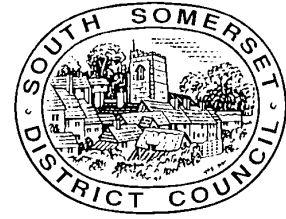


South Somerset District Council

Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 23 November 2011

2.00pm

**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 4.00pm.

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

email: becky.sanders@southsomerset.gov.uk

website: www.southsomerset.gov.uk/agendas

This Agenda was issued on Tuesday 15 November 2011.

Ian Clarke, Assistant Director (Legal & Corporate Services)



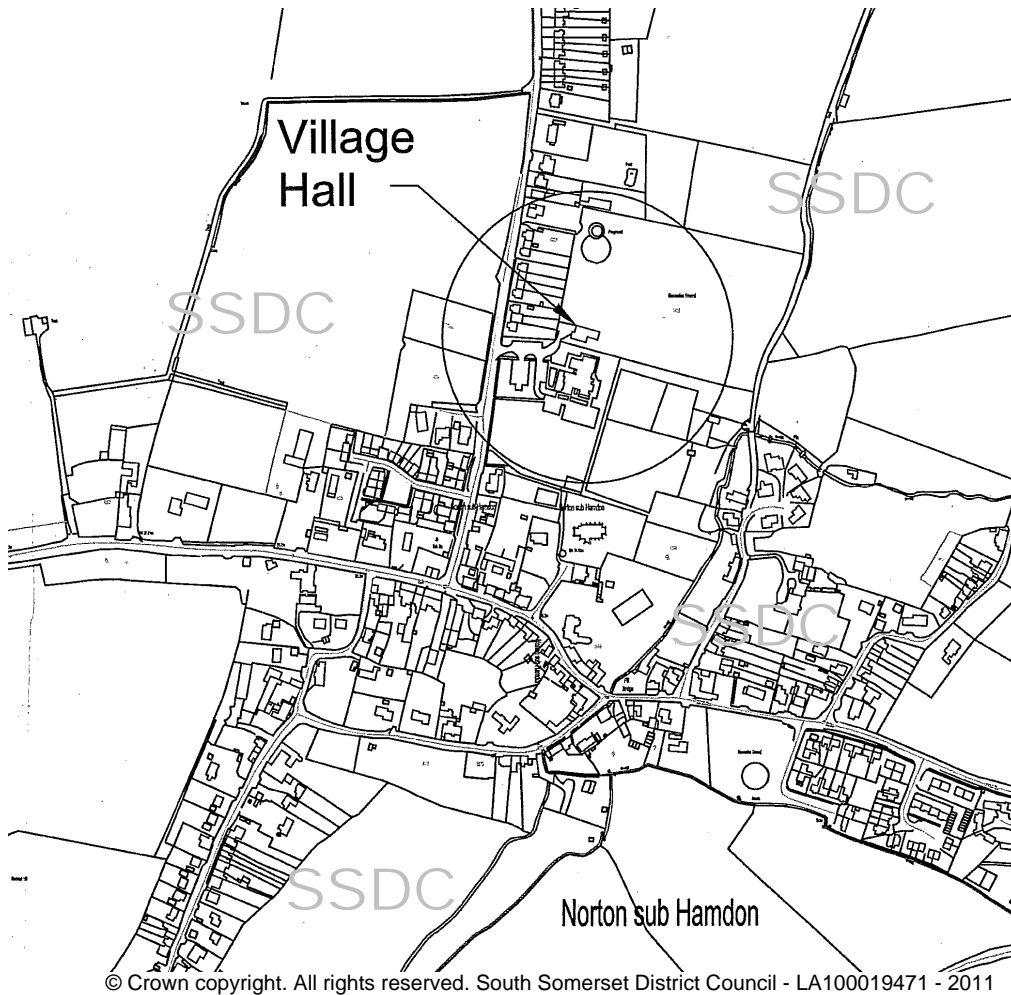
2007-2008
Neighbourhood and
Community Champions:
The Role of Elected Members
2006-2007
Improving Rural Services
Empowering Communities
2005-2006
Getting Closer to Communities

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. 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 23 November 2011

Agenda

Preliminary Items

1. **To approve as a correct record the minutes of the meeting held on 26 October 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 14 December 2011 at the Village Hall, Long Sutton.**

5. **Public question time**

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

Page Number

Items for Discussion

8.	Huish Episcopi – Sport and Leisure Facility Update	1
9.	Community Health and Leisure Service Update	54
10.	Area North Local Priorities 2011-12	64
11.	Area North 2011/12 Budget Monitoring Report for the Period Ending 30 September 2011 (Executive Decision)	78
12.	Area North Committee – Forward Plan	86
13.	Planning Appeals.....	89
14.	Planning Applications	109

<p>Please note that the decisions taken by Area Committees may be called in for scrutiny by the council's Scrutiny Committee prior to implementation. This does not apply to decisions taken on planning applications</p>
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Area North Committee – 23 November 2011

8. Huish Episcopi – Sport and Leisure Facility Update

Strategic Director: Vega Sturgess, Operations and Customer Focus
Assistant Director: Steve Joel, Health and Wellbeing
Service Manager: Lynda Pincombe, Community Health and Leisure Manager
Lead Officer: Steve Joel, Assistant Director – Health and Wellbeing
Contact Details: steve.joel@southsomerset.gov.uk or 01935 462278

Purpose of the Report

This report provides an update on the future management and development of sport and leisure facilities at the Huish Episcopi Academy.

Public Interest

This report seeks to provide Area North members with a progress report on the work being undertaken to protect and improve the communities use of the sport and leisure facilities at Huish Episcopi Academy, following the contribution of £250,000 of District Council funding in 1991.

Recommendations

That the Area North Committee:

- 1) Note the need to update the 1991 Agreement relating to the joint use of facilities at the Huish Academy.
- 2) Provide feedback on the future management and control of community use.
- 3) Note that the Academy and the Council have agreed to undertake a feasibility study to assess the viability of the potential development of a new artificial grass pitch.
- 4) Appoint two members to form a working group to oversee:
 - a. The update of the 1991 Agreement.
 - b. The feasibility study to assess the viability of a new artificial grass pitch and community use of the playing pitches.
- 5) Agree that the revised Agreement and completed feasibility study are brought back to Area North Committee for final consideration and approval.

Background

In 1991 the County Council, District Council and Huish Episcopi Association became parties to a 30 year agreement to make existing school facilities (outdoor pool, gym, sports hall, and 5 tennis courts) available for community use, together with a range of

new facilities (fitness room, exercise room, squash courts). The new facilities were developed by £250,000 of District Council funding and £30,000 from the South West Council for Sport and Recreation, and the facilities were managed by a Management Committee. A copy of the 1991 Agreement is attached as Appendix A.

Subsequent to the agreement the County Council's responsibilities for the facilities were delegated to the governing body under the Local Management of Schools, however, the County Council retained responsibility for the non-education areas. The Huish Episcopi Association ceased to exist and the responsibilities for running the centre transferred to the County Council's in-house leisure service.

In response to the County Council's decision to transfer the in-house leisure service into a Trust, the school decided to take up the management of the centre. This commenced on the 1st April 2010 and the school subsequently became an Academy on the 1st September 2010. Through this process the school assets have transferred to the Academy by a 125-year lease. The County Council no longer retains any control or involvement of the site. In respect to the agreement, the obligations and responsibilities of the County Council have now transferred to the Academy.

Report

Re-negotiation of the 1991 Agreement

As a consequence of changes explained above there is now a need for SSDC and the Academy to amend the 1991 agreement to reflect the new role of the Academy and most importantly, the way in which community use will be managed and controlled in the future.

In seeking to do this it is recognised that obligations relating to areas such as the range of facilities, hours of facility use by the community, duration of the agreement, and early termination grant repayment would simply transfer.

The more challenging area centres upon what the future role, composition, and authority of a Management Committee entrusted with the operation and administration of the facilities should be. In seeking to progress this, the Academy has proposed that these responsibilities would continue to be entrusted to a Management Committee that would fit within the Governing Body structure. The proposed composition of the Management Committee is set out in the table on the following page:

Original Management Committee Composition:	Academy Proposal for Future Management Committee Composition:
2 members of the District Council	2 representatives of the District Council
1 member of the County Council	
3 members appointed by the Governors	3 members appointed by the Governors
2 members appointed by the Parish Councils contributing towards the costs of the centre	
5 members representing the Huish Episcopi Association	1 user representative
Head Teacher ex officio	Head Teacher ex officio
Head of PE ex officio	Leisure Centre Manager ex officio
Head of Community Education ex officio	

Under this proposal, the financial budget for the operation of the centre would be set annually by the Governing Body following consideration of the budget prepared by the Management Committee, and the Governing Body would effectively retain the operating revenue risk.

Members are asked to note that initial discussions have commenced and to provide guidance at this early stage on the way they would like to see community use being managed and controlled in the future.

To support progress discussions and negotiations with the Academy, the Committee is asked to appoint two members to form a working group to oversee the update of the agreement in conjunction with Governors at the Academy.

It is suggested that details of the proposed revised Agreement will be brought back to Area North Committee for final consideration and approval.

Potential Artificial Grass Pitch / Community Use of Playing Pitches

Strategic Need

The Council's Artificial Grass Pitch (AGP) Assessment (Appendix B) identified that a significant proportion of Area North residents are living beyond the 20 minute travel time catchment for Artificial Grass Pitches. In 2008, this amounted to 13,739 people, resulting in a current shortfall equivalent to 4,675 m², or 0.73 pitches in 2008, and this shortfall is projected to increase further to 0.82 pitches in 2028 as a consequence of new housing development and population growth.

To address this deficiency and to improve provision for community sport in the area, the Council's PPG 17 Assessment considered a range of options and set out proposals to develop a new third generation (3G) AGP in the Langport area of Area North. This option was adopted since it would have the greatest impact on reducing the current spatial and quantity deficiencies, whilst also avoiding any adverse impact upon existing facilities, and meeting the sporting needs in the area for all-weather floodlit football training facilities.

In order to make efficient use of resources, discussions have been held with the Academy to ascertain their desire to partner with the Council to see this facility located on the school site, recognising that there would be significantly greater benefit to be gained by Area North residents through a joint development of a new third generation AGP facility and the opening up of the school playing fields for community use. Essentially, by working together in this way both parties will be able to provide a better quality and more sustainable facility than either could do in isolation.

The Academy has confirmed its interest in this joint development and a feasibility study will now be undertaken to assess the viability of the project prior to a decision being taken on whether to progress to the next stage of the project.

Potential Financing

Opting for a 3G surface opens up the opportunity to seek financial grant aid support from the Football Foundation. Initial discussions with the Football Foundation indicate that a grant of up to 50% of the total project cost, estimated to be in the order of £550,000 - £600,000, could be available. Typically the Football Foundation plans and prioritises its grant programme on a rolling two-year basis. Decisions are based solely on the delivery of community football development outcomes and the indications are that this project would be prioritised for support in 2012/13 – 2013/14 providing it can be demonstrated that the rest of the required capital financial package is in place.

In order to assist with the financing of this provision, the Council has been and is continuing to negotiate Section 106 contributions from new housing developments towards playing pitch and artificial grass pitch provision. At this stage the Council has secured contributions amounting to £98,540 which could be used towards the project and similar sums are anticipated from other developments within the catchment in the course of the next 12 months.

Subject to the successful conclusions of these negotiations, the Council may be able to bring in the order of £200,000 towards the project in 2012/13-2013/14. Please note this sum is indicative and it is important to note that this sum may vary if housing market conditions deteriorate and receipt is subject the payment trigger clauses related to levels of house sales/occupancies specified within the Section 106 agreements, which can lead to payments being delayed in the event of slower than anticipated house sales. The remaining funding requirement would be provided by the Academy.

Financial Implications

No new implications.

Corporate Priority Implications

The facilities at Huish Episcopi contribute to the following Corporate Priorities, Key Targets and Actions:

Corporate Plan Priority: Improve the housing, health and well-being of our citizens

Key Targets:

3.19 Support SST to develop a long term (20 year) action plan to reduce obesity in children and adults, delivering one initiative by 2012.

3.20 Increase children and young people's satisfaction with parks and play areas and adult participation in sport and active recreation from 23.3% to 25.4% by 2011/2012.

Corporate Plan Priority: Ensure safe, sustainable and cohesive communities

Key Targets:

4.22 Outcome: Sustainable local communities. Measured by: Increasing those who participate in regular volunteering at least once a month.

4.1 Deliver positive activities for children, young people (especially those at risk of exclusion or offending) and families, designed to reduce antisocial behaviour by October 2010.

Equality and Diversity Implications

All facilities and services are accessible.

Background Papers: None

Dated 16th December 1991

SOMERSET COUNTY
COUNCIL
and
SOUTH SOMERSET
DISTRICT COUNCIL
and
HUISH EPISCOPI
ASSOCIATION

A G R E E M E N T
relating to the joint use of
facilities at Huish Episcopi
School, Langport.

ED- P.L. LINDSEY

ED 758

This

AGREEMENT is made the *sixth*

day of *December*

One thousand nine hundred and ninety-

one BETWEEN SOMERSET COUNTY COUNCIL (hereinafter called "the County Council") of the first part SOUTH SOMERSET DISTRICT COUNCIL (hereinafter called "the District Council") of the second part and Raymond Martin Edwards of Batten and Co. Solicitors Yeovil Somerset and Robert Michael Jones of Hillview Cottage Fivehead Taunton Somerset duly authorised to act in that behalf for the HUISH EPISCOPI ASSOCIATION an unincorporated body established under a constitution dated the twenty-sixth day of March One thousand nine hundred and ninety of Huish Episcopi Secondary School Langport (hereinafter called "the Association") of the third part (the three parties hereto hereinafter collectively referred to as "the Parties")

WHEREAS

- (1) The County Council are the Local Education Authority for the County of Somerset and are the freehold owners of all that land being the premises of Huish Episcopi Secondary School Langport (hereinafter called "the School") shown edged red on the plan annexed hereto marked 1 (hereinafter called "Plan 1") and hereinafter referred to as "the Site"
- (2) The District Council desire to provide facilities for sport and recreation for the inhabitants of their District
- (3) The County Council has agreed to assist the District Council in that object and to permit the use of certain existing facilities at the site which facilities are to be used jointly and controlled by a Management Committee as hereinafter provided

(4) The Association has been established to assist in the provision and management of facilities for sport and recreation and is representative of local user interests

(5) The Parties have agreed to share the capital cost of building an extension to the existing Sports Hall at the site and the revenue costs of running the facilities as hereinafter mentioned and the County Council have agreed to permit the use of the Sports Hall and other facilities by the Parties jointly and such use shall be controlled by a Management Committee as hereinafter provided

NOW IT IS HEREBY AGREED as follows:-

1. The County Council shall build an extension to the Sports Hall on the site in the position indicated for information only in blue on Plan 1 in accordance with the plans annexed hereto marked 2
2. The tender of F. R. Bartlett Ltd. in the sum of £297,156.00 has been agreed by the Parties and the tender accepted by the County Council on behalf of the Parties
3. The County Council shall use its best endeavours to ensure that the building works shall continue with all reasonable speed until completion.
4. The District Council shall pay to the County Treasurer as its financial contribution to the costs of the construction of the Sports Hall (which financial contribution shall exclude the grant of £30,000 obtained towards the project from the South West Council for Sport and Recreation) the sum of £250,000
5. The County Council has agreed to make the following existing sports facilities and associated changing accommodation at the site available for public use under the control of the Management Committee as hereinafter provided

Swimming Pool (outdoor heated)

Gymnasium

Sports Hall

Five Hard Tennis Courts

IT IS HEREBY DECLARED AND CONFIRMED that the District Council and the Association acknowledge that the ownership of the Sports Hall and existing sports facilities shall be vested in the County Council

6. The Sports Hall and existing sports facilities shall be known as "the Huish Episcopi Sports Centre" (hereinafter referred to as "the Sports Centre")

7. A Management Committee shall be entrusted with the administration of the Sports Centre in respect of use by the public and the functions and duties and finance of the Management Committee shall be as set out in the Schedule hereto but IT IS HEREBY AGREED that the functions duties and finance may be varied from time to time by the Parties such variations being recorded in memoranda to be attached hereto and executed under the hands of the Clerks or duly authorised officers on behalf of the Parties

8. Structural alterations maintenance and decoration of the Sports Centre will be carried out by the County Council as and when they think fit but in consultation with the Management Committee who may make recommendations in relation thereto from time to time provided that such consultation shall not be required in cases of emergency or minor repairs maintenance or decoration

9. This agreement shall come into operation on the date hereof and unless terminated by mutual consent shall remain in force for a period of thirty years and shall thereafter continue from year to year until determined by one year's

prior notice in writing given by either the County Council, District Council or the Association to the other parties under the hand of their Clerk or appropriate officer for the time being

10. Upon the giving of notice in accordance with the preceding Clause 9 the premises shall vest absolutely in the County Council and there shall be no financial adjustment between the parties save that in circumstances where the County Council give notice under the preceding Clause 9 in the absence of any breach of this Agreement by the other parties the County Council shall make repayment to the District Council based on the value of the premises constructed under the contract referred to in Clause 2 on the open market and reflecting the original contributions of the parties to the works

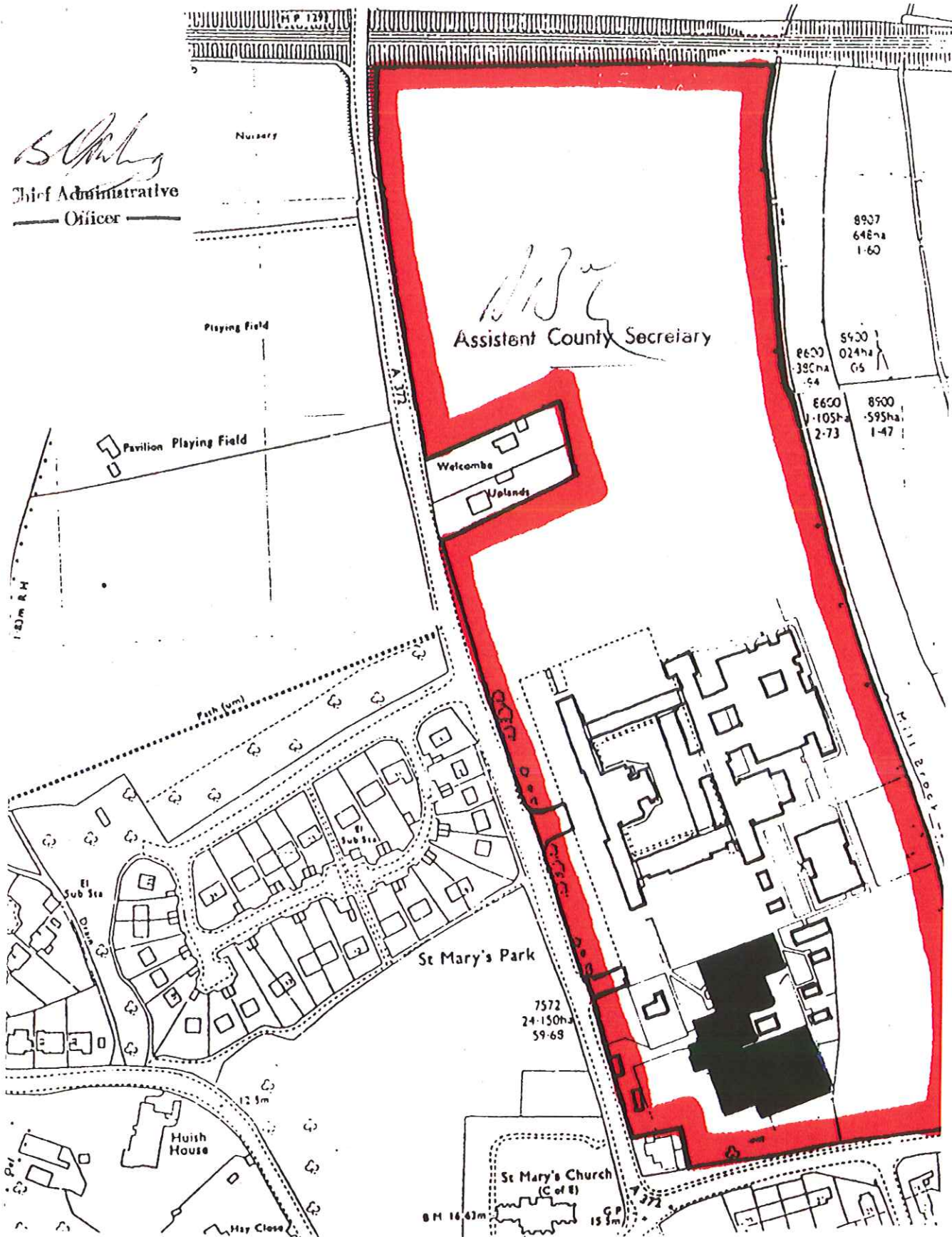
11. Any dispute under or arising out of this Agreement shall be referred to a single arbitrator to be agreed on by the Parties hereto or in default of agreement to be nominated by the President for the time being of the Chartered Institute of Public Finance and Accountancy in accordance with and subject to the provisions of the Arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force.

12. The stamp duty payable on this Agreement which will be executed in triplicate shall be shared equally between the Parties

IN WITNESS whereof Somerset County Council and the South Somerset District Council have caused their respective Common Seals to be hereunto affixed and Raymond Martin Edwards of Batten and Co., Solicitors, Yeovil and Robert Martin Jones of Hillview Cottage, Fivehead, Taunton, Somerset acting on behalf of HUIISH EPISCOPI ASSOCIATION have hereunto set their hands and seals the day and year first before written.

S. C. M. J.
 Chief Administrative
 Officer

M. B. J.
 Assistant County Secretary



Somerset County Council  Property Services Department County Hall Taunton TA1 4DY Tel. (0823) 33

project	PLAN 1	project number		drawing number	
		element	number	number	revisi
drawing	OS - ST 4226 + 4227	scale	date	drawn	microfilm
		1:2500			

SCHEDULE

1. Management Committee

(a) The Sports Centre shall be managed by a Committee known as "the Huish Episcopi Sports Association Management Committee" (hereinafter called "the Management Committee") which shall consist of 13 members:-

2 members who shall be appointed by the District Council

1 member who shall be appointed by the County Council

3 members who shall be appointed by the Governors of the school from amongst their number

2 members who shall be appointed by the Parish Councils contributing to the costs of the Centre (to be appointed by agreement or in the absence of agreement annually by vote)

5 members representing the Huish Episcopi Association and users of the premises (who shall not be employees of the County Council serving at the school or of the District Council and not more than one of whom shall be a Governor of the school) to be elected at an Annual General Meeting of the Huish Episcopi Association to represent all sporting activity (hereinafter called "the association representatives")

The Head Teacher ex officio

The Head of the Physical Education Department of the School and the Head of Community Education at the School shall serve ex officio but shall not be entitled to vote.

All members shall be appointed annually retiring on the thirty first day of August in each year save for those members who are appointed ex officio

All members shall be eligible for re-appointment

(b) If the Management Committee wish they may co-opt not more than two additional members at their discretion to serve for such time as they think fit provided that such co-opted members may not vote at any meeting

(c) Any member who is absent from all meetings of the Management Committee during a period of twelve consecutive months unless the absence is due to some reason approved by the Management Committee or who is adjudicated a bankrupt or who communicates in writing to the Secretary to the Management Committee a wish to resign shall thereupon cease to be a member

(d) Subject to sub-paragraphs (a) and (c) above and paragraph 2(e) below every member of the Management Committee appointed by the Governors of the School or the County Council or the District Council shall remain a member of the Management Committee until the date of the appointment of his successor in the event of any such member ceasing to be entitled to be a member

2. Procedure

(a) (i) The first members of the Management Committee shall be appointed as soon as possible after the date hereof and the respective appointing bodies shall forward the names and addresses of the members forthwith on appointment to the Secretary to the Management Committee

(ii) The Secretary to the Management Committee shall within six weeks of the date hereof summon the first meeting of the Management Committee at such time and place as shall be determined by the Secretary to the Management Committee giving each member at least seven days' clear notice of such meeting

(iii) The said meeting shall be held within three months of the date hereof

(iv) If a meeting of the Management Committee has not been summoned as provided for in sub-paragraph (a)(ii) above any two members of the Management Committee may make such arrangements for the summoning of the first meeting of the Management Committee as they think fit provided that they shall give at least seven days' clear notice to each member

(b) (i) At their first meeting and thereafter in each year the Management Committee shall

(a) Elect one of their members to be Chairman for the ensuing year and another member to be Vice-Chairman for the same term

(b) Consider the appointment of co-opted members

(ii) In the absence of both the Chairman and Vice-Chairman from a meeting the members present shall before any other business is transacted elect one of their number to preside at that meeting

(iii) Except for sub-paragraph (a)(ii) above meetings shall be held at least once per school term at such time and place as the Management Committee may decide

(iv) The quorum shall be five members

(v) The Management Committee may appoint such Sub-Committees as they think fit and may delegate to them any of their functions

(vi) The Management Committee may if they think fit delegate to the Chairman or in his absence the Vice-Chairman power to act on its behalf in matters of urgency provided that any action taken under such power shall be reported to the Management Committee at its next meeting

(vii) The names of members present at meetings shall be recorded in the minutes of the meeting which shall be taken by the Secretary to the Management Committee in a book kept for that purpose which shall be open to inspection by the Chief Education Officer and the Clerks or duly authorised representatives of the District Council and County Council at all reasonable times

(viii) The Chief Education Officer or her fully authorised representative or other appropriate Officers of the County Council shall have the right to attend any meeting of the Management Committee and take part in the proceedings but shall not be entitled to vote

(ix) The Chief Executive Officer to the District Council or his duly authorised representative or other appropriate Officers of the District Council shall have the right to attend any meeting of the Management Committee and take part in the proceedings but shall not be entitled to vote

(x) The proceedings of the Management Committee shall not be invalidated by any vacancy in their number or by any defect in the election appointment or qualification of any member

(xi) Every question to be determined at a meeting of the Management Committee shall be determined by a majority of the votes of the members present and voting on the question and where there is an equal division of votes the person presiding at the meeting shall have a second or casting vote

- (xii) The Secretary of the Association shall act as Secretary to the Management Committee for an initial two year period whereupon the appointment of a Secretary will be reviewed
- (c) Any vacancy in the membership of the Management Committee shall be notified as soon as possible to the appropriate appointing body for such body to appoint a member to fill the casual vacancy provided that such appointed members shall hold office only for the unexpired term of office of the member in whose place he is appointed. In the event of a casual vacancy arising amongst the association representatives the Management Committee shall have full power to fill a casual vacancy but shall ensure that the balance of sporting activities represented is maintained
- (d) Subject to paragraph 2(b)(iii) above meetings of the Management Committee shall be summoned by the Secretary to the Management Committee in such manner and at such place and time as the Management Committee may determine provided that a meeting may also be convened by any two members of the Management Committee on giving at least fourteen days' clear notice to each member
- (e) Except in special circumstances with the approval of the Parties (such approval to be communicated in writing signed by their respective Clerks or duly authorised officer) no member of the Management Committee shall take or hold any interest in any property held or used for the purpose of the Sports Centre otherwise than as a Trustee for the purpose thereof or shall receive any remuneration for his services as a member or be interested in the supply of goods or materials or work to or for the purposes of the Sports Centre and if any member is shown to the

satisfaction of the Parties to have done so he shall forthwith cease to be a member

3. Use of the Sports Centre

(a) The use of the Sports Centre will be based on priority use being given to the school for certain periods. At all other times the Sports Centre shall be available for use by the Management Committee and the times of opening and closure of public use shall be determined by the Management Committee. The arrangements for priority use for the facilities at the Sports Centre are set out in sub-paragraphs (b) - (e) below.

(b) Existing facilities described in Clause 5 of this Agreement excluding the Swimming Pool.

- (i) The school will have priority use during the academic terms of the school year when the school is in session. The schools requirement for priority use shall be determined termly in advance and any periods which are not required shall be offered to the Management Committee who may make the facilities available to the public under sub-paragraph (a).
- (ii) The school will have priority use at lunch times for the purpose of maintaining representative school teams and groups.
- (iii) The school will have priority use between 16.00 and 17.30 on three evenings per week during the winter and spring terms and on two evenings per week in the summer term. Such use is on the basis that the team and club coaching available will be open to all members of the community within the relevant age group (where appropriate) and would be attached to the Huish Episcopi Sports Centre.

(c) New facilities described in Clauses 1 and 2 of the Agreement

(i) The school will have priority use during the academic terms of the school year when the school is in session of up to ten hours in any one week. For the purposes of this sub-paragraph the lunchtime period 12.50 - 13.55 shall not be available for such priority use

(ii) The school's requirement of priority use shall be determined termly in advance and any periods which are not required shall be offered to the Management Committee who may make the facilities available to the public under sub-paragraph (a).

(iii) The Squash Courts shall be available between 16.00 and 17.30 on two evenings per week for centre based junior squash clubs

(iv) The Fitness Room and Exercise Room shall be available for concurrent school and community use appropriately supervised at lunchtimes and between 16.00 and 17.30 when the school is in session

(d) Swimming Pool

(i) The swimming pool shall be available in accordance with the table set out below:-

PRE-SCHOOL

To be available for public swimming on a casual access basis (hours and format to be at the discretion of the Community Association

AM SCHOOL SESSIONS

Available to the school for priority use

LUNCHTIMES

One lunchtime to be available for priority school use (GCSE classes), remaining four days to be operated with lane divider (if necessary) permitting both school and public access for recreational swimming on a first come

first served basis. Could include half pool for fitness swimming

PM SCHOOL SESSIONS

Three afternoons for priority use by the school. Remaining two days available to local primary schools and to mother and toddler group. (Fees to be at the discretion of the Association)

AFTER SCHOOL

Access to be open for full community use.

16.00 to 17.30 to be used for swimming and lifesaving instruction if demand exists (on priority basis) fee to be at the discretion of the Association.

Evening sessions will involve a mix of activities to be determined by the Community Association to reflect the balance of needs of the community

(ii) At weekends and during school holidays the swimming pool shall be available to the public as determined by the Management Committee under sub-paragraph (a)

(e) Notwithstanding the foregoing provisions of this paragraph the school shall have the following further use of the Sports Centre:-

(i) The school will have priority use of the Sports Centre for its two week summer school to be held during the school summer holidays between 10.00 and 15.30 on Mondays to Fridays. Unless prior notification from the school is received in writing prior to the commencement of the summer term the summer school will be held during the first two weeks of the summer holiday. If prior notification is given then priority use shall be limited to a continuous two week period and the hours reserved shall be limited to the said times of 10.00 to 15.30 on Mondays to Fridays.

(ii) The school will have priority use of the Sports Centre for ten evening functions in each academic year such use to be determined termly in advance. The charges for these events shall reflect the loss of income to the Association and shall be reflected in the assessment of costs to be borne by the Association under paragraph 4(f) of this Schedule.

