, gender reassignment and sexual orientation

The Equality Impact Assessment process was subject to a managed audit carried out by the South West Audit Partnership. I am pleased to report that we achieved a 'comprehensive assurance' rating, a level not often awarded.

(Examples of how the EIAs and our equalities work have made a difference to our communities will be illustrated in a powerpoint presentation.)

The South Somerset Corporate Equalities Steering Group (SSCESG) has the responsibility for overseeing the successful functioning of the Equality Impact Assessment process, and provides a steer in our approach to equalities work.

The SSCESG is now well established and is chaired by the Theme Advisor for Equality and Social Inclusion. The group has representation from a number of voluntary, community groups and equality strands.

## The Equality Framework for Local Government

A key tool for measuring our progress in mainstreaming equalities is the Equality Framework for Local Government, (EFLG) 2009. The framework concentrates on five areas of change management:

- Knowing your community and equality mapping
- Place shaping, leadership, partnership and organisational commitment
- Community engagement and satisfaction
- Responsive services and customer care
- A modern and diverse workforce

The Framework comprises of three levels of performance:

- Developing- level 1
- Achieving - level 2
- Excellent - level 3

By completing the outcomes of the SES Action Plan, we aim to reach the Achieving level by 2011; it is envisaged that we will work towards becoming an Excellent authority in 2012.

## The Equality Act 2010

The Equality Act 2010, received Royal Assent in April 2010. The majority of the Act came into force in October 2010, and the rest will be implemented gradually over the next few years. The Act harmonises and extends existing equalities law. It aims to make it more consistent, clearer and easier to follow in order to make society fairer. The Act emphasises how central equalities considerations are to public service planning and delivery. It will be essential for all public bodies to consider and to document equalities issues at every decision that they take.

## Our responsibilities

As an organisation that provides a service to the public, the Act applies to SSDC in respect of all of our functions.

A public authority **must**, in the exercise of its functions, have **due regard** to –

- eliminate discrimination, harassment, victimization
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- foster good relations between persons who share a relevant characteristic and persons who do not share it

**We must** –

- remove or minimise disadvantage suffered by persons who share a relevant protected characteristic or that are connected to that characteristic
- take steps to meet the needs of those persons
- encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
- meet the needs of disabled persons, in particular, take steps that take account of disabled persons' disabilities
- tackle prejudice and promote understanding

## New aspects of the 2010 Act

The Equality Act 2010 brings together equality law by:

- Putting a new integrated **Equality Duty** on public bodies (April 2011)
- Using **public procurement** to improve equality
- Banning **age discrimination** outside the workplace (2012)
- Requiring **gender pay** and employment equality publishing (2013)
- Extending the scope to use **positive action**
- Strengthening the **powers of employment tribunals**
- Protecting **carers** from discrimination
- Clarifying the protection for **breastfeeding mothers**
- Banning discrimination in **private members' clubs**
- Strengthening protection from discrimination for **disabled people**
- Protecting people from **dual discrimination** - direct discrimination because of a combination of two protected characteristics

The SES has been written in line with the requirements of the Equality Act and the Equality Framework for Local Government, this includes identifying our key priority equality objectives and how we are going to meet them.

## Role of councillors

Councillors are an integral part of the equality and diversity process of the Council, playing a crucial role in meeting our responsibilities under the equalities legislation. Elected members represent residents from our local communities and can have a big impact on the equality of opportunity that residents experience through their everyday activities. This includes communicating with/about local people, meeting their needs and the Council's decision-making and scrutiny functions especially with regard to service provision.

## Training for staff and members

A planned programme of equalities training has been arranged for SSDC staff, to begin in the new year. Equalities training for newly elected Councillors will take place in July 2011, (although all members will be welcome to attend).

**Members should note the summary document** 'Equality Act 2010: What Do I Need To Know? A summary Guide For Public Sector Organisations' as background information – attached as Appendix A.

For further information:

[http://www.equalities.gov.uk/equality\\_bill.aspx](http://www.equalities.gov.uk/equality_bill.aspx)

<http://www.equalityhumanrights.com/advice-and-guidance/new-equality-act-guidance/>

## Equality Champions

An Equalities Champions Group has recently been set up. The group is made up of SSDC representatives from all Directorates and meets quarterly.

The objectives of the Equality Champions Group:

- To ensure effective and coordinated action on equalities
- To reduce disadvantage, discrimination and inequality
- To promote diversity and fairness

## Local Development Framework Consultation

Public engagement on the draft Core Strategy for the Local Development Framework has been co-ordinated by the four Area Development Teams in close working arrangements with the Community Cohesion Officer and Spatial Planning team. In designing the public engagement, the main focus has been on:

### 1) Young People

A series of events were held in November 2010 at schools and colleges. The method chosen was to meet with groups of young people and hold a structured discussion around the growth proposals overall, a more in-depth look at key policies areas and seek some specific feedback on local growth proposals in the catchment area of the school. Four such events were held:

- Ansford School, Castle Cary, 80 young people across Years 7, 8 and 9
- Bucklers Mead School, 30 pupils from Year 8
- Yeovil College, 15 pupils studying A-level geography
- Huish Episcopi Academy, Langport 30 pupils from Year 11

### 2) Black and Minority Ethnic Groups

This was arranged through the Somerset Black Development Agency and consisted of a discussion group held with 16 representatives from black and ethnic communities across South Somerset.

### 3) Gypsy and Travellers

A focus group was held with a group of gypsy and traveller representatives from across the district. Participants had been sent a copy of the summary leaflet in

advance of the meeting and on the day there was a discussion about the housing needs of gypsy and traveller people and views were sought on the draft policy for gypsy and traveller development.

#### 4) South Somerset Equalities Steering Group

A discussion group was held with representatives from the Corporate Equalities Steering Group, which includes disability groups, groups representing older/young people, faith groups, black and minority ethnic etc.

Each of these sessions have been written up and submitted as separate evidence as part of the consultation process.

### Financial Implications

None from this report.

### Corporate Priority Implications

**Theme 4:-** Ensure Safe, Sustainable and Cohesive Communities

SSDC corporate plan key target areas:

4.16 Outcome: An empowered community where all people take part in shaping their neighbourhood. Measured by: Increasing % of people who feel that they belong to their neighbourhood (NI 2).

4.17 Increase % of people who believe people from different backgrounds get on well together in their local area.

4.18 Increase perceptions that people in the area treat one another with respect and consideration.

### Carbon Emissions & Adapting to Climate Change Implications (NI188)

None

### Equality and Diversity Implications

The South Somerset Corporate Equalities Group were fully consulted in the preparation of this report.

**Background Papers:** Equality Act 2010: What Do I Need To Know? A summary Guide For Public Sector Organisations



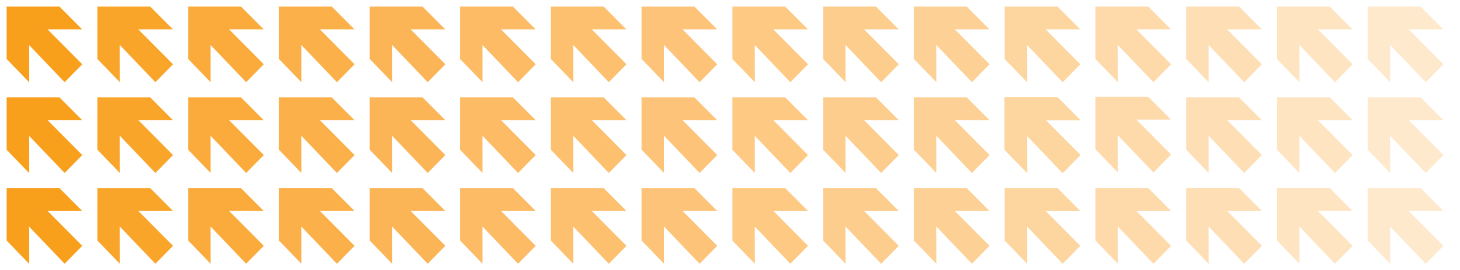


Government  
**Equalities** Office

Putting equality at the heart of government

# **EQUALITY ACT 2010: WHAT DO I NEED TO KNOW? A SUMMARY GUIDE FOR PUBLIC SECTOR ORGANISATIONS**

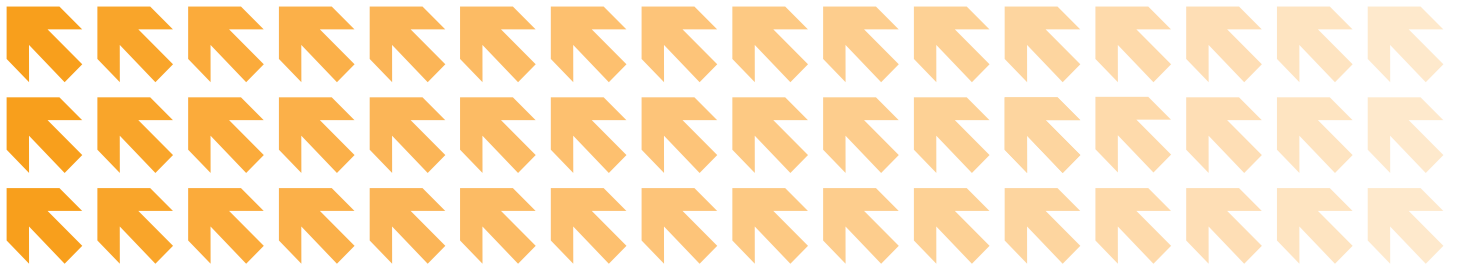




## Foreword

The Equality Act 2010 replaces the existing anti-discrimination laws with a single Act. It simplifies the law, removing inconsistencies and making it easier for people to understand and comply with it. It also strengthens the law in important ways to help tackle discrimination and inequality.

This summary guide is intended to help public sector organisations understand what the aspects of the Act coming into force in October 2010 mean for them.

