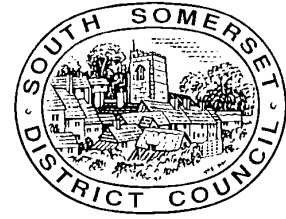


South Somerset District Council

Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 26 October 2011

2.00pm

**Millennium Hall
Seavington
TA19 0QH**

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



The public and press are welcome to attend.

Please note: Planning applications will be considered no earlier than 2.30pm.

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

email: becky.sanders@southsomerset.gov.uk

website: www.southsomerset.gov.uk/agendas

This Agenda was issued on Monday 17 October 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*

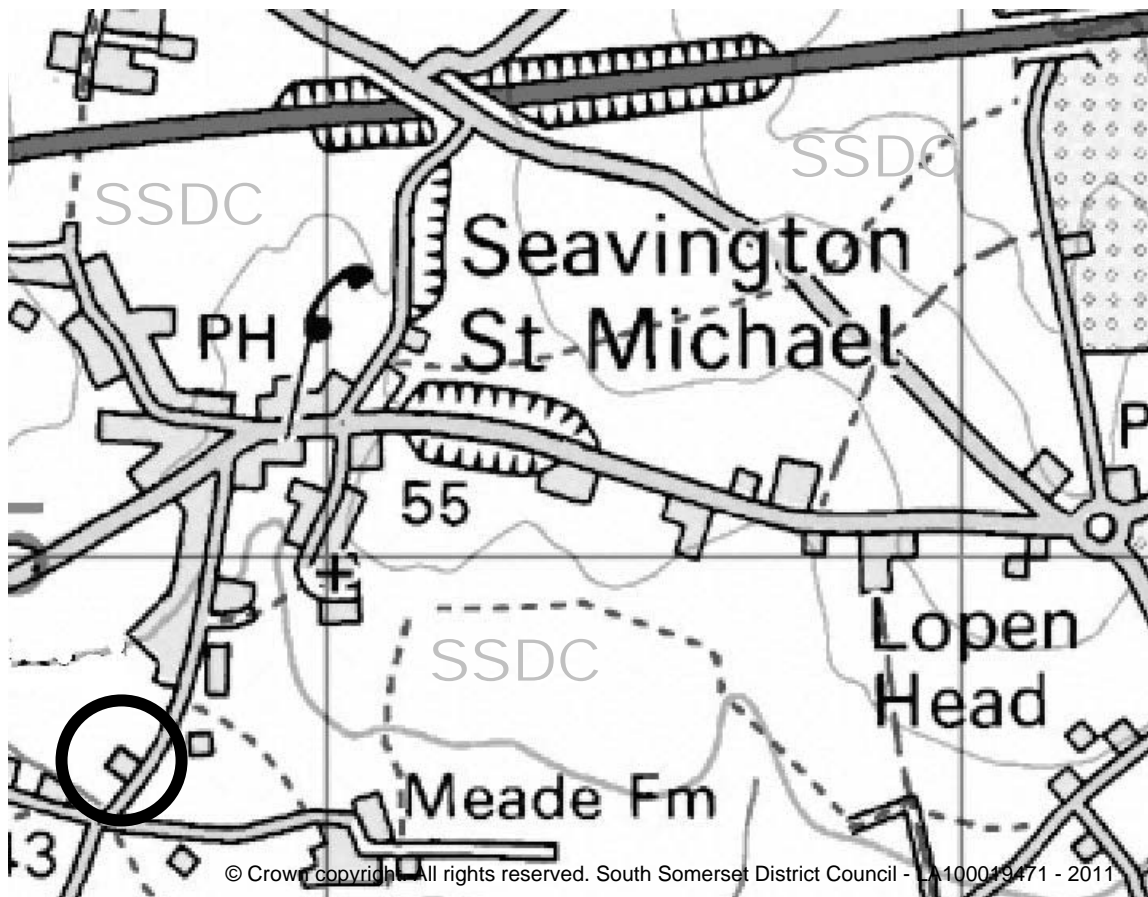
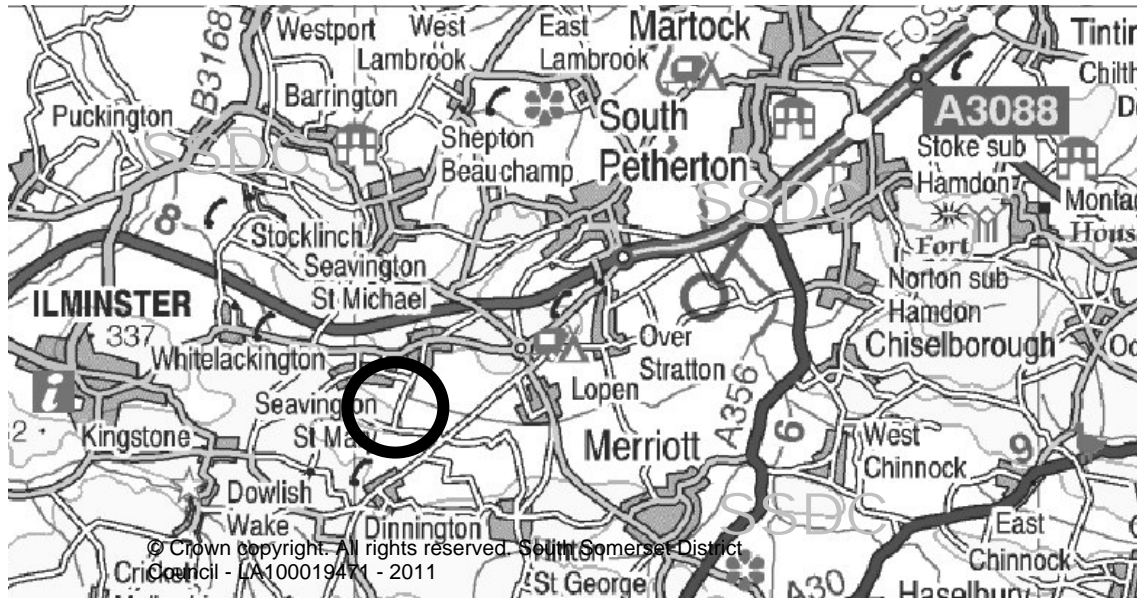
2005-2006
Getting Closer to Communities