(iii) The parties acknowledge the requirement for the school to use the gymnasium and sports hall for examination purposes. It is agreed that such use must have priority and any use of the Sports Centre during such use must be programmed to ensure there is no disturbance to examination candidates

4. Functions of the Management Committee

- (a) The Management Committee shall ensure that proper use is made of the Sports Centre for all and any type of function and that due regard is given to the purpose for which the premises have been constructed and shall ensure that no nuisance disturbance or annoyance is caused to adjoining residents either on or off the school site
- (b) The Management Committee shall prepare and enforce rules for persons using the Sports Hall and these rules shall include a scale of charges for persons using any of the facilities of the Sports Hall and participating in any activity carried on there and for the admission of spectators
- (c) (i) The County Treasurer shall effect and maintain in force in the joint names of the Parties fire insurance
- (ii) The Association shall arrange and maintain in force insurance in respect of a fidelity guarantee and cash in transit and employer's liability and third party liability on behalf of the Management Committee and the

policies in respect thereof shall be made available to the County Council for inspection on demand on receipt of reasonable notice

(d) The Treasurer to the Management Committee shall be responsible for making arrangements for the proper administration of the Management Committee's financial affairs including payments and receipt of income and the Association shall be responsible for defraying the costs referred to in sub-paragraph (c) and (f) hereof and may use the income accruing to the Management Committee for that purpose

(e) The Management Committee shall annually prepare estimates of income and expenditure and final accounts for the year ending 31st March previous together with an Annual Report and supply these to the Parties within three months of the close of the financial year

(f) The Association shall be responsible for defraying all expenditure incurred in connection with the use of the Sports Centre determined by the Management Committee under paragraph 3 hereof as follows:

(i) With the object and intent of securing recovery by the County Council of all costs attributable to public use of the Sports Centre the Association shall reimburse the County Council quarterly on demand for an agreed proportion of the cost of heating lighting caretaking cleaning maintenance repair fire insurance and rates or other periodic charges and such other items of expenditure as may be attributable to public use of the Sports Centre

(ii) The Association shall bear directly all expenditure incurred on the provision maintenance and replacement of equipment used exclusively for use of the Sports Centre determined by the Management Committee

(iii) The Association shall reimburse the County Council for a proportion of the expenditure incurred on maintenance repair or replacement of school equipment used by the Management Committee such proportion is attributable to the use by the Management Committee within three months of the expenditure taking place

(iv) The County Council shall reimburse the Association for a proportion of the expenditure incurred on maintenance repair or replacement of Association equipment used by the County Council such proportion as is attributable to the use by the Management Committee within three months of the expenditure taking place

(v) The Association shall reimburse the County Council for the cost of repairs or replacements occasioned by damage to the Sports Centre and its facilities during the period of use determined by the Management Committee within three months of such repairs or replacement being completed. The demands of the Swimming Pool shall be separately presented from the demands of the remainder of the Sports Centre.

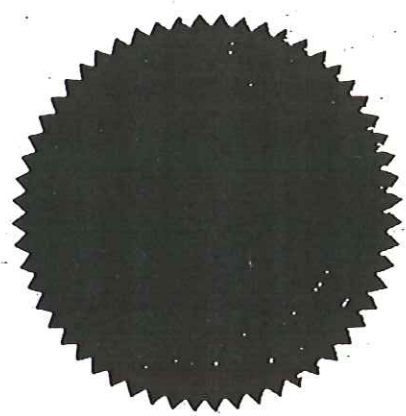
(g) The Management Committee shall have power to appoint and dismiss additional staff engaged exclusively on duties in connection with the use of the Sports Centre as determined and agreed by the Management Committee under paragraph 3 above.

THE COMMON SEAL of the
SOMERSET COUNTY COUNCIL

was hereunto affixed in

the presence of:

[Handwritten signature]
Assistant Clerk



Number in Register: 831

THE
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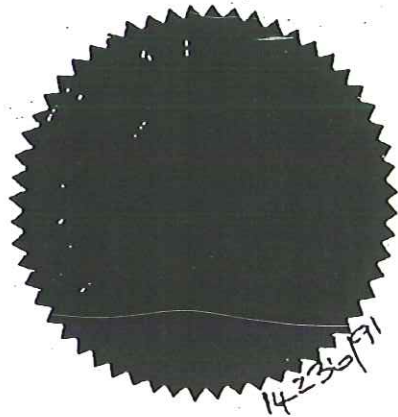
THE COMMON SEAL of the
SOUTH SOMERSET DISTRICT

COUNCIL was hereunto

affixed in the presence

of:


Chief Administrative
Officer



SIGNED SEALED AND

DELIVERED by the said

Raymond Martin Edwards


and the said Robert Michael

Jones duly authorised in that

behalf to execute this

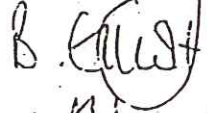
Agreement for the HUISSH

EPISCOPI ASSOCIATION


P. P. Edwards
Church House, Yarnal
Secretary

x R M J Jones

witness signature



address

x 1 Abbey Close,
Curry Level, Som.

occupation

Secretary

NMP/VCD

12.6.91

Artificial Grass Pitches

Artificial Grass Pitch Provision

Artificial Grass Pitches (AGPs) are primarily used for hockey matches and training and football training. There are several different surface types dependant on whether the primary use is hockey or football. This report looks at the needs of both hockey and football.

League hockey is now played entirely on sand dressed or sand filled artificial grass pitches, although a few clubs play on water based AGPs. However, nationally, many clubs across the country still do not have access to AGPs.¹

Over the last few years there have been developments in the surfaces of AGPs resulting in a new third generation (rubber crumb) surface, with longer pile, which has been developed specifically for football. Competitive hockey use of 3G pitches is only allowed on a small minority of 3G pitches and has to be officially approved by the Federation for International Hockey and is dependant on the length of the pile and size of the pitch. Many 3G pitches are also not the equivalent of full size hockey 3G pitches and are increasingly being installed on school sites to cater for school sports. The use of either sand based or 3G AGPs for football is particularly beneficial for winter training and reduces pitches the wear and tear on grass pitches.

Hockey

Nationally, 100, 000 adults (age 16 and over) have participated in hockey at least once a week, which represents no significant change since 2005/6, although there has been a slight increase in female participation. Hockey is the one sport that 0.4% of all adults who would like to do more sport and active recreation said they would like to participate in, or participate in more often. 123,000 adults are members of a club where they participate in hockey.² Hockey also remains as one of the top five most popular games in schools.

Football

Football has the highest participation of any team sport in the country, with more than 125,000 affiliated football teams in England in 2008/09. National trends in football show an increase in 5-a-side football, which may increase the need for indoor and synthetic pitches.

Identifying Local Needs and Opportunities

Local needs for each SSDC Area are detailed below. These have been assessed in relation to each sport and will help determine the AGP surfaces required for that sport, in each area.

Hockey

There are 3 Hockey clubs in South Somerset. Yeovil and Sherborne Hockey Club have 5 mens teams, 4 ladies teams and a thriving junior section, with 8 teams. Chard Hockey Club have 3 mens teams, 3 ladies teams and 1 junior team, and Wincanton Ladies Hockey Club have 1 ladies team.

Area South:

Consultation associated with this strategy, identified the need for a new AGP in Yeovil.³ Yeovil and Sherborne Hockey Club are the largest club in the district, who used to be based at Yeovil Town Football

¹ Draft Playing Pitch Strategy for South Somerset 2007-16

² Sport England Active People Survey, 2007/8

³ South Somerset Sport and Recreation Built Facilities Assessment Report consultation – KKP, 2006

South Somerset PPG 17 – Artificial Grass Pitch Assessment

South Somerset District Council has made all reasonable endeavours to ensure the accuracy of the material contained in this assessment. The assessment has been conducted in good faith and South Somerset District Council does not accept any liability that may come from the use of the information contained within it. The use of the information is entirely at the users own risk and South Somerset District Council do not accept any liable caused from its use.

Club AGP in Yeovil. Due to the poor condition of this pitch, the Club are currently playing their matches and coaching their seniors and older juniors at the AGP at the Gryphon School in Sherborne, West Dorset, due to the lack of any pitch in Yeovil. Junior coaching takes place at the Strike Soccer centre in Yeovil. The club ideally wishes to have their main base in Yeovil and relocate back to a suitable facility.

Area West:

Consultation associated with this strategy, identified the need for new AGPs in Crewkerne and Ilminster.⁴ There is currently a thriving hockey club based at the AGP at CRESTA, Chard. The consultation identified the need to improve the quality of the AGP at CRESTA, due to lack of maintenance and fully functioning floodlights. This resulted in 7 cancelled games during the 2007/8 season for Chard Hockey Club.⁵

Area North:

There are currently no hockey teams based in Area North and from the consultation, there has been no identified demand for an AGP catering for hockey in the Area.

Area East:

There is currently one Ladies hockey team based in Wincanton who play their matches in Sherborne.

District wide summary:

The potential to develop hockey in South Somerset is therefore limited by available facilities, particularly in Yeovil.

Team generation rate (TGR) data⁶ indicates the level of latent demand. The TGR for South Somerset for hockey is 1:2, 610. When compared to other authorities, this suggests that there is a relatively high latent demand for hockey in South Somerset.

Football

Information from the Somerset FA's Local Area Data for the 2008/9 shows that there are 124 football clubs across the district, fielding 318 teams and playing in 34 different leagues. Of these teams, there are: 122 adult teams; 120 youth teams; 70 mini soccer and 6 small sided. 17 of these teams are female. This represents an overall decline in 15 teams from the 2007/08 season, but although there has been a decline in the number of adult teams there has been a corresponding increase in the number of junior teams.

The Data is also used to calculate the percentage of the potential playing population⁷ actually playing football. When this data is compared with other local authorities, it can help identify any potential areas for growth. Within South Somerset, the data identifies potential for growth in both mini soccer and adult small sided football, both of which could be played on AGPs.

The Council's Playing Pitch Strategy identifies the requirements for grass football pitches. The strategy found that football in South Somerset is very popular and, unlike many local authorities there are pressures on all types of football pitches. Most clubs have had an increase in membership in the last 12 months. Although there is an oversupply of adult football pitches in quantitative terms, when the 15 minute walk time catchment area is applied, there are substantial areas of the district with no access to either adult or junior pitches.

The Somerset Football Strategy 2008 –2012 identifies the need for high quality training and playing facilities on central sites that meet both educational and community needs.

Area South:

There is a large concentration of football teams in Area South and Yeovil is also home to the district's only FA National League Club, Yeovil Town FC, who are keen to improve their facilities. The largest community grass pitch facility is at Yeovil Recreation Centre. Floodlit training facilities are limited, and it is anticipated

⁴ South Somerset Sport and Recreation Built Facilities Assessment Report consultation – KKP, 2006

⁵ Draft Playing Pitch Strategy for South Somerset 2007-16

⁶ Draft Playing Pitch Strategy for South Somerset 2007-16

⁷ 6 – 44 years of age

South Somerset PPG 17 – Artificial Grass Pitch Assessment

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that the 3G AGP at Buckler's Mead School will not be able to absorb all local demand for synthetic training facilities.

Area West:

Chard FC is the second highest level football club in the district, and is urgently seeking a new home ground, as their current ground cannot accommodate all their requirements. The draft Playing Pitch Strategy also identifies Chard as having the highest deficiency of football pitches within the district for all teams in Chard, and there is also a lack of changing accommodation. There are also pitch and ancillary facility deficiencies at Crewkerne and Merriott. The largest community grass pitch facility within this area is in Ilminster, although their ancillary facilities are also in need of enhancement. There are limited all weather floodlit training facilities for football within the area.

Area North:

The main base for club football is the grass pitches at Gassons Lane in Somerton, which is the home to mens, womens and junior teams, however there is a need to improve the changing accommodation on this site. There is also limited provision for floodlit training facilities throughout the area.

Area East:

The largest football clubs are in Wincanton, Castle Cary and Ilchester. Castle Cary FC in particular has shown particular growth in recent years and is actively seeking a new site.

Audit of Local Provision

This section identifies the baseline of AGP provision. There are currently both sand based and 3G pitches in the district.

Sand Based AGPs

There are 6 full size, sand based AGPs and one ¾ size AGP in South Somerset, but the majority of these are either on sites with restricted community access or in a poor condition.

3G Pitches

The 3G pitches in South Somerset vary in size, but all are less than the size of a full hockey pitch. There is one small 3G pitch at Wincanton Sports Ground, and a larger one at Bucklers Mead School in Yeovil. The Somerset FA strategy identifies this facility as a priority site and a key deliverer for the County strategy in Yeovil. There is also a small indoor 3G pitch in Yeovil and there are also plans for a new 3G pitch to be developed at Yeovil Town Football Club.

Local AGP Network

Sand Based

In conducting the audit of sand based AGP provision, the Authority has used the following supply parameters. These are:

- AGPs must be full size⁸ and floodlit
- AGPs must have secured community use⁹

The application of these parameters reduces the number of sand based AGPs down from 8 to 2. The location of these AGPs is set out below in **Map 1**.

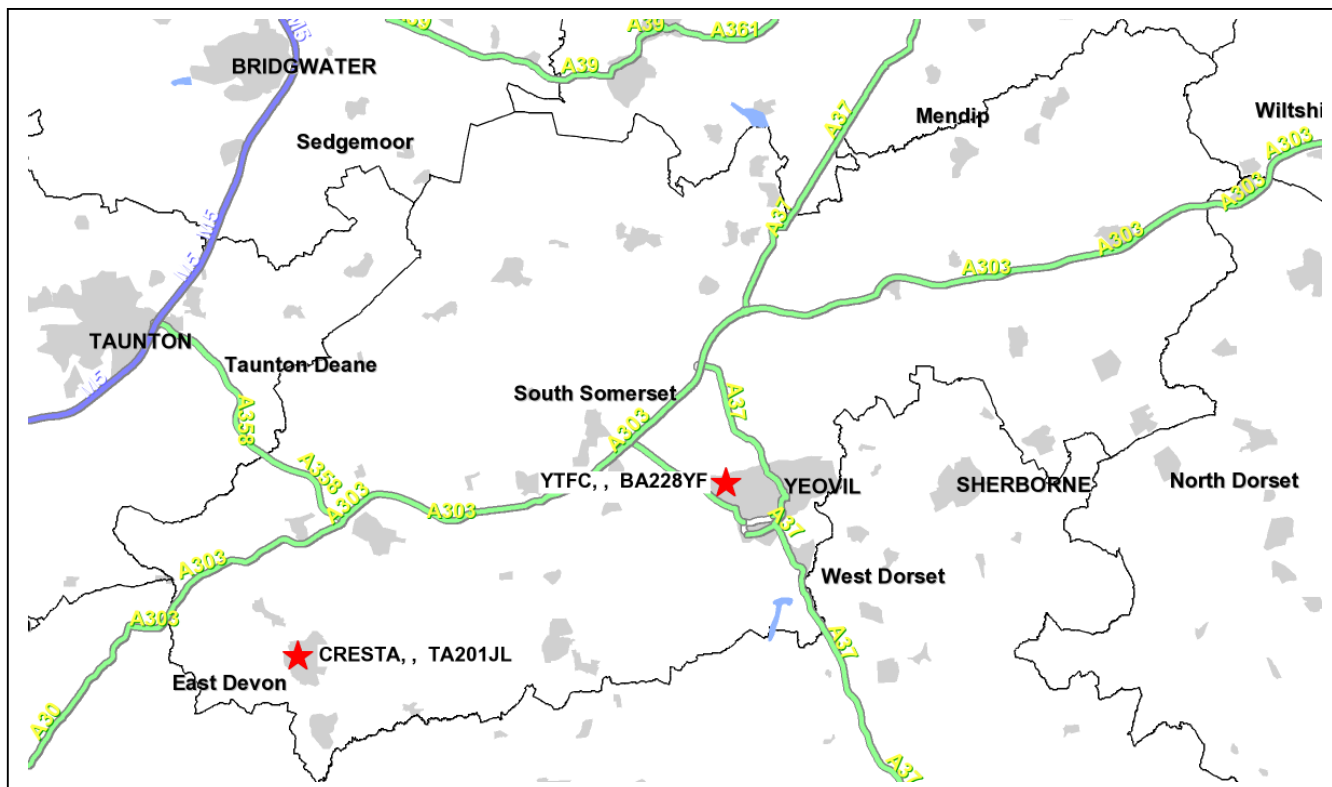
⁸ 101.4m x 63 m

⁹ Refer to Appendix xxx – Accessibility Standard for a definition

South Somerset PPG 17 – Artificial Grass Pitch Assessment

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Map 1: Existing Sand Based AGP Sites



Source: Crown Copyright Reserved. Copyright Experian 2007.

Table 1 lists the audit information for the 2 sand based AGPs which meet the supply parameters, and therefore represent the true supply picture for South Somerset.

Table 1: Sand Based AGP Audit Summary

Site	SSDC Area	Management	Demand	Size (sq m)
CRESTA Sports Centre	West	Somerset Leisure Trust	Facility is fully booked/used at peak times	6388.3
Yeovil Town Football Club	South	Private	Facility is currently underused due to poor condition	6388.3
Total				12,776.6

Audit summary for the other 6 sand based AGPs within South Somerset and the reason they have been excluded from the audit and subsequent assessment, is summarised in **Table 2**.

South Somerset PPG 17 – Artificial Grass Pitch Assessment

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Table 2: Excluded Sand Based AGP Audit Summary

Site	SSDC Area	Management	Demand	Quality	Access	Reason for exclusion
Bruton School for Girls	East	Private school	Some community use			No secured community use
Crewkerne Sports Centre	West	Somerset Leisure Trust	Good community use			Below minimum size – 666 m2.
Hazelgrove Prep School	East	Private school	No community use	Good	Good	No floodlights No secured community use
Kings School, Bruton	East	Private school	No community use	Good	Good	No floodlights No secured community use
Park School, Yeovil	South	Private school	Some use by football clubs between 6-7pm			³ / ₄ size Very limited community use
Yeovilton	East	MoD	Very limited community use by football clubs – no matches allowed	Good		No secured community use

3G Pitches

In conducting the audit of 3G AGP provision, the Authority has used the following supply parameters. These are:

- AGPs must have secured community use¹⁰
- AGPs must be a minimum of 1000 sq m

The application of these parameters reduces the number of 3G AGPs down from 3 to 2. The location of these AGPs is set out below in **Map 2**.

South Somerset PPG 17 – Artificial Grass Pitch Assessment

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Map 2: Existing 3G AGP Sites



Source: Crown Copyright Reserved. Copyright Experian 2007.

Table 3 lists the audit information for the 3G pitches which meet the supply parameters:

Table 3: Third Generation AGP Audit Summary

Site	SSDC Area	Management	Demand	Size Sq m
Bucklers Mead School, Yeovil	South	School	Opened September, 2009	5376 (96m x 56m)
Wincanton Sports Ground	East	Trust	Opened June, 2009	1152 (36m x 32m)
Total				6528

Audit summary for the other 3G AGP within South Somerset and the reason it has been excluded from the audit and subsequent assessment, is summarised in **Table 4**.

Table 4: Excluded Third Generation AGP Audit Summary

Site	SSDC Area	Management	Demand	Size Sq m	Reason for Exclusion
Strike Soccer Centre, Yeovil	South	Private	Opened July, 2009	360 (indoor)	Less than 1000 sq m

South Somerset PPG 17 – Artificial Grass Pitch Assessment

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The total supply of artificial grass pitches for the district is therefore **19,304.6 square metres**.

Facilities in Neighbouring Authorities

Consultation identifies that major sport and recreation facilities in neighbouring areas have limited use by South Somerset residents. The notable exception to this is the AGP at the Gryphon Leisure Centre, Sherborne, Dorset which is heavily used by Yeovil and Sherborne Hockey Club, due to the lack of a suitable facility in Yeovil.

There are also sand based full size community AGPs at: Bridport, Dorset; Gillingham, Wiltshire and Shepton Mallet and Frome, in Somerset, and a full size 3G pitch at Strode College, Street, Somerset.

Setting Provision Standards

In determining standards of provision, PPG 17 states that local standards of sports facility provision should include:

- a) A **quantitative** component (how much new provision may be needed). This is generally expressed in terms of the number of people served by each facility type (e.g. one sports hall per 30,000 people).
- b) A **qualitative** component (against which to measure the need for enhancement of existing facilities). The development of objective, measurable quality standards is important in determining where improvements are most needed.
- c) An **accessibility** component (principally concerned with distance thresholds to a facility). For local authorities serving both urban and rural areas, both urban and rural distance thresholds may be used.

Setting a Quantity Standard

To set a quantity standard of square metres of AGP space per 1,000 population, the authority has assessed two different methodologies using a population of 159, 003 (ONS, 2008), unless otherwise stated. It also assumes a minimum size for a full size sand based AGP of 101.4 x 63m = 6388.3 sq m¹¹:

1. Comparing the quantity of all AGP provision in the District with the current population.
2. Comparing the quantity of all AGP provision in the District with Sport England Active Places Power data.

Table 5 shows the results emerging from each methodology.

¹¹ Sport England Comparative Sizes of Sports Pitches and Courts, 2007

South Somerset PPG 17 – Artificial Grass Pitch Assessment

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Table 5: Quantity Standard Comparisons

Methodology	Size (sq m)	Equivalent Standards	
		Sq m per 1, 000	Sq m per person
1 Current Supply to Current Population	19,304.6 4 pitches	121.41 sq m 0.02 pitches	
2 Active Places Power data - England		0.03 pitches	
3 Active Places Power data – South West		0.04 pitches	

Based on the outcomes of this analysis and the outcomes from the local needs assessment identifying the need for more and better AGP facilities in South Somerset, it is recommended that the basis for the standard is the Active Power figure for the South West of 0.04 pitches per 1, 000, which, for South Somerset, equates to 255.5 sq m per 1, 000.

Proposed quantity standard:	255.5 sq m of AGP space per 1,000 population
------------------------------------	--

Setting a Quality Standard

The Council is proposing to adopt the following quality standard for all its sports facilities. The quality standard should reflect the views and aspirations of the local community and improvements to the quality of some of the existing facilities were highlighted in the consultation for this report.

Proposed quality standard:	<p>Sports facilities should comply with the appropriate Sport England technical guidance.</p> <p>Sports facilities (and ancillary facilities and equipment) should be in at least 'good' condition.</p> <p>Good condition is defined as:</p> <ul style="list-style-type: none"> • Well decorated and maintained, with no signs of neglect. • Well equipped as appropriate. • Effective storage space. • Meeting health and safety standards. • Welcoming reception area. • Reasonable number of changing accommodation for available facilities, as appropriate. • Well lit for sport and recreation activities, as appropriate. • Segregated changing and shower areas, as appropriate. • Segregated lockable changing areas as appropriate.
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South Somerset PPG 17 – Artificial Grass Pitch Assessment

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In addition to the above standards, in relation to pitches, the draft Playing Pitch Strategy proposes that:

Proposed additional quality standard for pitches:	Long term aim for the Council for all sites in the District to meet national governing body of sport guidelines for the quality of pitches and ancillary facilities
--	---

Setting a Catchment and Accessibility Standard

Catchment areas provide a means of identifying the extent to which there is adequate geographical coverage of the District. Because propensity to travel varies between individuals, recreation planners normally apply the concept of 'effective catchment' defined as the travel time / distance 75%-80% of facility users are prepared to travel. Mode of transport is also important although for AGPs given the preponderance of car based travel, catchments are most frequently defined in terms of car drive times.

The Sport and Recreation Community Needs Survey yielded valuable information on the typical travel distances travelled to use outdoor sport and recreation facilities. **Table 6** shows that only 3.8% of respondents were prepared to travel more than 10 miles to outdoor recreation facilities.

Table 6: Resident Access Findings

How close to home do you think recreation facilities should be provided?	Outdoor Facilities % response
Less than 1 mile	13.6
1 - 5 miles	29.6
5 - 10 miles	9.5
More than 10 miles	3.8

Sport England recommend a 20 minutes travel time (walking in urban areas, by car in rural areas) as part of their Choice and Opportunity Performance Indicator. The effective catchment of AGPs in South Somerset identified during the South Somerset Sport and Recreation Facilities assessment is also 20 minutes drive time.

Based on these outcomes, the access standard has been calculated as a 20 minutes drive time. It is therefore recommended that the following catchment and accessibility standard be adopted.

Proposed catchment and accessibility standard:	<p>All South Somerset residents should live within a 20 minute drive time of an artificial grass pitch (AGP)</p> <p>AGPs should have good access, DDA compliance and 'adequate daytime community use'¹²</p>
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¹² Adequate year round, day time community use is defined as "some availability for non-programmed use between 9am and 5pm, plus dedicated parking for daytime users"

South Somerset PPG 17 – Artificial Grass Pitch Assessment

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Setting a Minimum Acceptable Size Standard

It is recommended that the following minimum acceptable size standards be adopted.

Minimum acceptable size:	Full size AGP hockey surface: 101.4 m length x 63 m width 3G AGP: 5,000 square metres
---------------------------------	--

Applying Provision Standards

This section applies the proposed standards of facility provision to the South Somerset district, to identify deficiencies.

Types of deficiency

Deficiencies in facility provision can be defined in a number of different ways:

- **Spatial deficiencies:** These can occur even if quantitative and qualitative standards are both met, but the geographical distribution of facilities is not equitable.
- **Quantitative deficiencies:** These occur where there is an absolute shortfall in the number of facilities to serve the identified catchment population.
- **Qualitative deficiencies:** These can occur whether or not there are sufficient facilities in numerical terms to serve an identified catchment population, if the quality of provision is sub-standard, with a consequential loss of usage capacity of a facility.
- **Accessibility deficiencies:** These may be related to the physical distance between the population and a facility, but more frequently to other barriers to access including:
 - Physical impediments (particularly for people with disabilities).
 - Financial barriers (where user charges are prohibitive for some people).
 - Psychological barriers

Analysis of needs assessment and audit information identifies the following significant shortfalls in relation to components of the proposed local minimum standards.

Applying the Catchment Standard

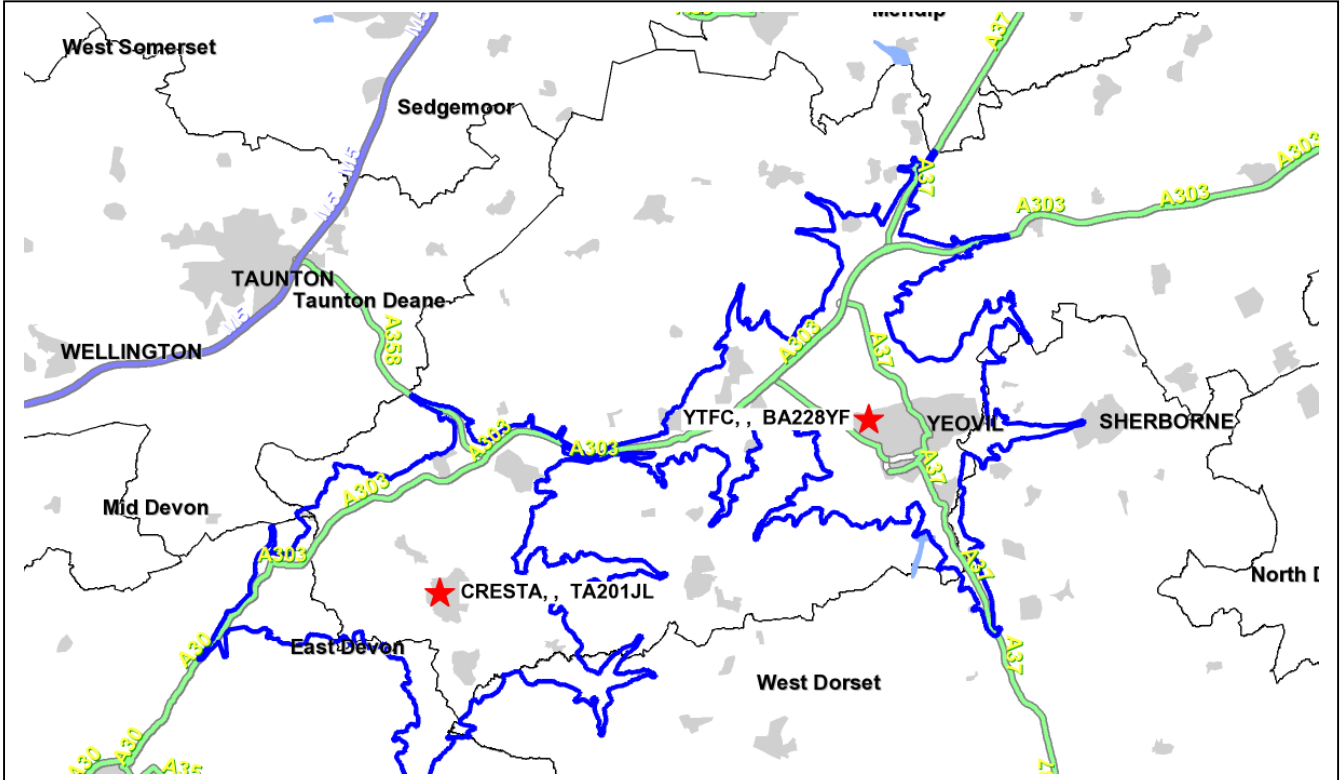
The adequacy of the spatial distribution of facilities can be ascertained by mapping each of the AGPs and their effective catchment areas.

Map 3 identifies the location and 20 minute drive time catchments of the current network of sand based AGPs which are available for community use within South Somerset.