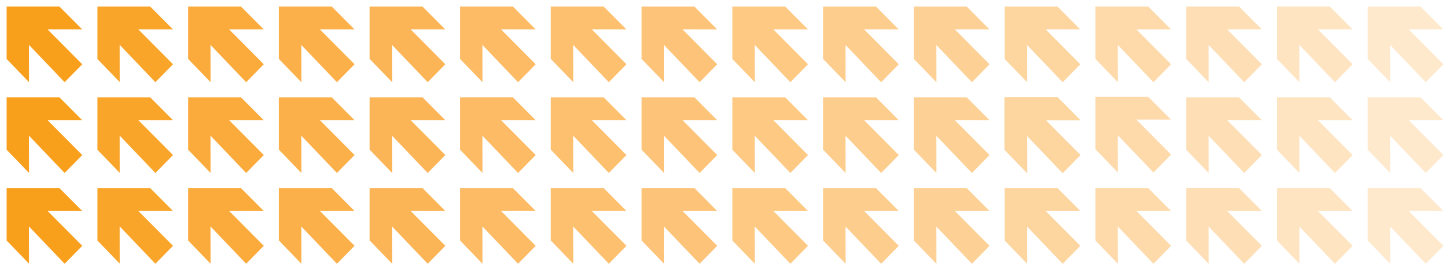


## Introduction

The Equality Act 2010 brings together, harmonises and in some respects extends the current equality law. It aims to make it more consistent, clearer and easier to follow in order to make society fairer. As a public sector organisation your responsibilities remain largely the same but there are some differences that you need to be aware of. These changes are summarised in table opposite.

There are other guides for employers, business and individuals. The guide for employers will help the public sector with employment issues.

This series of guides covers key changes that are coming into effect on 1 October 2010. The Equality Act also contains other provisions, including the new concept of dual discrimination, an extended public sector Equality Duty and a prohibition on age discrimination in services and public functions. The Government is looking at how the rest of the Act can be implemented in the best way for business, and will make an announcement in due course.



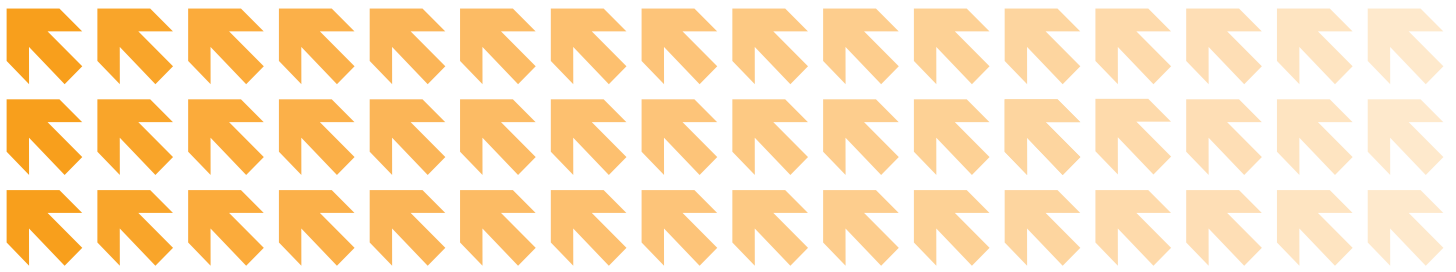
## What's new for the public sector – an overview

### Key

Characteristic covered in existing legislation – no changes	No change
Characteristic covered in existing legislation – but some changes	Changes
Characteristic not covered in existing legislation – now covered	New
Characteristic not covered in existing legislation – still not covered	No protection

	Disability	Gender reassignment	Pregnancy and maternity	Race	Religion or belief	Sex	Sexual orientation
Direct discrimination	Changes	No change	No change	No change	No change	No change	No change
Discrimination by association	New	New	No change	No change	No change	New	No change
Discrimination by perception	New	New	No change	No change	No change	New	No change
Indirect discrimination	New	New	No change	No change	No change	No change	No change
Harassment	Changes	Changes	No protection*	Changes	No protection*	Changes	No protection*
Victimisation	Changes	Changes	Changes	Changes	Changes	Changes	Changes
Positive action	Changes	Changes	Changes	Changes	Changes	Changes	Changes

\* Where there is no specific harassment protection, direct discrimination protection prohibits treatment such as bullying and harassment which results in a person being treated less favourably.



## Who has responsibilities

The Act applies to all organisations that provide a service to the public or a section of the public (service providers). It also applies to anyone who sells goods or provides facilities. It applies to all your services, whether or not a charge is made for them.

## Who is protected

The Act protects people from discrimination on the basis of 'protected characteristics' (these used to be called 'grounds'). The relevant characteristics for services and public functions are:

- disability (definition changed)
- gender reassignment (definition changed)
- pregnancy and maternity
- race – this includes ethnic or national origins, colour and nationality
- religion or belief
- sex, and
- sexual orientation.

### Disability (changed)

The protected characteristic of disability applies to a person who has a physical or mental impairment that has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities.

#### What has changed?

To qualify for protection from discrimination, a disabled person no longer has to show that their impairment affects a particular 'capacity', such as mobility or speech, hearing or eyesight.

For further details see the Disability Quick Start Guide.

### Gender reassignment (changed)

The protected characteristic of gender reassignment will apply to a person who is proposing to undergo, is undergoing or has undergone a process to change their sex.

#### What has changed?

To qualify for protection from discrimination a transsexual person no longer has to show that they are under medical supervision.

For further details see Gender Reassignment Quick Start Guide.

## What the law prohibits

### Direct discrimination

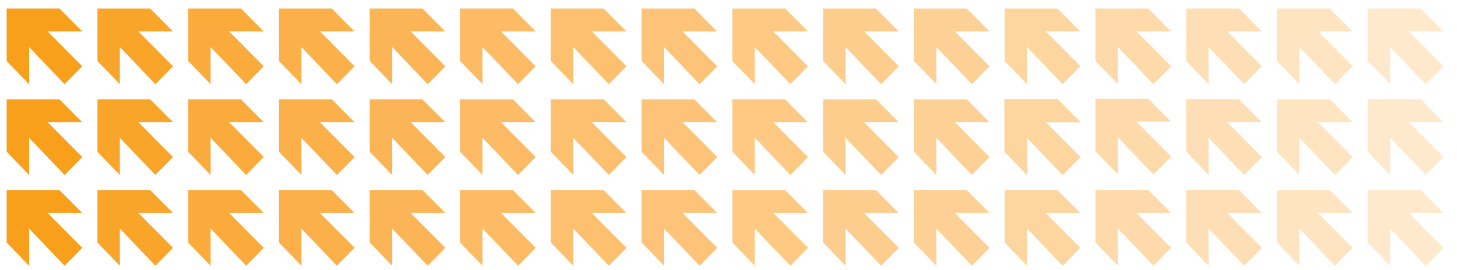
Direct discrimination in services and public functions happens when someone is treated less favourably than another person because of a protected characteristic.

#### What has changed?

Direct discrimination has been extended to cover disability.

### Example

A local authority advice centre refuses to provide advice that it would normally provide to a member of the public to Denise, a person with a learning disability, as staff assume that she will not be able to understand the advice because of her disability. This is direct discrimination.



Direct discrimination can also occur when a person is treated less favourably because of a protected characteristic even though that person does not have the characteristic. For example, it includes a person being treated less favourably because they are linked or associated with someone who has a protected characteristic.

### Example

Jonathan is the partner of Kate, who is a resident of a local authority care home. Jonathan decides to undergo gender reassignment and staff at Kate's care home discover this. As a result Kate is now treated less favourably by staff compared with other residents. This is discrimination because of association with a transsexual.

Direct discrimination also includes discrimination because a person is wrongly thought to have a particular protected characteristic or is treated as if they do.

### Example

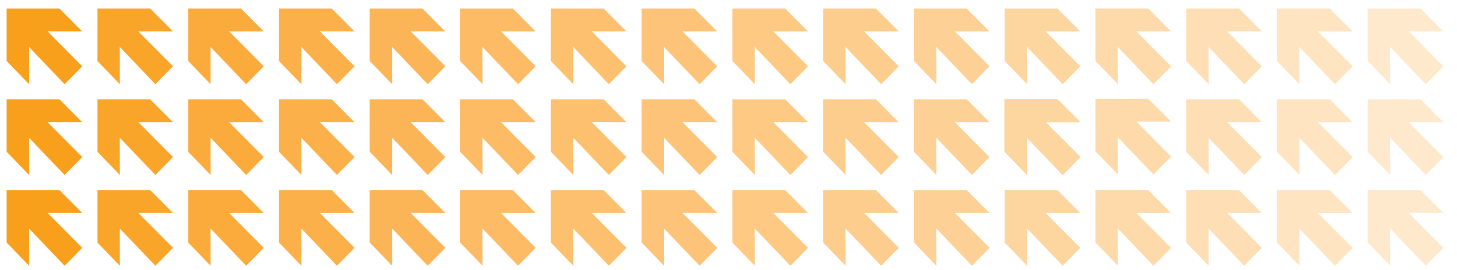
Sam is a local authority tenant who calls the local authority to query an electrical repair. Sam has a high voice and Bob, the engineer dealing with the query, thinks that Sam is a woman. Bob is very dismissive of Sam's query and refuses to explain the issue properly because he believes that a woman would not be able to understand it. This is sex discrimination against Sam because he has been wrongly perceived to be a woman.

### What has changed?

Previously protection extending wider than the person's own protected characteristic – such as protection from discrimination because of association and perception – applied only to race, religion or belief, and sexual orientation. Now it applies to sex, disability and gender reassignment as well.

### Indirect discrimination (extended to disability and gender reassignment)

Indirect discrimination happens when there is a rule, a policy or even a practice that applies to everyone but which particularly disadvantages people who share a particular protected characteristic. Indirect discrimination can be justified if it can be shown that the rule, policy or practice is intended to meet a legitimate objective in a fair, balanced and reasonable way. If this can be shown it will be lawful. When considering introducing a new rule or policy, you should first consider whether there is any other way to meet your objectives that would not have a discriminatory effect or that



is less likely to disadvantage people who have a protected characteristic. Remember that a lack of financial resources alone is unlikely to be a sufficient justification.

### **Example**

A local authority housing department has a policy of reminding tenancy applicants of forthcoming appointments by telephone. This puts deaf people who cannot use the telephone at a disadvantage, as they do not receive a reminder of their appointment. Unless the department can justify its policy of making contact only by telephone as being a proportionate means of achieving a legitimate aim, this is likely to amount to indirect discrimination.

### **What has changed?**

Indirect discrimination now applies to disability and gender reassignment as well as the other protected characteristics.

*Note:* Pregnancy and maternity is not covered but policies and practices that would put pregnant women and new mothers at a disadvantage could constitute unlawful indirect sex discrimination.

### **Harassment**

There is no specific prohibition on harassment related to religion or belief or to sexual orientation. However, if you harass someone because of their religion or belief or their sexual orientation, and consequently treat them less favourably than you would treat someone else, a court would count this as direct discrimination, which is unlawful.