**This information is also available on our website
www.southsomerset.gov.uk**



INVESTOR IN PEOPLE

Location of meeting venue



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Area North Membership

Pauline Clarke (Vice Chairman)	Patrick Palmer (Chairman)	Sue Steele
Terry Mounter	Shane Pledger	Paul Thompson
Graham Middleton	Jo Roundell Greene	Barry Walker
Roy Mills	Sylvia Seal	Derek Yeomans
David Norris		

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 and Sam Crabb.

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 planning applications usually commences no earlier than 4.00pm (unless specified otherwise), following a break for refreshments, in the order shown on the planning applications schedule. **However this month consideration of planning applications will commence no earlier than 2.30pm.** 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 is usually 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, usually at 2.00pm, 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 October 2011

Agenda

Preliminary Items

1. **To approve as a correct record the minutes of the meeting held on 28 September 2011.**
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:

Councillors Patrick Palmer, Shane Pledger and 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 November 2011 at the Village Hall, Norton Sub Hamdon.**

5. **Public question time**

- 6. Chairman’s announcements
- 7. Reports from members

Page Number

Items for Discussion

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**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 October 2011

8. Area North Community Grants – The Kingsbury Episcopi Village Shop (Executive Decision)

Strategic Director: Rina Singh, Place and Performance
Assistant Director: Helen Rutter & Kim Close, Communities
Service Manager: Charlotte Jones, Area Development Manager (North)
Lead Officer: Les Collett, Community Development Officer (North)
Contact Details: leslie.collett@southsomerset.gov.uk or 01935 462249

Purpose of the Report

For councillors to consider the request for a community grant towards the creation of a new village shop in Kingsbury Episcopi.

Public Interest

Kingsbury Episcopi Community Enterprise Services Ltd has applied for financial assistance from the Area North Community Grants programme. The application has been assessed by the Community Development Officer who has submitted this report to allow the Area North Committee to make an informed decision of the application.

Recommendations

Members are asked to approve £10,000 towards the Kingsbury Episcopi Village Shop project to be allocated from the Area North Capital Programme – Local Priorities, subject to the standard terms and conditions for SSDC Community Grants, see Appendix A, and the following special conditions:

- a) The written approval of South Somerset District Council regarding the future application of funds is required if the group dissolves and the asset is re-sold or used for other purposes.
- b) The written approval of South Somerset District Council to the agreement between the Kingsbury Episcopi Amenities Fund & Improvements Committee and Kingsbury Community Enterprise Ltd to site the shop on land owned by the Kingsbury Episcopi Amenities Fund & Improvements Committee.
- c) The award is subject to appropriate planning consent being granted, and the award of this grant is made without prejudice. The applicant to note that this decision doesn't not imply or confer consents.

Application Details

Name of Applicant	Kingsbury Episcopi Community Enterprise Services Ltd
Project	The Kingsbury Episcopi Village Shop
Project description	Purchase and installation of a purpose built village shop
Total project cost	£25,157
Amount requested from SSDC	£10,000 (40%)
Recommended special conditions	<p>The written approval of South Somerset District Council regarding the future application of funds is required if the group dissolves and the asset is re-sold or used for other purposes.</p> <p>The written approval of South Somerset District Council to the agreement between the Kingsbury Episcopi Amenities Fund & Improvements Committee and Kingsbury Community Enterprise Ltd to site the shop on land owned by the Kingsbury Episcopi Amenities Fund & Improvements Committee.</p> <p>The award is subject to appropriate planning consent being granted, and where the award of this grant is made without prejudice. The applicant to note that this decision doesn't not imply or confer consents.</p>
Application assessed by:	Leslie Collett, Community Development Officer – North
Contact details:	leslie.collet@southsomerset.gov.uk or 01935 462249

Community Grants Assessment Score

The table below shows the grant scoring for this application. In order to be considered, applications need to meet the minimum score of 22, for SSDC funding under the Community Grants policies.

Category	Score	Maximum
A Eligibility	Y	
B Target Groups	7	7
C Project	5	5
D Capacity of Organisation	15	15
E Financial need	4	7
F Innovation	3	3
Total	34	37

Background

Kingsbury Episcopi is a large village within Area North with over 575 households in the parish. It has a local pub, school, church, produce market, fruit farm which sells a limited selection of seasonal fruit and a cider farm selling cider and apple related produce.

There has been no village shop in the parish since 2002. Local bus services are poor and the nearest shop is around 5 miles away from Kingsbury. Kingsbury is also subject to flooding with many of the roads becoming impassable for extended periods of time. During recent winters and long cold spells, roads have not been gritted, making access out of the village extremely difficult.

About the project

At a parish council meeting in April 2008 the parish council were asked to help the village consider plans to bring back a shop. In October 2008 the Kingsbury Community Shop Project (KCSP) was founded. Following Incorporation in March 2011 this evolved into The Kingsbury Community Enterprise Ltd.