South Somerset PPG 17 – Artificial Grass Pitch Assessment

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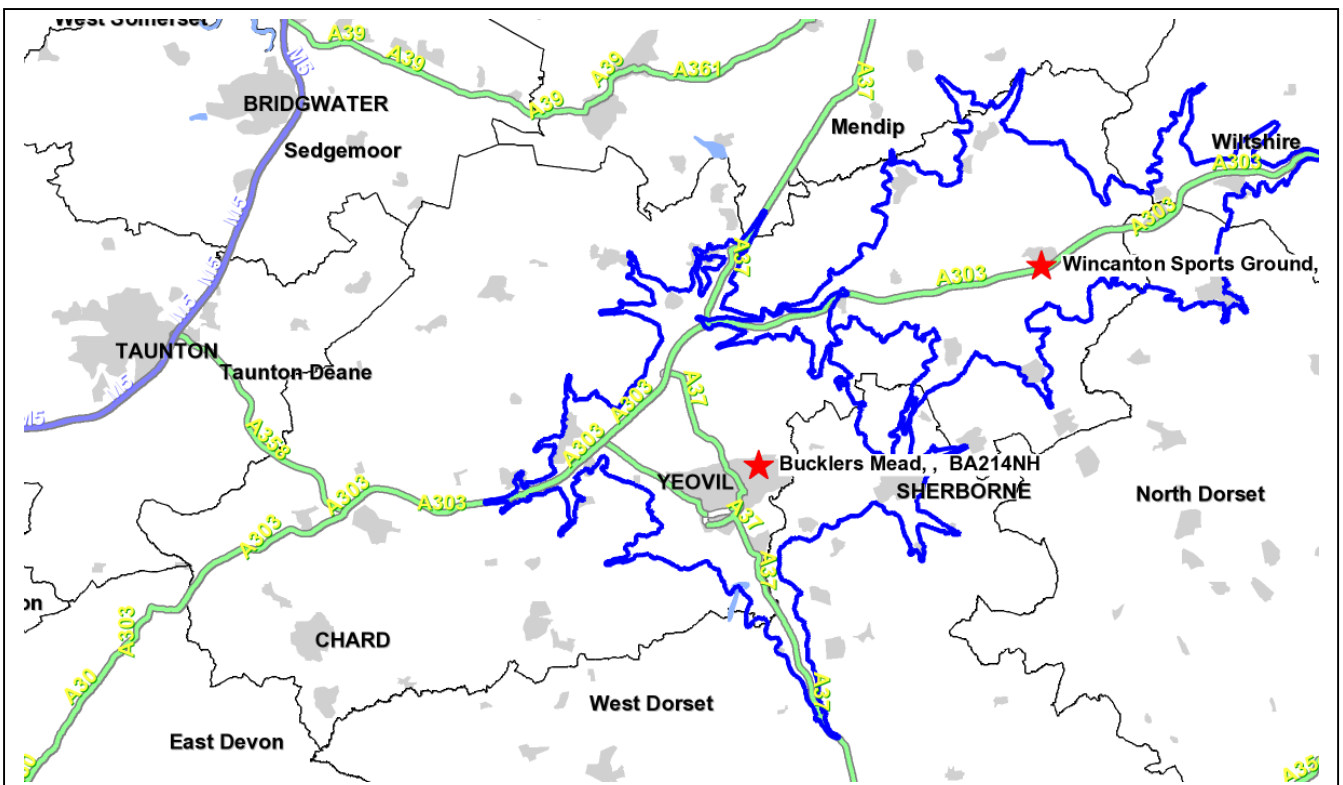
Map 3: South Somerset Sand Based AGP Sites with 20 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

Map 4 identifies the location and 20 minute drive time catchments of the current network of 3G AGPs which are available for community use within South Somerset.

Map 4: South Somerset 3G AGP Sites with 20 Minute Drive Time Catchments



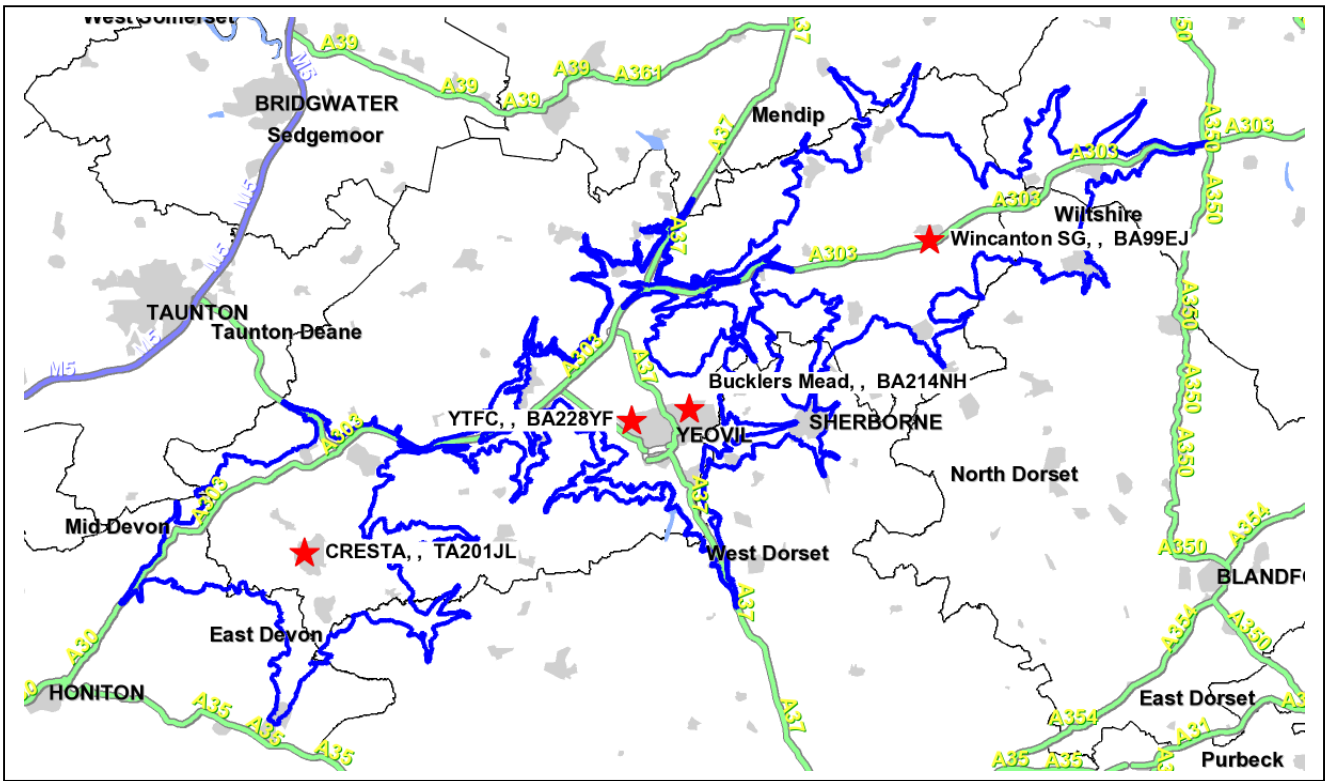
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Map 5 shows the location and catchments of both types of AGP within South Somerset.

Map 5: South Somerset All AGP Sites with 20 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

From this mapping analysis, it becomes evident that residents living in and around the following areas live beyond the 20-minute travel time for both types of AGP based in South Somerset:

- The majority of residents in Area North
- Residents around Crewkerne in Area West

The number of residents impacted by these spatial deficiencies equates to:

Table 7: Numbers of residents outside the 20-minute travel time catchment

Spatial Deficiency	No. of residents (2008)
Area North	18,297
Area West	9,857
Area East	5,523
Area South	0

In reality when a resident is confronted by these deficiencies, a proportion will look for alternative AGP provision to avoid being unable to participate and some will decide to drop out. As a result the day to day effect of these special deficiencies are to place additional demands upon the existing supply of AGPs either in South Somerset or, as in the case of hockey, in adjacent local authorities. Because the propensity to travel

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varies between individuals, recreation planners normally apply the concept of 'reasonable visit redistribution' where judgements are made on redistribution levels to alternative AGPs.

As the options for visit redistribution for AGP users in South Somerset are limited, and dependant on the needs of the user (football or hockey), visit redistribution scenarios have not been incorporated in this section.

Applying the Quantity Standard

The adequacy of the quantity of provision of AGPs in South Somerset can be calculated by comparing the number of facilities in the District with its overall population.

The analysis of the quantity of AGP provision is set out over the following pages. The analysis firstly sets out the District overview and then details the local assessments for each SSDC Area.

District Level

Maps 3 and 4 above identified the location and 20 minute drive time catchments of the current network of sand based and 3G AGPs which are available for community use within South Somerset.

The ONS data reveals that the population for South Somerset in 2008 is **159,003**, and it is estimated using projections that the population in this area will change by **3.6%** over the next five years, **3.8%** over the next ten years, **4%** over the next fifteen years, and **3.7%** over the next twenty years. This is detailed in **Table 8**:

Table 8: Population Projections

2008	159,003
2013	164,916
2018	171,201
2023	177,988
2028	184,584

Applying the proposed quantity standard of 255.5 sq m per 1,000 population to the current and future increases in population, **table 9** indicates that the total amount of AGP supply that would be required to meet the increased demand for AGPs equates to **40,625 sq m** in 2008, and would grow to **47,161 sq m** in 2028.

Table 9: Current and Future AGP Demand

	Standard m ²
AGP area required to meet potential demand/sq m, in 2008 :	40,625
The corresponding demand in 2013 will be :	42,136
The corresponding demand in 2018 will be :	43,742
The corresponding demand in 2023 will be :	45,476
The corresponding demand in 2028 will be :	47,161

Comparing this demand for community AGPs with the analysis of existing community AGP provision (**19,305 sq m**), **Table 10** indicates that at the District level there is a current shortfall equivalent to **16,529 sq m** of STP provision and this deficiency will grow to **23,065 m²** by 2028. This equates to a shortfall of **2.59 full size pitches** in 2008 and **3.61 full size pitches** in 2028.

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Table 10: District AGP Shortfall

Population Scenarios:	Supply m²	Over Supply / (Shortfall) m²	Over Supply / (Shortfall) No. of full size pitches
2008 :	19,305	(21,320)	(3.34)
2013 :	19,305	(22,831)	(3.57)
2018 :	19,305	(24,437)	(3.83)
2023 :	19,305	(26,171)	(4.01)
2028 :	19,305	(27,856)	(4.36)

Whilst these results confirm the needs assessments findings, there is a need to determine more accurately where the shortfalls and levels of unmet demand from South Somerset residents comes from. To assess this, additional local assessments have been conducted for each of the SSDC operational areas (North, East, West, South). These assessments take account of:

1. **Neighbouring Provision:** The effect of neighbouring authority AGP provision.
2. **AGP Capacity:** The number of people living within the 20 minute travel time catchment of a facility and whether the AGP provision is able to accommodate all this demand.
3. **Excessive Travel Time:** The number of people living beyond the 20 minute travel time catchment.

SSDC Area North

Map 6 shows the location and 20 minutes drive time catchments for the AGP sites supplying residents in SSDC Area North. These are summarised as follows:

Wincanton Sports Ground – 3G
Buckler’s Mead Sports Centre, Yeovil – 3G
Yeovil Town FC – sand based

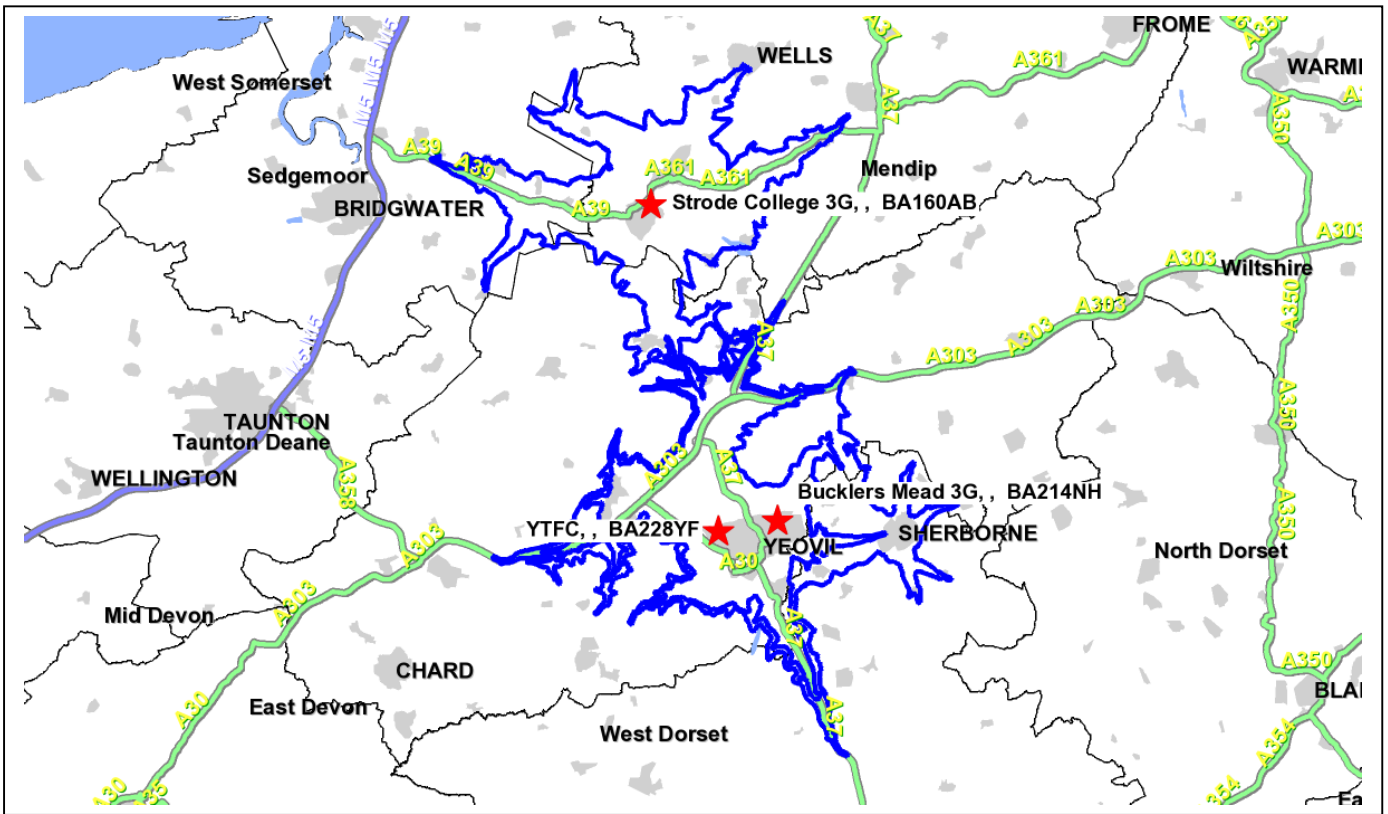
AGPs in adjoining districts:

Strode College – 3G

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Map 6: Area North AGP Sites with 20 Minute Drive Time Catchments



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The mapping analysis shows a clear spatial deficiency in AGP provision to the majority of Area North residents. In 2007, the number of people living outside these catchments in Area North is **18,297**. Taking into account the AGP at Strade in the neighbouring authority of Mendip, this reduces to **13,739**.

Applying the proposed pro-rata quantity standard of 255.5 sq m per 1,000 population to the population figures showing the unmet demand for AGPs in Area North, and future increases in population, **table 11** indicates that the total amount of AGP supply that would be required to meet this unmet demand equates to **4,675 sq m** in 2008, and would grow to **5,241 sq m** in 2028:

Table 11: Area North - Current and Future AGP Demand

	Standard Sq m
AGP area required to meet potential demand/sq m, in 2008 :	4,675
The corresponding demand in 2013 will be :	4,803
The corresponding demand in 2018 will be :	4,940
The corresponding demand in 2023 will be :	5,099
The corresponding demand in 2028 will be :	5,241

Table 12 indicates that, as there is currently no AGP provision in Area North, there is therefore a current shortfall equivalent to **0.73 pitches** and this deficiency will grow to **0.82 pitches** by 2027.

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Table 12: Area North –AGP Shortfall

Population Scenarios:	Supply Sq m	Over Supply / (Shortfall) sq m	Over Supply / (Shortfall) No. of full size pitches
2007 :	0	(4,675)	(0.73)
2012 :	0	(4,803)	(0.75)
2017 :	0	(4,940)	(0.77)
2022 :	0	(5,099)	(0.80)
2027 :	0	(5,241)	(0.82)

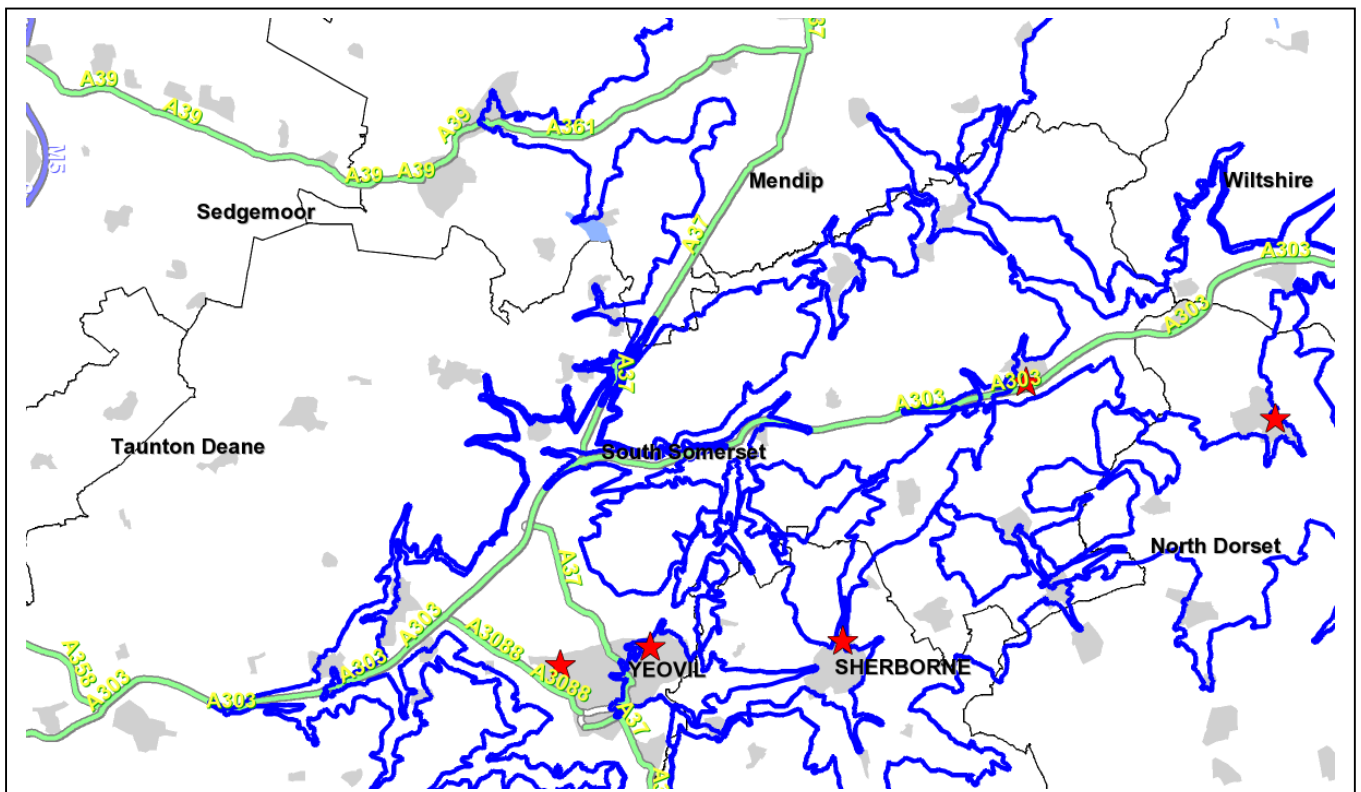
SSDC Area East

Map 7 shows the location and 20 minutes drive time catchments for the AGP sites supplying residents in SSDC Area East. These are summarised as follows:

Wincanton Sports Ground – 3G
 Buckler's Mead Sports Centre, Yeovil – 3G
 Yeovil Town FC – sand based

AGPs in adjoining districts:
 Gryphon School, Sherborne – sand based
 Gillingham School – sand based
 Shepton Mallet Leisure Centre – sand based

Map 7: Area East AGP Sites with 20 Minute Drive Time Catchments



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The mapping analysis shows that the large majority of Area East residents are served by one or more of the the 20-minute catchment of an AGP, in 2008, from **5,523** to **579**.

As the five AGPs serving Area East largely serve the same catchment area, recreational planning considers the totality of provision with the overall catchment population rather considering each AGP individually. The population in Area East in 2008, is **33,508**. It is estimated using projections that the population in this catchment area will grow to **34,683** over the next five years to 2013, to **35,906** over the next ten years, to 2018, to **37,101** over the next fifteen years to 2023, and to **38,245** over the next twenty years.

Applying the proposed pro-rata quantity standard of 255.5 sq m per 1,000 population to these current and future increases in population, **table 13** indicates that the total amount of AGP supply that would be required to meet the increased demand equates to **8,561 sq m** in 2008, and would grow to **9,772 sq m** in 2028.

Table 13: Area East –AGP Demand

	Demand Sq m
AGP area required to meet potential demand/sq m, in 2008 :	8,561
The corresponding demand in 2013 will be :	8,862
The corresponding demand in 2018 will be :	9,174
The corresponding demand in 2023 will be :	9,479
The corresponding demand in 2028 will be :	9,772

The supply for Area East is the 3G pitch at Wincanton Sports Ground. Based on the current total supply of 1152 sq m of AGP provision, the effect of this increase in population and the corresponding increase in demand for AGPs , indicates that a shortfall equivalent to **sq m**, or **pitches** existed in 2008, and this will grow to **sq m**, or **pitches** by 2028. This is detailed in **table 14**:

Table 14: Area East–AGP Shortfall

Population Scenarios:	Supply Sq m	Over Supply / (Shortfall) sq m	Over Supply/(Shortfall) no. of pitches
2008 :	1152	(7,409)	(1.12)
2013 :	1152	(7,710)	(1.21)
2018 :	1152	(8,022)	(1.26)
2023 :	1152	(8,327)	(1.3)
2028 :	1152	(8,620)	(1.35)

SSDC Area West

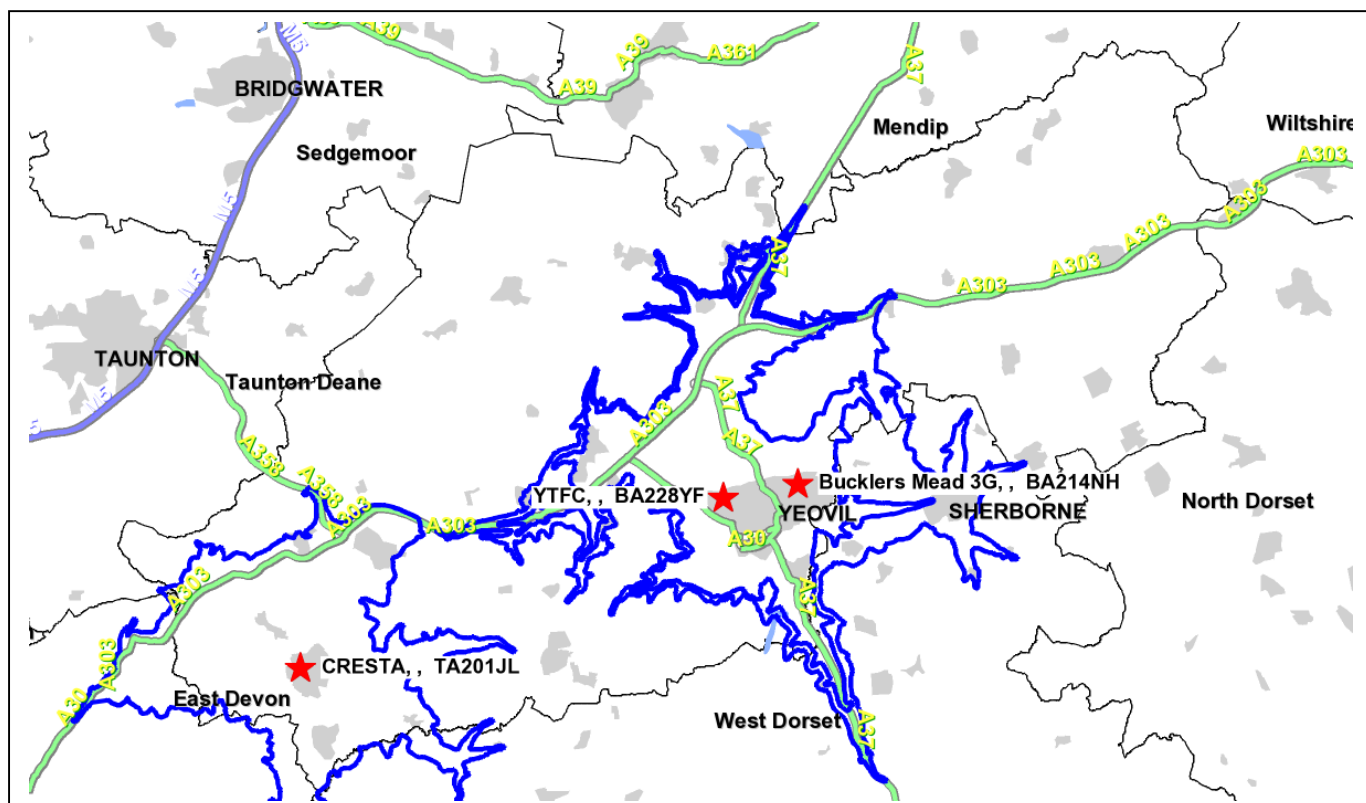
Map 8 shows the location and 20 minutes drive time catchment for the AGP sites supplying residents in SSDC Area West. These are summarised as follows:

CRESTA, Chard – sand based
 Bucklers Mead, Yeovil – 3G
 Yeovil Town FC – sand based

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Map 8: Area West AGP Sites with 20 Minute Drive Time Catchments



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The mapping analysis indicates that the number of people living within the effective catchment population for the AGP at Cresta in 2008 is **32,306** and that the number of people that fall outside the 20 minutes catchment areas is **9,857**.

CRESTA

It is estimated that the effective CRESTA catchment population will increase to **33,216** by 2013, **34,270** over the next ten years by 2018, **35,423** over the next fifteen years to 2023, and to **36,604** over the next twenty years to 2028.

Applying the proposed pro-rata quantity standard of 255.5 sq m per 1,000 to these current and future increases in population, **table 15** indicates that the total amount of AGP provision that would be required to meet the increased demand equates to **8,254 sq m** in 2008, and would grow to **9,352 sq m** in 2028.

Table 15: CRESTA – Current and Future AGP Demand

	Standard Sq m
AGP area required to meet potential demand/sq m, in 2008 :	8,254
The corresponding demand in 2013 will be :	8,487
The corresponding demand in 2018 will be :	8,756
The corresponding demand in 2023 will be :	9,051
The corresponding demand in 2028 will be :	9,352

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Based on the current supply at CRESTA of 6388.3 sq m of AGP provision, the effect of this increase in population and the corresponding increase in demand for AGPs, indicates that a shortfall equivalent to **1,866 sq m**, or **0.29 pitches** of AGP space existed in 2008, and this will grow to **2,964 sq m**, or **0.46 pitches** by 2028. This is detailed in **table 16**:

Table 16: CRESTA –AGP Capacity/Shortfall

Population Scenarios:	Supply Sq m	Over Supply / (Shortfall) sq m	Over Supply / (Shortfall) No. of full size pitches
2008 :	6388.3	(1,866)	(0.29)
2013 :	6388.3	(2,099)	(0.33)
2018 :	6388.3	(2,368)	(0.37)
2023 :	6388.3	(2,663)	(0.42)
2028 :	6388.3	(2,964)	(0.46)

There is also a significant proportion (**9,857** residents) of Area West around the Crewkerne area that fall outside the 20 minute catchments.

Applying the proposed pro-rata quantity standard of 255.5 sq m per 1,000 population to the population figures showing the unmet demand for AGPs in Area West, and future increases in population, **table 17** indicates that the total amount of AGP supply that would be required to meet the unmet demand equates to **2,518 sq m**, or **0.39 pitches** in 2008, and would grow to **2,831 sq m**, or **0.44 pitches** in 2028:

Table 17: Area West Unmet Demand - Current and Future AGP Demand

	Standard Sq m	Over Supply / (Shortfall) sq m	Over Supply / (Shortfall) No. of full size pitches
AGP area required to meet potential demand/sq m, in 2008 :	2,518	(2,518)	(0.39)
The corresponding demand in 2013 will be :	2,583	(2,583)	(0.40)
The corresponding demand in 2018 will be :	2,661	(2,661)	(0.42)
The corresponding demand in 2023 will be :	2,743	(2,743)	(0.43)
The corresponding demand in 2028 will be :	2,831	(2,831)	(0.44)

SSDC Area South

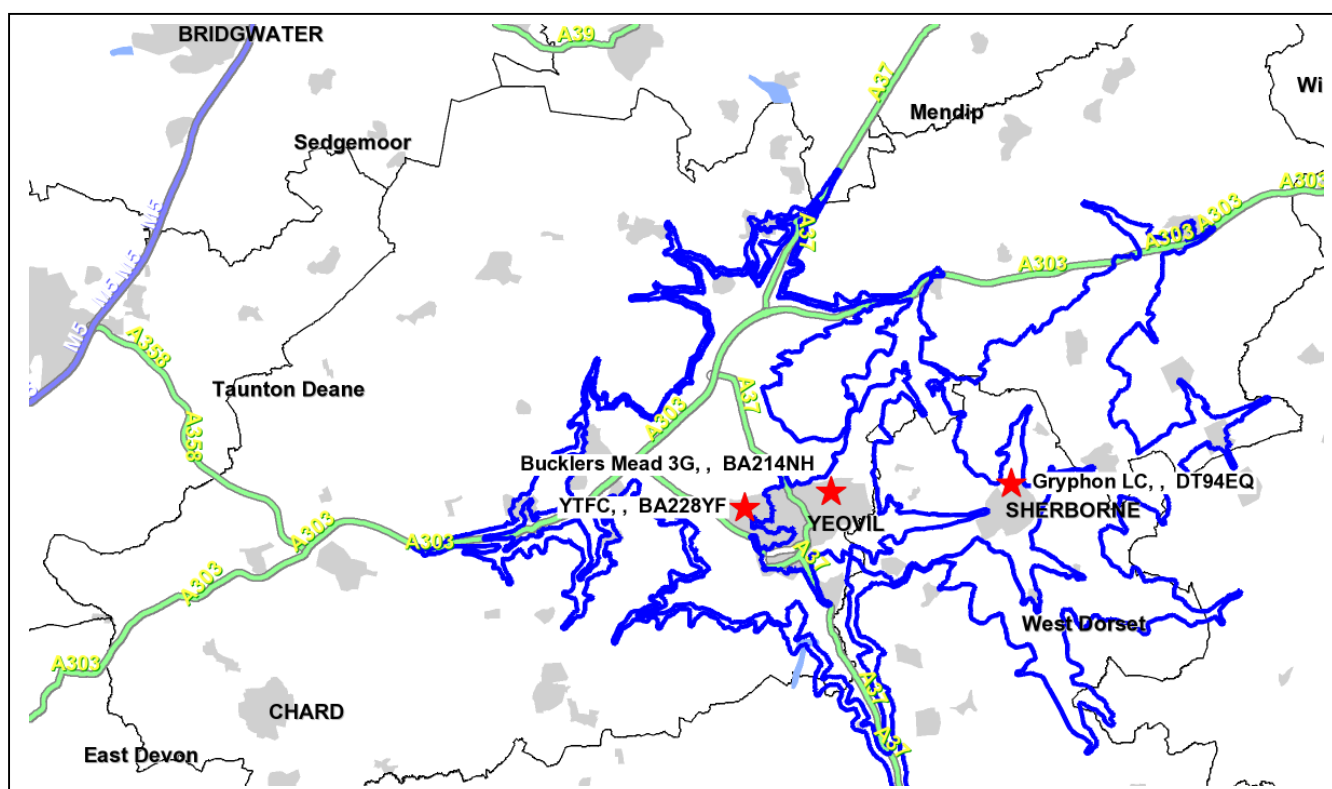
Map 9 shows the location and 20 minutes drive time catchment for the AGP sites supplying residents in SSDC Area South. These are summarised as follows:

Gryphon School, Sherborne, West Dorset – sand based
 Bucklers Mead Sports Centre, Yeovil – 3G
 Yeovil Town FC – sand based

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Map 9: Area South AGP Sites with 20 Minute Drive Time Catchments



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The mapping analysis indicates that Area South residents are well served by AGPs, however the only operational sand based one is outside the district.