### **Example**

Janice, a black woman is queuing at the Passport Office when she overhears two members of staff making racially abusive comments. As this conduct was unwanted by Janice and it made her feel humiliated and degraded, she can bring a claim of harassment.

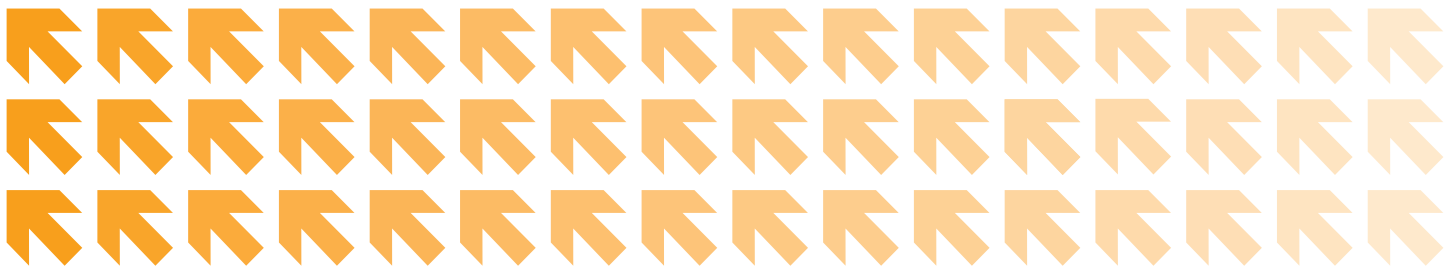
### **Victimisation**

Victimisation occurs when someone is treated badly because they have done something in relation to the Equality Act, such as making or supporting a complaint or raising a grievance about discrimination, or because it is suspected that they have done or may do these things. A person is not protected from victimisation if they have maliciously made or supported an untrue complaint.

### **Example**

Fabio makes a formal complaint against his Primary Care Trust because he feels that the Trust has discriminated against him because he is gay. The complaint is resolved through the organisation's grievance procedures. However, as a result of making the complaint Fabio is subsequently removed from his GP's list. This is victimisation.





### What has changed?

There is now no need for a victim to show that they have been less favourably treated than someone who has not made or supported a complaint under the Act. They need only show that they have been treated badly.

### Discrimination arising from disability

Discrimination arising from disability occurs when a disabled person is treated unfavourably because of something connected with their disability and this unfavourable treatment cannot be justified. Treatment can be justified if it can be shown that it is intended to meet a legitimate objective in a fair, balanced and reasonable way. If this can be shown then the treatment will be lawful.

This form of discrimination can occur only if the service provider knows or can reasonably be expected to know that the disabled person is disabled.

#### Example

Vikram, who has an assistance dog, is not allowed to enter his local mobile library because staff say there is not enough room for his dog. This may be discrimination arising from disability unless it can be justified (e.g. the dog poses a genuine health and safety risk as opposed to merely being inconvenient for staff).

## Other changes you need to know about

### Positive action

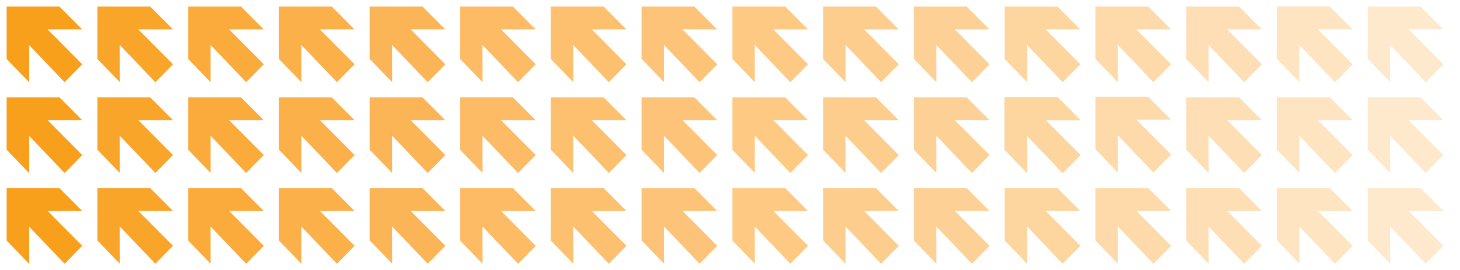
Some people with protected characteristics are disadvantaged or under-represented in some areas of life, or have particular needs linked to their characteristic. They may need extra help or encouragement if they are to have the same chances as everyone else. The new positive action provisions enable public sector organisations to take proportionate steps to help people overcome their disadvantages or to meet their needs.

Note:

- There is no requirement to take positive action
- There is no restriction on treating disabled people more favourably than non-disabled people. It is also permitted to take steps to meet the needs of people with a particular disability.

#### Example

A police force becomes aware of a series of homophobic incidents taking place locally, most of which seem to be going unreported. Following consultation with the local lesbian, gay and bisexual (LGB) community which reveals little confidence that any complaints raised will be investigated fully, the police force appoints a specific liaison officer to act as the first point of contact between the service and local LGB residents.



### *What has changed?*

These new provisions are simpler and clearer to use than the previous provisions, which were complicated and difficult to apply.

### **Breastfeeding mothers**

The Act has specifically clarified that it is unlawful to discriminate against a woman because she is breastfeeding.

This means that you need to allow women to whom you are providing goods, facilities or services to breastfeed if they so wish.

### **Example**

Julie is breastfeeding her baby in a court waiting room. The usher tells her to stop feeding the baby or go to the ladies' toilets to feed it in privacy. This is unlawful discrimination.

Area North Committee – 26 January 2011

## 10. Area North – Asset Management

*Portfolio Holder:* Cllr Tom Parsley, Environment & Property  
*Strategic Director:* Mark Williams, Chief Executive  
*Assistant Director:* Donna Parham, Finance & Corporate Services  
*Lead Officer:* As Above  
*Contact Details:* donna.parham@southsomerset.gov.uk or (01935) 462225  
*Lead Officer* Alice Knight, Third Sector & Partnership Manager  
*(Asset Transfer)* alice.knight@southsomerset.gov.uk or (01963) 435061

### Purpose of the Report

To provide information on current SSDC assets in Area North, as a basis for discussion, in advance of considering the revised SSDC Asset Management Strategy.

This report is for discussion only and will be presented by the Area Development Manager (North) and Third Sector and Partnerships Manager.

### Public Interest

An Asset Management Strategy seeks to ensure that the Council's asset management arrangements and the assets themselves make a positive contribution towards the corporate objectives of the Council.

The recently published Localism Bill builds on the policy of the previous Government and actively promotes greater levels of community ownership of assets. This includes strengthened provisions to transfer the ownership & control of assets owned by a local authority or other public body to community based organisations.

### Recommendations

- 1) Note and comment on the report, highlighting any key areas of interest to assist with the preparation of the revised Asset Management strategy.
- 2) Note current guidance on SSDC Asset Transfer policy

### Background

At previous meetings members have requested a discussion on current land and property assets in Area North to contribute to the development of the SSDC Asset Management Strategy.

For the purposes of this report, "Assets" refers to land and buildings owned or leased by the Council. The purpose of an Asset Management Strategy is to ensure good management of assets, and to encourage the disposal of those not needed for the success of the organisation.

Following this report, later in the year, the Assistant Director (Finance) will present the draft Asset Management Strategy. The comments and discussion made will be provided to the Assistant Director (Finance) to assist with the drafting process.

### **Assets – holdings & current use in Area North**

SSDC owns or leases a number of land holdings and premises in Area North.

Most sizable pieces of land or buildings in Area North help provide SSDC services (or are managed on behalf of SSDC) to residents and communities, for example: -

- Ham Hill Country Park and Education Centre; Eastfield Nature Reserve, High Ham; Langport Visitor Centre and cycleway path (Countryside services)
- Car parks and public conveniences (Engineering & Property Services)
- Play areas and open spaces (Community Health and Leisure, Streetscene)
- Gypsy and Traveller accommodation (Housing & Welfare)
- Cartgate Tourist Information Centre (Tourism)

There is one part of the former SSDC Area North Offices at Old Kelways retained on a long lease, currently empty, with a further decision on retention or disposal to be made by District Executive in due course. The provision of community office services in Somerton and Langport are now through short-term occupational licenses, and so the premises are not SSDC assets under the usual definitions.

There are also a number of small areas of land (eg grass verges), most are retained from the transfer of housing stock to the Yarlington Housing Group. These are maintained by the Streetscene service.

A few assets in Area North are leased to local organisations:

- Wessex Rooms, Somerton (leased to the Wessex Youth Club)
- Chilthorne Domer recreation ground (Recreation Trust)
- Kingsbury Episcopi recreation ground (Recreation Trust)
- Paddock House & Unicorn car parks, Somerton (Town Council)

There are also a small number of garages, in South Petherton, rented to local residents.

Further details on individual asset holdings can be provided on request. The full register is available in the Members Room at the Brympton Way offices.

### **Acquisitions, disposals and transfers of assets**

SSDC has formal procedures to follow for the acquisition or disposal or transfer of land and buildings. These vary according to the value of the asset either in its current form, or for alternative uses.

Some assets are not purchased as such, but are acquired at nil cost, for example from a developer as part of planning conditions. The developer will equip and landscape areas for play and recreation, and then the ownership is passed to SSDC, together with a contribution for its maintenance for a period of time (often 10 years).

The disposal of assets is encouraged where the land or building is deemed to be of no use to the Council in providing services, and there is no other significant reason to retain.

Disposal will normally be at market values. However in certain circumstances, a Local Authority can dispose of assets through a transfer to another public body or a community group, and this is described more fully in the section on Asset Transfer.

Using the principles of asset transfer is also a recognised mechanism for a Local Authority to devolve services and make savings. Examples of this in Area North include the transfer of the public conveniences in Langport, to Langport Town Council. A variation of this was also used to return the ownerships of the public conveniences in Somerton and Martock to the respective parish councils, coupled with a one-off financial payment to help off-set the cost to the parish of maintaining the service.

### **SSDC Asset Transfer policy**

The current policy was adopted by District Executive in 2007, and is available in full from the Third Sector Manager. In March 2010 the policy was refreshed and an Asset Transfer checklist was developed which can be used to assess whether or not a building is suitable for transfer to the voluntary sector, as well as a process flow chart which is useful for officers, members and community groups to understand the process involved in any potential transfer. The following points are extracts, and a summary of the process to transfer assets is included in Appendix A.