In the past three years funding applications were submitted to the Lottery for the Village SOS project (for a shop, community room and café), but at the final stage the project was not awarded funding. This proved to be a very lengthy process and the committee decided to go back to the residents for feedback via a questionnaire in June 2011. 53% of the 575 households' responded and 88% of those wanted a shop but didn't want to wait a further 3 years. The results led the committee to look at a quickly achievable, cost effective option.

In August 2011 the management group located a second hand, originally custom built, cabin type shop which until June 2011 was used as a village shop in Surrey. The cabin shop was originally built and sited at a cost of £42,000 – it includes everything that Kingsbury Episcopi parish would need to get the project off of the ground. It is Disability Discrimination Act (DDA) compliant with access ramp, plenty of room internally to allow for wheelchair and pushchair access, shelving, air conditioning unit and lighting. As it was built solely to be a shop the original shell is an anti-vandal unit which is reinforced to ensure walls do not bow from the weight inside (which is a common fault for converted portacabins).

The village in Surrey who originally commissioned the shop have now progressed to a new build community shop. Following their success they wish to give another community shop project the opportunity to build on their experience and to pass on the portacabin at a reasonable cost.

The shop would be sited on land owned by the Kingsbury Episcopi Amenities Fund and Improvements Committee (a village based charity) under a letter of agreement for a minimum of 5 years. This location is on the main road though the village, ideal for passing trade, and ease of access for shoppers and suppliers. It is also within comfortable walking distance for most of community and utilises existing car parking.

The shop will supply local products and produce where possible and act as a depot for other services such as dry cleaning and shoe repairs in order to offer convenience and reduce the need for travel. It will also operate a driving pool where volunteers will help the less mobile get to the shop. The target market for shoppers will be parishioners, passing trade, school parents (from out of the area), those attending local events, and visitors from the local caravan and camping site.

The shop is a start up business and will be staffed by a team of volunteers, of which a list of 36 has already been drawn up and other community members showing interest. Experience of similar community run shops show that once trading commences and the association has an active place in the daily lives of residents, many more volunteers will come forward.

The shop will be governed under the rules by The Kingsbury Community Enterprise Ltd (Registered under the Industrial and Provident Societies Acts 1965 – 20).

Advice and support has been received from The Plunkett Foundation (the leading national body for community owned shops and services), and the Social Enterprise Manager for Somerset County Council.

Business plan & finance forecasts.

The project has a full business plan, which has been reviewed and supported by both the SSDC Small Business Support Advisor and Financial Accountant.

The objectives of the village shop is to:

- Have 325 weekly customers shopping locally by the end of year one. This will significantly reduce travel expenses related to top up shopping, have an impact on car usage in the village and benefit shoppers and the environment. Shoppers will have chance for increased social interaction with other villagers and potential reduced social isolation.
- By end of year one, 55 shop volunteers will have enhanced skills – including health and safety, fire and first aid training – leading to increased employment opportunities.
- By end of year one 50% of suppliers will be within 20 mile radius, contributing to sustainability of local economy, enterprise and resource awareness.
- The shop will be a non-profit making enterprise owned and run by the community for the benefit of the community.

3 year profit & loss forecast:

	£ Totals for year 1	£ Totals for year 2	£ Totals for year 3
Turnover	50,400	54,432	58,787
Purchases	35,280	38,102	41,151
Gross Profit	15,120	16,330	17,636
Overheads	12,556	12,962	13,403
Net Profit/Loss	2,564	3,367	4,233

Project Costs

This grant application is for the capital building costs only. The table below shows the breakdown of the project costs.

Item	Cost £
Purchase of purpose built cabin shop	17,000
Service Connections	3,957
Transport costs	2,400
Ground works	1,800
Total	£25,157

Funding plan

The total cost of the project is estimated to be £25,157. A breakdown of the funding for this project is detailed in the table below:

Funding Source	Amount £	Status
Own Funds	5,000	Secured
Kingsbury Episcopi Parish Council	2,500	Secured
Yarlington Housing Group	5,000	Applied for
SSDC Area North	10,000	Applied for
Local fundraising & grant applications	2,657	Ongoing
Total	£25,157	

Parish Information

Parish	Kingsbury Episcopi
Parish population	1300
No. of Households	575
Precept 11-12	£24,900
Band D Charge 11-12	£45.37
Parish Council Contribution	£2,500 (10%)

Parish Council Contribution

The Parish Council is fully supportive of this project. In addition to its £2,500 contribution the Parish Council also funded the forming and registration of the Kingsbury Community Enterprise Limited with the Financial Services Authority under the Industrial & Provident Societies act 1965.

Evidence of support for the project

A letter of support was received from the Plunkett Foundation who has been involved with this project from its initial stages. They state that the community-owned shop sector has been growing at a fast pace and now represents a rational and achievable

alternative for communities who have lost their own village shop along with a 97% survival rate of community-owned shops.

Two questionnaires have been conducted, the first in 2008 and in June 2011. In addition regular feedback is received at a monthly stall at the produce market. Over 50% of households responded to the most recent questionnaire and 88% will support a community shop and would like a shop to provide top up items, rather than full shopping items and would like to purchase fresh items.

Customers will be regularly asked for feedback on the stock, what other items they would like to see on sale.

Conclusion and Recommendation

The application is for £10,000, representing 40% for a capital contribution. This will assist the community to take advantage of an opportunity to purchase a ready made shop which will be trading within the next two months and allow the community to assess the need for a more permanent premises in the future.