Based on a 15 minute drive time from the centre of Yeovil, which covers Area South, the population in this area, in 2007, is **64, 633**. It is estimated using projections that the population in this catchment area will grow to **71, 089** over the next five years to 2012, **75,058** over the next ten years to 2017, **84,062** over the next fifteen years to 2022, and to **90, 893** over the next twenty years.

Applying the proposed pro-rata quantity standard of 255.5 sq m per 1,000 population to these current and future increases in population, **table 18** indicates that the total amount of AGP provision that would be required to meet the increased demand equates to **16,514 sq m** in 2007, and would grow to **23,223 sq m** in 2027:

Table 18: Area South - Current and Future AGP Demand

	Standard Sq m
AGP area required to meet potential demand/sq m, in 2007 :	16,514
The corresponding demand in 2012 will be :	18,163
The corresponding demand in 2017 will be :	19,177
The corresponding demand in 2022 will be :	21,478
The corresponding demand in 2027 will be :	23,223

Based on the current supply of the 3G pitch at Buckler's Mead Sports Centre and the sand based AGP at Yeovil Town FC, the effect of this increase in population and the corresponding increase in demand for AGPs, indicates that a shortfall equivalent to **4,750 sq m**, or **0.74 pitches** existed in 2007, and this will grow to **11,459 sq m**, or **1.79 pitches** by 2027. This is detailed in **table 19**:

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Table 19: Area South –AGP Capacity/Shortfall

Population Scenarios:	Supply Sq m	Over Supply / (Shortfall) sq m	Over Supply / (Shortfall) No. of full size pitches
2007 :	11,764	(4,750)	(0.74)
2012 :	11,764	(6,399)	(1)
2017 :	11,764	(7,413)	(1.16)
2022 :	11,764	(9,714)	(1.52)
2027 :	11,764	(11,459)	(1.79)

Applying the Quality Standard

This section contains an analysis of the quality of AGP facilities, based on site visits to each identified AGP. The qualitative analysis is based on a standardised assessment system to enable each aspect of the facility to be graded in accordance with the quality standard as poor, adequate or good.

Table 20: Audit Quality Scores

Site	Quality	Comments
CRESTA	Poor	Need for the carpet to be replaced, poor ongoing maintenance and lack of fully functioning floodlights.
Wincanton Sports Ground	Good	
Yeovil Town Football Club	Poor	Pitch is currently unavailable for community use due to poor condition.

Based on the above analysis, there are qualitative shortfalls at the AGPs at Cresta in Chard and Yeovil Town Football Club.

Applying the Accessibility Standard

The accessibility standard is applied using detailed maps showing the proposed 20 minute drive time catchment areas. This identifies the shortfalls across the district. Accessibility also measures the physical access to the facility, compliance with the DDA and the hours available for community use. Each aspect of the facility is then graded in accordance with the accessibility standard as poor, adequate or good.

Table 21: Audit Accessibility Scores

Site	Accessibility
CRESTA	Poor
Wincanton Sports Ground	Good
Yeovil Town Football Club	Good

Based on the assessment and the application of the proposed accessibility standard that all AGPs should have good access, DDA compliance and daytime use, the audit identifies that accessibility shortfalls exist at CRESTA.

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Summary of Deficiencies

Table 22 below summarises the deficiencies that have been identified through the application of the proposed standards.

Table 22: Identified South Somerset AGP Deficiencies

Deficiency	Issue No.	Description
Catchment	1	<ul style="list-style-type: none"> A significant proportion of Area North residents are living beyond the 20 minute travel time catchment. In 2008, the number of people living outside this catchment in Area North is 18,297, however this reduces to 13,739 when AGPs from surrounding districts are included.
	2	<ul style="list-style-type: none"> A proportion of residents in Area West living around Crewkerne are living beyond the 20 minute travel time catchment. In 2008, the number of people living outside this catchment in Area West is 9,857.
	3	<ul style="list-style-type: none"> A proportion of Area East residents living east of Bruton and around Ilchester are living outside the 20 minute travel time catchment. In 2008, the number of people living outside this catchment in Area East is 5,523, however this reduces to 579 when AGPs from surrounding districts are included.
Quantitative	4	<ul style="list-style-type: none"> District: There is a shortfall equivalent to 21,320 sq m of AGP provision, or 3.34 full size pitches in 2008 and this shortfall will increase to 27,856 sq m, or 4.36 full size pitches by 2028.
	5	<ul style="list-style-type: none"> Area South: There is a shortfall equivalent to 4,750 m², or 0.74 pitches in 2008, which will increase to 11,459 m², or 1.79 pitches by 2028.
	6	<ul style="list-style-type: none"> Area North: There is a shortfall equivalent to 4,675 m², or 0.73 pitches in 2008, which will increase to 5,421 m² or 0.82 pitches in 2028.
	7	<ul style="list-style-type: none"> Area East: There is a shortfall equivalent to 7,409 sq m, or 1.12 pitches in 2008, which will increase to 8,620 sq m or 1.35 pitches in 2028.
	8	<ul style="list-style-type: none"> Area West: There is a shortfall at CRESTA AGP equivalent to 1,866 m² or 0.29 pitches in 2008, which will increase to 2,964 m² or 0.46 pitches in 2028.
	9	<ul style="list-style-type: none"> Area West: There is a shortfall around the Crewkerne area equivalent to 2,518 m² or 0.39 pitches in 2008, which will increase to 2,831 m² or 0.44 pitches in 2028.

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Qualitative	10	<ul style="list-style-type: none"> A qualitative shortfall exists at the AGP at Cresta in Chard.
	11	<ul style="list-style-type: none"> A significant qualitative shortfall exists at the AGP at Yeovil Town Football Club.
Accessibility	12	<ul style="list-style-type: none"> CRESTA
Minimum Size	13	<ul style="list-style-type: none"> Wincanton Sports Ground (3G pitch)

Strategic Policy Options

This section examines the strategic policy options available to address each of the AGP deficiencies summarized in **Table 23**, and sets out the proposed strategic policy.

The strategic policy options have been identified and assessed to test the potential changes to AGP provision at the local level, and to assess the extent to which these might help to address the identified deficiencies. The assessments have also been conducted to consider how any closures and / or new provision could impact on existing facilities.

1. New facility provision.
2. Upgraded facility provision.
3. Replace facility provision.
4. Enhanced access to existing facility provision.
5. Integrated facility provision.

Table 23: Strategic Policy Options

Issue No.	Options	Proposed Strategic Policy	
		Strategy No.	
1	<p>Area North Spatial Deficiency: 18,297 residents</p> <p>Options available include:</p> <ul style="list-style-type: none"> Develop a new AGP in the Langport area Develop a new AGP in Somerton 	AGP 1	<p>Develop a new 3G AGP at the Huish Episcopi Academy School</p> <p>Rationale: Langport has the greater impact on reducing the spatial deficiency, without adversely impacting existing facilities. It will also meet the need in the area for all weather floodlit football training facilities. There is currently no need for a sand based STP in this area.</p>
2	<p>Area West Spatial Deficiency: 9,857 residents</p> <p>Options available include:</p> <ul style="list-style-type: none"> Develop a new AGP in Crewkerne 	AGP 2 AGP 3	<p>Develop new 3G AGPs in Crewkerne and Ilminster.</p> <p>Rationale: This step will deliver the additional capacity. The provision of 2 AGPs has the biggest impact on reducing</p>

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	<ul style="list-style-type: none"> Develop a new AGP in Ilminster 		the spatial deficiency (to 161). They will also meet the needs in the area for all weather floodlit football training facilities and will be operationally viable, without adversely impacting existing facilities.
3	<p>Area East Spatial Deficiency: 579 residents</p> <p>The analysis of the scale, role and proximity of settlements to existing facility catchments identifies that there are no feasible options to address the identified minimal spatial deficiencies in Area East.</p>		No action to be taken.
4	<p>District Wide AGP Quantity Shortfall in 2028: 27,856 sq m or 4.36 full size pitches</p> <p>The options to resolve the district shortfall of 4.36 pitches is addressed through the combined recommended strategies for issues 5 - 9.</p>		
5	<p>Area South Shortfall in 2028: 11,459 sq m or 1.79 full size pitches</p> <p>Available options include:</p> <ul style="list-style-type: none"> Develop a new sand based AGP in Yeovil 	AGP 4	<p>The provision of 2 new AGPs – 1 sand based and 1 3G – will address the quantitative shortfalls and meet the needs for hockey and football in the area.</p> <p>Develop a new sand based AGP in Yeovil.</p> <p>Rationale: It is important for the development of hockey, that a new full size sand based AGP is provided in Yeovil, enabling Yeovil and Sherborne Hockey Club to relocate back to Yeovil.</p>
	<ul style="list-style-type: none"> Develop a new 3G AGP in Yeovil 	AGP 5	<p>Work with Yeovil Town FC to identify their preferred future strategy to develop a new 3G AGP as part of the redevelopment or refurbishment of their site.</p>
6	<p>Area North Shortfall in 2028: 5,421 sq m or 0.82 full size pitches</p> <p>Available options include:</p>	AGP 1	As above – the provision of a 3G AGP (minimum of 5000 sq m) will remove the quantitative shortfall.
	<ul style="list-style-type: none"> Develop a new AGP in the Langport area 		

South Somerset PPG 17 – Artificial Grass Pitch Assessment

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	<ul style="list-style-type: none"> Develop a new AGP in Somerton 		
7	<p>Area East Shortfall in 2028: 8,620 sq m or 1.35 full size pitches</p> <p>Available options include:</p> <ul style="list-style-type: none"> Develop a larger AGP in Wincanton when the 3G surface at Wincanton Sports Ground is in need of replacement. Improve community access/facilities at existing AGPs at the private schools in Area East Develop a new AGP in Castle Cary / Ansford area 	AGP 6	<p>Develop a larger AGP in Wincanton.</p> <p>Rationale: This will remove the quantitative shortfall for Area East and provide the largest catchment population. The need for a sand based or 3G surface will need to be considered as part of the planning process.</p>
8	<p>Area West Unmet Demand Shortfall in 2028: 2,831 sq m or 0.44 full size pitches</p> <p>Available options include:</p> <ul style="list-style-type: none"> Develop a new AGP in Crewkerne Develop a new STP in Ilminster 	AGP 2 AGP 3	As above
9	<p>Area West CRESTA Shortfall in 2028: 2,964 sq m or 0.46 full size pitches</p> <p>The impact of the Strategic Policies AGP 2 and 3 to provide new AGPs in Crewkerne and Ilminster will reduce the CRESTA shortfall to provide a small surplus of 771 m² or 0.12 pitches in 2028.</p>		No action
10	<p>Quality Shortfall at CRESTA AGP</p> <p>Options available include:</p> <ul style="list-style-type: none"> Upgrade existing provision. Replace as part of any future Government School Redevelopment Programme. 	AGP 7	<p>Work with Somerset Leisure Trust to upgrade the existing sand based provision.</p> <p>Rationale: It is important for the development of hockey, that the sand based surface at the CRESTA AGP is retained and improved.</p>
11	<p>Quality shortfall at Yeovil Town FC AGP</p> <p>Options available include:</p>	AGP 5	As above.

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	<ul style="list-style-type: none"> Upgrade existing facility. 		
	<ul style="list-style-type: none"> Replace with a new facility as part of any future plans to re-develop or refurbish the site. 		
12	Accessibility shortfalls at CRESTA Options available include:	AGP 7	As above.
	<ul style="list-style-type: none"> Upgrade existing facility. 		
	<ul style="list-style-type: none"> Replace as part of any future Government School Redevelopment Programme. 		
13	Minimum size deficiency at Wincanton Sports Ground Options available include:	AGP 6	As above.
	<ul style="list-style-type: none"> Develop a larger AGP in Wincanton when the 3G surface at Wincanton Sports Ground is in need of replacement. 		

Strategic Prioritisation

The implementation of the strategy by the authority has been prioritised according to the levels of unmet demand and need existing across the District in order to ensure the areas of highest need are tackled first. **Table 24** summarises the planned timeframes for the identified action plans.

Table 24: AGP Action Plan Timetable

Priority	Strategic Policy(s)	Action	Timescale
1	AGP 4	Develop a new sand based AGP in Yeovil.	2010 - 15
2	AGP 7	Retain and improve the AGP at CRESTA, Chard.	2010 - 15
3	AGP 1	Develop a new 3G AGP in the Langport area	2010 - 15
4	AGP 2	Develop a new 3G AGP in the Ilminster area	2010 - 15
5	AGP 5	Develop a new AGP in Yeovil, to replace the existing provision at Yeovil Town FC	2010 - 15

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6	AGP 3	Develop a new 3G AGP in the Crewkerne area	2016 - 20
7	AGP 6	Develop a larger size AGP in Wincanton.	2021 - 25

Section 106 Contributions

The justification for requiring obligations in respect of Recreational Facilities is set out in: the Community Infrastructure Levy (CIL) Regulations, which came into force on 6th April 2010 and place into law, for the first time, the tests for securing planning obligations previously set out in Circular 5/05; PPG17 and Saved Policy ST10 of the Local Plan (to be replaced by Policies SS6, SS7 and SS8 in the draft Core Strategy).

As the need for artificial grass pitch (AGP) infrastructure stems from the combined impact of a number of developments, the Council will pool resources in order to allow the infrastructure to be secured and delivered in a fair and equitable way. The 'relevant period' applying to synthetic turf pitch contributions is prescribed as 10 years from the date of the obligation is triggered through the section 106 agreement. The progress of infrastructure will be monitored through the Council's Infrastructure Delivery Plan.

In order to determine the balance of contributions to come from development, and ensure that contributions are not used to resolve existing deficiencies in the synthetic turf pitch network, the Council will only seek 23% of the cost of delivering the synthetic turf pitch infrastructure to developers. The Council will resource the remaining 77% through its own and other financial resources. This balance has been reasonably based upon the analysis of existing 2008 shortfall and the projected increase in the shortfall that shall be created by development through to 2028, as detailed in **Table 25**.

Table 25: District Artificial Grass Pitch Shortfall

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of pitches	% Balance of Shortfall
2008 :	19,305	(21,320)	(3.34)	77%
2013 :	19,305	(22,831)	(3.57)	23%
2018 :	19,305	(24,437)	(3.83)	
2023 :	19,305	(26,171)	(4.01)	
2028 :	19,305	(27,856)	(4.36)	

To accord with Circular 05/2005 paragraph B22, spare capacity in existing infrastructure provision shall not be credited to earlier developers.

To enable contributions to be sought fairly and reasonably related in scale and kind to proposed developments, from the point of adoption of the Council will apply a standard charge to each development to reflect the actual impacts of the development.

As the Assessment has identified the need to provide new artificial grass pitches in each SSDC operational area, contributions towards this provision will therefore be sought from all developments across South Somerset according to the proposed standards.

Table 26 sets out the methodology used to determine the standard charge for artificial grass pitches based upon costs at present day levels.

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Table 26: Artificial Grass Pitches Standard Charge Calculation Methodology

1	Total Cost of Artificial Grass Pitch:	Cost
	Rubber crumb (100m x 64m) fenced and floodlit	£592,000
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£88,800
	Building sub-Total:	£680,800
	Site Abnormal Works (10%)	£68,080
	Professional Fees (5%)	£34,040
	Project Development Costs (2%)	£13,616
	VAT Threshold Provision (2%)	£13,616
	Building Total Including Fee Provisions:	£810,152
	Contingency (10%)	£81,015
	Total Artificial Grass Pitch Cost:	£891,167

Notes:

1. Costs based on figures provided by Sport England Sport Facility Costs (2nd Quarter 2008) and Chartered Surveyor.
2. Costs are at present day levels.
3. It is assumed that pitch will be provided at an existing school or recreation site. Therefore no land acquisition costs are included.

2	Cost per sq m of AGP:	
	Total capacity (1000 x 64m)	6400
	Cost per sq m of AGP:	£139.24

3	Cost Per Person:	
	Sq m AGP demand per 1000 population (Based on proposed Quantity Standard)	255.5
	Square meter of synthetic turf pitch required per person	0.26
	Cost per person	£35.54

Costs have continued to increase steadily in recent years due to a combination of building workload, shortages of labour and increased input costs. However, at the time of preparing this assessment, the global economic downturn makes predicting land values and levels of construction cost more difficult. EC Harris economic survey data suggests a fall in construction prices following the 'credit crunch' of 2% for the period to 1st Quarter 2013. This is compared with the 'pre credit crunch' data which suggested a 12.8% increase in tender prices over the same period.

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To address this volatility, the Council will update costs annually to enable new standard charges to be published at the beginning of each financial year, commencing from April 2010.

Through doing this the Council aims to provide developers with greater certainty and increase the speed of Section 106 negotiations.

Area North Committee – 23 November 2011

9. Community Health and Leisure Service Update

Strategic Director: Vega Sturgess, Operations and Customer Focus
Assistant Director: Steve Joel, Health and Wellbeing
Service Manager: Lynda Pincombe, Community Health and Leisure Manager
Lead Officer: Lynda Pincombe, Community Health and Leisure Manager
Contact Details: lynda.pincombe@southsomerset.gov.uk or 01935 462614

Purpose of the Report

This report provides an update on the work of the Community Health and Leisure Service in Area North.

Public Interest

This report seeks to provide Area North members with a progress report on the work undertaken by the council's Community Health and Leisure Service in the last 12 months. This report highlights specific examples of work undertaken within the area so that members can gain an understanding of how the service is creating value and making a difference for residents in their respective communities.

Recommendations

- (1) That the Area North Committee notes the content of this report.
- (2) That members contact the Community Health and Leisure Manager, if they would like to discuss the current service delivery programme or recommend future priorities. Service planning takes place on an annual basis and draft plans for 2012/13 will start to be drafted shortly.

Background

The Community Health and Leisure team was created following a restructure in 2010. The service covers six main areas:

- Play Development
- Play Areas / Youth Facilities
- Opportunities for Young People
- Healthy Lifestyles Development
- Sport Development
- Leisure Facility Development/Outdoor Sports Facility Management

Report

Play Development

Play Development is delivered through two important services, the Community Resource Centre and the play and youth facilities team.

Community Resource Centre Service, which provides:

- **Community Resource Service:** currently there are 159 (16%) community groups registered with the service from Area North and 745 (15%) individual users registered from the area.
- **Community Art Shop**
- **Community Equipment Hire e.g.** arty packs, conference and sports equipment
- **Community Scrapstore:** Collects 35 - 40 tonnes of reusable waste per year.
- **Community Training:** Training workshops or playschemes.
- **Community Playscheme Support:** For organisations to run summer community playschemes.

Since last years update, due to the requirement to deliver financial efficiencies, a decision was taken to transfer the Community Activity Bus to a third party. Bids were sought this summer from operators prepared continue to utilise the bus to deliver community projects including play and youth opportunities. Last month, the council's District Executive committee approved Yarlinton Housing Group (YHG) as preferred operator to continue running this valuable outreach service. Once the legal documentation is complete, the transfer of this service should save the council around £450,000 over the proposed 15 year lease period. In addition, the council will retain the right to book the bus for up to 30 days per year at no charge. It is likely that YHG will book the 30 free days on a first come first served basis.

The Community Minibus, leased in 2004 until August 2011, has also not been replaced this year due to a significant reduction in usage & income over the last four years.

In all other respects, the Community Resource Centre continues to perform well. The centre had a record number of visitors in the last financial year and in October achieved the best takings to date in a single week. In a difficult economic climate, the centre is helping to provide affordable resources for South Somerset residents to create their own Christmas gifts and cards this year.

Play Areas/Youth Facilities

Play Areas

Bracey Road, Martock – During this year the play area has been transformed with exciting new play equipment, landscaping and a pyramid shelter. The work was carried out in two phases and the final few improvements (the installation of stepping logs and a climbing frame) will be complete by the end of this year.

Hills Lane, Martock – Improvements to this play area were completed in October 2010 and included a new roundabout, spring rocker, spring see-saw, seating and landscaping.

Stanchester Way, Curry Rivel – A draft design has been completed and this project is expected to be complete this financial year.

Lightgate Lane, South Petherton – The district council is supporting the parish council's steering group to develop plans for this play area. Consultation work has been completed, draft designs produced. The parish council has been given an extension to complete the project by the end of March 2013 to ensure they have sufficient time to deliver a high quality project.

Copse Lane Play Area, Ilton – Officers are continuing to support the parish council to develop plans for the parks new play area. Officers are also assisting the parish council with identifying the location for a floodlight MUGA in the village.

Shepton Beauchamp – SSDC has provided grant funding to enable the local community to completely refurbish and extend their play area. Payment is expected to be made shortly.

Somerton – Officers advised the town council on the supply and installation of a new toddler-climbing frame at Etsome Terrace Park.

Barrymore Close, Huish Episcopi – Quotations are currently being sought to upgrade the play equipment at this site.

Youth Facility Projects

Martock Multi Use Games Area (MUGA) – Construction work started at the end of October to develop a new full size, floodlit multi sports court at the parish recreation ground. The project has been awarded a £35,000 grant by SSDC and construction work is expected to be complete by the end of November. The floodlighting will also illuminate the adjoining skate park, extending this popular facilities use throughout the year.

Langport Multi Use Games Area (MUGA) - Meetings of the steering group (Huish and Langport Memorial Management Committee) continue to take place and the group is actively fund raising towards this important project for the area. SSDC has allocated £35,000 for youth facilities in Langport and £5,000 for facilities in Huish Episcopi which could be used towards the delivery of this project if all parties involved are in agreement. The council has also secured Section 106 contributions that will assist the delivery of project.

Kingsbury Episcopi (MUGA) – Officers provided advice and assistance to the Playing Field Management Committee to develop a full size, floodlit MUGA on their recreation ground, which was officially opened on the 8th October. This project was part funded by an Area North Community Grant.

South Petherton (MUGA) – Meetings of the steering group continue to take place and the group are actively exploring plans for the delivery of this important project for the town. SSDC has allocated a £35,000 grant towards the project and has also secured Section 106 funding contributions that will assist the delivery of project.

Compton Dundon (Youth Facilities) – Officers have supported the parish council to develop a grant application for a new Youth Shelter and Youth Swing at the Village Hall. SSDC has allocated a £5,000 grant towards this project.

Chilthorne Domer (Youth Facilities) - Officers have supported the parish council to develop a grant application for a new Multi Sports Goal and hard standing at the Village Recreation Ground. SSDC has allocated a £5,000 grant towards this project.

Playground Inspection Service

Annual Playground Inspections – The team has received requests from parish councils in Area North to complete 10 annual playground inspections and these were completed in the autumn.

Operational Playground Inspections – This service to not for profit play area providers in Area North has been completed over the past year. From April 2012 play area providers will need to submit a response slip to receive the service and a small charge will be made.

Routine Playground Inspections – The team continues to provide this service to not for profit play area providers. In Area North, Ilton, Curry Rivel, and Tintinhull Parish Council's continue to use the service.

Playground Risk Assessments – The team has received 5 requests from parish councils in Area North for playground risk assessments and these were completed this autumn.

Playground Training – In June & July officers arranged two training days covering Routine Playground Inspection and an Introduction to Playground Management. From Area North, trainees attended from South Petherton, Kingsbury Episcopi, Compton Dundon, Ilton and Ash.

Priorities for 2011/12

- Implement SSDC play area regeneration works at Stanchester Way, Curry Rivel and Thurlocks, Tintinhull.
- Assist South Petherton Parish Council to develop their play area at Lightgate Lane Recreation Ground.
- Assist Huish and Langport Memorial Management Committee to develop their Multi Use Games Area project.
- Continue to deliver continuity and a high standard of play area inspection service.

Opportunities for Young People

Jay Lewin, the former Young Peoples Officer left the authority earlier this year. However, fellow team member, Steve Barnes, has picked up the majority of her work, which is summarised below.

Gold Star Awards – To formally recognise and support volunteers working with young people, the Gold Star Awards was held this year on 25th October 2011 at Octagon Theatre. Josh Aldridge was awarded Young Volunteer of the Year for his work at Ham Hill Country Park and Martock Youth Parish Council was awarded Volunteer Group of the Year. The evening was attended by over 350 invited volunteers from across the district and the night included dance, music and theatrical performances from local youth groups.

Youth Clubs - Advice and support continues to be provided to Youth Clubs when requested

Youth Development Support – Support (officer time and or small financial contributions) has been provided to following communities/projects in the past year:

- Langport & Huish Youth Club – Purchased a badge-making machine to make club and event badges.
- South Petherton & Crewkerne Circuit – Supported a children and family project worker.

CRB disclosures - 35 CRB forms have been processed by play and youth facility officers to encourage more volunteers to work with young people. CRB forms for volunteers are processed at no cost to the council.

Somerset Rural Youth Project (SYRP) – Service Level Agreement - Some of the projects that SYRP have worked in partnership with the team on are: -

- Ilton – delivered a positive activities project in partnership with police, traveller education support workers and SSDC.
- Stanchester School – producing a coloured booklet for young people called “See it, Say it, Change It” giving advice and information on how to get involved in their community and make a difference.
- Montacute – Worked in partnership with police and parish council to reduce antisocial behaviour, improve community cohesion and investigate the needs of local young people.
- Stoke Sub Hamdon – SYRP worked with a group of youth people in the village to address anti social behaviour issues that occurred.

Playscheme Support – In the last year the following towns and villages have been given playscheme support:

- Chilthorne Domer Youth Sports Club - support to deliver a Play Day held on 29th August.
- South Petherton - volunteers were supported to run three days of play activities held at their youth centre and recreation ground.
- Martock – the Youth Club was supported with the organisation of a Martock Play Day held on the 12th August at the recreation ground.

Priorities for 2011/12

- Through regular monitoring, ensure our SLA with SYRP is delivering the required outcomes for Youth Development.
- Co-ordinate the numerous stakeholders involved in youth development to ensure the objectives of the council’s Young People Strategy continue to be met.

Sports Development

Our primary services include:

- Supporting the development and implementation of sport specific development plans.

- Supporting the development of new and existing sport clubs.
- Enhancing school sport.
- Supporting the development of coaches, volunteers and officials.
- Making the most of the London 2012 Olympic and Paralympic Games.

District-wide Sports Specific Development:

Athletics - Continued to financially support a part time athletics coach in partnership with Somerset Activity and Sports Partnership and Yeovil Olympiads Athletics Club based at Yeovil Athletics Arena. This partnership has now been in place for 3 years, and continues to deliver the Junior Athletics community programme, which includes FUNdamentals (2 – 14%), Junior Athletics (9 – 17%) and the Academy (5 – 16%). The participation figures for Area North are shown in brackets.

Tennis – Somerton Tennis Clubs along with 5 other tennis clubs across the district took part in the 3rd South Somerset Mini Tennis Red Schools Project. High Ham, Monteclefe (Somerton), Huish Episcopi, Charlton Mackrell and Long Sutton primary schools took part in the project with Somerton Tennis Club. 117 participants took part in five weeks of tennis coaching, with 20 of these attending the cluster competition organised by Somerton Tennis Club.

High Ham, Ash and Monteclefe (Somerton) schools from Area North qualified for the South Somerset Mini Tennis Red Final at Martock Tennis Club in June 2011. High Ham and Ash schools from Area North were the winners and runners up respectively. The project was co-ordinated and funded by the South Somerset Tennis Development Group, which was set up by the sports development team in 2006.

Football – The sports development team continues to support the delivery of 'Onside', a free weekly football skills training programme for eight to 18 year olds delivered by coaches from Yeovil Town Community Sports Trust. This programme was started in September 2009 and continues to be delivered in Martock, within Area North. 25 participants are currently registered at Martock and 12 young people are currently attending the programme.

Martock will operate under the following schedule for 2011/12: - Autumn: 5th September – 21st October 2011 (7 Weeks), Winter: 6th February – 30th March 2012 (8 weeks), Spring: 16th April – 1st June 2012 (7 weeks), Summer: 11th June – 20th July 2012 (6 weeks). During July there will be a tournament based on an European championship theme and during the summer holidays a series of one-day soccer schools at each venue.

Badminton – The South Somerset Community Badminton Network (CBN), which was set up by the sports development team in 2009 has continued to lead the development of badminton across South Somerset in partnership with key partners and Badminton England. The network has levered in over £13k of funding since 2009/10, which has funded the appointment of a Community Badminton Network coach for 10 hours per week to work in schools and clubs, who started in September 2010.

Since September 2010, some of the key achievements by the network in Area North have been as follows:

- 48 young people have received Out of School Hours badminton coaching at Huish Episcopi and Martock primary schools in Area North between September 2010 and June 2011. 22 hours of coaching were delivered in Area North.

- 41 young people have received Out of School Hours badminton coaching at Huish Episcopi and Stanchester secondary schools in Area North between September 2010 and June 2011.
- A new adult participation badminton session was developed at Huish Leisure Centre in Area North, 23 individuals are registered with this session. Huish Leisure now pay for the Community Badminton Network coach to deliver these sessions.
- 18 participants attended the first Social Series event in September 2011 at Huish Episcopi Leisure Centre. The Social Series has been introduced by the South Somerset Community Badminton Network to get beginners and leisure players into the sport in a friendly environment, but also to give participants the opportunity the chance to play competitively against different people of the same standard. The network plan to organise future social series tournaments on a bi-monthly basis in the future.

2012 Olympics – The team has limited capacity to directly deliver a wide variety of new events during 2012, but will certainly be looking to incorporate the Olympic theme within programmes such Startrack (athletics), holiday activities and national play day. The team do anticipate developing web pages to help promote local activities that may be held which celebrate the Olympics and will work in partnership with key organisation such as the Somerset Activity and Sports Partnership to promote local initiatives.

Community Health and Leisure Officers will of course also be supporting the Olympic Torch Relay which travels through South Somerset on Tuesday 22nd May 2012. In Area North the torch will travel through Somerton.

Healthy Lifestyles Development

- Our primary services include:
- Supporting targeted communities to establish activity teams and programmes.
- Developing community based Active Health programmes with health practitioners.
- Encouraging Healthy Workplaces.
- Developing targeted programmes for those at risk.

The programme is delivered in partnership with the NHS Somerset.

Healthy Communities (targeted active lifestyle support):

Health Inequalities

Health testing has been delivered at three gypsy/traveller sites in Area North, Ilton, Tintinhull and Gawbridge. A total of 15 residents were tested across the three sites. The team is working with the Gypsy Liaison Officer, Tina Adams, to support the development of health walks and other physical activity groups.

Children's Centres

The team met with the Levels Children Centre regarding supporting their parents and families with buggy walks, weight loss programmes and Active Somerset Physical Activity sessions. Progress has been limited due to organisational changes, however, two volunteers have been identified to attend the next health walk leader training day in February 2012 with the view to setting up buggy walks at the centre.