Asset Transfer refers to the ability of local communities to acquire land and buildings from the local authority property portfolio, normally at a discount (sometimes referred to as 'less than Best Value'), in order to deliver local services that meet local needs.

The spectrum of transfer options can range widely, from a short term leasehold to freehold acquisition, but at the present time SSDC has chosen to only consider transfers on a leasehold basis.

SSDC's Asset Transfer policy recognises a range of benefits to both the community organisation and to SSDC through the transfer of assets. In some instances an asset transfer could mean the loss of rental income. However asset transfer may lead to a reduction in both the Council's property costs and the grant monies currently paid to organisations renting those properties.

Typically, organisations that would be considered appropriate are Voluntary and Community Groups/Associations, Trusts or Charities, Social Enterprises or regeneration groups and Community Interest Companies. Town or Parish Councils are also a possibility and SSDC will look at these on a case-by-case basis.

### **Financial Implications**

None from this report

### **Corporate Priority Implications**

2.14 reduce CO<sub>2</sub> from SSDC operations.

Ensure safe, sustainable and cohesive communities

4.22.2 continue asset transfer to the "third sector" (3 buildings by 2012).

5.3 increase value for money.

**Carbon Emissions & Adapting to Climate Change Implications (NI188)**

None from this report

**Equality and Diversity Implications**

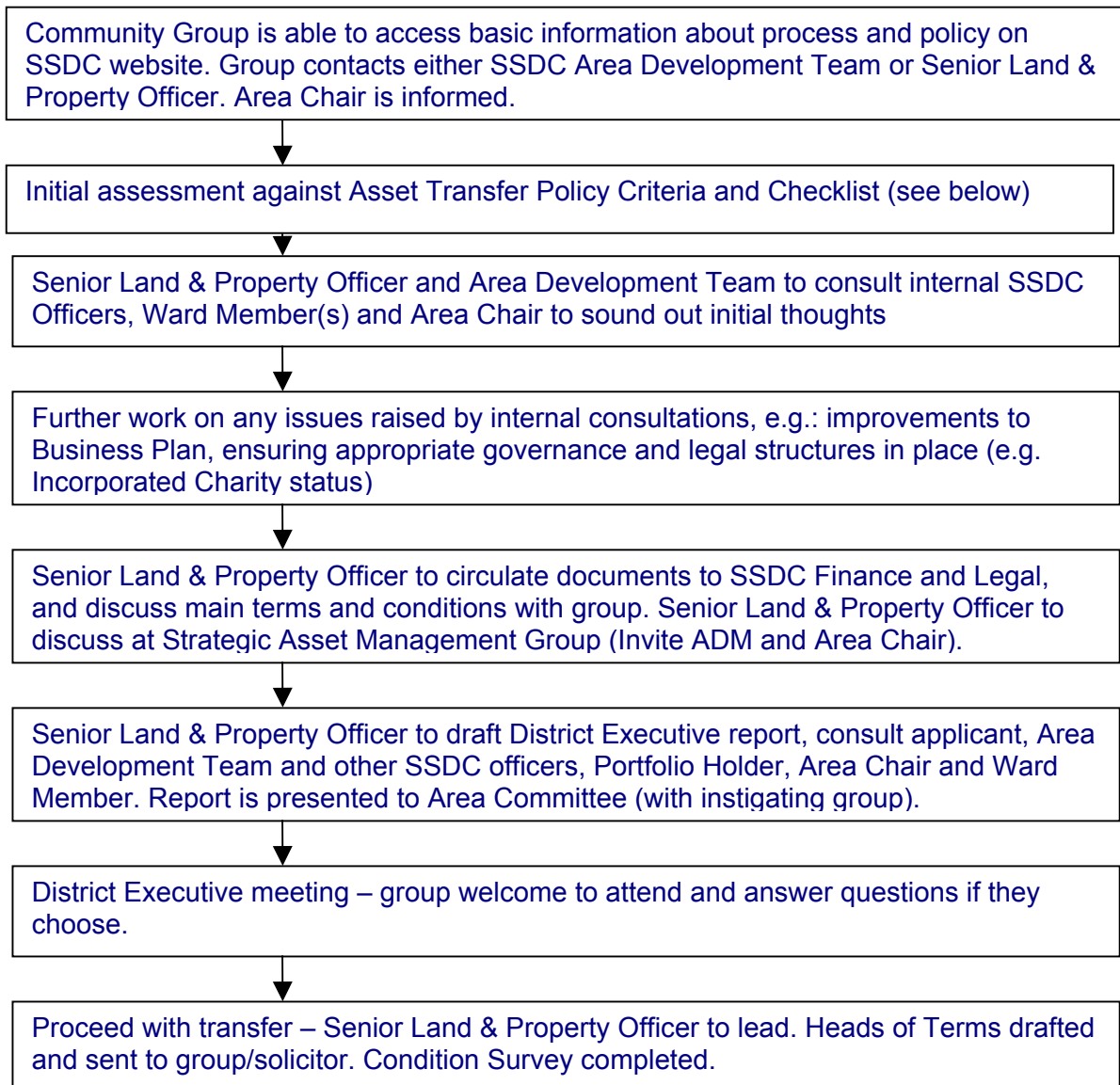
None from this report

***Background papers:*** SSDC Asset Register and Financial Procedures.

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## Appendix A

### Community Asset Transfer – from request to decision.





## SSDC – Asset Transfer Policy – Assessment criteria / checklist

To ensure that the policy is implemented consistently, and any opportunities for asset transfer fit within our legal and policy framework, the following criteria/checklist should be implemented:

Criteria	Score
Do the multiple benefits of transfer, for the group, the LA and the community fit with the Council's Corporate Priorities?	Yes/No
Is there already a strong partnership between the local authority and the relevant third sector organisation?  <i>NB. It is important that there is historically a strong partnership which shows a good track record of service delivery, governance and financial management, or, if a new group, the track record of the lead individuals will be considered</i>	Yes/No
Does the local authority currently own the asset?  The asset must be held under powers which permit disposal under the 1972 Act and is compatible with the General Disposal Consent 2003	Yes/No
Does the transfer comply with state aid rules?  <i>The local authority must ensure that the nature of the "subsidy" complies with state aid rules, particularly if there is no element of competition in the disposal process</i>	Yes/No
Is the transfer to one 3rd sector partner only?  <i>NB. Assets will only be considered for transfer to one party/accountable body</i>	Yes/No
Is the 3 <sup>rd</sup> sector partner one of the following: <ul style="list-style-type: none"> <li>Registered (Incorporated) Charity?</li> <li>Town or Parish Council</li> </ul> <i>NB. Evidence of the legal status of the organisation must be provided. We can advise on this. Town &amp; Parish Councils may be considered in exceptional circumstances</i>	Please state
Has initial feasibility work with the area CDO been undertaken? <ul style="list-style-type: none"> <li>Is the asset the most appropriate to meet the needs of the 3<sup>rd</sup> sector and wider community?</li> <li>Will the asset offer real opportunities for successful and independent 3<sup>rd</sup> sector organisation to become more sustainable in the longer term?</li> <li>Will the asset provide opportunities for improved service delivery?</li> </ul>	Yes/No
Does the 3 <sup>rd</sup> sector organisation have the capacity to manage the asset effectively? Have the risks been assessed?  <i>A detailed Business Plan is required as set out in the policy above</i>	Yes/No
Will the asset be made fully available to a wide range of local groups/people, especially those working with disadvantaged communities?  <i>As set out in the business plan and constitution of the managing group</i>	Yes/No

<p>Will the asset be maintained / refurbished appropriately. Is there a future maintenance plan and the ability to fund repairs?</p> <ul style="list-style-type: none"> <li>• to reflect the needs of users</li> <li>• to reflect sustainability e.g. use of materials, waste reduction, minimise energy use</li> </ul> <p><i>Evidence must be provided. NB. SSDC will carry out a full conditions survey prior to any transfer</i></p>	Yes/No
<p>Is there adequate insurance cover?</p> <p><i>Evidence must be provided</i></p>	Yes/No
<p>Have all the suitable transfer arrangements been explored (e.g. length of lease etc)</p>	Yes/No
<p>Do the objectives of the 3<sup>rd</sup> sector organisation meet with the Council's Corporate Aims &amp; Objectives, and fit with SSDC policies on Community Grants?</p>	Yes/No
<p>Has the Council covenanted where land or buildings may have future development value, to safeguard its long-term interests?</p>	Yes/No
<p>Has SSDC assessed the building's condition and future maintenance liabilities?</p>	Yes/No
<p>Are the relevant legal agreements in place to ensure the asset(s) are not sold on or privately appropriated, except with the Council's consent and have relevant financial clawback provisions been agreed?</p>	Yes/No
<p>Do both parties agree to pay their own legal costs involved in the transfer?</p>	Yes/No

Area North Committee – 26 January 2011

## 11. 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 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](mailto: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

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background / Purpose</b>	<b>Lead Officer(s) SSDC unless stated otherwise</b>
23 Feb '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	Community Offices Report	Report on recent review, in order to make recommendations on service levels for Area North Community Offices (Somerton and Langport) in 2011-12.	Madeleine King-Oakley – Area Support Team Leader (North)
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
23 Feb '11	Great Bow Yard Planning Issues	An update report on various planning matters relating to the Great Bow Yard development.	Adrian Noon, Area Lead North/East (Development Control)
23 Mar '11	<i>20<sup>th</sup> 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>
23 Mar '11	<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>
23 Mar '11	<i>Safer and Stronger Neighbourhoods team</i>	<i>Report of neighbourhood policing and partnership working to reduce crime and the fear of crime in Area North</i>	<i>Sgt Alan Bell – Avon &amp; Somerset Police.</i>

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background / Purpose</b>	<b>Lead Officer(s) SSDC unless stated otherwise</b>
27 Apr '11	<i>Streetscene Service</i>	<i>Half yearly update on Streetscene Service</i>	<i>Chris Cooper, Streetscene Manager</i>
27 Apr '11	<i>Highways Authority</i>	<i>Half yearly report - update on Highways Services / Programme 2010-11</i>	<i>Neil McWilliams- Assistant Highway Service Manager (SCC)</i>
27 Apr '11	<i>Environmental Health</i>	<i>Service update report</i>	<i>Alasdair Bell – Environmental Health Manager</i>
TBC	<i>SSDC Asset Strategy – Area North</i>	<i>Draft Asset Management Strategy.</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>Huish Episcopi Sports Centre Management Agreement</i>	<i>Update report on the Huish Episcopi Sports Centre Management Agreement.</i>	<i>Steve Joel, Assistant Director (Health and Wellbeing)</i>

Area North Committee – 26 January 2011

## 12. 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

10/02898/FUL – 47 Birch Road, Martock TA12 6DR.  
Demolition of existing garage and the erection of a new dwelling.