The newly formed association is well led and there is good evidence of community support, and future involvement. Regular marketing will be via the bi-monthly newsletter, which is delivered to every household in Kingsbury, and through their own website www.kingsburycommunityshop.co.uk along with promotional events.

Approval of this grant represents an investment by SSSC into an innovative community led project for a key service of particular importance to rural communities. Funding sources for this type of project are currently limited, although the community has been extremely active to raise funds locally.

The opportunity to develop a new village facility, owned and managed by the community represents an investment into sustainable rural communities, and one that may be learned from in the future.

It is recommended to support this application to enable the community to establish a much wanted community shop and allow them to assess longer term plans for a more permanent building to accommodate the shop.

Financial Implications

Following the approval in April 2009 of the revisions to the allocations 'in principle' within the Area North Capital Programme, a sum of £110,658 is currently earmarked for Local Priority projects over a period of 3 years.

Under the updated Communities Grants Policies 2006, up to £12,500 is available for projects applying to the Community Grants scheme.

The capital grant funding for the Kingsbury Episcopi Shop Project of £10,000 can be met from the 2011/12 Area North Capital Programme budget allocation for local priority projects.

Corporate Priority Implications

The project intended services and benefits address a number of corporate priorities within the SSDC Corporate Plan 2009 – 2012, including:

Theme 1 – support economic vitality and prosperity – increase local sustainability

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

Theme 4 – Ensure safe, sustainable and cohesive communities

Other Implications

Area North priority 2010-11 – Increase and improve community facilities for all ages.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

Customers reducing the numbers of miles travelled for top up shopping which helps the environment & improves the carbon footprint.

Equality and Diversity Implications

The project will particularly promote involvement by all members of the community. The facility will be fully accessible to disabled people. The shop will also act as a focal point for all sections of the community

Background Papers: *Grant application file AN 11/09*
 Business Plan

Appendix A – Standard Grant Conditions

The funding support is offered subject to the following conditions:-

The funding has been awarded based on the information provided on the application form for your application number AN11/09 For 40% of the total cost.
The attached signed “Advice of Acceptance of Funding Offer” to be returned before payment is made to Area Development North, SSDC, Unit 10 Bridge Barns, Long Sutton, TA10 9PZ. An SAE is enclosed.
Confirmation that all other funding sources are secured.
The applicant demonstrates an appropriate Parish Council contribution.
SSDC is acknowledged on any publicity and on any permanent acknowledgement of assistance towards the project.
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.
Should the scheme be delayed or unable to commence within twelve months from the date of this committee, SSDC must be notified in writing.
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.
SSDC must be notified of, and approve, any proposed changes to the project.
The applicant will share good practice with other organisations if successful in securing external funding.
Grants can only be paid for a single year and a second application is not allowed for the same project within 3 years (unless Service Level Agreement).

Area North Committee – 28 September 2011

9. Area North Committee – Forward Plan

Strategic Director: Rina Singh, Place and Performance
 Assistant Directors: Helen Rutter & Kim Close, Communities
 Service Manager: Charlotte Jones, Area Development (North)
 Lead Officer: Becky Sanders, Committee Administrator
 Contact Details: becky.sanders@southsomerset.gov.uk or (01935) 462596

Purpose of the Report

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

Public Interest

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

Recommendations

Members are asked to: -

- (1) Note and comment upon the proposed Area North Committee Forward Plan as attached at Appendix A and 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 also request an item be placed within the forward plan for a future meeting, by contacting the Agenda Co-ordinator.

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

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

Further details on these items, or to suggest / request an agenda item for the Area North Committee, please contact the Agenda Co-ordinator; Becky Sanders.

Background Papers: None

Appendix A – Area North Committee Forward Plan

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

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

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
23 Nov '11	Huish Episcopi Sports Centre Management Agreement	Report on the Huish Episcopi Sports Centre Management Agreement – a revised agreement (formed as part of a grant from SSDC) is required due to recent changes in management arrangements.	Steve Joel, Assistant Director (Heath and Wellbeing)
23 Nov '11	Community Health and Leisure	Report on the work of the SSDC Community Health and Leisure service.	Lynda Pincombe – Community Health and Leisure Manager
23 Nov '11	Area North Priorities	A report to endorse priorities for the Area North Development Plan 2011-12, together with an update on current programmes of work supported by the Area Committee.	Charlotte Jones – Area Development Manager (North)
23 Nov '11	Area North Quarterly Budget Monitoring and Update to Capital Programme	To provide a financial statement for the budgets under the control of the Area Committee. The report will also seek endorsement of revisions to the current capital programme.	Nazir Mehrali, Management Accountant
14 Dec '11	Welfare Benefits Take-up Service	Annual update on the work of the Welfare Benefits team.	Fiona Johnson, Welfare officer
14 Dec '11	Section 106 Monitoring Report	To provide an update report on the collection and allocation of funds secured through s106 agreements from development in Area North.	Neil Waddleton, S.106 Monitoring Officer
14 Dec '11	Streetscene Service	Half yearly update on Streetscene Service	Chris Cooper, Streetscene Manager
14 Dec '11	Highways Authority	Half yearly report - update on Highways Services / Programme 2011-12.	Neil McWilliams, Assistant Highway Service Manager (SCC)