Health Testing and lifestyle advice including Change4Life resources have been delivered at an outreach family event run by the Ile Valley Children's Centre where six individuals accessed the health testing.

Active Living Centre

Health Testing and lifestyle advice and support has been offered at a number of events at a variety of venues across Area North including the Active Living Centres in Curry Rivel and Bearley House, Martock. In total more than 50 individuals accessed the health testing.

Active Living Centres are funded by Somerset County Council and work in partnership with community, voluntary and statutory groups to promote and develop opportunities for people aged 50 and over to access information and activities that keep them active and well. Funding for the two Active Living Centre co-ordinators is only secure until 2013. However, the healthy lifestyles officers are working closely with key organisations working in this area such as Yarlinton Housing Group, NHS Somerset and Age UK to ensure that this work continues after the withdrawal of this funding in 2013.

Healthy Workplaces

SSDC Staff

A variety of healthy lifestyles initiatives have been delivered for the benefit of SSDC staff including blood glucose testing which was offered to raise awareness of diabetes on World Diabetes Day, a weight loss challenge, stop smoking advice and support, two golf tournaments, a rounders tournament, two Pilates classes and lunchtime health walks. However no staff from Area North accessed these initiatives.

Flexercise (training for volunteers to lead chair-based exercise):

Flexercise is a countywide project to train up staff and volunteers to deliver chair based physical activity sessions. There are now 32 Flexercise Leaders delivering Flexercise Sessions in Area North in approximately 17 venues. These venues range from nursing homes, residential homes, sheltered housing schemes, care homes, day centres and Active Living Centres.

Since October 2010 one Flexercise Workshop has been delivered in Area North with six Area North leaders attending this training day. In total 13 new Flexercise leaders have been trained up in Area North and 12 existing Flexercise leaders from Area North have attended four Flexercise update workshops – core stability, additional activities, parachute activities and music, relaxation and stretches.

ProActive (GP Referral Service):

Since October 2010, 52 residents of Area North have been referred by GP's, practice nurses, physiotherapist and other health professionals to the ProActive physical activity referral Scheme. These residents have attended Huish Leisure Centre.

The management of the ProActive Scheme transferred back to NHS Somerset in April 2011 and is now coordinated and managed by the Integrated Lifestyle Team who are part of Somerset Community Partnership (the delivery arm of NHS Somerset).

Health Walks

- Since October 2010, four residents in Area North have undertaken the health walk leader training.
- A new health walk group has started up in Stoke Sub Hamdon in September 2011, offering walks on the 2nd and 4th Monday of the month.
- A Health Walk Directory has been produced detailing all the walking groups across the district.

Leisure Facility Development/Outdoor Sports Facility Management

Our primary services include:

- Providing sports clubs and community organisations with specialist advice.
- Assessing the needs of leisure facility and playing pitches across the district.
- Working with Somerset Leisure Limited (shortly to be rebranded as 1610) and schools to maximise access to existing dual use sports facilities.
- Negotiating contributions from housing developments to enhance local and sport and recreation provision.
- Managing the council's sport and recreation facilities.

Planning Applications – Between 1st September 2010 and 31st August 2011, the team has provided Development Management with 43 detailed responses to planning consultation requests of which nine (21%) were for developments in Area North. Our responses set out the leisure obligations required to make developments acceptable in planning terms.

New standards incorporated within the Local Development Framework – Working with Planning Policy, new local standards of provision covering play areas, youth facilities, playing pitches, changing rooms, theatres and arts centres, artificial grass pitches, swimming pools, indoor tennis centres and sports hall provision were included within the Local Development Framework. We now secure in the order of £4,000 per dwelling subject to local variables and viability.

Passport to Leisure scheme - We currently have 448 live cards in circulation at present; approximately 8% (35) of cardholders live in Area North.

Startrack athletics: 146 young people attended our popular athletics camps at Yeovil Athletics Arena in 2010/2011. 35 young people attended our winter programme during October 2010, 14% (5) of these young people were from Area North.

48 young people attended our spring programme during April 2011, 13% (6) of these young people were from Area North. 43 young people attended our summer programme during August 2011, 26% (11) were from Area North.

Area specific work:

- Supported Tintinhull Tennis Club to prepare funding applications and provide technical advice to re-surface tennis courts and install new fencing at the courts within the village. The funding for the project will hopefully come from Sport England's Inspired Facilities Fund (application submitted at end of September 2011) and also parish council and the club's own funds. A decision is expected at the end of December 2011.
- Huish Episcopi School – the support provided to Huish Episcopi School will be covered separately the Huish Sports Centre report being delivered by the Assistant Director (Health and Wellbeing).
- Somerton – The Community Health and Leisure Manager and Area North Community Development Officer recently attended a meeting of Somerton Recreation Ground Trustees to give advice on the potential development of new changing facilities at the Gassons Lane site. The Trustees are currently considering their options and exploring funding opportunities.

Other Service Achievements

E-newsletter – The Community Health and Leisure team co-ordinates the production of a monthly leisure e-newsletter (which also goes to customers of the Octagon and Goldenstones). We now have just over 5,200 individuals registered to receive the newsletter, an all time high, and this method of marketing has proved extremely successful in promoting activity for young people.

Association of Public Service Excellence (APSE) – The Community Health and Leisure team recently put forward a submission for ‘Best Sport, Leisure and Culture Service’ of the year and was shortlisted as a finalist but was pipped to the post by East Riding of Yorkshire Council. However, to have reached the final amongst such stiff competition is in itself an achievement to be proud of.

Financial Implications

No new implications.

Corporate Priority Implications

The work of the Community Health and Leisure Team in Area North contributes to the following Corporate Priorities, Key Targets and Actions:

Corporate Plan Priority: Improve the housing, health and well-being of our citizens

Key Targets:

3.19 Support SST to develop a long term (20 year) action plan to reduce obesity in children and adults, delivering one initiative by 2012.

3.20 Increase children and young people’s satisfaction with parks and play areas and adult participation in sport and active recreation from 23.3% to 25.4% by 2011/2012.

Corporate Plan Priority: Ensure safe, sustainable and cohesive communities

Key Targets:

4.22 Outcome: Sustainable local communities - Measured by: Increasing those who participate in regular volunteering at least once a month.

4.1 Deliver positive activities for children, young people (especially those at risk of exclusion or offending) and families, designed to reduce antisocial behaviour by October 2010.

4.2 Decrease first time entrance to the youth justice system aged 10 to 17 from 1470 per 100,000 to

Equality and Diversity Implications

Consideration is given by the service to ensure that all facilities and services are accessible.

Background Papers: *Community Health and Leisure Service Update – ANC 28 July 2010*

Area North committee – 23 November 2011

10. Area North Local Priorities 2011-12

Strategic Director Rina Singh, Place and Performance
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Purpose of the Report

This report is to provide an opportunity for discussion and endorsement of key priorities for Area North by Councillors at the start of the new quadrennial (2011-15).

The report also includes a summary of the current work programme and use of resources by the Area Development North service.

[Please note:

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

Public Interest

The SSDC Area Development Service supports four Area Committees and 60 ward members to identify and address local social, economic and environmental priorities for Yeovil, the market towns and rural areas of South Somerset, in Areas West, North, South and East.

During the year each Area Committee makes financial and other decisions to support changes led by the local community, as well as making its own investments, which together provide long-term benefits to the area.

This report proposes a set of working priorities, to use through the next 12-15 months.

Recommendations

Members are recommended to

- 1) Endorse the three top priorities for Area North over the coming year, as set out on page 67.
- 2) Note the progress of projects and programmes as set out in this report and Appendix A.

Background

In a rural area such as Area North in South Somerset, economies of scale can be harder to achieve for public services and private sector. Building on existing partnerships, or promoting voluntary action can assist to provide greater equity of service for local people. Lack of access may bring pressure to re-design service provision.

South Somerset District Council aims to address this challenge by promoting the local economy, by service innovation, and by building upon the local skills and knowledge found in local communities. The council's Area Working system; *'enable-partner-deliver'* ethos and its mission to be *'an organisation consistently improving local quality of life for all'* underpin this work.

Introduction

A report to the Area North Committee in August proposed three key priorities for the coming year as a starting point for the new term, following council elections in May 2011.

Agreement on local priorities helps direct the allocation of time and of funds held within the Area Portfolio, and act as a basis for work with SSDC services, other public agencies and communities.

The draft priorities were discussed at the August meeting and further considered at a councillors workshop and tour in September together with a short questionnaire. Current evidence held by the Area Development service from local communities, town and parish councils, business groups and partners has been reviewed, together with consideration of the current economic and public sector environment.

Discussions and ideas put forward at the August committee meeting, tour, workshop and questionnaire, and meetings with ward members included the following points:

- In the future, due to funding restraints, affordable housing would be increasingly difficult to deliver – new models need testing and supporting.
- A focus on employment and supporting small-medium businesses to establish and grow is paramount due to the relationship between jobs and household income. Area North could be more self-contained. Small creative businesses offer potential for Area North. There should also be opportunities for apprenticeships and training.
- Faster Broadband is a key to further economic development and to retain competitiveness.
- Tourism should be supported as it brings huge benefits to the area. This requires proactive marketing including signage for businesses within towns and in the surrounding countryside.
- While the role played by agriculture has changed over the years, food and farming remains an important feature of Area North, and is an asset for the future.
- Most residents place a high priority on living in safe communities. There are changes to the additional resources available to support 'community safety', and a new approach needed between partners / agencies and community organisations.

- Supporting voluntary groups can help to achieve many aspirations of local communities, and the community development approach adopted by SSDC is often critical to success. Small grants can help move things forward very effectively.
- Investment into local amenities and facilities – rights of way, sports facilities and local activities are all important to residents. New development needs to take account of that and contribute. New ideas for example community land trusts, car clubs or community composting may contribute to sustainability.
- Ongoing community involvement in local leadership makes a difference to quality of life. Councillors – including town and parish councils – should help involve newer and younger people to play these important roles. Helping promote good practice in local governance is important. Devolution to Parish Councils can be a more efficient use of resources.
- Area North has a distinctive environment, including its historic buildings and environment. The National Trust properties, the extent of public rights of way and other areas like Ham Hill and the River Parrett are notable assets within the district. The Somerset Levels and Moors is a low wetland of international significance for bio-diversity, and its low levels means that a number of communities are especially vulnerable to flooding.

Current evidence of priority from parishes and communities

There are numerous local projects and initiatives underway in Area North, showing continued high levels of interest in communities taking steps to help themselves. Community representatives or other partners such as the police, housing associations, and Somerset County Council can contact SSDC in a number of ways to seek help and support to address local issues, or make the most of opportunities, and there are numerous examples of current investment into social, economic and environmental services across Area North.

Issues / requests for help and support include:

- Finding solutions to anti-social behaviour and crime, improving and protecting the local environment, both natural and built, and promoting safe neighbourhoods.
- Help to refurbish / improve facilities for community use to meet higher standards for access, energy efficiency, or due to increased population / demand for services.
- Requests for help to understand the processes and rules governing social enterprises and the means to establish, run and maintain facilities such as shops and pubs or other forms of business (including affordable housing). This is noted at a national level especially in rural areas, and a variety of different sources of support is now available.
- Interest in a community led approach to planning for housing, employment and facilities - particularly in the light of the Localism Bill and concern for the future of local jobs, affordability of housing and infrastructure.

- Making responses to the reductions in budgets and changes to public services. Recent months have included the closure of SSDC toilets in Stoke sub Hamdon and South Petherton, and reduced hours of the community office service in Somerton and Langport. SCC youth centre based evening sessions in Area North have ended, and there are plans to reduce hours in SCC libraries in Martock, Somerton and Langport, and to close the library in South Petherton. SCC support to voluntary groups for community transport and those supporting vulnerable adults is changing. Community volunteers and local councillors are working together to find different ways to continue to meet local needs.
- Parish Councils have raised the following issues at the recent Annual Meeting with town and parish councils, through their regular enquiries and through a questionnaire:
 - The need for broadband,
 - Affordable housing,
 - The need to protect employment and services from residential development;
 - Speeding through village centres;
 - The importance of local facilities including rights of way.

Conclusion – revised top priorities for Area North

On the basis of the above evidence three top priorities for the Area North Committee (and Area Development Service) for at least the next year are proposed as:

- 1) **JOBS** – we will aim to add value to the economy in Area North, through promoting sustainable economic growth, assisting with the delivery of the Somerset Rural Broadband programme and enhancing the offer to visitors.
- 2) **AFFORDABLE HOUSING** – we will assist with the delivery of affordable homes in Area North, including support to test and develop new models.
- 3) **SELF-HELP** – we will promote greater levels of self-help to promote the sustainability of local services and facilities for all ages.

Resources to support the delivery of priorities

The Area Committee's priorities are supported through the work of the Area Development team, together with an annual grants budget, and a dedicated allocation of the council's capital programme.

A summary of the previous five years capital investment for 2010-11 is included for information in Appendix B.

The Finance report, which is the next item on the Agenda proposes a number of small revisions to the current capital programme to better reflect current circumstances.

The following paragraphs highlight the current programme of work and investment supported by the Area Development service together with a few additional items of information, relevant to Area North. Further details of the current programme of support to community-led or community based projects is attached in Appendix A.

Supporting the provision of services and activities for the community

Area Development North offers an enquiries service to help anyone within the area seeking guidance on ways to start up or develop a local service or amenity, or seeking help to address or resolve an issue within the community. People using this service include local town and parish councillors, volunteers, as well as individuals and businesses. Ward members will also request help or information from time to time to assist with their local leadership role.

Main requests are for guidance on project planning, sources of help and funding, SSDC community grants, equipment loan and printing for community projects. Issues / local concerns may also be raised and help given, or contacts given for other agencies / services. Answering enquiries can involve some additional research, but is often done using local and professional knowledge. Another benefit of this service is to build relationships with local community organisations.

A number of last year's enquiries have developed to the point where, with ward member support, they can now be seen in the main Area North work programme (see Appendix A), these projects are receiving help through officer time, and in some cases financial assistance. Current enquiries on a ward basis can be provided on request.

Community Offices and outreach work to promote and access to housing and welfare services

Area North Development manages two SSDC community office services in Somerton (three days, 9 hours) and Langport (four days, 22 hours). There is also a weekly surgery based in Martock (3 hours) as part of our support to the local volunteers working from the parish community office.

In general demand for community office services continues to reduce due to the changing ways in which people access and use services. Access to housing and welfare services continues to be the most valued face-to-face service by more vulnerable customers.

To promote services provided by SSDC through wider community engagement our Area Support Assistants can make one-off visits to local community groups and activities. A short programme of three trial visits to Shepton Beauchamp, Ilton and Seavington took place in September / October, which proved successful and further sessions are planned.

The Housing and Welfare service have identified greater levels of demand for the welfare benefit take-up service in Area North and will provide additional hours using the service enhancement allocation carried forward from 2010-11.

For further information on the above please contact either Teresa Oulds or Madelaine King-Oakley.

Local Information Centres

SSDC supports four Local Information Centres (LICs) in Area North in Langport, Somerton, Martock and South Petherton. The LICs are staffed by volunteers, and each parish has a local co-ordinator. Volunteers are provided with training in customer service and supporting visitor enquiries by the SSDC Tourism service. The Area North Development service monitors and supports an annual Service Level Agreement. Each LIC receives between £500 and £750 per year from the Area North community grants

budget to support the financial costs of premises and materials. Other costs are met by local fundraising and parish precepts.

Despite an increase in the use of the Internet for visitor information, the provision of a face to face service in the main centres continues to be valued by residents and visitors. The LICs also provide opportunities for a great deal of very local information and knowledge to be found and shared!

We are encouraging the different LIC groups to work together, to learn more about different aspects of Area North and to identify common opportunities to encourage more tourism to the area. This work links into the wider programme of the Market Towns Investment Group and Somerset Market Towns Forum.

For further information on the above please contact either Teresa Oulds or Pauline Burr.

Affordable Housing Programme

The current programme includes work in ten parishes, mainly based on the 'rural exception scheme' model, but with alternatives being actively considered in the light of changes to funding schemes and the availability of land. There are two schemes in villages with planning consent, yet to be constructed. Small-scale schemes are likely to be between 2 and 10 units. The draft Core Strategy policy SS2 – development in rural settlements has caused positive discussions within a number of rural communities.

In the larger settlements around 99 affordable homes have been completed in the last 2-3 years in Area North, there are a further 56 with planning consent and a current application if approved includes 18 affordable homes. The draft Core Strategy indicates further growth to take place in Area North over the next few years and there will be a policy to secure a proportion of new dwellings as affordable homes.

A series of presentations to explain the current economic and spatial planning considerations for affordable housing was given at the Annual Meeting with Town and Parish Councils.

For further information on the Area North Affordable Housing Programme please contact Jo Calvert jo.calvert@southsomerset.co.uk (Housing Development Officer) or Charlotte Jones.

Neighbourhood management and community safety

Area Development acts for SSDC at a local level to contribute to community safety through the work of Local Action Groups. The SSDC Community Safety Officer and Community Development Officer attend local meetings, to act as a contact point for SSDC and can advise on ways to resolve or address local issues. There are various schemes and initiatives to help promote community safety – many supported by the Avon & Somerset Police – for example Neighbourhood Watch, Community Speedwatch, and Farm Watch programmes.

There has been a considerable reduction in direct budgets to support community safety, and formal partnership arrangements are under review. A further update report will be made once new arrangements are proposed. The scope of community safety work for SSDC is also part of the current review of Area Working.

The September agenda included a report from the Neighbourhood Policing Sergeant, which can be read on this link:

http://www.southsomerset.gov.uk/media/354758/items_for_info_sept.pdf

There is also a great deal of information on current levels of crime and anti-social behaviour published on-line. The Neighbourhood Policing page which includes ward (beat) level information is:

<http://www.avonandsomerset.police.uk/LocalPages/SectorDetails.aspx?SectorID=20>

For more information on ways to address community safety, or to find out more about current community safety issues in your ward, please contact Les Collett or Steve Brewer or the Area North Neighbourhood Policing team - to report a non urgent crime, discuss your policing priorities or receive crime prevention advice call 0845 456 7000 email SSNSouthSomersetNorth@avonandsomerset.police.uk

Community Planning – Parish & Town Plans, Neighbourhood Plans

The Area Development service can advise parish or town councils thinking of producing a parish or town plan through comprehensive community involvement. There is no one way to this and there is no fixed template for town or parish plan either! Community involvement is based on the idea that many voices taking part in decision making is better than just one, and also that local discussion and experience promotes innovation. Drawing these voices and innovations together into a coherent framework requires leadership and governance. This is the aim of a parish or town plan – sometimes also known as a community-led plan or CLP.

For land use and spatial planning issues (with more specific advice coming from Development Management / Spatial Policy services) the new Localism Act has introduced the concept of 'Neighbourhood Plans'. The parish of Queen Camel has been selected to be part of national pilot programme. SSDC will encourage town or parish councils to wait for the detailed legislation to appear before starting down this route. Smaller parishes without an indicated level of growth under the draft Core Strategy may find that use of a sustainability appraisal supported by high-quality community participation, will act in a similar fashion to the ideas behind the Neighbourhood Plan, with ideas developed under the draft SS2 policy

A total of 16 parishes (out of 32) in Area North have a published town or parish plan – although 13 were published five or more years ago. Three parishes (Norton-sub-Hamdon, Long Load, Pitney and Tintinhull) have adopted Village Design Statements.

Somerton and Martock are soon to publish their refreshed town / community plans, and Stoke sub Hamdon, who will refresh their parish plan in the coming months. Shepton Beauchamp, Compton Dundon and High Ham are considering how to plan modest development through a sustainability appraisal and housing needs survey for the village to promote more sustainable places to live and work.

For further information please contact Les Collett.

Market Towns Investment Programme

Langport & Huish Episcopi, Somerton, Martock and South Petherton are all members of the South Somerset Market Towns Investment Group (MTIG). Two representatives from each place join with representatives from Area West and East towns meeting around twice a year. SSDC has a dedicated capital programme to address priorities arising from

local community plans and support the local representatives to deliver their projects through a collaborative approach.

Previous work under MTIG has included reviewing protocols for CCTV and the purchase of additional cameras, and a series of environmental schemes to enhance gateways and town / village centres. In 2010-11 the district wide group worked to invest £167,000 into a programme designed to develop and sustain the value of tourism visits to the ten market towns – including £90,000 from SSDC. A further programme of capital investment is currently under development within MTIG.

For further information please contact Teresa Oulds or Pauline Burr.

Annual Meeting with Town and Parish Councils and engagement with local councils.

Town and Parish Council liaison is part of the Area Portfolio for SSDC. This includes the arrangement of an annual meeting. This year's meeting for Area North was in October, attended by over 30 local councillors. Service representatives included the Somerset Waste Partnership, SSDC Streetscene, Development Management, Spatial Policy and Area Development. There were presentations from the Somerset Broadband programme and an Affordable Housing roadshow – a series of presentations from planning and housing services, and two housing associations.

Feedback from the event was positive, as is usually the case. Parish councillors particular value the networking session and the topics were of great relevance.

SSDC places a high value on strong links with parish councils. The time invested by ward members to attend regular meetings and act as a channel for communication is not to be underestimated. The enquiries which stem from this contact helps SSDC address local needs and to better understand the distinctive characteristics of each community it serves. In addition the district council provides a variety of advice and support to clerks and town / parish councillors from a number of service teams.

For further details please contact Charlotte Jones.

Other areas of community based work supported by SSDC / Area North Development

- **Community facilities and activities development** – advice and support in collaboration with the Community Health and Lifestyles team. Current work includes support to complete funding for new MUGAs in Langport / Huish and South Petherton, together with the implementation of the secured / planned investments from s106 contributions.
- **Protecting Post Offices and other key village services** – this may include assisting a local community relocate a Post Office service, or providing support to consider local management of pubs or shops.
- **Economic development including tourism**, – this includes involvement with planning applications with an economic impact; developing links with the National Trust – a major source of visits to Area North, and collaborating with Somerset County Council to implement the Somerset Rural Broadband Programme. Area

North Development also supports the work of Local Information Centres and the Market Towns Investment Group – referred to earlier in the report.

- **Redundant land and buildings, conservation and environmental protection** – Area Development works closely with service teams including Development Management, Conservation and Environmental Protection to monitor land and buildings which are either underused for potential work space or housing and / or at significant risk of deterioration.
- **Somerset Levels and Moors** – SSDC maintains numerous links with other councils and agencies to promote sustainable management and development within the Somerset Levels and Moors. This includes the Somerset Water Management Partnership, and the Somerset Levels and Moors Programme – a grant funding scheme for small businesses and community organisations. Through the work of the Somerset Biodiversity Partnership, there is a current programme running to support the conservation of traditional orchards.

For further details on any of the above points please contact the Area North Development team – areanorth@southsomerset.gov.uk or 01935 462252.

Financial implications

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

Corporate Priority Implications

The allocation of resources by the Area Committee, including the Area Development Service work programme, has been fully informed by the SSDC Corporate Plan (2009-12), including priority outcomes and key targets.

Carbon Emissions and Adapting to Climate Change Implications (NI188)

None directly from this report. There are a number of local initiatives designed to promote carbon reduction and 'Transition' within the Area North programme.

Equality and Diversity Implications

None directly from this report. The Area Development Plan includes a number of projects and initiatives, which actively promote equalities and aim to remove barriers to discrimination. The Area Development Equalities Impact Assessment and Action Plan is published on-line:

<http://www.southsomerset.gov.uk/communities/equality-and-diversity/equality-analysis/>

Background Papers: *Local Priorities – ANC August 2011*

Appendix A - Area North Community Priorities - Current Programme of Support

Status - C = Complete, E = Expect completion 2011-12, L = Likely to continue into 2012-13 Area North contact - CJ = Charlotte Jones, LC = Les Collett, TO = Teresa Oulds, PB = Pauline Burr								
No	Contact	Ward	Parish	Project Description	Project resources 2011-12 - allocated (to date)	What has happened.	What's planned for next 3-6 months	Status C/E/L
1	LC	Burrow Hill	Kingsbury Episcopi	New Community shop for Kingsbury Episcopi	Officer time £10,000 grant awarded (approved Oct 11)	Group has developed option for modular building , and produced business plan; plannign consent applied for and most funding in place.	Subject to planning and final funding, shop wil lopen in next few weeks.	E
2	LC	Burrow Hill	Kingsbury Episcopi	New Multi-Use Games Area at Recreation Ground, Kingsbury Episcopi	Officer time £10,000 grant awarded to total budget of £80,100	£50,000 BIG lottery grant successful. All funding now in place including £10,000 AN grant.	Official opening - Oct 11. Grant paid.	C
3	LC	Curry Rivel	Curry Rivel	Improvements - Old School Room, Curry Rivel	Officer time £1500 grant awarded	Project planned and funding in place. Work underway in phases.	Project completion	E
4	LC	Curry Rivel	Curry Rivel	Local community facilities review - Village Hall & parish facilities	Printing and postage costs of surveys.	Support to plan and carry out surveys. Agreement of planning obligations from Westfield development.	Village hall survey & report completed by hall committee. Planning obligations from Westfield development received.	C
5	LC	Hamdon	Stoke Sub Hamdon	Refresh Stoke Parish Plan	Officer time	Parish Council has decided to refresh Parish Plan.	Working group to be established with broad community involvement	L
6	LC	Hamdon	Stoke Sub Hamdon	Start up of Stoke Charity Shop.	£500 grant awarded plus printing	Project managed by Recreation Trust. Lease of shop premises, with business plan. Grant awarded and paid	Shop opened Sept 10th by Chairman of Area North. A very successful first period of trading.	C
7	LC	Hamdon	Stoke Sub Hamdon	New use for former public toilets	Officer time.	Decision to close toilets. Closed from 5th July.	Complete local consultation and decide on future use of land. Design / alterations to this area will include full commuity involvement.	L

No	Contact	Ward	Parish	Project Description	Project resources 2011-12 - allocated (to date)	What has happened.	What's planned for next 3-6 months	Status C / E / L
8	LC	Islemoor	Ilton	Refurbishment of Copse Lane play area together with longer term development plan to improve local community facilities for Ilton.	Officer time. S106 funds held. Capital allocation - £12,500, plus £60,000 from Park Homes project.	Copse Lane refurbishment - designs underway. Pre-application consultation underway for	Continue to progress local investment plan, including potential additional land.	L
9	LC	Islemoor	Isle Abbots	Isle Abbots village hall refurbishment	Officer time £5,000 grant awarded from District Wide village hall budget	Project planned, and most funding in place	Work will be completed once all funding secure	E
10	PB	Langport & Huish	Langport	Langport Visitors Centre - improvements	Officer time £10,000 grant allocated	New suite of signs and benches installed. Car park improvements have increased use of the space.	Project completion	E
11	LC	Langport & Huish	Huish Episcopi	Refurbishment of tennis courts - Multi-Use Court and governance of Memorial Field Trust.	DX capital programme - £40,000. Officer time	Project designs well underway; final funding bids submitted by project group. Planning obligations secured.	MUGA to be installed once final funds in place.	L
12	PB	Langport & Huish	Langport	Town Centre - parking issues / signage and marketing scheme	Officer time	Basic survey work completed. Collaborative approach with Langport Area Business Group and Town Council.	Signage plan to be funded and installed.	L
13	PB	Martock	Martock	Moorlands Car Park improvements - lighting scheme & sculpture project in precinct	Officer time, £23,000 ANC original budget for car park plus £2000 to precinct project	Lighting installed plus traffic calming completed. Grant awarded; project underway	Agree remainder of lighting scheme Completion of precinct by MPC	E
14	LC	Martock	Ash	Insulation to pavilion roof	£325 grant awarded	Grant awarded and paid	Completed	C
15	TO	Martock	Martock	Martock - support to refresh community plan	£550 grant awarded	Draft plan issued by M3CP	Adoption by MPC. Considering actions for SSDC.	E
16	TO	Martock	Martock	Martock Youth Project - Service Level Agreement (Year 3)	£3000 grant awarded - year 3 of 3 years (carry forward)	Final year of project supported.	Evaluation and consideration of future budgets by steering group.	E
17	LC	Martock	Martock	Parish Hall improvements	Officer time	DX withdrawn allocation; invited re-submission once new project identified	MPC to develop options / scheme for Parish Hall improvements.	L
18	CJ	South Petherton	South Petherton	New use for former public toilets	Officer time	Public toilets closed. SPPC declined to take on service.	Property led review of future use. Asset transfer may be considered.	L

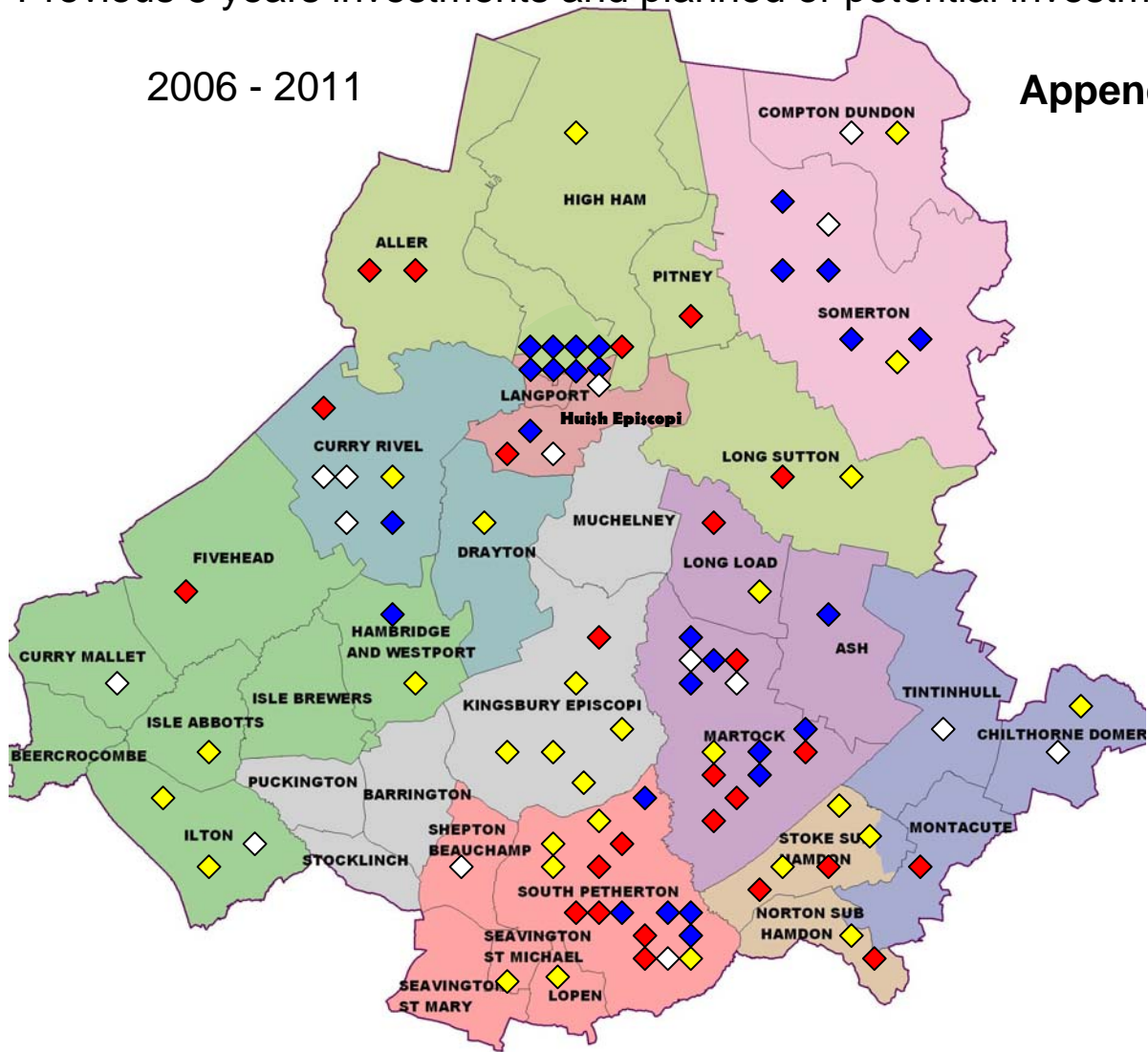
No	Contact	Ward	Parish	Project Description	Project resources 2011-12 - allocated (to date)	What has happened.	What's planned for next 3-6 months	Status C / E / L
19	LC	St Michaels	Chilthorne Domer	Recreation Trust - review of governance and development of facilities and youth facilities	Officer time £12,500 grant	Progress being made on refurbishment	Complete project, plus installation of youth facility.	L
20	LC	St Michaels	Montacute	Local planning for community facilities / services - village hall.	Officer time	Possible re survey of the community to establish need and location of new hall	Continue to develop ideas.	L
21	LC	St Michaels	Tintinhull	Local planning for community facilities / services - village hall / pub	Officer time £750 grant awarded	Community led consultation and research by parish led group	Further development of options and business plans	L
22	CJ	Turn Hill	Long Sutton	Turn Hill Parish Lengthsman - year 2 of 3 year agreement with SCC & Long Load, Long Sutton, Aller, High Ham & Pitney	£5,000 per year for 3 years (Streetscene budget / Area North grant awarded)	Second year approved and grant paid from AN and streetscene (£2.5k each). SCC reduced contribution and ending schemes from 12-13	Review budgets with parishes for 2012-13.	L
23	LC	Turn Hill	High Ham	High Ham 2012 community project - programme of workshops to interpret and record High Ham during 2012	Officer time Start up support to establish community group	Programme under development including budget and communications plans.	Final funding to be secured, project to run through 2012.	L
24	LC	Turn Hill	High Ham	Refurbishments of village hall toilets	£750 grant awarded	Grant awarded and paid	Completed	C
25	LC	Turn Hill	Pitney	Replacement of furniture for village hall (chairs)	£576 grant awarded	Grant awarded and paid	Completed	C
26	LC	Turn Hill	Pitney	Marquee facilities - extension	£750 grant awarded	Grant awarded and paid	Completed	C
27	CJ	Wessex	Somerton	Support publication of town plan	Officer time	Draft town plan under consultation	Publication / adoption of plan by Somerton Town Council.	E
28	LC	Wessex	Somerton	Insulation of new hearing loop and PA system for Edgar Community Hall.	£750 grant award	Facilities installed.	Completed	C
Summary								
Number of community schemes/projects within ADP					28			
Number completed (October 2011)					8			
Expected to complete in 2011-12					8			
Likely to continue into 2012-13					12			

SSDC - Area North Capital Investment Programmes





Previous 5 years investments and planned or potential investments





2006 - 2011

Appendix B



Please note – locations are not precise – just within the parish!