10/02416/FUL – Homecroft, Isle Abbots Road, Ilton TA19 9ED.  
Alterations to form front dormer to dwelling.

10/02777/OUT – Bartons Thatch, 2 Lower Orchard, Barrington TA19 0QZ.  
Erection of detached dwelling.

### Appeals Dismissed

None

### Appeals Allowed

None

Area North Committee – 26 January 2011

### 13. 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 – January 2011

### 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	38	LANGPORT & HUIISH	10/02333/ FUL	Alterations and the erection of two storey extension to dwellinghouse and the formation of a new vehicular access.	The Beeches, The Hill, Langport	Miss Anne Cook
2	47	LANGPORT & HUIISH	10/02334/ LBC	Alterations and the erection of two storey extension to dwellinghouse and the formation of a new vehicular access.	The Beeches, The Hill, Langport	Miss Anne Cook
3	53	ISLEMOOR	10/04567/ LBC	Demolition and rebuilding of unsafe west gable end wall (GR: 335050/120968)	Colliers, Blind Lane, Isle Abbotts	Mrs Sue Steele



Area North Committee – 26 January

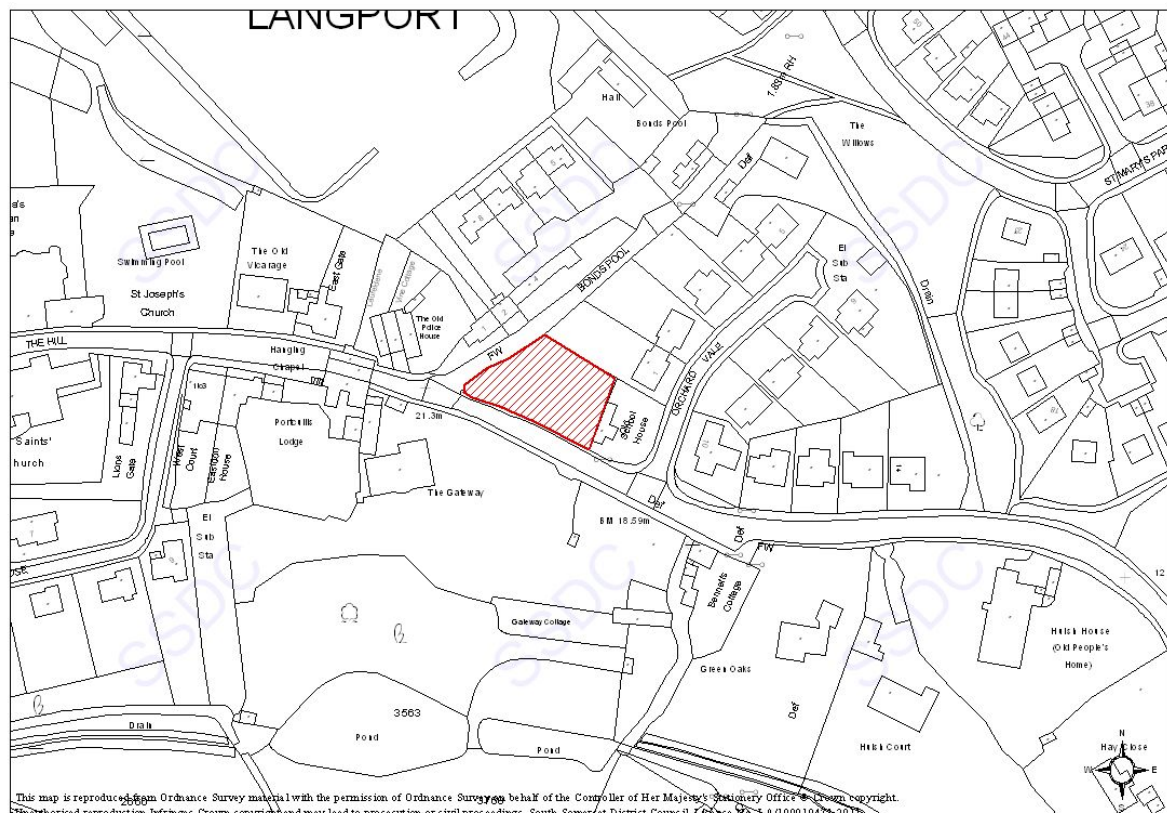
## Officer Report On Planning Application: 10/02333/FUL

<b>Proposal :</b>	Alterations and the erection of two storey extension to dwellinghouse and the formation of a new vehicular access (Revised Application)(GR 342405/126734)
<b>Site Address:</b>	The Beeches, The Hill, Langport
<b>Parish:</b>	Huish Episcopi
<b>LANGPORT AND HUISH Ward (SSDC Member)</b>	Mr Roy Mills (Cllr)
<b>Recommending Case Officer:</b>	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
<b>Target date:</b>	10th September 2010
<b>Applicant:</b>	Miss Anne Cook
<b>Agent:</b>	Mr Andrew Hunter, Ian Pamplin Associates Rugg Farm Stables, Limington, Yeovil BA22 8EQ
<b>Application Type:</b>	Other Householder - not a Change of Use

### REASON FOR REFERRAL TO COMMITTEE

The application is before the committee at the request of the ward member and with the agreement of the Area Chair to allow further consideration of the impact of the proposals upon the character of the building. The application was referred to the ward member, as the officer recommendation is contrary to the opinions of the parish councils and the occupiers of neighbouring properties.

### SITE DESCRIPTION AND PROPOSAL



The proposal seeks permission for alterations, the erection of a two storey extension and the formation of a new vehicular access. The property is a two storey semi-detached house constructed from natural stone, with stained timber window frames under a tiled roof. The house is a Grade II listed building. The house is located within a development area and a conservation area as defined by the local plan. The property is located close to variety of residential properties. The proposed extension will be constructed of stone and tiles to match the existing building. The side and rear elevations will be rendered and the window frames will be constructed of black anodised aluminium.

## HISTORY

10/02334/LBC - Alterations and the erection of a two storey extension to dwellinghouse and the formation of a new vehicular access (revised applications) - Pending consideration

09/03899/FUL - The erection of a two storey extension to dwellinghouse - Application withdrawn 13/11/2009

09/03900/LBC - The erection of a two storey extension to dwellinghouse - Application withdrawn 13/11/2009

03/00438/FUL - Erection of a replacement garage - Application permitted with conditions 07/04/2003

## 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.

Relevant Development Plan Documents

Somerset and Exmoor National Park Joint Structure Plan  
STR1 - Sustainable Development

South Somerset Local Plan (Adopted April 2006)

ST6 - Quality of Development

ST5 - Principle of Development

EH1 - Conservation Areas

EH3 - Change of Use and Alterations to Listed Buildings

EH5 - Setting of Listed Buildings

PPS 5

## CONSULTATIONS

**SCC Archaeology** - No objections

**SSDC Technical Services** - No comment

### **County Highways**

*"Although the proposed access, to be achieved by a 'gap in the wall' in this conservation area, provides for pedestrian and driver to driver intervisibility it is narrow and for some manoeuvres into the property a driver will probably steer their vehicle across the centre of The Hill turning in and out of the property or risk shaving the stone pillars. Although this is not ideal The Hill has relatively low and light traffic flows governed by a 20mph speed limit; so these manoeuvres may add to traffic friction to help to naturally enforce the low traffic speeds desired in this location.*

*Therefore, as before, previous comments and recommended conditions in a letter from Ian McWilliams dated 10 November 2009 regarding application number 09/03899/FUL which I attach for your convenience, apply. The conditions include one on where any gates should be hung though I understand from the applicant and discussions with Adron Duckworth that given this condition it is unlikely that any gates shall be erected."*

### **Parish Council (Huish Episcopi)**

*"This application has raised strong feelings locally, as a Grade 2 listed building, although there is no doubt that the plans will address some of the less desirable aspects of the present building. The Council has concerns about the possibility that, if this goes ahead, the building could be split into two properties and this should be avoided. There are also worries about the new access and loss of privacy for the immediate neighbours. HEPC is pleased by the recent improvements the owners have made to this interesting local building, however Councillors do not feel qualified to determine whether the proposed extension and alterations are acceptable for a Grade 2 listed building in a Conservation Area and very close to the Hanging Chapel, an outstanding historical building. HEPC strongly recommends that the decision on this planning application should go to Committee."*

### **Town Council (Langport) -**

*"1. It is the view of the Council that it fails to comply with the following policies which form part of the South Somerset Local Plan:*

*EH1 - It is the Council's view that the proposed development is detrimental to the character of the conservation area, particularly when consideration is given to the visibility and proximity to the Grade 1 listed hanging chapel.*

*EH3 - The Council believes that the size of the proposed development and the materials to be employed in its construction adversely affect both the listed building and its setting.*

*EH5 - It is the opinion of the Council that this development will have an adverse effect on the setting of the listed building and its contribution to the local scene.*

*2. The proposal to demolish a section of the historic wall running along The Hill will detract from the appearance of the conservation area and the aspect of the street scene as seen from the Hanging Chapel."*

### **SSDC Conservation Manager -**

*10/08/2010 "Extending a listed building requires careful design and sensitivity to its character and historic interest. It is not always possible without harm. In this case the land form, the size of the plot and the relative lack of interest of the north east elevation allows the potential to extend this small house on that side in a way that will not dominate the original building. The proposal adopts the design strategies that the conservation team have suggested as the means to minimise impact and harm, achieve built form that reflects the character of The Beeches without replicating the original detail. No objections. I recommend usual materials conditions and also specific conditions to*

*control window and door design, all roof eaves, ridge, hip and verge details, chimney and verandah structure design details."*

*13/10/2010 "My advice and recommendations about the extension to the listed building remain in support as previously stated but you asked for conservation views on the proposed new access onto The Hill from the property. I had previously not considered this but now have to recommend against it. I believe that it will have a severely detrimental impact upon both the setting of The Beeches and that of adjacent listed buildings and structures.*

*While the boundary wall is probably not of great historic interest in itself, the introduction of the access drive, with splay wall, visibility requirements and a 6m inset for the gateway will entail an undesirable disruption of the site enclosure and also upon the conservation area street scene. The street in this area is particularly special. The change that would result and disruption of this simple, uncluttered section of the street, the setting of The Beeches, the listed walls to Gateway, the Hanging Chapel, not to mention affect upon historic paving and kerbing I consider would be highly undesirable."*

*03/12/2010 "I withdraw my objection to the proposed access off The Hill and confirm that I believe that the amended design as shown of dwg PO4 is a reasonable compromise to providing for a safe and usable access to the property while minimising the impact upon this sensitive part of the conservation area and setting of listed buildings. In my view it is essential that natural lias stone kerbs, pavings and walling are incorporated to preserve the consistency of materials and character in the area."*

## **REPRESENTATIONS**

56 letters of objection were received. 36 were from the occupiers of properties within the Langport/Huish Episcopi area. The remaining 20 were from the occupiers of properties outside the Langport/Huish Episcopi area. Two letters of support were received from the occupier of a neighbouring property, who raise no objections to the scheme.