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
25 Jan '12	<i>South Somerset Core Strategy and Infrastructure Delivery Plan (IDP)</i>	<i>To provide an opportunity for the Area Committee to consider the draft Core Strategy, with specific implications for Area North, prior to decisions for its adoption by District Executive and Full Council.</i>	<i>Andy Foyne – Spatial Planning Manager</i>
22 Feb '12	<i>Area North – promoting the economy through culture, heritage and tourism</i>	<i>A report and presentation</i>	<i>Report co-ordinator - Pauline Burr – Regeneration Officer</i>
22 Feb '12	<i>Community Safety</i>	<i>To provide an opportunity for discussion of issues affecting community safety in Area North. A representative of the Avon and Somerset Constabulary will also attend.</i>	<i>Steve Brewer – Community Safety Officer and Les Collett – Community Development Officer</i>
22 Feb 12	<i>Countryside</i>	<i>To provide a report on the work of the SSDC Countryside Service over the past 12 months.</i>	<i>Katy Munday, Countryside Manager</i>
22 Feb '12	<i>Area North Priorities</i>	<i>An update on current programmes of work supported by the Area Committee.</i>	<i>Charlotte Jones – Area Development Manager (North)</i>
22 Feb '12	<i>Area North Quarterly Budget Monitoring and Update to Capital Programme</i>	<i>To provide a financial statement for the budgets under the control of the Area Committee.</i>	<i>Nazir Mehrali, Management Accountant</i>
<i>TBC</i>	<i>SSDC Asset Strategy – Area North</i>	<i>Draft Asset Management Strategy – the plan that sets out the council's future approach to retaining or disposing of assets.</i>	<i>Donna Parham, Assistant Director (Finance)</i>

Area North Committee – 26 October 2011

10. Planning Appeals

Strategic Director: Rina Singh, Place & 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

09/02705/FUL – Land OS6292 at Percombe Hill, Stoke Road, Martock. Change of use of land from agricultural to a private Gypsy and Traveller site with the erection of a haybarn/tractor shed, stable, utility block, mobile home and touring caravan (part retrospective). This appeal has been re-started – originally submitted in June 2011.

Appeals Dismissed

11/00067/FUL – Land rear of Robins, Ham Lane, Compton Dundon. The change of use of existing building to a holiday let and the formation of a vehicular access.

Appeals Withdrawn

None

Appeals Allowed

11/00059/OUT – Land adjacent Acre Cottage, Stoney Lane, Curry Rivel. Outline application for the erection of 4 no. dwellings and garages.
 (Committee decision to refuse – March 2011)

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



Appeal Decision

Site visit made on 13 September 2011

by Mike Robins MSc BSc(Hons) MRTPI

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

Decision date: 3 October 2011

Appeal Ref: APP/R3325/A/11/2152382

Land to the rear of Robins, Ham Lane, Compton Dundon, Somerton, Somerset TA11 6PQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Nick Studley against the decision of South Somerset District Council.
 - The application Ref 11/00067/FUL, dated 21 December 2010, was refused by notice dated 16 February 2011.
 - The development proposed is the change of use of an existing building to provide holiday accommodation.
-

Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by Mr Nick Studley against South Somerset District Council. This application is the subject of a separate Decision.

Main Issues

3. I consider that there are two main issues in this case, firstly the effect of the development on the character and appearance of the surrounding countryside, having regard to the relevant national guidance and adopted local planning policies, and secondly, the effect on the living conditions of the occupiers of the neighbouring properties, with particular regard to privacy, noise and disturbance.

Reasons

4. The appeal site is an area of land partly separated from an agricultural field. It lies to the rear of a row of houses on a country road on the edge of the village. Part of the site has been enclosed by hedging within which there is a large garage, permitted in the 1980s as an ancillary building to Robins, a property which fronts onto Ham Lane. This property was later sold independent of the garage. Other than to Robins, where there is a culvert and an open fence boundary, the site is clearly separated from the housing along the road by a rhyne and a substantial hedgerow.
5. Separation of the garage from the domestic curtilage also removed the access, which was reported to have been approved as being via the side of Robins, where the existing garage was to have been removed. Access to the site presently is via an unsurfaced lane within the curtilage of a listed property, Walnut Tree Cottage, to the west. This lane is also a public footpath. The lane

- leads to a gate into the field, with access then across the rear of houses and into the enclosed and tended part of the appeal site. Public views into the site would be available from the footpath as well as from the rear of properties along Ham Lane.
6. Both main parties confirm that the site is outside of any development boundary and lies within open countryside where the full weight of relevant policies in the development plan and national guidance in Planning Policy Statement 7: *Sustainable Development in Rural Areas* (PPS7) and Planning Policy Statement 4: *Planning for Sustainable Economic Growth*, (PPS4), apply.
 7. This proposal would represent a change from a low-level of use, whereby the garage provides for storage and the area of enclosed land provides for the occasional visit by the appellant and his family, to a more intensive residential use. Such use would include more permanent occupation and increased levels of domestic paraphernalia and activity. Furthermore the introduction of grasscrete and additional boundaries would represent further encroachment into the countryside beyond the well established limit of development along this road. The existing tended area and garage already sit uncomfortably here and the proposed use would not be in keeping with this countryside setting.
 8. The principle that the countryside is protected for the sake of its intrinsic character and beauty is retained in national policy and in Policies ST3 and EC3 of the South Somerset Local Plan, adopted 2006, (the Local Plan). While the principle of sustainable rural tourism is supported in national policy, this is only where such facilities enrich rather than harm the character of the countryside. The appellant refers me to Policy EH6 and ME10 of the Local Plan which deal with conversions. Policy ME10 requires compliance with other plan policies, and the accompanying text identifies that the conversion of existing buildings would occur only in exceptional circumstances. Policy EH6 refers to the conversion of countryside buildings, but only where they are in keeping with their setting.
 9. The appellant also refers to a Certificate of Lawful Use or Development granted by the Council on 13 August 2010¹ and suggests that the fact that the building exists and has been in regular use for a number of years supports this proposal. The certificate confirms that only part of the site has been in use and that this use is not as a residential curtilage, nor is it domestic use in its own right.
 10. I do not consider that this confirmation of existing use lends material weight in support of the introduction of more intensive domestic activity within the countryside. While I note that the findings set out in the certificate are challenged by the appellant, this appeal, made under section 78 of the Town and Country Planning Act 1990, is not the route by which such a challenge should be made. The proposal would therefore conflict with national policy and with Policies EC3, ST5 and ST6 of the Local Plan, which seek to ensure that development is strictly controlled and respects the form, character and setting of the locality.
 11. Turning to living conditions, while the rhyne and the substantial rear hedge boundaries would limit disturbance to some of the dwellings along the route to the garage, the boundary to Robins is currently open and the rhyne culverted.