 Environment, Economy and Access	 Community Buildings	 Sport & Leisure	 Planned Future Investment
<p>These projects include those put forward by local community groups or parish councils for general enhancement and improvements within parishes in Area North.</p> <p><i>(MTIG –Market Town Investment Group funding)</i></p> <p>NB: SSDC investment into affordable housing is not shown, this information is held within the corporate housing programme.</p>	<p>These projects were all supported through grants to a parish council or community group. The majority of grants have helped improve the use of existing buildings including church rooms, village halls, recreation pavilions. New buildings included two new community run shops. Project grants helped improve access or otherwise increase community activity in Area North.</p>	<p>These projects were forward by sports & recreation groups or parish councils that help to improve local play and sport facilities within Area North.</p>	<p>The map shows projects that are within the agreed SSDC Capital Programme (Corporate and Area).</p> <p>The map also shows where additional investment has been secured through s106 agreements – although funding is subject to the completion of the development.</p> <p><i>(CP= SSDC Capital Programme / S106 = Legal Agreement funding)</i></p>

 Environment, Economy and Access	 Community Buildings	 Sport & Leisure	 Planned Future Investment
Ash – Fencing of new allotments	Chilthorne Domer – Pavilion improvements	Aller - Additional seating on playing field	Chilthorne Domer – Youth facilities (CP)
Hambridge & Westport - Flashing lights	Curry Rivel – Old Schoolroom improvements	Aller – Play area equipment	Compton Dundon – Youth facilities (CP)
Langport – Cockle Moor bridge	Drayton – Village hall improvements	Curry Rivel – Cricket roller	Curry Rivel – Abby Close play area (CP)
Langport – Information centre improvements	East Lambrook - Schoolroom improvements	Compton Dundon – short mat bowls equipment	Curry Rivel – Stanchester Way play area (CP)
Langport – Hanging baskets/picnic benches	Hambridge & Westport – Village hall improvements	Fivehead – Multi Use Games Area	Curry Rivel – Westfield local youth & recreation facilities (S106)
Langport – Improvements to toilets	High Ham – Village hall improvements	Huish & Langport – Cricket facilities	Curry Mallet – Lyddons Farm (S106)
Langport – New roundabout	Ilton – Memorial Hall car park improvements	Kingsbury Episcopi – Multi Use Games Area	Huish Episcopi – Barrymore Close (CP)
Langport/Martock/Somerton/South Petherton – Tourist Information Boards (MTIG)	Isle Abbots – Village hall improvements	Langport – Community cinema equipment	Ilton – Play area & recreation facilities (CP & S106)
Langport & Somerton Links – Bus service	Kingsbury Episcopi new community shop	Long Load – Table tennis tables	Langport & Huish Episcopi – Youth facilities, sports & play (CP & S106)
Langport – Great Bow Wharf	Kingsbury Episcopi - Festival marquee	Long Sutton – Cricket nets & matting	Martock - Lavers Oak play area (CP)
Martock – Precinct improvements and car park	Long Load – Village hall improvements	Martock – Bracey Road play area equipment	Martock – Multi Use Games Area (CP)
Martock – Street lighting (MTIG)	Long Sutton – Pavilion improvements	Martock – Hills Lane play area equipment	Shepton Beauchamp – play area (CP)
Martock – Visitor signage (MTIG)	Lopen – Sunday School Room improvements	Martock – Rugby goal posts	Somerton – Sports & recreation facilities (S106)
Martock – Youth centre garden	Martock - Disabled access improvements	Martock – Play area equipment	South Petherton – Multi Use Games Area and local facilities (CP and s106)
Martock – Market House community office	Norton Sub Hamdon – Reading Room improvements	Martock – Tennis courts	Tintinhull – Thurlocks (CP)
Somerton – Benches/signage/flower display	Over Stratton – Village hall improvements	Montacute – Play area equipment	
Somerton – Bus shelter	The Seavingtons – New community shop and café	Norton Sub Hamdon – Addition to changing rooms	
Somerton – Memorial gardens	Somerton – Parish Rooms improvements	Pitney – Play area improvements	
Somerton – Signage & seating	South Petherton – David Hall improvements	South Petherton – Cricket mower	
South Petherton – Footpath improvements	South Petherton – Blake Hall improvements	South Petherton – Tennis courts	
South Petherton – Lopen head roundabout improvements (MTIG)	South Petherton – Scout mess tent	South Petherton – West End play area	
South Petherton – New allotments	Stoke sub Hamdon – All Saints community café	South Petherton – Bridge club tables	
South Petherton – Community Information Centre	Stoke sub Hamdon Memorial hall hearing Loop	South Petherton – Over 60's club audio equipment	
		South Petherton – Youth shelter	
		Stoke sub Hamdon - New sports pavilion	

Area North Committee – 23 November 2011

11. Area North 2011/12 Budget Monitoring Report for the Period Ending 30 September 2011 (Executive Decision)

Strategic Director: Mark Williams, Chief Executive
 Assistant Director: Donna Parham, Finance and Corporate Services
 Service Manager: Amanda Card, Finance Manager
 Lead Officer: Nazir Mehrali, Management Accountant
 Contact Details: nazir.mehrali@southsomerset.gov.uk or 01935 462205

Purpose of the Report

The purpose of this report is to update Members on the current financial position of the Area North Committee as at the end of September 2011.

Public Interest

This report gives an update on the financial position of Area North Committee after six months of the financial year 2011/12.

Recommendations:

Members are recommended to:

- (1) Review and comment on the current financial position on Area North budgets.
- (2) Note the position of the Area North Reserve as at 30th September 2011, and review and endorse alterations to the Area Reserve allocation.
- (3) Note the position of the Area North Capital Programme for 2011/12 to 2015/16 (Appendix A) as at 30th September 2011, and review and endorse revisions to the Capital Programme
- (4) Note the position of the Play & Youth capital investment programme in Area North (Appendix B)
- (5) Note the position of the Area North Community Grants budget, including details of grants authorised under the Scheme of Delegation by the Area Development Manager (North) in consultation with the ward member(s)

REVENUE BUDGETS

Background

Full Council in February 2011 set the General Revenue Account Budgets for 2011/12 and delegated the monitoring of the budgets to the four Area Committees and District Executive. Area North now has delegated responsibility for the Area North Development revenue budgets (which include revenue grants and regeneration), the Area North Capital Programme and the Area North Reserve.

Financial Position

The table below shows the position of revenue budgets as at 30th September 2011. This includes transfers to or from reserves.

	£
Approved base budget as at Feb 2011	263,480
Carry forwards approved June 2011	50,050
Transfer of salary savings	(2,320)
Revised Budget as at 30th September 2011	311,210

A summary of the revenue position as at 30th September 2011 is as follows:

Element	Original Budget £	Revised Budget £	Y/E Forecast £	Variance £	Fav / Adv	%
Development	248,120	284,160	284,160	-	-	-
Grants	15,360	27,050	27,050	-	-	-
Group Total	263,480	311,210	311,210	-	-	-

Area Development Manager (North) Comments

The overall net expenditure for Area North is still expected to be within budget for the year and includes planned savings of at least 4% on the 2010/11 budget.

The carry forwards of £50,050 noted above include:

Housing and access to services	£10,000
Community Safety Projects	£ 3,000
Rural Transport development	£ 5,000
Community Justice Panel	£2,500
Unallocated service enhancement / transition budget	£17,500
Community Grants	£12,050

Following the election of the new Area Committee in June, it was agreed to review and revise the Area North Capital Programme. This process has included consultation with services and ward councillors and a review of current parish and town plans. The proposals for a revised programme are included in this report.

The Area Reserve has also been reviewed and a revised set of allocations is proposed.

Budget Virements

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

irrespective of value, need approving by District Executive. Area Committees can approve virements between their reserves and budgets up to a maximum of £25,000 per virement and £50,000 in any one financial year, provided that all such approvals are reported to the District Executive for noting. (In accordance with the constitution)

The following virements have taken place since the last report:

Amount £	From	To	Details
950	Area North Development & Administration	Finance & Corporate Services	Salary savings from reduced hours and unpaid annual leave
360	Area North Grants	Area North Development & Administration	Printing budget enhancement

AREA RESERVE

The position on the Area North Reserve as at 30th September 2011 is as follows:

	£	£	Comments
Position as at 1st April 2011		43,920	
<u>Less remaining allocations:</u>			
Completion of feasibility study for the Langport – Cartgate Cycleway	(1,000)		£500 spent to date from the original allocation of £1,500. Other costs contained within operational budgets.
Promoting local access to services – Area North Community Offices	(2,000)		Expenditure so far has been contained within operational budgets.
Support towards progressing affordable rural housing schemes within the Area North	(15,000)		To transfer as required for additional staffing, printing, and professional fees. Work to date covered from operational budgets.
Total Committed		(18,000)	
Uncommitted balance remaining		25,920	

Proposed revisions to the Area Reserve:

Remove allocation to the Langport-Cartgate Feasibility Study (£1000). This funding is no longer required, any further feasibility can be supported through the existing Area North budget, or be subject to a new application for funding.

Remove allocation for local access to services (£2000). Through changing working practice, there are currently sufficient funds within the main budget to support this priority.

Retain allocation to support the progress of affordable housing schemes in Area North (£15,000), as part of the Area North Affordable Housing Programme. This provides a reserve fund for additional fees or survey work which would not otherwise be possible from existing resources, and where the ward member and Area Chairman support the use of this fund to progress a local priority.

If agreed, the remaining unallocated reserve fund for exceptional work, meeting local or corporate priorities would be **£28,920**.

CAPITAL PROGRAMME

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

The estimated spend on the North Capital programme in 2011/12 is £110,667, with a further £45,000 allocated for future years.

There is £66,898 in the reserve schemes for 2011/12 and a further £175,000 for future years.

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

Schemes	Estimated Spend 2011/12 £	Future Spend £
Unallocated Capital Reserve	36,240	75,000
Langport Vision – river and countryside access to promote sustainable tourism in Cockle Moor / Upper Parrett area		20,000
Local priority projects – enhancing facilities and services	30,658	80,000
TOTALS	66,898	175,000

Proposed revisions to the Capital Programme

Following the review of priorities for Area North, the following changes are recommended:

Reserve Schemes

Remove £20,000 for Langport Vision scheme from Future Spend and transfer this sum to a new allocation for future years to support economic vitality in Area North. Changes to the LARC programme and Environment Agency support have meant that a bid is unlikely to secure match funding for a waterways access programme. Future proposals to promote increased access to the waterways and countryside can be considered through a capital appraisal under 'Local Priority Projects'.

Establish £20,000 into a reserve scheme allocation to promote local economic well-being in Area North (potential schemes to include marketing e.g. signage, facilities; and improvements to trading environments). A decision in detail would be made using a

capital appraisal in the next 3-6 months. In keeping with the corporate approach to investment, schemes which are community led and include additional partnership would be prioritised.

Retain the Local Priorities allocation. This provides a ring-fenced allocation to support community-led schemes accessed through the SSDC Community Grants programme. The current allocation is £32,000 with £80,000 for future years.

Existing Main Programme Schemes

Remove £10,000 for West Street Somerton (town centre safety and access feasibility work) and transfer to Unallocated Capital Reserve for 2011/12. The planned work was not commissioned due to changes at SCC and within Somerton town council. The revised Somerton town plan and SSDC corporate plan, once adopted, would be a good starting point to review local priorities with the community and re-submit a capital appraisal in due course.

Remove £5,000 for Upper Parrett waterways access plan and transfer to Unallocated Capital Reserve. As noted above, the changes to match funding and previous support for waterways access development from the Environment Agency means that this project cannot proceed as approved. Securing improved community / public access remains a local priority.

Transfer £45,000 of provision for compensation due to Planning Enforcement action from the Main Programme to Reserve Schemes as a separate allocation for Future Years. Uncertainty still exists around compensation details, therefore altering this to a reserve scheme seems more appropriate.

All other schemes to be retained which are contracted for or are in progress (see Appendix A and B)

If these changes are approved the revised Capital Programme will be as below:

- Main Programme 2011/12 £95,667
- Main Programme Future Years £Nil
- Reserve Schemes 2011/12 £81,898
- Reserve Schemes Future Years £220,000

COMMUNITY GRANTS

During the 6 months to September, grants of £5,901 were awarded under the delegated grants below £750. There remains an uncommitted balance of £7,709 out of a total grants budget of £27,410.

All community grants carried forward from 2010/11 have been completed.

Community Grants Summary

Original budget 2011/12	£15,360
Carry forward from 2010/11	£12,050
Total revised budget	£27,410
Qtr 1 & 2010/11 carry forward - offered, committed or paid	£16,376

Qtr 2 - offered, committed or paid	£3,325
Balance as at 30th September 2011	£7,709

Quarter 2 (July – September 2011) grants offered/commitments under service level agreements.

SLA = Service Level Agreement

Group	Award	Comment	Paid (as at October 2011)
Somerton Allotments	(£750)	Application withdrawn	N/a
Ash Parish Council	£325	Insulation of Pavilion.	Yes
Friends of Somerton Edgar Community Hall	£750	New hearing loop & PA system	Yes
Stoke sub Hamdon Sports & Recreation Trust Charity Shop	£500	Set up contribution towards Charity Shop	Yes
Long Sutton Parish Council	£2,500	Turn Hill Parish Lengthsman (SLA)	Yes
Total Committed	£3,325		

If Members would like further details on any of the Area North budgets or services they should contact the Area Development Manager (North).

Corporate Priority Implications

The budget is closely linked to the Corporate Plan.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

There are no implications currently in approving this report.

Equality and Diversity Implications

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

Background Papers – Financial Services Area North budget file




AREA NORTH CAPITAL PROGRAMME 2011/12 - 2015/16

Appendix A

	2011/12 Estimated Spend £	Actual Spend to 30/09/2011 £	2011/12 Remaining Budget £	Future Spend Excluding Slippage £	Responsible Officer (s)	Responsible Officers Comments	
						Action Taken to Control Slippage	Performance Against Targets
Health and Well-Being							
Improvement to District owned Play Areas January 2001 Play Audit.	32,381	13,577	18,804		R Parr		Curry Rivel Stanchester Way Phase 2 (£16,531) expected to be completed in 2011/12. Bracey Road Martock - Phase 1 completed, Phase 2 for completion this financial year.
Bracey road Martock - Play area improvements (in addition to above)	10,000	1,101	8,899		R Parr		see above
Chilthorne Domer Pavilion refurbishment	12,500	10,649	1,851		L Collett	Project regularly monitored by the lead officer	Grant awarded to Chilthorne Domer Recreation Trust, work underway, grant paid once work completed.
Curry Rivel refurbishment of Old School Room	1,500	0	1,500		L Collett	Project regularly monitored by the lead officer	Grant awarded to Curry Rivel Old School Room. Work underway. Grant paid once work completed.
Total Health and Well-Being	56,381	25,327	31,054	0			
Environment							
Cockle Moor Bridge	28,452	0	28,452		C Jones	Payment is dependent upon final completion of wayleaves.	Works completed. Payment to be made to SCC once easement across SSDC land approved.
Feasibility Fees - West Street, Somerton (Traffic survey)	10,000		10,000		C Jones	This is an allocation only, the business case to be reviewed.	Survey work postponed pending further discussion with STC / SCC. Project needs to be re-defined to consider review of current parking strategy. Allocation to be reviewed as part of overall capital programme.
Langport Vision - improvements to Langport and River Parrett Visitor Centre and car parking at Westover	6,196	3,599	2,597		K Menday / Pauline Burr		Work to complete in 2011-12. Work has included improvements to parking area in Westover; additional interpretation and signage and benches for picnics.
Langport Vision - preparation of Upper Parrett Waterway Plan and progress of recreational access to and near River Parrett at Langport	5,000		5,000		C Jones	This will be reviewed in 2011-12 with local councils and EA.	Match funded project in association with the Langport River Group and the Environmental Agency. Allocation to be reviewed as part of overall capital programme.
Total Environment	49,648	3,599	46,049	0			
Economic Vitality							
Planning Enforcement	0	0	0	45,000	I Clarke		Provision for compensation due to enforcement action (Discontinuance Order)
Martock, town centre improvements - Phase 2 (YD979(YC233) A140 AN08)	2,638	0	2,638		G Green		Scheme is largely complete except final completion to lighting.
Martock Town centre Improvements - Phase 3	2,000		2,000		C Jones		Grant to Martock Parish Council. Improvements to Martock Precinct in hand.
Total Economic Vitality	4,638	0	4,638	45,000			
Total North Capital Programme	110,667	28,926	81,741	45,000			
Reserve Schemes Awaiting Allocation But Approved in Principle							
Unallocated Capital Reserve	36,240	0	36,240	75,000	C Jones		Provision for investment not otherwise covered in reserve programme.
Langport Vision - river and countryside access to promote sustainable tourism in Cockle Moor / Upper Parrett area		0	0	20,000	C Jones / P Burr		Provision only. Plan for additional access pathway on Cockle Moor. Subject to partnership with EA and Langport River Group. Linked to development of Waterway Access Plan and access for visitors.
Local priority projects - enhancing facilities and services	30,658		30,658	80,000	C Jones		Detailed allocations through grants or capital appraisal. Support for partnership investment into local infrastructure and facilities.
Total Reserve Schemes	66,898	0	66,898	175,000			
Summary							
North Capital Programme	110,667	28,926	81,741	45,000			
Reserve Schemes (Unallocated)	66,898	0	66,898	175,000			Councillors to review capital programme priorities - Autumn 2011
Total Programme to be Financed	177,565	28,926	148,639	220,000			

Corporate Capital Programme within Area North							
Martock Parish Hall	0		0		C Jones		Project removed from capital programme and funds returned to capital reserves (DX 4.8.11)
Community Play Schemes	22,000	0	22,000	43,000	R Parr		Projects profiled 2011/12 are moving forward and being closely monitored
Youth Facilities Development	15,000		15,000		R Parr		Projects profiled 2011/12 are moving forward and being closely monitored
Multi Use Games Area	70,000		70,000	35,000	R Parr		On Target. Officers are assisting parishes where possible.
Grants for Parishes with Play Area	12,500		12,500	47,000	R Parr		Project profiled 2011/12 moving forward; other projects reprofiled to 2012/13

Gypsy & Traveller Sites programme:							
Health & Well-Being							
Infrastructure & Park Homes, Tintinhull Gypsy Site	44	21	23	0	S Joel		
Infrastructure & Park Homes, Tintinhull Gypsy Site -Inc	(44)	(44)	0	0	S Joel		
Infrastructure & Park Homes, Ilton Gypsy Site	59	68	(9)	0	S Joel		
Infrastructure & Park Homes, Ilton Gypsy Site -Inc	(59)	(59)	0	0	S Joel		
Infrastructure & Park Homes, Twisted Willows, Ilton	168	140	28	0	S Joel		
Infrastructure & Park Homes, Twisted Willows, Ilton -Inc	(168)	(168)	0	0	S Joel		
Infrastructure & Park Homes, Ilton - Grant for MUGA	50	0	50	0	S Joel		
Infrastructure & Park Homes, Ilton - Grant for MUGA - Inc	(50)	(50)	0	0	S Joel		
Infrastructure & Park Homes Contingency	75	0	75	0	S Joel		
Infrastructure & Park Homes Contingency - Inc	(19)	(19)	0	0	S Joel		
Pitney Hill Gypsy Site Langport	5	19	(14)	0	S Joel		
Pitney Hill Gypsy Site Langport	(5)	(5)	0	0	S Joel		
Economic Development - Spatial Policy							
Gypsy & Traveller Acquisition Fund	133	0	133	0	C McDonald		
Gypsy & Traveller Acquisition Fund - Income	(83)	(83)	0	0	C McDonald		
	106	(180)	286	0			

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

Summary Youth and Play schemes within the Area North Capital Programme 2011/12 - 2015/16

Appendix B

	Committee Date	Original Profile Year	Original Budget £	Paid prior April 11 £	Balance 2011-12 £	Paid 2011-12 £	Remaining Budget 2011-12 £	Estimate 2012-13 £	Estimate 2013-14 £	Estimate 2014-15 £	Estimate 2015-16 £	Comment
CURRENT SCHEMES APPROVED												
SSDC owned Play Areas												
Work approved following the 2001 Play audit.												
Bracey Rd Martock			20,666	7,089	13,577	13,577	0					Bracey Road Martock - first stage of construction work completed and retention sum withheld. Final phase being completed this year.
Curry Rivel - Stanchester Way phase2			28,000	11,469	16,531		16,531					Draft design completed and expect works to be completed in 2011/12.
South Petherton -West End View			10,000	9,727	273		273					Work completed.
Tintinhull - Thurlocks			2,000	0	2,000		2,000					Refurbishments to multi-unit climbing frame; expect works to be completed in 2011/12
SSDC play	TOTAL		60,666	28,285	32,381	13,577	18,804	0	0	0	0	
Other Approvals												
Bracey Rd Martock	June 02		10,000	0	10,000	1,101	8,899	0	0	0	0	see Bracey Road above.
SCHEMES FROM THE CORPORATE PROGRAMME IN AREA NORTH												
Community Play Schemes 2006 approved Feb 07 Council												
Bracey Rd Martock	Feb 07		30,000	30,000	0		0					Project complete.
Hills Lane Martock	Feb 07		20,000	18,000	2,000		2,000					Project complete.
Thurlocks Tintinhull	Feb 07		20,000	0	0		0	20,000				Reprofiled for completion in 2012/13
Stanchester Way Curry Rivel	Feb 07		10,000	0	10,000		10,000					Draft design completed and expect works to be completed in 2011/12.
Lavers Oak Martock	Feb 07		15,000	0	0		0	13,000				Refurbishment planned for 2012/13 following consultation with stakeholders
Abbey Close Curry Rivel	Feb 07		10,000	0	0		0	10,000				Refurbishment planned for 2012/13 following consultation with stakeholders
Barrymore Close Huish Episcopi	Feb 07		10,000	0	10,000		10,000					Quotations are being sought for refurbishment in 2011/12
	TOTAL		115,000	48,000	22,000	0	22,000	43,000	0	0	0	
Grants for Parishes with Play areas 2008 approved Feb 08												
Ilton	feb 08		12,500	0	0		0	12,500				Reprofiled for completion in 2012/13
Shepton Beauchamps	feb 08		12,500	0	12,500		12,500					Construction complete; grant to be paid after post installation inspection
South Petherton Lightgate Lane	feb 08		50,000					34,500				Reprofiled for completion in 2012/13
	TOTAL		75,000		12,500	0	12,500	47,000	0	0	0	
Youth Facilities 2006 approved Feb 07 Council												
Chilthorne Domer	Feb 07		5,000	0	5,000		5,000					Grant application completed subject to approval; work expected in 2011/12
Huish Episcopi	Feb 07		5,000	0	5,000		5,000					Currently fundraising to match grant
Compton Dundon	Feb 07		5,000	0	5,000		5,000					Grant application completed subject to approval; work expected in 2011/12
	TOTAL		15,000	0	15,000	0	15,000	0	0	0	0	
Multi Use Games Areas 2008 approved Feb 08												
Martock	feb 08		35,000	0	35,000	0	35,000					On Target for 2011/12 completion - construction started end of October
Langport	feb 08		35,000	0	35,000		35,000		0			Currently fundraising to match grant; project expected to slip to 2012/13
South Petherton	feb 08		35,000	0	0		0	35,000			0	Officers are working with Parish to develop plans
	TOTAL		105,000	0	70,000	0	70,000	35,000	0	0	0	

Area North Committee – 23 November 2011

12. 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
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)
<i>25 Jan '12</i>	<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>
<i>22 Feb '12</i>	<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	Countryside	To provide a report on the work of the SSDC Countryside Service over the past 12 months.	Katy Menday, Countryside Manager
22 Feb '12	Area North Priorities	An update on current programmes of work supported by the Area Committee.	Charlotte Jones, Area Development Manager (North)
22 Feb '12	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.	Nazir Mehrali, Management Accountant
28 Mar '12	Welfare Benefits Take-up Service	Annual update on the work of the Welfare Benefits team.	Fiona Johnson, Welfare Officer

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
<i>28 Mar '12</i>	<i>Economic Development Service</i>	<i>Annual update on the work of the Economic Development, Tourism and Heritage service.</i>	<i>David Julian, Economic Development Manager</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 – 23 November 2011

13. 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

11/00739/S73 – Perham Farm, Wick, Langport.
Application to vary conditions 20,28, 29 and 36 of planning application 10/01337/FUL.

Appeals Dismissed

None

Appeals Withdrawn

None

Appeals Allowed

09/03669/FUL – The Courthouse Gallery, 1 West Street, Somerton
Refurbishment and regeneration of existing retail units, and creation of a mixed use scheme including a care home, assisted living and extra care apartments.

The Inspector's decision letter is shown on the following pages.



Appeal Decision

Inquiry held on 27 July 2011

Site visit made on 28 July 2011

by JP Roberts BSc(Hons), LLB(Hons), MRTPI

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

Decision date: 7 November 2011

Appeal Ref: APP/R3325/A/11/2149385

1 West Street, Somerton TA11 7PS

- 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 Somerton Park Ltd. against the decision of South Somerset District Council.
 - The application Ref 09/03669/FUL, dated 18 September 2009, was refused by notice dated 16 November 2010.
 - The development proposed is a mixed use scheme including a care home, assisted living and extra care apartments. The proposals also include refurbishment and regeneration of retail units along West Street.
-

Decision

1. The appeal is allowed and planning permission is granted for the refurbishment and regeneration of retail units, and creation of a mixed use scheme including a care home, assisted living and extra care apartments at The Courthouse Gallery, 1 West Street, Somerton TA11 7PS in accordance with the terms of the application, Ref 09/03669/FUL, dated 18 September 2009, and subject to the conditions attached in the Annex to this Decision.

Procedural matters

2. The appellants confirmed at the inquiry that they had no objection to the Council's description of the site and proposal as referred to in the decision notice, which I have incorporated in the formal decision above.
3. The application was the subject of a number of amendments prior to its determination, and I shall take those into account in my decision. The main parties also agreed that plan reference CMR/3 should be incorporated into any permission. As it merely clarifies detail shown on an application plan to a different scale, no-one's interests would be prejudiced by my doing so.
4. A planning obligation under Section 106 of the Town and Country Planning Act 1990 was submitted on behalf of the appellants. This aims to secure compliance with a travel plan and to pay for a Traffic Regulation Order in order to prohibit parking on part of Pestors Lane. I shall refer to this in further detail below.
5. After the appeal was made, the appellants wrote to those people who had been notified by the Council about the application when it was originally made, together with those who had commented on it, seeking their views about amended car parking plans showing 21 parking spaces instead of the

17 spaces previously proposed. At the Inquiry, I was asked by the appellants to consider these plans and to impose a condition to require the 21 spaces to be provided, should I find it necessary to do so, although the 17 spaces were nevertheless considered by them to be adequate.

6. I gave a ruling at the Inquiry to the effect that the submission of the plan did not wholly accord with PINS Good Practice Guidance Note 09, but pointed out that the advice was not binding, and did not mean that I was bound to reject the appellants' request. The amended plan does not amount to a significant alteration to the nature or character of the application, and having regard to the extensive consultation undertaken by the appellants, and the numerous responses received, no-one would be prejudiced by my considering it. Whilst the proposal seeks to provide an alternative scheme, this would be in line with the Wheatcroft¹ decision and with the advice in Circular 11/95 *The Use of Conditions in Planning Permissions*. I shall refer to this below.