Objections were raised on the following grounds:

- Detrimental to the setting of the nearby Hanging Chapel
- Detrimental to the appearance of the listed building, by way of size, position, design and materials
- Overlooking of neighbouring properties
- Overbearing to neighbouring property
- Overshadowing of neighbouring properties
- Negative impact on highway safety
- Detrimental to the character of the conservation area
- Possible future intensification of use

In a letter received 06 September 2010 that applicants have refuted the number of objections received, stating that the online comment system has been misused.

## **CONSIDERATIONS**

### **VISUAL AMENITY, IMPACT ON LISTED BUILDING AND IMPACT ON CONSERVATION AREA**

The conservation officer did raise an initial objection to the impact of the proposed access on the street scene and the surrounding conservation area. However, on the

receipt of amended plans, altering the design of the proposed access, he withdrew his objections subject to the use of conditions to ensure suitable materials are used. He did not raise any objections to the proposed extension.

As can be seen from the above comments the SSDC conservation officer is of the opinion that, contrary to the objections raised by a number of neighbours, the proposed extension and alterations will not harm the character and appearance of the existing listed building. The opinion of the conservation officer is considered to hold considerable weight in applications of this nature. As such, it is not considered that the proposal will adversely affect the character, setting, or any features of special architectural or historical interest that the building possesses in accordance with policy EH3 of the South Somerset Local Plan.

A large number of the comments made in relation to the application have objected on the grounds that the proposal will adversely impact the setting of other nearby listed buildings, in particular the hanging chapel. However, the affected elevation is not particularly prominent and public views of both the alterations and nearby listed buildings are limited. In any case the design and materials of the extension are considered to be appropriate. As such the proposal is not considered to have an adverse impact on the setting of any listed buildings or their contributions to the street scene in accordance with policy EH5 of the South Somerset Local Plan.

Objections have been raised on the grounds that the proposed extension and new access will adversely affect the character of the surrounding conservation area. However, as stated above the extension will not be particularly prominent on the street scene and is in any case considered to be of an appropriate standard of design. The proposed access will involve the formation of a new gap in the existing boundary wall of the property. However, the formation of a gap in itself is not considered to be inappropriate, and the detailing of any new wall and gate required can be satisfactorily controlled by the imposition of suitable conditions on any consent issued. As such, the proposal is considered to preserve the character of the conservation area in accordance with Policy EH1 of the South Somerset Local Plan.

## RESIDENTIAL AMENITY

The occupiers of the adjoining property have raised objections on the grounds that the proposed extension will adversely impact their residential amenity by way of overlooking, overshadowing and overbearing of their property. Interestingly the one letter received in support of the full application was from the occupier of the only other immediately adjacent property. In terms of overshadowing it is noted that there may be some loss of evening light to the driveway/amenity area of the adjoining property. However, given the height of the extension, the proposed hipped roof, and the small area of the neighbouring property that will be affected, it is not considered that the loss of light or potential overbearing impact will be so significant as to warrant refusal of the application.

In terms of potential overlooking, there are two windows proposed on the east elevation, which faces towards the objector's property. One of which is a ground floor kitchen window which will be partially obscured by existing boundary treatment and does not look directly into any windows on the neighbouring property or any particularly private areas of the objector's garden. The second window on the east elevation is a first floor landing window that will be almost entirely obscured by an existing extension to the rear of the neighbouring property. Any views from the window will therefore be extremely limited, and again not towards any windows or private garden areas of the neighbouring property. The only other first floor window with the potential to overlook a neighbouring property is on the north elevation of the proposed extension. However, the window will



be a high-level bathroom window and a suitable condition could be imposed on any consent issued to ensure that it is obscure glazed and of restricted opening. The proposed windows on the west elevation are a significant distance (at least 30 metres) from any neighbouring properties and, despite objections received from the occupiers of neighbouring properties, are not considered to raise any issues of overlooking. As such, the proposed extension is not considered to adversely impact the residential amenity of neighbouring properties in accordance with policies ST5 and ST6 of the South Somerset Local Plan.

#### HIGHWAY SAFETY

Objections have been raised on the grounds that the proposed access will have a negative impact on highway safety. However, as the county highway authority have raised no objections, subject to the imposition of certain conditions on any consent issued, it is considered that the proposed access will not impinge on highway safety.

#### OTHER ISSUES

Objections have been received that the proposed extension may at some future point be used as a separate dwelling, a holiday let, or some other intensification of the use. However, the application solely seeks permission for additional residential accommodation. If at some future point the applicants wished to change the use of the extension a separate application would be required and considered on its own merits.

#### CONCLUSION

In conclusion, the proposed access, extension and alterations are considered to preserve the character of the conservation area and cause no demonstrable harm to the character of the listed building, the setting of nearby listed buildings, nor the residential amenity of neighbouring occupiers in accordance with policies EH1 (Conservation Areas), EH3 (Alterations to Listed Buildings), EH5 (Setting of Listed Buildings), ST5 (Principles of Development) and ST6 (Quality of Development) of the South Somerset Local plan.

As such the proposal should be recommended for approval.

#### RECOMMENDATION

Grant permission for the following reason:

01. The proposal, by reason of its size, siting, materials and design, has no adverse impact on the character of the conservation area, is considered to respect the historic and architectural interests of the listed building, and causes no demonstrable harm to visual and residential amenity in accordance with policies EH1 (Conservation Areas), EH3 (Alterations to Listed Buildings), EH5 (Setting of Listed Buildings), ST5 (Principles of Development) and ST6 (Quality of Development) of the South Somerset Local plan 2006.

#### SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: 202/01/P05, 202/01/P04, 202/01/P01, received 17 June and 16 July 2010 and 202/01/P04 and 202/01/P02 Rev A received 24 November 2010.

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

03. No work shall be carried out on site unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

04. No work shall be carried out on site unless full details the new natural stonework walls, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

05. No work shall be carried out on site unless details of the design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

06. No work shall be carried out on site unless design details of all roof eaves, verges, watertabling, ridges, hips, corbels and abutments, including detail drawings at a scale of 1:5, shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

07. No work shall be carried out on site unless design details of the verandah and chimney structure, including detail drawings at a scale of 1:5, shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

08. The bathroom window in the north elevation hereby approved shall be glazed with obscure glass and of restricted opening. Details of the mechanism for restricted opening shall be submitted to an approved in writing by the local planning authority prior to work commencing on site. The windows shall not be altered without prior written consent of the Local Planning Authority.

Reason: To ensure the privacy of the adjoining occupiers in accordance with policy ST6 of the South Somerset Local Plan (Adopted April 2006).

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the extension hereby approved, or other external alteration made without the prior express grant of planning permission.

Reason: To ensure the privacy of the adjoining occupiers in accordance with policy ST6 of the South Somerset Local Plan (Adopted April 2006).

10. The access hereby permitted shall not be brought into use until drop kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site for the width of the access.

Reason: In the interests of highway safety

11. The proposed access over at least the first 5.0m of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety

12. Any entrance gates erected shall be hung to open inwards and shall be set back a minimum distance of 5.0m from the carriageway edge.

Reason: In the interests of highway safety

13. The gradient of the access way shall not at any point be steeper than 1 in 10 for a distance of 5.0m from its junction with the public highway.

Reason: In the interests of highway safety

14. The existing access shall be stopped up and its use permanently abandoned within one month of the new access hereby permitted being first brought into use.

Reason: In the interests of highway safety

15. At the access there shall be no obstruction to visibility greater than 900mm above adjoining road level forward of the line drawn 2.4m back from the carriageway edge on the centre line of the access and extending to the extremities of the site frontage to the west. Such visibility shall be fully provided before works commence



on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety

**Informatives:**

01. Note: Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation of the new access will require a Section 184 Permit. This must be obtained from the Highway Service Manager for the South Somerset County Council at The Highways Depot, Houndstone Business Park, Yeovil BA22 8RT, Tel No. 0845 345 9155. Application for such a permit should be made at least four weeks before access works are intended to commence.
  