¹ 10/03203/COL

This would allow for any increase in activity to have an impact on both privacy and potential disturbance, with Robins having only a small, enclosed private rear garden area. I do not consider that the realistic use of the site at present can be compared to its use as a holiday let.

12. While I accept that landscaping could reduce the harm, to be effective it would potentially result in significant enclosure of this small rear garden area. On balance, the intensification of use here would lead to greater disturbance and a loss of privacy beyond what would be reasonably expected for occupiers of Robins. The proposal would therefore conflict with Local Plan Policy ST6 in this regard.
13. The Government has issued a draft National Planning Policy Framework (NPPF) for consultation that consolidates national planning policy. Parties were given the opportunity to comment on this. I have considered it in relation to this appeal, but it carries limited weight at this stage of the consultation process. While I note the appellant's comments regarding the NPPF, existing national planning policy remains and carries substantial weight and the NPPF does not propose any significant change in national policy relative to the issues here.
14. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Mike Robins

INSPECTOR



Costs Decision

Site visit made on 13 September 2011

by Mike Robins MSc BSc(Hons) MRTPI

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

Decision date: 3 October 2011

**Costs application in relation to Appeal Ref: APP/R3325/A/11/2152382
Land to the rear of Robins, Ham Lane, Compton Dundon, Somerton,
Somerset TA11 6PQ**

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Mr Nick Studley for a full award of costs against South Somerset District Council.
 - The appeal was against the refusal of planning permission for the change of use of an existing building to provide for holiday accommodation.
-

Decision

1. The application for an award of costs is refused.

Reasons

2. Circular 03/2009 advises that, irrespective of the outcome of the appeal costs may only be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary expense in the appeal process.
3. This appeal relates to a proposal to convert a garage and area of land to use as holiday accommodation. The site is within the countryside. The Council's reasons for refusal referred to the impact on the character of the area in relation to backland development and intensification of use in the countryside and also to loss of privacy and disturbance to occupiers of dwellings to the north of the site.
4. The appellant submitted a cost application in writing which set out that the Council had misdirected itself in relation to a Certificate of Lawful Use or Development granted on 13 August 2010¹. It was suggested that not only was part of the land wrongly excluded from the certificate, but that the conclusion that part of the site was in amenity use should have informed a positive conclusion from the Council. Furthermore it was claimed that the Council had referred to an un-adopted Supplementary Planning Document (SPD) and an incorrect policy in their conclusions.
5. The Council responded in writing refuting that there was any error in the findings of the certificate. They stated that the access was specifically excluded and that only part of the land was considered as having amenity use. Such amenity use, they suggested, is materially different from domestic use.
6. I consider that the Council properly considered the previous use of the site as confirmed by the certificate and in absence of a proven domestic use concluded

¹ 10/03203/COL

that the intensification of activity here would have a materially harmful impact on the countryside. As I have set out in my main decision, if the appellant was unsatisfied with the outcome of their application for a Certificate of Lawful Use or Development, then there was a route to challenge that.

7. A reference to Policy ST5 in the second reason for refusal does not make the overall conclusions unreasonable on this matter. The reason was clearly stated and the correct policy also referred to, and therefore, while its inclusion may have been in error, no unnecessary costs would have arisen. Furthermore, that the Conservation Officer's consultation response refers to a SPD in development does not make inclusion of those comments or consideration of their opinion unreasonable. The SPD has not been subsequently referred to or put forward in support of the reasons for refusal.
8. I therefore find that unreasonable behaviour resulting in unnecessary expense, as described in Circular 03/2009, has not been demonstrated.

Mike Robins

INSPECTOR



Appeal Decision

Site visit made on 13 September 2011

by Mike Robins MSc BSc(Hons) MRTPI

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

Decision date: 7 October 2011

Appeal Ref: APP/R3325/A/11/2156282

Acre Cottage, Stoney Lane, Curry Rivel, Langport, Somerset TA10 0HY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr John Kitchen against the decision of South Somerset District Council.
 - The application Ref 11/00059/OUT, dated 17 December 2010, was refused by notice dated 25 March 2011.
 - The development proposed is the erection of four no. dwellings and garages.
-

Application for costs

1. An application for costs was made by Mr John Kitchen against South Somerset District Council. This application is the subject of a separate Decision.