Main Issue

7. The effect of the proposed level of car parking on highway safety.

Reasons

8. The appeal site is located in a central position within the town centre, with pedestrian entrances onto West Street, the main road through the town centre, with the sole vehicular entrance being from Pestors Lane at the rear of the site. It is proposed to provide 17 car parking spaces at the rear of the site, or as an alternative, should I find it necessary, 21 spaces could be provided. The Council and the Highway Authority accept that 19 spaces would be acceptable, and thus the dispute between the main parties is a narrow one, and could be addressed by the "Wheatcroft" scheme. In saying that, Somerton Town Council (STC), Save Somerton's Car Parks Campaign (SSCPC) and others argue that more off-street parking is required.
9. The starting point needs to be the development plan. The Regional Spatial Strategy for the South West (RPG10) is now quite old, and whilst the replacement RSS had reached an advanced stage, the key issue in this case is of limited local scale and impact and local policies are of more relevance.
10. The broader picture is set by saved Policy ST1 of the South Somerset Local Plan (LP) (adopted in 2006) which identifies Somerton as one of a number of Rural Centres, so identified because of their generally superior service provision, better accessibility, generally better employment opportunities and their capacity in terms of both physical and community infrastructure to absorb further development. The explanatory text says that such centres are to act as focal points for local employment and shopping, social and community activity in their areas.
11. After the main towns of Yeovil, Chard, Crewkerne, Wincanton and Ilminster, Rural Centres are the second tier of priority for development, and thus the proposal would fall squarely in accord with this locational strategy. I attach little weight to the suggestions that the status of Somerton may be changed in the emerging Core Strategy, as this is at an early stage of preparation.

¹ Bernard Wheatcroft Ltd. v Secretary of State for the Environment and Another (1982) 43 P&CR 233

12. In Rural Centres, provision is to be made for development necessary to sustain their roles. The refusal alleges a conflict with saved LP Policy ST5 which deals with general development principles. It does not refer specifically to parking and I consider that the criterion relating to infrastructure would not normally include car parking, and therefore I find no conflict with this policy.
13. The decision notice also alleges a conflict with LP Policy TP6 which sets out maximum parking levels for non-residential development, but the main parties agree that the limited retail use of the proposal requires no on-site parking provision, and as it is a town centre location, I agree. The policy does not include any standards for care homes, and nor does Policy TP7 which relates to residential development. Whilst the care home is a business, its predominant function is to offer a place for people to live, and notwithstanding that care is provided, I am satisfied that its character is best described as residential. The categorisation of care homes in the Town and Country Planning (Use Classes) Order 1987 as a "C class" residential use reinforces this view.
14. Thus, the main parties agree that the most relevant standard to look at is the Countywide Parking Strategy (CPS) produced by Somerset County Council as part of the Local Transport Plan. This does not have the status of a development plan document, but it is the only document which provides specific guidance on care homes. It aims, amongst other things to enable a consistent approach to be taken towards parking in development control decisions throughout the county. The CPS refers to accessibility criteria which allow a discount to be applied to the guideline parking figure. The criteria (in Table 4.1) allocate scores to various factors relating to pedestrian links, cycleway links, bus services, and public car parking, and this in turn allows reductions to be applied to the maximum parking provision set out in the CPS.
15. Before looking at the criteria, it is important to look at the parking standards in the context of Policy TP7 which says that where the development is for housing types with less demand for parking than family housing, or where individual locations are particularly accessible, provision will be expected to be substantially below the required maximum. Thus, the Council expects certain kinds of residential development to provide substantially fewer parking spaces than the maximum set out in its standards, and I see no reason why that should not apply to the CPS standards.
16. The maximum standard for C2 residential institutions set out in the CPS is 1 space per 4 beds plus 1 space for each staff member. There are 45 care home bedrooms shown on the submitted drawings. Some of the bedrooms are shown as having double beds. Regardless of whether this indication is architectural licence, or whether there is a very low likelihood of couples wishing to stay in the care home units, Mr Walsh, Managing Director, Care and Operations for the appellant company, was clear that if two people wished to live together in the care home, they would have to have a room each, and that the licence would only provide for 45 residents in total. I am satisfied that on such a basis, there would only be a total of 45 care home residents, and therefore the maximum standard would be 11 spaces.
17. For the extra care and assisted living units (EC & AL), a number of the units have 2 bedrooms. However, the evidence of other care homes operated by

the appellants is that there is a very low level of dual occupancy, it being argued for the appellants that some residents liked to have an extra bedroom to cater for visitors. However, as the appellants point out, if a couple were to occupy one of the units it is likely that such units would be occupied by a couple of a similar age, and that there would be no greater parking requirement for a couple than there would be for a person living on their own.

18. The Council has accepted that notwithstanding the wording of the CPS, the more useful way of assessing the car parking needs is to look at units rather than beds, and for the foregoing reasons, I agree.
19. There are no separate standards for extra care or assisted living units, and thus it is appropriate to use the same standard, leading to an overall requirement of 16.25 spaces. Whilst this is what the standard seeks for parking to serve residents and visitors, it is nevertheless relevant that the empirical evidence of other care homes shows that residents are likely to own very few cars. The occupiers of care home accommodation are those who are in need of personal care, and thus are very unlikely to own cars. The same appears to be true of occupiers of AL units, whilst the car ownership rate of EC units is very low, at 0.24 cars per 1 bedroom unit and 0.39 cars for 2 bedroom units.
20. The CPS standard aims to provide parking for visitors as well as for residents. But here there is an abundance of free public car parking nearby, and in my judgement, visitors to the care home would be aware that in a town centre location there would be an expectation that parking would be in public car parks, and in most cases, visitors would prefer to do so, rather than to seek a parking space on Pestors Lane, where parking is likely to lead to obstruction of the flow of traffic.
21. Regardless of this, the CPS standard would therefore seek 16.25 spaces in order to cater for the number of residents, before any accessibility standard was applied. The standard also seeks 1 space for every 2 members of staff. The appellants say that whilst there will be 45 full time equivalent jobs, there will be 15 staff on site at any one time. The CPS standard does not give any detail as to how staff numbers are to be assessed, but it seems to me to be illogical to apply that standard to the total number of staff and more sensible that provision should only be made for the staff who are actually on site at any one time.
22. Third parties argued that the staff numbers put forward by the appellants were unrealistically low. Comparisons were made with the nearby Wessex House care home, where I was told that proportionately there are much greater staff numbers, with 20-22 people working there at peak times, with 40 beds. Local residents told me that parking in association with Wessex House overflows onto Wessex Rise, but I recognise that there is no travel plan associated with Wessex House, and a different culture towards staff car parking may exist there.
23. Mr Walsh gave detailed evidence of how the staff would be utilised in the proposed operation, and I was told that such staffing regimes complied with Care Quality Commission guidance, and had recently been accepted by them elsewhere. Mr Walsh also explained why he felt Wessex Home might be distinguished from this proposal on the basis of its age, layout and

organisation, but he accepted that he was not familiar with that home, so could not comment further on the differences.

24. I attach considerable weight to Mr Walsh's evidence on the basis of his extensive experience of providing care, and his knowledge of the way in which the appellants run their homes. On the other side of the coin, Mr Cavill of Somerset Care gave evidence about staffing at Wessex House, and whilst I recognise that he has in depth knowledge of care homes operated by Somerset Care, I cannot favour his view of another's likely mode of operation against the specific evidence of how the appellant company operates.
25. Accordingly, there is insufficient evidence for me to doubt that there would be no more than 15 staff on site on any one shift. I expect that for a short time, there may be more than 15 staff at shift changeover times, but I accept that different shift patterns would mean that not all staff would start and finish at the same time. Not all staff may be need to travel by car, and some could walk or cycle, or come by bus, although I recognise that shift hours may not make that practicable. However, the peak changeover time would be at 2pm, which would not coincide with peak visiting times, which are in the evenings, and thus there would be likely to be spare capacity in the car park. I also attach weight to the proposed travel plan, which would provide a mechanism to encourage car sharing and the use of a mini-bus to collect staff.
26. There is the possibility that some residents of the AL/EC units would wish to employ their own carers. Mr Walsh indicated that in his experience this would be an unlikely prospect, but even if this were to occur in some cases, it would not be likely to equate to a one full time staff member, and I consider that this is unlikely to materially affect the overall staffing position.
27. On this basis, the CPS standard would require 16.25 parking spaces to serve residents and their visitors, and 7.5 spaces for staff, leading to an overall requirement of 24 spaces before applying the accessibility discount, referred to in Table 4.1 of the CPS. The Council agrees with this "headline" figure. The scoring system looks at four accessibility factors. In terms of pedestrian links, the highest score is given to sites with direct and safe pedestrian access to local services.
28. The main pedestrian entrance to the site is on West Street, the main road through the town centre, and there are a number of shops very close to the site. A pedestrian crossing would enable residents to cross West Street safely and to access the Brunel Shopping Centre. On my visit it was pointed out that in places the footway along West Street is uneven, and a pinch point on the south side would prevent wheelchair access along it. I accept that in common with many historic town centres, there are places near to the site where pedestrian access is less than ideal, and does not conform to modern engineering standards. But this does not alter the overall picture that the site is ideally placed for pedestrians to access local services, and I see no reason not to allocate the highest score of 2 for this criterion.
29. The second criterion gives the highest score to sites adjacent a designated cycle route. The CPS gives no further guidance on this factor, as a matter of fact, West Street is a designated cycle route, it must attract the highest score of 2.

30. The third criterion is relates to bus services. The highest score is given to a site with a half hourly bus service within 200m. There are two bus services which run through the town centre, and if they are combined, they provide a half-hourly service. I was told at the Inquiry by local residents that recent changes meant that whilst bus services run along West Street, they do so in one direction only, and return along Behind Berry in the other. Behind Berry can be accessed on foot through existing car parks and residential roads, necessitating crossing Behind Berry, a fairly busy road by-passing the town centre, and beyond the 200m referred to in the criterion. Furthermore there are now no Sunday services. Despite this, I consider that the wording of the criterion is met, and attracts a score of 2.
31. The final criterion is accessibility to public car parks, and if there is one within 200m, as there is in this case, it attracts a score of 2. Accordingly, I find that the proposal would have an accessibility score of 8, and the CPS defines scores of 6-8 as being of high accessibility.
32. The CPS provides that a reduction below the maximum standard (in this case, 24 spaces) is dependent on the location of the site and its accessibility. Figure 4.1 says that in places like Somerton a reduction of between 20 and 30% can be applied. It was suggested that a discount of 40% could be applied, as the LP indicates that in certain circumstances this could be done. However, that level of discount has not been applied in the CPS, and I consider that it would be inappropriate to do so. The note at paragraph 4.20 of the CPS says that the system should be used with a certain degree of flexibility and that each case must be considered on its own merits, and this does not preclude the use of professional judgement.
33. A key difference in approach between the appellants and the HA is whether a discount of 20% or 30% should be applied. The Council argues that 20% is appropriate because Somerton does not have the range of shops and services as do other towns, such as Crewkerne, which have larger populations and also have better public transport services.
34. Many of the nearby small towns and villages surrounding Somerton cannot be reached by bus services, and therefore I accept that there is likely to be a greater reliance on travel by car than in other rural centres. Whilst I was told for the appellants that it is expected that the greater proportion of staff would be recruited from within a 5 mile radius of the site, this would include places which cannot be reached by public transport.
35. On the other hand, the appellants say that when exercising professional judgement, a number of factors need to be taken into account. One of these is that the accessibility criteria apply equally to a greenfield site on the edge of town as they do to a town centre. The appeal site is in a highly central position within the town centre and is accessible by foot and by bike for those people living in the town, and more accessible than most edge of centre locations. I consider that this ought to be afforded weight in applying the level of discount.
36. A further factor is that a travel plan has been prepared in this case. I was told that the HA is a leading light in the development, implementation, monitoring and enforcement of travel plans, and that the County Travel Plan Co-ordinator is satisfied that the plan offered in this case is robust. The Council accepted that this was a matter which ought to be taken into

account. The CPS also recognises that car-free development for residential proposals may be appropriate in town centres, and this also needs to be weighed in the balance, especially because on the facts of this case, there would be a very low rate of car ownership amongst the residents.

37. Whilst I have some reservations about the balance of arguments, especially taking into account the limited bus services available here, the factors argued by the appellant carry considerable weight, and therefore I consider that the arguments in favour of a 30% discount are the stronger, in which case, the 17 car parking spaces proposed would comply with the CPS standards.
38. I have also had regard to the advice in Planning Policy Guidance Note 13: Transport (PPG13) which urges local planning authorities not to require developers to provide more parking spaces than they themselves wish, other than in exceptional circumstances which might include, for example, where there are significant implications for road safety which cannot be resolved through the introduction or enforcement of on-street parking controls.
39. In this case, the key issue relates to highway safety. Notwithstanding the application of the CPS standards, if I were to have any residual concerns about overspill car parking taking place on Pestors Lane or nearby roads, would such parking result in significant implications for road safety which cannot be addressed through parking controls?
40. Whilst there are a large number of public car parks nearby, the evidence shows that they are well used, and that the number of long-term parking spaces is limited. The number of long-term spaces may also be subject to changes, if the demand requires it. The appellants have also demonstrated (in Mr Rawlinson's evidence Plan Ref: SCG/2) that there are numerous places where people could park on-street. However, I am concerned that in a number of instances where parking is indicated as being available, whilst there are no parking restrictions in force, to park on-street would cause an obstruction or even be physically inaccessible and thus I do not accept that there are as many available on-street parking places as indicated.
41. Moreover, in my experience, people will wish to park as close as they can to their place of work, and I consider that if there is insufficient space on site, they would park wherever they can legally do so, although this is likely to be tempered by individual drivers' assessment of whether it is safe to do so and having regard to any inconvenience that parking may cause. In my experience, such assessments can vary considerably.
42. In Pestors Lane, which is already narrow in places, further on street parking would add to obstructions and would be likely to interfere with the free-flow of traffic. Whilst I accept that there is no history of recorded accidents in this part of Pestors Lane, this does not mean that there is no safety concern. Other roads in the vicinity are also narrow in places, and there is limited scope for on-street parking, and thus I consider that any overspill parking would be likely to be restricted mainly to Pestors Lane.
43. However, the appellants have proposed to fund a Traffic Regulation Order (TRO) to prohibit parking on the south side of Pestors Lane. I recognise that an offer to fund such an order does not necessarily mean that the Highway Authority would agree to impose one. No one at the Inquiry opposed such a

proposal, and it was supported by the STC and at least one resident living opposite.

44. In my view, a TRO would offer an important safeguard, bearing in mind that the appellants may have little or no control over on-street parking. The Highway Authority witness took the view that such an order would be justified, despite not seeking one beforehand. I agree with the appellant that it would be perverse if the Highway Authority were to resist making such an order, in the light of the concerns I have identified, and the support expressed for it. In my view, this, together with the Travel Plan would be necessary to ensure that the parking arrangements would be safe, and would comply with the tests in Circular 05/05 Planning Obligations in all other respects. I therefore attach considerable weight to that obligation.
45. The combined effect of the TRO, the Travel Plan and the car parking management plans (the latter being the subject of a condition) would operate to address any doubts that I might have about the appropriateness of applying a 30% discount from the CPS maximum standard.
46. I am also satisfied that the proposed delivery arrangements using a lay-by at the front of the site would be an effective and safe means of delivering goods to the site, and, supplemented by a delivery management plan which could be required by condition, I am satisfied that deliveries would not interfere materially with parking arrangements or highway safety.
47. As I have found that adequate arrangements have been made for parking by the provision of 17 spaces, I conclude that the proposed parking arrangements would not be harmful to highway safety, or conflict with the development plan policies to which I have referred above.

Other matters

48. Local people expressed a number of other concerns relating to highway safety. I recognise that the junction of Pestors Lane with West Street has limited visibility; however, the number of net additional movements associated with the proposal would not be great, and I share the Highway Authority's view that this is not a reason for withholding permission. Some drivers may stop outside the site on West Street to pick up or drop off people at the main pedestrian entrance to the site. I accept that this is a real prospect, but it would be likely to be infrequent and of short duration, so as not to materially affect highway safety. Concerns were also raised by interested parties about the likelihood of delivery vehicles turning in the junction of Wessex Rise; whilst I acknowledge that this is a possibility, it is not the only option, and lorries could continue to travel along Pestors Lane to connect either to the B3151 or the A372. Under these circumstances, I am not convinced that the prospect of hazardous reversing is so great as to justify dismissing the appeal.
49. SSCPC are particularly concerned that what they perceived as inadequate on-site car parking to serve the proposal would lead to pressure on the existing free public car parks, which in turn would damage the vitality and viability of town centre shops and result in inconvenience to users of the town centre shops and facilities. Somerton is unusual in that it has a low number of national shop brands, and a higher number of small, independent shops. This, along with its historic and architectural interest, makes a

significant contribution to the special character of the town, and I understand why local people feel strongly about the need to protect it.

50. However, opposition to the proposal on this basis is misconceived. Town centres are places which are more likely than other places to be accessible by public transport, walking and cycling, and it is a key planning objective to locate development in such locations. Somerton is specifically identified as a Rural Centre in the LP; after the main towns, which are the primary focus for development, Rural Centres are next in the strategic hierarchy, and will be the focus for local employment, shopping, social and community activity, and some additional housing. Thus, in order to realise the strategic objective of the plan, growth is to be expected, which would inevitably lead to increased use of the town centre facilities, including the use of car parks, and it would be wrong to seek to resist development because it would bring with it increased car park use.
51. At present there are some parking controls in respect of the duration of stay, but parts of the bigger car parks have no such controls. The ability to impose restrictions would enable the overall availability of free car parking to be controlled. Advice in PPG13 indicates that car parking charges should be used to encourage the use of alternative modes of travel. Even if the STC, which operates the public car parks, does not wish to impose charges, it could impose more controls over the duration of stay, which would free up spaces for short-term users, especially shoppers and those using services in the town centre, whilst encouraging employees to use alternative modes of transport.
52. As far as visitors to the care home are concerned, I attach weight to the evidence of Mr Walsh that visits are likely to be few, and are more likely to take place in the evening and at weekends, when (other than on Saturday daytimes) demand for car park space is likely to be less intense.
53. The other side of the coin is that visitors and occupiers of the assisted living and extra care apartments could be expected to spend in local shops, restaurants, pubs, cafes and use other services in the town. Although not all visitors or occupiers would use such facilities, I consider it probable that the large number of occupiers would make a positive contribution to the vitality and viability of the town centre, thereby fulfilling the LP objective of helping to sustain rural centres.
54. The proposal would bring with it a number of benefits, which are important in the balance of arguments, none of which is disputed by the Council. The proposal would provide care for the elderly for which there is a considerable demand in the area, and this would meet the broader housing objectives of Planning Policy Statement 3 (PPS3): *Housing*. The proposal would revitalise the West Street frontage and shops and bring with it physical improvements, which would preserve and enhance the character and appearance of the Conservation Area in which the site lies. It would also bring jobs and spending to the town, and in line with the advice in PPS4 *Planning for Sustainable Economic Growth* and the Ministerial Statement *Planning for Growth*, I attach importance to this. All of these factors weigh in favour of the proposal.
55. The proposal would result in windows of bedrooms and dining room facing adjoining properties. Of particular relevance to this issue is the grant of

planning permission for a previous care home on the site. In respect of overlooking of the rear garden of Longmires, much of the garden would be overlooked at a fairly close distance from facing windows in the first and second floors of the development, and I have some concerns about the impact on the privacy of occupiers of that property.

56. At the Inquiry, in response to my questions, I was told for the appellants that because of the value of the previous permission, if this appeal were not to succeed, the previous permission would be implemented, because it was too valuable to lose. Under these circumstances, I regard the previous permission as a realistic fallback, and there would be little difference between the two proposals in terms of the impact on the living conditions of neighbouring occupiers.
57. The beer garden of the adjoining public house, The White Hart, would also be overlooked from windows in the development, but I do not consider that the same degree of privacy should be afforded to pub beer gardens as would be expected in a private residential rear garden.
58. The fallback position is also relevant to local concerns about the effect of the proposal on the character and appearance of the area. The proposal would involve a high density development projecting well into the rear of the site. The alignment would reflect the nature of the burgage plots behind the West Street frontage, but I recognise that the bulk of the development would be greater than that found elsewhere backing onto Pestors Lane.
59. There would not be a large amount of green space in the development but there would be several outdoor amenity areas. Although no landscaping details were submitted with the scheme, I was told at the Inquiry that potted trees may feature. I consider that it is important to provide natural landscaping, but I am satisfied that this could be dealt with by condition.
60. The buildings immediately fronting Pestors Lane would screen much of the development behind it from views from Pestors Lane. Although I accept that the two storey blocks fronting Pestors Lane would not replicate the lower buildings along this part of the lane, they would nevertheless have a domestic scale, and would not be out of keeping with the mixed development along this part of the road. The site is visible from public viewpoints on footpaths to the south, but the new buildings would be seen from some distance, and I am satisfied that, taking into account the fallback position, the appearance of the development would be satisfactory, and that taken in the round, the proposal would at least preserve the character and appearance of the conservation area.
61. I have also had regard to concerns about noise, odour, light pollution, overlooking of other properties and the other matters raised by interested parties at the Inquiry, but none of these, either on their own or cumulatively, alters my view that the appeal should be allowed.
62. I have taken into account the draft National Planning Policy Framework, but as it is still at an early stage of development, I afford it little weight in this decision.

Conditions

63. A number of conditions were suggested to me as part of the Statement of Common Ground, which I have assessed in the light of national advice and the discussion that took place at the Inquiry.
64. A condition to require the development to be carried out in accordance with the approved plans is necessary in the interests of good planning and for the avoidance of doubt. As I have found in favour of the scheme as submitted, it is not necessary for me to require compliance with the Wheatcroft" plans.
65. Further details of samples, specific architectural features and landscaping are needed in the interests of appearance. Due to the dense nature of the development a scheme to provide a communal radio and television reception as well as the removal of permitted development rights for further aerials and satellite dishes is necessary to protect the appearance of the development.
66. A condition to require the parking and turning area to be provided before occupation is necessary in the interests of highway safety. As the level of proposed car parking is justified by the type of accommodation proposed, it is necessary to impose controls on the occupancy of the 3 different types of residential unit proposed, again in the interests of highway safety. For similar reasons the submissions of delivery and car park management plans are needed.
67. The submission of a construction and environmental management plan is required to protect the living conditions of neighbours and in the interest of highway safety. Details of how surface water is to be dealt with are required to ensure that the site is adequately drained. Although ecological survey information was submitted with the proposal, in view of the time which has passed since then, further survey details are need in order to safeguard protected species. A condition to require a programme of archaeological works is necessary in order to protect heritage assets.

Conclusion

68. For the reasons given above, and having regard to all the representations that have been made in this appeal, I conclude that the appeal should succeed.

JP Roberts

INSPECTOR

APPEARANCES

FOR THE APPELLANTS:

Christopher Young, of Counsel Instructed by John Sneddon of Tetlow King

He called:

John Sneddon, BSc(Hons), Tetlow King Planning
MRTPI

Paul Walsh, Dip(Adult Nursing), Retirement Villages
BSc (Nursing Studies)

Craig Rawlinson, Eur. Ing., Transport Planning Associates
BEng(Hons), CEng, MCIHT,
CMILT

Nick Thornton, BA(Hons), DKA
BArch, ARB

FOR THE LOCAL PLANNING AUTHORITY:

Amy Cater, Solicitor South Somerset District Council

She called:

Ian McWilliams Somerset County Council

INTERESTED PERSONS:

Barrie Davies	Somerton Town Council
Pat Bennett	Somerton Town Council
Alan Ibbottson	Save Somerton Car Parks Campaign
Carol Randell	Save Somerton Car Parks Campaign
Judith Hurley	Local resident
David Norris	District councillor
Clive Wilson	Local resident

DOCUMENTS

- 1 Notification letter
- 2 Missing plans
- 3 Wheatcroft judgement
- 4 Bundle of appeal decisions relating to amended plans
- 5 Countywide Parking Standards
- 6 Local Plan policies
- 7 Appeal decision re Bath Wellsway TRO
- 8 Errata sheet – John Sneddon’s proof
- 9 Planning for Growth statement
- 10 General Principles
- 11 Compendium of 3rd party representations

- 12 Plan of The Cedars
- 13 Memo from Reggie Tricker
- 14 Footpath plan submitted by Mr Cooper
- 15 Road widths plan submitted by Judith Hurley
- 16 Folder of photographs submitted by Clive Wilson
- 17 List of suggested conditions
- 18 Condition re lighting
- 19 Amended (undated) unilateral undertaking

DOCUMENT SUBMITTED AFTER THE CLOSE OF THE INQUIRY

- 20 Amended unilateral undertaking dated 2 August 2011

ANNEX

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in complete accordance with the approved plans listed in Schedule 1 to this Annex.
- 3) No development shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the hours of construction, routing for construction vehicles, parking for construction vehicles, measures to reduce noise and dust from the site together with other measures that will reduce the impact of the construction process on the town. The development shall thereafter be carried out in accordance with such details unless otherwise agreed in writing by the Local Planning Authority.
- 4) Before the development hereby approved is commenced a full surface water drainage proposal, including the supporting calculations, shall be submitted to and approved in writing by the local planning authority. Once agreed the approved drainage scheme shall be fully implemented prior to the first occupation of any of the units and shall be retained at all times thereafter.
- 5) Prior to the first occupation of the development, the parking spaces and turning area shall be laid out as shown on the approved plans, and thereafter the area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.
- 6) The occupancy of each element of the accommodation shall be limited to:
 - i) in the case of the 45 care home bedrooms, persons aged 65 years or over who are in need of and who receive personal care by reason of infirmity or disablement;
 - ii) in the case of the 12 Assisted Living Units, persons aged 65 years and over who are in need of care and who receive personal care by reason of infirmity or disablement and the spouse or partner of such a person, and
 - iii) in the case of the 8 Extra Care Dwellings persons aged 65 years or over and the spouse or partner of such a person.

None of the apartments/ bedrooms shown on the approved plans as being of one of the types referred to in subsections i), ii) and iii) above shall be used as any other type of accommodation.
- 7) No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and agreed in writing by the Local Planning Authority.
- 8) Before the development (but not the demolition required to implement the permission) hereby approved is commenced, a sample panel of the local natural stonework, indicating colour, texture, coursing, bonding and lime

mortar pointing shall be provided on site for inspection and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved samples.

- 9) The development hereby permitted shall not be commenced until 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.
- 10) Before the development hereby permitted shall be commenced details of all eaves, verges, water tabling, corbels and abutments, guttering and rainwater pipes 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.
- 11) No works shall be undertaken unless details of all external flues, ventilators, extracts, soil pipes, 'sunpipes' terminals have been submitted to and agreed in writing by the Local Planning Authority.
- 12) No development hereby permitted (including any demolition or site clearance) shall commence until the requirements of this condition have been approved in writing by the Local Planning Authority:-

The developer shall submit report(s) for bat and bird surveys to show the likelihood of protected species being affected, and the extent and nature of impact where present. Where the above surveys lead to a conclusion of impact to a legally protected species, details of measures for the avoidance of harm, mitigation, and compensation shall be submitted to and approved in writing by the Local Planning Authority. An expiry time of 12 months, from the date of the most recent relevant protected species survey, will apply to the survey conclusions, and the approved mitigation measures, after which time, if the development has not commenced, a further protected species survey shall be required, along with details of any revised mitigation measures that may be necessary due to changes revealed by the survey. Such further survey and revised mitigation measures shall also require the written approval from the Local Planning Authority before the development can commence. Repeat expiry times of 12 months, and re-survey and mitigation revision requirements shall apply until such time that the development has commenced.

- 13) Before any of the development hereby permitted is first occupied provision shall be made for combined radio, TV aerial and satellite facilities to serve the development and 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 individual external radio or TV aerial or satellite dish or aerial shall be fixed on any individual residential property or flat or other unit of living accommodation or on any wall or structure relative thereto without the prior express grant of planning permission.
- 14) Before commencement of the development hereby permitted full particulars detailing design of metalwork, balustrading, and gates shall be submitted to and agreed in writing by the Local Planning Authority. Such details as agreed in writing shall be undertaken on site as part of the development and thereafter retained.

- 15) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, to include both hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
- 16) No development shall take place, including any works of demolition, until a Delivery Management Plan (based on the draft version enclosed with the evidence submitted in the appeal) has been submitted to, and approved in writing by, the local planning authority. The approved Delivery Management Plan shall be adhered to throughout the operation of the development hereby approved. The Delivery Management Plan shall provide:
- i) specification of types of vehicles allowed to make deliveries/collections;
 - ii) hours when deliveries/collections can take place;
 - iii) arrangements for the management of the frequency and control of delivery/collection vehicles, and
 - iv) arrangements for the keeping of a log of dates, times, delivery point and vehicle type for inspection by the local planning authority on request.
- 17) No development shall take place, including any works of demolition, until a Car Park Management Plan (based on the draft version enclosed with the evidence submitted in the appeal) has been submitted to, and approved in writing by, the local planning authority. The approved Car Park Management Plan shall be adhered to throughout the operation of the development hereby approved. The Car Park Management Plan shall provide:
- i) details of categories of people, including car share arrangements and cars with more than one occupant, given access to the car park and specific spaces;
 - ii) barrier control arrangements;
 - iii) valet/concierge service arrangements;
 - iv) the management arrangements of the car park, and
 - v) arrangements for monitoring and logging the Car Park Management Plan for inspection by the local planning authority on request.
- 18) The area allocated for the parking of bicycles and motorised disability buggies on the submitted plan CMR/2 0901-40 shall be kept clear of obstruction and shall not be used other than for the parking of such vehicles in connection with the development hereby permitted.

- 19) No development shall commence until an external lighting scheme has been submitted to and approved in writing by the local planning authority. The submitted scheme shall detail the location and type of lighting which shall be designed to minimize light spillage and pollution. The approved scheme shall be implemented and retained at all times unless otherwise agreed in writing by the local planning authority. No other external lighting shall be installed unless otherwise agreed in writing by the local planning authority.