  02. Note: The Applicant is advised that the Highway Service Manager, at South Somerset District Area at The Highways Depot, Houndstone Business Park, Yeovil BA22 8RT, Tel No. 0845 345 9155 must be consulted with regard to the required reinstatement of the verge/footway crossing at the access which is to be closed.
-

Area North Committee – 26 January 2011

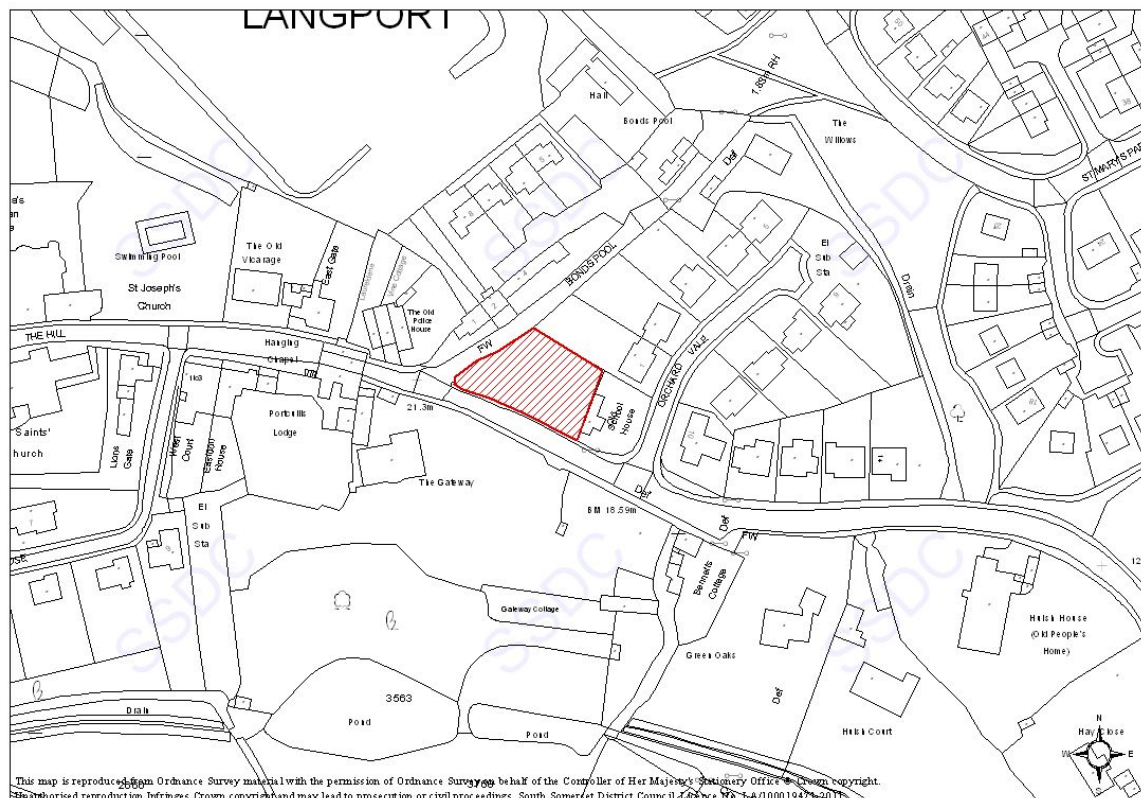
### Officer Report On Planning Application: 10/02334/LBC

<b>Proposal:</b>	Alterations and the erection of two storey extension to dwellinghouse and the formation of a new vehicular access (Revised Application) (GR 342405/126734)
<b>Site Address:</b>	The Beeches, The Hill, Langport
<b>Parish:</b>	Huish Episcopi
<b>LANGPORT AND HUISH Ward (SSDC Member)</b>	Mr Roy Mills (Cllr)
<b>Recommending Case Officer:</b>	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
<b>Target date:</b>	10th September 2010
<b>Applicant:</b>	Miss Anne Cook
<b>Agent:</b>	Mr Andrew Hunter, Ian Pamplin Associates Rugg Farm Stables, Limington, Yeovil BA22 8EQ
<b>Application Type:</b>	Other LBC Alteration

### REASON FOR REFERRAL TO COMMITTEE

The application is before the committee at the request of the ward member and with the agreement of the Area Chair to allow further consideration of the impact of the development upon the character of the building. The application was referred to the ward member, as the officer recommendation is contrary to the opinions of the parish councils and the occupiers of neighbouring properties.

### SITE DESCRIPTION AND PROPOSAL



The proposal seeks consent for alterations, the erection of a two storey extension and the formation of a new vehicular access. The property is a two storey semi-detached house constructed from natural stone, with stained timber window frames under a tiled roof. The house is a Grade II listed building. The house is located within a development area and a conservation area as defined by the local plan. The property is located close to variety of residential properties. The proposed extension will be constructed of stone and tiles to match the existing building. The side and rear elevations will be rendered and the window frames will be constructed of black anodised aluminium.

## HISTORY

10/02333/FUL - Alterations and the erection of a two storey extension to dwellinghouse and the formation of a new vehicular access (revised applications) - Pending consideration

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09/03900/LBC - The erection of a two storey extension to dwellinghouse - Application withdrawn 13/11/2009

03/00438/FUL - Erection of a replacement garage - Application permitted with conditions 07/04/2003

## POLICY

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

PPS 5: Planning and the Historic Environment is applicable. Applicants for listed building consent must be able to justify their proposals. They will need to show why works, which would affect the character of a listed building, are desirable or necessary. They should provide the local planning authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting.

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application, as these policies are in accordance with PPS 5:

### Relevant Development Plan Documents

Somerset and Exmoor National Park Joint Structure Plan  
Policy 9 - The Built Historic Environment

South Somerset Local Plan (Adopted April 2006)

EH3 - Alterations to Listed Buildings

EH5 - Setting of Listed Buildings

EH1 - Conservation Areas

## CONSULTATIONS

### **Parish Council (Huish Episcopi) -**

*"This application has raised strong feelings locally, as a Grade 2 listed building, although there is no doubt that the plans will address some of the less desirable aspects of the present building. The Council has concerns about the possibility that, if this goes ahead, the building could be split into two properties and this should be avoided. There are also worries about the new access and loss of privacy for the immediate neighbours. HEPC is pleased by the recent improvements the owners have made to this interesting local building, however Councillors do not feel qualified to determine whether the proposed extension and alterations are acceptable for a Grade 2 listed building in a Conservation Area and very close to the Hanging Chapel, an outstanding historical building. HEPC strongly recommends that the decision on this planning application should go to Committee."*

### **Town Council (Langport) -**

*"1. It is the view of the Council that it fails to comply with the following policies which form part of the South Somerset Local Plan:*

*EH1 - It is the Council's view that the proposed development is detrimental to the character of the conservation area, particularly when consideration is given to the visibility and proximity to the Grade 1 listed hanging chapel.*

*EH3 - The Council believes that the size of the proposed development and the materials to be employed in its construction adversely affect both the listed building and its setting.*

*EH5 - It is the opinion of the Council that this development will have an adverse effect on the setting of the listed building and its contribution to the local scene.*

*2. The proposal to demolish a section of the historic wall running along The Hill will detract from the appearance of the conservation area and the aspect of the street scene as seen from the Hanging Chapel."*

### **SSDC Conservation Manager -**

*10/08/2010 "Extending a listed building requires careful design and sensitivity to its character and historic interest. It is not always possible without harm. In this case the land form, the size of the plot and the relative lack of interest of the north east elevation allows the potential to extend this small house on that side in a way that will not dominate the original building. The proposal adopts the design strategies that the conservation team have suggested as the means to minimise impact and harm, achieve built form that reflects the character of The Beeches without replicating the original detail. No objections. I recommend usual materials conditions and also specific conditions to control window and door design, all roof eaves, ridge, hip and verge details, chimney and verandah structure design details."*

*13/10/2010 "My advice and recommendations about the extension to the listed building remain in support as previously stated but you asked for conservation views on the proposed new access onto The Hill from the property. I had previously not considered this but now have to recommend against it. I believe that it will have a severely detrimental impact upon both the setting of The Beeches and that of adjacent listed buildings and structures.*

*While the boundary wall is probably not of great historic interest in itself, the introduction of the access drive, with splay wall, visibility requirements and a 6m inset for the gateway will entail an undesirable disruption of the site enclosure and also upon the conservation*

*area street scene. The street in this area is particularly special. The change that would result and disruption of this simple, uncluttered section of the street, the setting of The Beeches, the listed walls to Gateway, the Hanging Chapel, not to mention affect upon historic paving and kerbing I consider would be highly undesirable."*

*03/12/2010 "I withdraw my objection to the proposed access off The Hill and confirm that I believe that the amended design as shown of dwg PO4 is a reasonable compromise to providing for a safe and usable access to the property while minimising the impact upon this sensitive part of the conservation area and setting of listed buildings. In my view it is essential that natural lias stone kerbs, pavings and walling are incorporated to preserve the consistency of materials and character in the area."*

## REPRESENTATIONS

40 letters of objection were received. 28 were from the occupiers of properties within the Langport/Huish Episcopi area. The remaining 12 were from the occupiers of properties outside the Langport/Huish Episcopi area. Four letters of support were received. 2 were from the occupiers of properties within the Langport/Huish Episcopi area. The remaining 2 were from the occupiers of properties outside the Langport/Huish Episcopi area

Objections were raised on the following grounds:

- Detrimental to the setting of the nearby Hanging Chapel
- Detrimental to the appearance of the listed building, by way of size, position, design and materials
- Overlooking of neighbouring properties
- Overbearing to neighbouring property
- Overshadowing of neighbouring properties
- Negative impact on highway safety
- May cause additional traffic and parking in a badly congested area
- Detrimental to the character of the conservation area
- Possible future intensification of use

In a letter received 06 September 2010 that applicants have refuted the number of objections received, stating that the online comment system has been misused.

## CONSIDERATIONS

As the application is for listed building consent the only matters that can be considered are the impact of the proposal on the character and setting of listed buildings. Therefore, the objections raised by a number of people on the grounds that the proposal would harm residential amenity by way of overlooking, overbearing and overshadowing, that the proposal would have a negative impact on highway safety, that it may cause additional traffic and parking in a badly congested area, that it will be detrimental to the character of the conservation area, and that there may be a future intensification of use cannot be considered here. They are relevant to the concurrent planning application, and as such have been considered elsewhere.

Advice from the conservation officer regarding this application was sought and received. He stated that:

*"Extending a listed building requires careful design and sensitivity to its character and historic interest. It is not always possible without harm. In this case the land form, the size of the plot and the relative lack of interest of the north east elevation allows the*



*potential to extend this small house on that side in a way that will not dominate the original building. The proposal adopts the design strategies that the conservation team have suggested as the means to minimise impact and harm, achieve built form that reflects the character of The Beeches without replicating the original detail. No objections. I recommend usual materials conditions and also specific conditions to control window and door design, all roof eaves, ridge, hip and verge details, chimney and verandah structure design details."*

The conservation officer did raise an initial objection to the impact of the proposed access on the street scene and the surrounding conservation area. However, on the receipt of amended plans, altering the design of the proposed access, he withdrew his objections subject to the use of conditions to ensure suitable materials are used.

As can be seen from the above comments the SSDC conservation officer is of the opinion that, contrary to the objections raised by a number of neighbours, the proposed extension and alterations will not harm the character and appearance of the existing listed building. The opinion of the conservation officer is considered to hold considerable weight in applications of this nature. As such, it is not considered that the proposal will adversely affect the character, setting, or any features of special architectural or historical interest that the building possesses in accordance with policy EH3 of the South Somerset Local Plan.