Decision

2. The appeal is allowed and planning permission is granted for the erection of four no. dwellings and garages at Acre Cottage, Stoney Lane, Curry Rivel, Langport, Somerset TA10 0HY in accordance with the terms of the application, Ref 11/00059/OUT, dated 17 December 2010, subject to the following conditions:
 - 1) Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
 - 2) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
 - 3) The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
 - 4) The proposed road, footpath and turning spaces where applicable, shall be constructed in such a manner as to ensure that before it is occupied each dwelling shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and the highway.
 - 5) The gradients of the proposed drives to the dwellings hereby approved shall not be steeper than 1 in 10.
 - 6) There shall be no obstruction to visibility greater than 600mm above adjoining road level forward of the line drawn 2.4m back and parallel to the nearest carriageway edge over the entire site frontage along Stoney Lane. Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

- 7) Before the dwellings hereby permitted are first occupied a 1.8m wide footway shall be constructed along the entire site frontage of the site along Stoney Lane, incorporating a pedestrian crossing facility with tactile paving in accordance with a specification to be submitted to and approved in writing by the local planning authority.
- 8) Any area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted, but only as required in respect of those matters not reserved for later approval and by other conditions of this permission.
- 9) Prior to the commencement of development details of site vegetative clearance, demolition of existing structures, ground works, heavy machinery entering the site or on-site storage of materials, a Tree Protection Plan and Arboricultural Method Statement relating to all the retained trees on or adjoining the site shall be submitted to and agreed in writing by the local planning authority. The approved plans and particulars shall specify the following details so as to confirm with British Standard 5837 : 2005 – *Trees in Relation to Construction*:
 - i) Root protection areas, construction exclusion zones, special tree protection and engineering measures for any required installation of built structures, below-ground services and hard surfacing within root protection areas of retained trees, the installation of protective fencing and arboricultural on-site supervision, monitoring and certificate of compliance.
- 10) The measures as specified in the approved Tree Protection Plan and the Arboricultural Method Statement shall be implemented in their entirety for the duration of the construction and landscaping phases of the development.
- 11) The development hereby permitted shall be carried out in accordance with the following approved plan: No 1613-1 Rev A, but only as required in respect of those matters not reserved for later approval and by other conditions of this permission.
- 12) The development hereby approved shall be limited to a maximum of four new dwellings.

Procedural Matter

3. The original application referred to five houses on the site, this, however, was altered to four prior to the Council's decision on the application. For clarity I have therefore used the Council's description of development.
4. The proposal was made in outline with the matter of access only to be determined at this stage. Appearance, scale, layout and landscaping are therefore reserved for future determination. A block plan was submitted showing both layout and landscaping, but this was referred to as being illustrative and I have considered the appeal on this basis.

Main Issue

5. I consider the main issue in this case is the effect of the proposal on the character and appearance of the area.

Reasons

6. The appeal site is a very large garden plot set towards the southern edge of Curry Rivel. The Council have confirmed that it lies within the defined development area. The existing property is to be retained, with the site divided to allow for up to four new properties to the south and east. The current plot is mainly laid to lawn with substantial hedge, shrub or stone boundaries and a number of mature trees, including two protected under a Tree Preservation Order, (TPO), an Atlantic Cedar and a Copper Beech.
7. Stoney Lane, which runs south from the main road, has a mix of properties, although the majority are detached. To the west of the road there is a long line of dwellings of consistent style and spacing extending to Bawler's Lane, which defines the southern boundary of the appeal site. To the east of the road there are larger and more individual properties, however, there is notably denser new and infill development to the rear of these along Stoneyhurst Drive.
8. Consequently, large scale, extensive development is not now typical of the area generally, and Acre Cottage itself has a much larger plot than others. Properties are, however, well set back from the road in mature plots and the area has an open and verdant character, which contributes to the edge of village setting.
9. Although development continues along Stoney Lane to the point where it joins the road to the southeast, there are gaps and this area becomes increasingly a transitional one to the open countryside. This is particularly evident to the southeast of Bawler's Lane.
10. The proposal involves the development of a garden area. Planning Policy Statement 3: *Housing* (PPS3) was amended in 2010 to remove the national indicative minimum density of 30 dwellings per hectare and to exclude private residential garden land in built up areas from the definition of previously developed land. While that removed any presumption there may have been in favour of the development because it fell within the scope of the earlier definition, it did not create a presumption against development. Instead, each proposal should be assessed on its merits.
11. The proposal would introduce four houses onto this divided plot, retaining the existing entrance for Acre Cottage and providing a new entrance onto Stoney Lane with a small estate road for the new properties. This is an outline application but I am satisfied that the site could accommodate four properties, allowing for sufficient garden space to respect the open character of the area. Properties would look onto Stoney Lane and Bawler's Lane, where houses to the rear of Stoneyhurst Drive already look out across the road to the paddocks and fields to the south.
12. The plot sizes and property spacing that could be achieved would not be noticeably smaller than the majority of dwellings here, and with appropriate landscaping the trees and hedge boundaries would be retained or replaced. I fully accept the transitional nature of this area and the need for appropriate design to respond to this, however, I consider that the main area at risk from further development lies beyond Bawler's Lane, and that sensitive development on this site would be acceptable.
13. I consider that the trees on the site are an important component of the character here. I am satisfied that, subject to layout, there would be sufficient space for the proposed dwellings to be constructed without risk to the main trees which contribute to the character, and specifically those protected under the TPO.

14. Overall the proposal would accord with national policy and guidance which seeks the efficient use of land in a sustainable location. While the revisions to PPS3 did change the status of garden land, they did not preclude such areas from development provided they were well designed and reflective of the character of the area. On balance I consider that four properties could be successfully integrated into the area, respecting the form, character and setting of the settlement and retaining the key features of the trees and hedge boundary, in accordance with the South Somerset Local Plan, adopted 2006, (the Local Plan) and Policies ST5 and ST6.