A large number of the comments made in relation to the application have objected on the grounds that the proposal will adversely impact the setting of other nearby listed buildings, in particular the hanging chapel. However, the affected elevation is not particularly prominent and public views of both the alterations and nearby listed buildings are limited. In any case the design and materials of the extension are considered to be appropriate. As such the proposal is not considered to have an adverse impact on the setting of any listed buildings or their contributions to the street scene in accordance with policy EH5 of the South Somerset Local Plan.

It is therefore considered that the proposal does not adversely affect the character of the listed building in accordance with PPS5, and policies EH3 and EH5 of the South Somerset Local Plan.

As such the proposal should be recommended for approval.

## **RECOMMENDATION**

Grant consent for the following reason:

01. The proposal, by reason of its size, sitting materials and design is considered to respect the historic and architectural interests of the building and is in accordance with policy 9 of the Joint Structure Plan Review, EH3 and EH5 of the South Somerset Local Plan, and the provisions of PPS 5.

## **SUBJECT TO THE FOLLOWING:**

01. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: 202/01/P05, 202/01/P04, 202/01/P01, received 17 June and 16 July 2010 and 202/01/P04 and 202/01/P02 Rev A received 24 November 2010.

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

03. No work shall be carried out on site unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

04. No work shall be carried out on site unless full details the new natural stonework walls, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

05. No work shall be carried out on site unless details of the design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

06. No work shall be carried out on site unless design details of all roof eaves, verges, watertabling, ridges, hips, corbels and abutments, including detail drawings at a scale of 1:5, shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

07. No work shall be carried out on site unless design details of the verandah and chimney structure, including detail drawings at a scale of 1:5, shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

Area North Committee – 26 January 2011

## Officer Report On Planning Application: 10/04567/LBC

<b>Proposal:</b>	Demolition and rebuilding of unsafe west gable end wall (GR: 335050/120968)
<b>Site Address:</b>	Colliers, Blind Lane, Isle Abbotts
<b>Parish:</b>	Isle Abbotts
<b>ISLEMOOR Ward (SSDC Member)</b>	Ms Sue Steele (Cllr)
<b>Recommending Case Officer:</b>	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
<b>Target date:</b>	27th December 2010
<b>Applicant:</b>	Mrs S Steele
<b>Agent:</b>	Court Design & Construction (FAO: Mr Andrew Hayes) The Coach House, Lightcliffe Private Road Taunton Somerset
<b>Application Type:</b>	Other LBC Alteration

### REASON FOR REFERRAL TO COMMITTEE

The application is before the committee as the applicant is a district councillor.

### SITE DESCRIPTION AND PROPOSAL





The proposal seeks consent for the demolition and rebuilding of the west gable end wall. The property is a two storey detached house finished in painted render, with painted timber window frames and a clay tiled roof. The building is a Grade II listed building. The property is located close to variety of residential properties. The proposed materials are to match the existing wall.

## HISTORY

None recent

## POLICY

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

PPS 5: Planning and the Historic Environment is applicable. Applicants for listed building consent must be able to justify their proposals. They will need to show why works, which would affect the character of a listed building, are desirable or necessary. They should provide the local planning authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting.

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application, as these policies are in accordance with PPS 5:

### Relevant Development Plan Documents

Somerset and Exmoor National Park Joint Structure Plan  
STR1 - Sustainable Development

South Somerset Local Plan (Adopted April 2006)  
EH3 - Alterations to Listed Buildings

## CONSULTATIONS

### **Council for British Archaeology (CBA)**

*"The following response is based on the advice of our historic buildings adviser for the area, after study of the information provided, and the Vernacular Building Record/Report by EHD Williams. June 1990.*

*The VAG report just mentioned describes the survival of a number of crucks within the building and some historic detailing (fabric and features) that is not mentioned in the List Description. However the latter also describes an extremely interesting building. It states it is a "colliers and attached forge- house and former wagon works. C16/17 house, altered and re-facaded C18 and C19, with attached waggon works" - It also describes it as having "forge with fireplaces with 2 large fitted C19 bellows, a rare survival".*

*The application includes a thorough appraisal of the necessity to carry out the demolition of the wall (cob stone and brick) but because of the significance of the building and*

*survival of features, we advise that before any decision is considered, a full specification of works should be submitted to your Authority for expert appraisal: The SPAB might well also wish to advise. This is to ensure the retention of historic fabric such as cruck frames and the 1st floor jetty.*

*We also advise a watching brief whilst work is underway (if consent is given), in case further evidence for the origins, development and use of the structure is uncovered. This should include measured survey and the resulting report should be entered upon the South Somerset HER."*

**The Society for the Protection of Ancient Buildings (SPAB)**

*"The report attached to the application makes a strong case for the rebuilding the gable given the extent of movement that has occurred. It seems unlikely that the wall can be stabilized successfully without following this course of action, though a second opinion could be useful. The Society might be able to arrange for a representative with specialist knowledge to visit the building to discuss the proposed remedial works, if this would assist the applicant and your authority.*

*We note that, if the gable is to be rebuilt, the foundation under the wall is to be replaced. Might this introduce a hard spot alongside the existing historic foundations?"*

**English Heritage** - This application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.

**SSDC Technical Services** - No comment

**Town/Parish Council** - No objections

**SSDC Principal Conservation Officer** - No objection subject to conditions to control the materials, the pointing and coursing, any repointing, details of new windows, doors and openings, window recessing, demolition, and details of new internal surfaces.

**REPRESENTATIONS**

None

**CONSIDERATIONS**

The CBA and SPAB both broadly support the principle of the proposed works, but both suggest that further detail and second opinions should be sought before the application is approved. However, the level of detail in the application is highly detailed and both English Heritage and the SSDC Conservation Officer are satisfied. It is therefore considered unreasonable to require any further detail from the applicant. The CBA also recommend, in the event that consent is granted, a watching brief whilst work is underway in case further evidence for the origins, development and use of the structure is uncovered. It is considered that this can be suitably dealt with via the imposition of a condition on any consent issued.

Advice from the conservation officer regarding this application was sought and received. He recommended approval subject to the imposition of various conditions.

As the opinion of the conservation officer is considered to hold considerable weight in applications of this nature, the proposal is not considered to have a negative impact on the character or setting of the listed building.

It is therefore considered that the proposal does not adversely affect the character of the listed building in accordance with PPS 5, and policy EH3 of the South Somerset Local Plan.

As such the proposal should be recommended for approval.

## **RECOMMENDATION**

Grant consent for the following reason:

01. The proposal, by reason of its materials and design is considered to respect the historic and architectural interests of the building and is in accordance with policy 9 of the Joint Structure Plan Review, EH3 and EH5 of the South Somerset Local Plan, and the provisions of PPS 5.

## **SUBJECT TO THE FOLLOWING:**

01. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: 1534/2 received 01 November 2010.

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

03. No work shall be carried out on site unless full details of the external materials, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

04. No work shall be carried out on site unless details of the design, recessing, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

05. The area(s) of rebuilding shall be restricted to that defined on the approved plan(s) and shall not be enlarged without the prior express grant of Listed Building Consent. In the event that completion strictly in accordance with such approved plans shall become impracticable for whatever reason, work shall thereupon cease and only be re-commenced if and when consent has been obtained in regard to an amended scheme of works which renders completion of the scheme practicable.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

06. No work shall be carried out on site unless details of all new internal surfaces, including any making good of any existing structure abutting any of those to be demolished, have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

07. No part of the development hereby approved shall be commenced until the expiration of fourteen days following notice given in writing to the County Archaeological Officer, County Hall, Taunton, TA1 4DY, of the intention to commence development. During the development the developer shall afford access at all reasonable times to archaeologists nominated by the Environment Department, and shall allow them to observe the excavation and to record items of interests and finds.

Reason: in the interests of the special architectural and historic interests of the listed building

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## **AREA NORTH COMMITTEE**

**26 January 2011**

### **ITEMS FOR INFORMATION**

The items for information do not form part of the agenda. Should members have questions regarding any of the items please contact the officer shown underneath the relevant report. If, after discussing the item with the officer and it is felt appropriate, a member may request an item to be considered at a future Committee meeting.

- 1. Action List From Area North Committee – December 2010**
- 2. Highways Matters Arising From Area North Committee – November 2010**

## 1. Action List From Area North Committee – December 2010

Action	By Whom	Outcome
Notification of proposed parish workshops regarding allocation of service enhancement budget	Area Development Manager	Discussed by Area Chairs and Leader. District wide meeting for parish councils in late January on broader financial topics, after which Area Chairs will consider treatment of 2010-11 service enhancement budget. EG request a 'carry forward' to 2011-12 as a budget to support transition & innovation in service delivery.
Information required from Development Management / Engineering & Property Services regarding a report about parking for Great Bow Yard and in Langport.	Area Development Manager (North)	Parking at Great Bow Yard will be included in the report clarifying land use consent and development management (as requested at August Committee).  A wider report on car parking issues in Langport is noted for future consideration, as soon as staff resources available.
Provide summary copy of asset register	Assistant Director (Finance and Corporate Services)	List ready for circulation to councillors.
From August Committee - Request publication of guidance for landowners regarding unauthorised incursions onto land.	Area Development Manager (North) / Community Development Officer	Existing published advice reviewed with Civil Contingencies Manager and Housing & Welfare service / Assistant Director (Well-being). Updated guidance due shortly.
From August Committee - Great Bow Wharf – report which clarifies current situation with regard to land use consent and development management.	Adrian Noon (Area Lead - Development Management)	Report underway.

## 2. Highways Matters Arising From Area North Committee November 2010

**Assistant Highway Service Manager:** Neil McWilliams  
**Highway Superintendents:** Andrew Crossman, Paul Watkins  
& Keith Rendell



No issues were reported at the meeting on 15 December 2010.

<b>Councillor</b>	<b>Issue Raised</b>	<b>Action</b>
<b>Keith Ronaldson</b>	<b>Shepton Beauchamp</b> Kerb stones by Salisbury House.  Cracking surface of pathway in Middle Street by wall of churchyard  Road marking for parking at Ash Lane/Great Lane.  Great Lane entrance to village – Storm drain required.	 Kerb stones have been reset.  Footway inspected, no safety defects identified. SCC to monitor footway condition.  No action proposed.  Drainage improvements planned, and order has been placed with contractor to undertake works.

Neil McWilliams  
Assistant Highway Service Manager  
South Somerset Area