Other Matters

15. The proposed access would require the removal and replacement of the hedge along Stoney Lane in order to provide for sufficient visibility splays. Although I have no reason to doubt the concerns raised by local residents with regard to its use as a short cut, the road did not appear to be well used at the time of my site visit.
16. Nonetheless, the road at this point is relatively straight and of sufficient width to allow for access to entrances on both sides of the road. I concur with the Highway Authority that appropriate levels of visibility could be achieved and that the entrance would be sufficiently removed from other junctions to allow for the traffic movements that would be associated with this proposal.
17. The Government has issued a draft National Planning Policy Framework (NPPF) for consultation that consolidates national planning policy. Parties were given the opportunity to comment on this. I have considered it in relation to this appeal, but it carries limited weight at this stage of the consultation process. Existing development plan and national planning policy remains and carries substantial weight and the NPPF does not propose any significant change in national policy relative to the issues here.

Conditions

18. I have considered the conditions put forward by the Council, in the consultation responses and in the officer's report, against the requirements of Circular 11/95 – *The Use of Conditions in Planning Permissions*. In addition to the standard outline conditions, I have imposed conditions related to the provision of appropriate roads, footpaths and turning spaces to address the highway safety of users of the estate road and Stoney Lane.
19. To protect the character and appearance of the area I have explicitly restricted the development to a maximum of four new houses, and have imposed conditions to protect trees during construction. Otherwise than as set out in this decision and conditions, for the avoidance of doubt and in the interests of proper planning, it is necessary that the development shall be carried out in accordance with the approved plan. Where necessary and in the interests of clarity and precision I have altered the conditions to better reflect the guidance in Circular 11/95.
20. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Mike Robins

INSPECTOR



Costs Decision

Site visit made on 13 September 2011

by Mike Robins MSc BSc(Hons) MRTPI

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

Decision date: 7 October 2011

Costs application in relation to Appeal Ref: APP/R3325/A/11/2156282 Acre Cottage, Stoney Lane, Curry Rivel, Langport, Somerset TA10 0HY

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Mr John Kitchen for a full award of costs against South Somerset District Council.
 - The appeal was against the refusal of planning permission for the erection of four no. dwellings and garages.
-

Decision

1. The application for an award of costs is refused.

Reasons

2. Circular 03/2009 advises that, irrespective of the outcome of the appeal costs may only be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary expense in the appeal process.
3. This appeal relates to an outline application for four houses on a large garden plot. The Council's reasons for refusal referred to the scheme as failing to demonstrate that it would not be detrimental to the character and appearance of the locality, suggesting it represented overdevelopment which would be at odds with the established pattern.
4. The appellant submitted a cost application in writing citing B15, B16, B18, B20 and B21 of the Circular. In this it was suggested that the Council had acted unreasonably in refusing the planning application contrary to the advice of its professional officers, and in doing so failed to substantiate its reason for refusal giving undue weight to the local opposition to the scheme. Furthermore, as the submitted plan showing the layout was indicative, the Council should not have taken it into account. As such it is suggested that this unreasonable behaviour resulted in the unnecessary expense of pursuing an appeal that should not have been required.
5. The Council's written response maintained that although officers had originally recommended approval this was contrary to concerns raised by the Parish Council and local residents. The planning committee's decision, the Council suggested, followed discussion and submissions from parties and was based on a judgement of the form, pattern and density of dwellings in the area and took into account the representations of local people. This position was further substantiated in the Council's statement to the appeal which noted that the planning officer's recommendation was finely balanced.

6. The appeal site is within an area with a typical edge of village character, forming a transition between the more urban area and the countryside. The area has a large number of detached dwellings some of which have large plots. The subdivision of the largest plot into 5 smaller units, including the original property, requires a judgement to be made on the likely density and consequent impact of the scheme in terms of its relationship to nearby buildings and its contribution to the character of the area as a whole.
7. The Council's original officer report dealt with these matters, however, the committee reflected on the same matters and same policies but reached a different final conclusion. In particular I noted the Parish Council's position provided a well argued counterpoint to the original report. While the Council clearly acknowledged the level of public concern, I do not consider that they gave undue weight to that and am satisfied that an objective appraisal was made. Members are fully entitled to use their own judgement and experience.
8. That the Council's statement to this written representation appeal was brief does not detract from the fact that it set out the key concerns of Members. No particular weight was drawn or conclusions reached on the validity of each aspect, but this nonetheless clearly set out the basis of the committee's judgement on this appeal.
9. Paragraph B18 of Circular 03/2009 acknowledges that many appeals involve matters of judgement concerning the character and appearance of the area. This is one such example. Although I reached a different conclusion to the Council, I consider that it provided sufficient realistic and specific evidence about the proposed development and therefore adequately substantiated its reason for refusal.
10. While I note the appellant's reference to another appeal case, I do not have sufficient details of that case to establish whether any sort of precedent arises. In any case, each application and appeal must be considered on its own merits.
11. I therefore find that unreasonable behaviour resulting in unnecessary expense, as described in Circular 03/2009, has not been demonstrated.

Mike Robins

INSPECTOR

Area North Committee – 26 October 2011

11. 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*

Area North Committee – 26 October 2011

12. **CONFIDENTIAL - Exclusion of Press and Public**

By virtue of the Local Government Act 1972, Schedule 12A under paragraphs:
3, information relating to the financial or business affairs of any particular person
(including the authority holding that information)
6, information which reveals that the authority proposes:
(a) to give under any enactment a notice under or by virtue of which requirements
are imposed on a person; or
(b) to make an order or direction under any enactment.

Members are asked to pass a resolution to exclude the press and public during
consideration of the following item as the public interest in maintaining the exemption
from the Access to Information Rules outweighs the public interest in disclosing the
information.

13. **Historic Buildings at Risk (Confidential)**