SCHEDULE 1

List of approved plans:

L05318_FPX-A Rev A Ground Floor – Floor Plans & Levels Measured Building Survey

L05318_FPX-A Rev A First Floor – Floor Plans & Levels Measured Building Survey

M06236 FPX COM – Floor Plans

M06236-SX COM – Building, Boundary & Drainage Survey

286603/Site/P/(-)100 P2 Plan - Site - Existing

286603/Site/P/-/(-)101 Rev P2 Plan - Site - Demolitions

286603/Site/P/-/(-)102 Rev P2 Plan - Site - Proposed

286603/Site/P/0/(-)104 Rev P2 Plan - Site - Use Classes

286603/Site/P/0/(-)/01 Rev P13 Plan - Lower Ground Floor

286603/Site/P/1/(-)/01 Rev P9 Plan - Ground Floor

286603/Site/P/2/(-)/01 Rev P8 Plan - First Floor

286603/Site/P/3/(-)/01 Rev P8 Plan - Second Floor

286603/Site/P/4/(-)/01 Rev P8 Plan – Roof

286603/Site/P0(-)10 Rev P3 Existing Lower Ground Floor - Demolition Plans

286603/Site/P1(-)10 Existing Ground Floor - Demolition Plans

286603/Site/P2(-)10 Rev P3 Existing First Floor - Demolition Plans

286603/Site/P3(-)10 Rev P2 Existing Second Floor - Demolition Plans

286603/Site/P/0/(68.5)/01 Rev P5 Plan - Lower Ground Floor Fire Strategy

286603/Site/P/1/(68.5)/01 Rev P5 Plan - Ground Floor Fire Strategy

286603/Site/P/2/(68.5)/01 Rev P5 Plan - First Floor Fire Strategy

286603/Site/P/3/(68.5)/01 Rev P5 Plan - Second Floor Fire Strategy

286603/Site/E/-/(-)/01 Rev P4 North Elevation - West Street

286603/Site/E/-/(-)/02 Rev P8 West Elevation – Longmires

286603/Site/E/-/(-)/03 Rev P8 South Elevation - Pestors Lane

286603/Site/E/-/(-)/04 Rev P5 East Elevation - White Hart

286603/Site/E/-/(-)/05 Rev P4 South Elevation - West Street

286603/Site/E/-/(-)/06 Rev P7 East Elevation – Courtyard

286603/Site/E/-/(-)/07 Rev P4 West Elevation - Courtyard

286603/Site/E/-/(-)/09 Rev P2 Elevation details - Courtyard

286603/Site/R/0/(-)/01 Rev P5 Room Detail - Assisted Living Unit

286603/Site/R/-/(-) 02 Rev P2 Room Detail - Typical Assisted Living Unit

286603/Site/R/-/(-)03 Rev P2 Room Detail - Typical Care Bedroom

286603/Site/R/0/(-)/04 Rev P4 Room Detail - Assisted Living Unit (alternative)

286603/Site/D-(31.4)01 Detail - Window - Dormer

286603/Site/D-(31.4)02 Detail - Window - Shop front 1

286603/Site/D-(31.4)03 Detail - Window - Shop front 2

286603/Site/D-(31.4)04 Detail - Window - Shop front 3

286603/Site/D-(31.4)05 Detail - Window - Shop front 4

286603/Site/D-(31.4)06 Detail - Window - Residential 1

286603/Site/D-(90.3)01 - P2 Detail - Gate - West Street

286603/Site/D-(90)01 Existing Trees

286603/Site/D-(90)01 P1 Photos Trees and Vegetation

CMR/3

Area North Committee – 23 November 2011

14. Planning Applications

The schedule of planning applications is attached.

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

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

Human Rights Act 1998 Issues

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

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

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

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

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

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

Planning Applications – 23 November 2011

Planning Applications will be considered no earlier than 4.00pm

Members of the public who wish to speak about a particular planning item are recommended to arrive for 3.45 pm.

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	111	MARTOCK	11/03267/ FUL	Erection of a single storey and second storey extension to dwellinghouse.	21 Birch Road, Martock	Mr & Mrs S Thorne
2	116	TURN HILL	09/04320/ FUL	Continued use of existing agricultural building and premises to light industrial use, extension to parking/turning area, mixers and associated works	Land Adj Belmont House, High Street, Aller	Mr N Robertson
3	127	SOUTH PETHERTON	11/02841/ FUL	Change of use of 4 bedroom residential property to a 3 bed Bed & Breakfast with one bed owners accommodation and creation of parking.	18 Palmer Street, South Petherton	Miss K Russell

Area North Committee – 23 November 2011

Officer Report On Planning Application: 11/03267/FUL

Proposal:	Erection of a single storey and second storey extension to dwellinghouse (GR: 346175/119581)
Site Address:	21 Birch Road, Martock, Somerset
Parish:	Martock
MARTOCK Ward (SSDC Members)	Mr G H Middleton (Cllr) Mr Patrick Palmer (Cllr)
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date:	18th October 2011
Applicant:	Mr & Mrs Steve Thorne
Agent: (no agent if blank)	Mr Ben Trippick Rugg Farm Stables, Limington, Yeovil BA22 8EQ
Application Type:	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is before the committee, at the request of the ward member and the Area Vice Chair, to enable the merits of the design to be considered further.

SITE DESCRIPTION AND PROPOSAL



The proposal seeks permission for the erection of a two storey side extension and a single storey front extension. The property is a two storey semi-detached house constructed from reconstituted stone, with white UPVC window frames and a concrete tiled roof. The property has been previously extended with the addition of a single storey extension to the rear, a single storey porch to the front, and a single storey garage to the side. The proposed two storey element will be built above the existing garage. The proposed extensions will be constructed from materials to match the existing building. The house is located within a development area as defined by the local plan.

HISTORY

90/01707/FUL - The erection of an extension to garage - Application permitted with conditions 01/05/1990

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.

For the purposes of determining current applications the local planning authority considers that the relevant development plan comprises the saved policies of the Somerset and Exmoor National Park Joint Structure Plan Review, and the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

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

Policy STR1 - Sustainable Development

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

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

National Guidance

PPS1 - Sustainable Development

PPS3 - Housing

South Somerset Sustainable Community Strategy

Goal 3 - Healthy Environments

Goal 4 - Services and Facilities

Goal 8 - High Quality Homes

Material Consideration

Application allowing construction of similar extension approved on neighbouring property, 19 Birch Road, Martock:

07/04264/FUL - Alterations and two storey side extension and associated works, flat roof and safety rail (revised application) - Application permitted with conditions 31/10/2007

CONSULTATIONS

PARISH / TOWN COUNCIL - Do not recommend approval on the grounds of the loss of light to the neighbouring property, the angle of the building and the concerns over drainage.

COUNTY HIGHWAY AUTHORITY - No observations

AREA ENGINEER - No comment

REPRESENTATIONS

Two letters of objection received from the occupiers of neighbouring properties.

Objections were raised on the following grounds:

- The proposal will render the objector's property an end of terrace rather than a semi-detached property, which will be out of keeping with the rest of the estate and will devalue the objector's property.
- Damp problem could be created between properties as extension will be very close to neighbouring property.
- Eaves may protrude over boundary line.
- Loss of light to rear bedroom window.
- No subservience in proposal. This was required on objector's similar extension.
- Possible issue with relationship between objector's boiler exhaust and proposed new window.
- Concern that property is 'buy to let' or conversion into two flats.

CONSIDERATIONS

Residential Amenity

The proposed two storey extension will sit immediately adjacent to an existing balcony area above a single storey extension to the rear of the neighbouring property. It is considered that due to the relative orientation of the properties there will be no significant increase in the overshadowing of the neighbouring property. There could be argued to be an overbearing impact on the balcony area of the adjoining property. However, as the balcony is at the first floor level it is considered that the proposal will have no more impact than a single storey extension would have on ground floor accommodation, and as such the impact will not be significant enough to warrant refusal of the scheme. A neighbour has objected on the grounds that the proposed extension will cause a loss of light to their bedroom window and the parish council have also raised a concern in this regard. However, it is considered that due to the orientation of the properties there will be no significant loss of light. A neighbour has also raised a concern that the eaves of the extension will overhang their property and the proximity may cause damp problems. However, no projection over neighbouring properties is shown on the submitted plans and any resulting maintenance issues would be a matter that should be resolved between the interested parties and should not constrain the development.

Visual Amenity

The proposed extension is considered to be of an appropriate design and detailing that would have an appropriate relationship with the main dwelling in terms of scale and design. The materials are stated as being to match the existing property. A neighbour has raised an objection on the grounds that the proposed extension will have a terracing effect out of keeping with the character of the area and devaluing the objector's property. However, it is considered that although there will be a terracing effect, the

visual gap that will be lost is not significant and the impact on the predominantly semi-detached character of the area will not be significant enough to warrant refusal of the scheme. The impact on the value of the objector's property cannot be considered as part of the planning process and should not constrain the development. A neighbour has also raised a concern over the lack of subservience between the proposed extension and the original property. However, the plans have since been amended to achieve such subservience. On this basis it is not considered that it would harm the character of the property or have a detrimental impact on the visual amenity of the area.

Other Matters

A neighbour has raised a concern that the flue on the objector's property may interfere with a window on the proposed extension. This is not a matter that can be considered here and should be dealt with under building regulations.

The parish council has raised a non-specific concern over drainage. However the SSDC engineer has raised no such concern and any specific drainage matter should be dealt with under separate legislation.

A neighbour raised a final concern that the property may be used as a 'buy to let' property or converted into two separate flats, thereby reducing the value of the objector's property. However, a conversion to two separate properties would need separate planning permission, which has not been applied for and so cannot be considered here, and the use of the property as a rental property is not a matter that can be considered as part of the planning process in this context.

Conclusion

It is considered that any impact on the residential amenity of neighbouring occupiers will not be significant enough to warrant refusal of the scheme. There will be a negative impact on the character of the area due to the terracing effect of the proposal, in an area where the character is dominated by semi-detached properties. However, whilst the merits are finely balanced, the impact is not considered to be significant enough to warrant refusal of the scheme.

Accordingly the proposal is considered to comply with policies ST5 and ST6 of the South Somerset Local Plan.

RECOMMENDATION

Permission be granted for the following reason:

The proposal, by reason of its size, scale and materials, respects the character of the area, and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of Policies ST6 and ST5 of the South Somerset Local Plan (Adopted April 2006) and Policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan.

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: 25/517 P02 A received 19 September 2011

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

03. The materials to be used in the development hereby permitted shall be those as identified within the planning application and no other materials unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to comply with Policy ST6 of the South Somerset Local Plan (Adopted April 2006) and Policy STR1 of the Somerset and Exmoor National park Joint Structure Plan.

Area North Committee – 23 November 2011

Officer Report On Planning Application: 09/04320/FUL

Proposal:	Continued use of existing agricultural building and premises to light industrial use, extension to parking/turning area, mixers and associated works (Retrospective)(GR 340390/128995)
Site Address:	Land Adj Belmont House, High Street, Aller
Parish:	Aller
TURN HILL Ward (SSDC Member)	Mr S Pledger (Cllr)
Recommending Case Officer:	Claire Alers-Hankey Tel: 01935 462295 Email: claire.alers-hankey@southsomerset.gov.uk
Target date:	14th January 2010
Applicant:	Mr Nathan Robertson
Agent: (no agent if blank)	
Application Type:	Minor Other less than 1,000 sq.m or 1ha

REASON FOR REFERRAL TO COMMITTEE

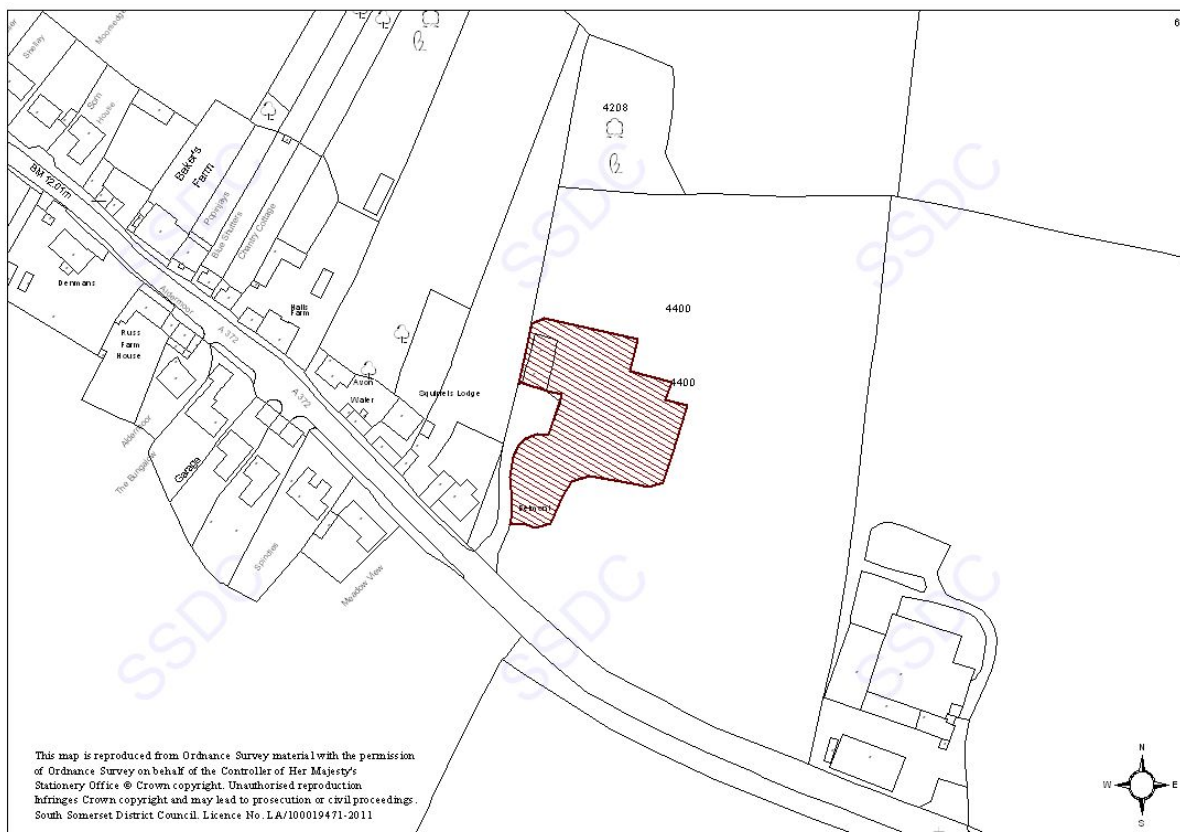
This planning application was originally brought to the Area North Committee for determination in March 2010 where the majority of Members expressed their support for the application. The resolution was to approve the application subject to the section 106 agreement to tie the ownership of Belmont House to the business use of the land (in the interests of residential amenity) and safeguarding conditions.

The applicant was then unable to find a mortgage company willing to accept the terms of the s106 agreement, and the application was brought back to the Area North Committee in August 2011. At this time the Environmental Protection Officer maintained his objection to the proposal on the grounds that the proposed B2 use would result in a loss of residential amenity particularly to future occupiers of Belmont House. Accordingly the case officer recommendation was one of refusal, solely on the grounds of an adverse impact on the neighbouring properties from noise created at the site. Members then resolved to defer the application so that further information regarding potential noise mitigation strategies could be sought.

Since the August Area North meeting, the applicant and Environmental Protection Officer have discussed a number of noise mitigation measures and conditions to control the site, and improve the relationship between the site and nearby properties, and thereby reduce the potential for harm.

The outcome of these discussions is considered below in an updated report.

SITE DESCRIPTION AND PROPOSAL



The site is located alongside Aller Road directly adjacent to the village of Aller, which is a settlement that does not have a defined development area. The site was previously an agricultural field with an agricultural shed on the western boundary, and a vehicular access in the southwest corner of the field.

This application seeks retrospective planning permission for the change of use of the land and building from agricultural to light industrial use, the siting of three storage containers, the siting of two mixers, and an extension to a turning and storage area. There is currently a business running from the site; the business produces and distributes a rubber based safety surface used on surfaces such as children's play areas. The business employs six full-time employees and two part time employees. Of these employees, four of the full-time workers live at Belmont House, Aller.

An acoustic report has been submitted by the applicant following the initial recommendation made by the Environmental Protection Health Officer.

HISTORY

04/01067/FUL: Site for a security caravan. Application withdrawn on 30/06/2004.

94/00008/FUL: The erection of an agricultural building for the storage of hay and agricultural equipment. Granted conditional approval on 19/08/1994.

94/00007/AGN: Notification of intent to erect a building for the storage of animal feed and

agricultural equipment. Planning permission required on 08/04/1994.

930671: The closure of existing access and the construction of a new vehicular access. Granted conditional approval on 10/09/1993.

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.

Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

Policy STR1 - Sustainable Development

Policy STR6 - Development Outside Towns, Rural Centre and Villages

Policy 5 - Landscape Character

Policy 18 - Location of Land for Industrial, Warehousing and Business Development

Policy 19 - Employment and Community Provision in Rural Areas

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (Adopted April 2006):

Policy ST3 - Development Areas

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy EC3 - Landscape Character

Policy EP2 - Pollution and Noise

Policy EP9 - Control of Other Potentially Polluting Uses

Policy TP6 - Non-Residential Parking Provision

Policy ME7 - Retention of Land and Premises in Rural Areas

CONSULTATIONS

AREA ENGINEER - No comment

COUNTY ARCHAEOLOGIST - No objection

PARISH COUNCIL - Unfortunately there was a split vote and the Parish Council could not make a recommendation on whether to grant or refuse permission for this planning application. Among the concerns expressed were:

- This application is outside the scope of the previous structure plan development boundary for Aller (therefore this development is going against the structure plan and is within open land.
- Pollution both noise and odour, in this rural location
- The quantity of tyre crumb stored at this location within reasonable proximity of a residential area (one member seemed to think this contravened Home Office advice)
- If approved, the premises would have a permanent B2 class use which may cause concerns over future alternative businesses operating from the site
- Among the positives were:
- This site provides employment opportunities for the applicant and staff
- The applicant has taken steps to improve the situation, reduce visual impact and noise generated from the site.

If Development Control planners are mindful to approve this application, Aller Parish Council requests that consideration be applied to a condition restricting the hours of operation. The Parish Council would also want to see more detailed information regarding the planting plan and would like a condition that the planting would include mature specimens (with any specimens that fail to take being replaced within a reasonable timeframe).

LANDSCAPE ARCHITECT - Notes that site was previously characterised by a single agricultural building, with site access and hardstanding to its south. This application has extended that hardstanding 2 x over the existing area, and adds mixers and containers to the east of the building, thus obtruding east into the adjoining field. This obtrusion is heightened by the construction of the 1.8m high close-board fence along the north boundaries. I am uncomfortable with the resultant footprint, which gives the development a much higher public profile, in a location that is not well related to the characteristic settlement form, which is tighter grained: closer to, and directly addressing the road. The extent to which the proposal obtrudes into the adjoining field - even with the well-intentioned planting scheme submitted - is also at variance with the landscape pattern, and thus exacerbates the adverse landscape character impact. In that respect, this application has no landscape support, as I view it to be contrary to local character, and at variance with the objectives of Policy EC3. However, should there be an over-riding case for approval then I would advise that appropriate mitigation would be a revision and supplementation of the landscape proposal, to ensure that planting lays on the external side of any timber fencing, and that the planting edge `squares off` along its outer edge, to provide an authentic tie with the local hedgerow pattern - such would include further planting to the NE of the containers, and an enlarged area of planting to the SE of the bunding, to give a wooded effect.

ECONOMIC DEVELOPMENT MANAGER - Historically the village of Aller has always enjoyed and supported a small number of light industries and small businesses. These offered local employment opportunities that were lost over the years as employment sites gained change of use and local businesses were closed. This application does offer an opportunity to support a business in the locality and to secure a number of local jobs in otherwise challenging economic conditions. That said, my observations are made from an economic perspective and I do recognise that there are a number of policy issues relating to the application that may draw comments from planning colleagues.

COUNTY HIGHWAY AUTHORITY - It appears from the SSDC Local Plan that the settlement of Aller does not have any development boundaries and as a consequence under normal circumstances development is not permitted in this location. From a highway point of view, whilst it is noted that bus services (Nos 16, 903 and 905) pass the site these services are infrequent. As a consequence, staff/visitors of the new development are likely to be dependent on private vehicles in order to access the site. Such fostering of growth in the need to travel would be contrary to government advice given in PPG13 and RPG10, and to the provisions of policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review. In detail, the proposal is seeking to utilise the existing access directly off the A372, which is designated as a County Route. According to the Somerset and Exmoor National Park Joint Structure Plan Review, unless the special need for and benefit of a particular development would warrant an exception, developments should not derive access directly from a County Route. The access itself emerges on to the A372 at a point where the speed of passing traffic is restricted to 30mph. The Highway Authority would wish to see visibility splays based on the minimum coordinates of 2.4m x 90.0m to the nearside carriageway edge in both directions. This required level cannot be achieved to the southeast due to the presence of vegetation that fronts the highway. However, it is noted that the applicant has ownership of the adjoining land and as such the necessary improvements could be

made although it should be noted that this is likely to result in a significant section of vegetation being altered. The Highway Authority has concerns regarding the level of visibility achieved to the northwest. At present given the presence of the porch of the adjoining property known as Belmont House, part of the nearside carriageway is concealed from view and as such approaching vehicles, especially motorbikes, are temporarily hidden from view of the driver of vehicles emerging from the site. Given the limitations of the access the Highway Authority would not wish to see a proposal that is likely to result in an increase in its use. Whilst it is acknowledged that the site was formerly used for agricultural purposes and as such would have generated a level of traffic movement, this proposal (given the number of proposed employees and deliveries associated with the use) is likely to result in an increase in traffic movements at this point. As a result of the above I would recommend that the application be refused on highway grounds (refusal reasons included).

FURTHER COMMENTS are as follows:

Express concerns regarding the standard of the existing access and in particular the level of visibility achieved by emerging vehicles on to the A372. It appears that this existing access had previously been approved by the Highway Authority in a previous application (93/00007/FUL). Having dug up the history and the Highway Authority's comments relating to this application it appears that this access was permitted on the basis that on balance this new arrangement was considered to have resulted in an improvement when compared to the previous access located further to the southeast. The second point raised by the applicant was that previously, in 2008, no objection was raised for an application seeking permission for a Vehicle Operating License at this site. As a consequence permission was granted enabling two vehicles and two trailers to operate from the site and therefore making use of the existing access. The Highway Authority acknowledges that as a result of this license being permitted a level of movement can take place at this point including those by larger, slower moving vehicles. However, the proposal submitted by the applicant indicates that 6 full time and 2 part time members of staff will be required as part of this development, and that occasional deliveries will also take place. Whilst the applicant has stressed that this development will be small scale the Highway Authority still have concerns that once established the business could expand and that it will be difficult for the Highway Authority to restrict the level of movement at this point. As a result, the Highway Authority are still of the opinion that the proposal if permitted is likely to result in an increase in the level of traffic making use of the access and as such the application should be refused.

ENVIRONMENTAL PROTECTION OFFICER - The noise report that has been submitted has indicated that noise from the site may cause problems to neighbouring properties, but does not provide any recommendations as how to reduce the noise levels. Having visited a neighbouring property whilst the tumblers were in operation, confirms that noise from operations is audible in neighbouring gardens.

Previously did not have sufficient evidence to conclude that the harm would be tolerable. Since August Committee has liaised with applicant and following discussions based on the recommendations of the acoustic report now suggests that the proposal could be adequately mitigated by safeguarding conditions and the submission of further details.

ENVIRONMENT AGENCY - No objection

REPRESENTATIONS

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

- Inappropriate and unjustified type of development for Aller
- The site has been operating for a lot longer than what is stated on the application form
- Potential for expansion of the business which will create a larger industrial site
- Noise impact on neighbours from machinery for several hours at a time
- Landscaping scheme will not reduce the impact on the landscape as it will take several years for planting to mature
- Smell of rubber spreads across village
- The application asks for additional car parking spaces which means the business is not for local employees
- Soakaways will not be able to cope with the amount of surface water runoff
- Application form states the operations take place within the workshops, but the majority of work occurs outside
- Concern over chemicals stored on site
- Works have been carried out on site without planning permission
- Fosters growth in the need to travel
- Harmful to rural quality of landscape
- Impact on residential amenity due to close proximity to residential properties
- Harmful to highway safety due to location of access close to bend
- No assessment of need has been carried out
- The proposal makes no provision for the removal of waste, and the proposal has not been subject to an Environmental Impact Assessment
- Proposal is contrary to various planning policies
- It contravenes Home Office and HSE advice on the location of sites processing tyre crumb
- Not sustainable
- Site is outside the defined development area
- Fire risk

THIRTEEN LETTERS OF SUPPORT - Have been received, raising the following points:

- Rural parishes desperately need the employment small businesses such as this provide
- The applicant has worked tirelessly to reduce the level of inconvenience to neighbours by erecting a solid timber fence to soften any noise generated, reduced working hours so as not to disturb neighbours, soundproofed the barn, proposed landscaping bunds to reduce the noise travel and visual impact of the machinery
- The application should be permitted with conditions to ensure neighbours and residents remain unaffected by this business
- A commercial use has existed on the site for in excess of 15 years

CONSIDERATIONS

Principle

Broadly speaking planning policy is very supportive of small-scale businesses in rural areas, because they can create local employment opportunities and benefit the local economy. Proposals that do not foster growth in the need to travel are also supported by various planning policies. The Parish Council and Economic Development Officer in their consultation responses have both recognised the benefits that the proposed business would provide to the local economy and local employment opportunities. The applicant has confirmed that the business employs four people who live in the property immediately adjacent to the site, which demonstrates that the proposal does not foster

growth in the need to travel for over 50% of the employees.

However this proposal cannot be assessed purely on the economic and employment benefits offered. Other planning considerations such as highway safety, visual amenity and residential amenity need to be assessed against the relevant policies.

Highways

The County Highway Authority has raised a strong objection to the proposal on the basis that the existing access arrangement has restricted visibility splays. The Highways Authority consider the potential increase of traffic movements using the access, in addition to the restricted visibility, would be prejudicial to highway safety.

The applicant has submitted additional information, which shows evidence that a Vehicle Operating License has been permitted at the site. This license allows two vehicles and two trailers to use the site access. The Highway Authority acknowledge that as a result of this license being permitted a level of movement can take place at the point of access, including those by larger slower moving vehicles. However, the Highway Authority feels that once the business is established it could expand and then it would be difficult for the Highway Authority to restrict the level of movement at this point, from staff and deliveries.

Nevertheless Area North Members have previously resolved, at the March 2010 committee meeting, that the proposal would not be prejudicial to highway safety. Accordingly it is not considered reasonable to maintain this objection.

Landscape

The Landscape Architect has raised an objection to the proposal. This objection focuses on the increased footprint of development within what was previously an agricultural field, and the resulting impact on the landscape character of the area. The footprint has been significantly increased by increased hardstanding to provide turning and storage areas, and the siting of two mixers and three storage containers to the east of the existing building, meaning the development protrudes much further into the field. The obtusion in this location has been heightened by the construction of the 1.8m high close-board fence along the north boundaries. The resultant footprint makes the development much more visible from public vantage points, and the development does not relate well to the character of the adjacent settlement or the surrounding countryside.

The County Highway Authority have also indicated that the visibility to the southeast would need to be improved, which would result in a large proportion of the hedge on the road boundary being removed. This again would have a detrimental impact on the visual amenity of the area, as the hedge currently partially screens the site from the road.

Again, Area North Members have previously found this aspect of the proposal to be acceptable and therefore it is not considered reasonable to maintain this objection.

Amenity

Turning to residential amenity, the Environmental Protection Officer previously recommended refusal of the application on the basis that the noise from the site causes an annoyance to nearby residents. However since the last time this application came to committee the applicant has been in negotiations with the Environmental Protection Officer. They have agreed appropriate measures to mitigate the noise impact and impact on local residential amenity, as well as measures to restrict growth of the site. Suitable conditions to agree mitigation measures including:-

- A 1.8m high sound barrier at the rear of the site
- All doors to be shut when machinery is in use within the building

- Gate between the site and Belmont house to be closed when any machinery is in use
- The existing noise attenuation measures to be maintained.

Further conditions are recommended to control hours of use and deliveries and to restrict the use within the B2 use class.

Accordingly subject to appropriate safeguarding conditions it is not considered that any undue impact on residential amenities would be experienced as a result of the continued use proposed. As such the proposal complies with policies ST6 and EP2.

Other objections raised

Five letters of objection have been received, and several valid points have been raised which have been discussed above. However there are other objections that have been made that are not valid planning considerations. For example, the fact that works were started prior to planning permission was applied for does not warrant a refusal reason in itself.

The Area Engineer has not raised an objection to the proposal and therefore it is considered the proposed soakaways can adequately cope with the amount of surface water run-off.

The application form does not state that chemicals are being stored on site, and therefore concerns over this are unfounded.

The fact that the proposal is seeking additional car parking spaces does not imply the employees are not local.

The proposal does not fall under Schedule 1 or Schedule 2 development under the Town and Country Planning (Environmental Impact Assessment) Regulations 1999, and therefore an Environmental Impact Assessment is not required.

Potential fire risk is also not considered to be a material planning consideration in this circumstance.

Conclusion

The principle of a small-scale business in a rural area is viewed as being favourable. The impact on highway safety and visual amenity have been found to be at an acceptable level by the Area North committee, and the Environmental Protection Officer is now satisfied that appropriate measures can be taken to restrict the impact of the development upon the residential amenity of the area. On this basis it is considered that the submitted application is acceptable.

RECOMMENDATION

Permission be granted for the following reason:

The principle of a small-scale business in a rural area is viewed as being favourable and the proposal will not harm visual or residential amenity, or be prejudicial to highway safety. Accordingly the proposal is considered to accord with Policies 18, 19 and 49 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policies ST5, ST6, EC3 and EP2 of the South Somerset Local Plan.

SUBJECT TO THE FOLLOWING:

01. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from 19th November 2009.

Reason: To comply with Section 73A of the Act.

02. Within three months of the date of this permission, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority. For a period of five years after the completion of the landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

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

03. There shall be no burning of any produce or material whatsoever on the site.

Reason: In the interest of local amenities in accordance with Policies ST6 and EP2 of the South Somerset Local Plan.

04. Adequate provision shall be made for the storage of waste. Such a scheme shall be agreed in writing with the Local Planning Authority and shall be implemented within three months of the date of this permission.

Reason: In the interest of local amenities in accordance with Policies ST6, EC3 and EP9 of the South Somerset Local Plan.

05. All external lighting at the site shall be submitted to and approved in writing by the Local Planning Authority within three months of the date of this permission. No additional lighting shall be used at the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of residential amenity in accordance with Policy ST6 of the South Somerset Local Plan.

06. Within three months of the date of this permission, foul and surface water drainage details to serve the development shall be submitted to and approved in writing by the Local Planning Authority, and such approved drainage details shall be completed and become fully operational within three months after the details are approved. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: In the interests of local amenity and highway safety in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policies ST5 and ST6 of the South Somerset Local Plan.

07. At the access there shall be no obstruction to visibility greater than 900mm above adjoining road level in advance of a line drawn 2.4m back from the carriageway edge on the centre line of the access and extending to a point on the nearside carriageway edge 60.0m to the south east of the access. Such visibility shall be fully provided within three months of the date of this permission and shall thereafter be maintained at all times.

Reason: In the interests of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

08. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 ('the 1995 Order') (or any order revoking and re-enacting the 1995 Order with or without modification), no extensions or alterations shall be carried out unless agreed with the Local Planning Authority in writing.

Reason: In the interests of local amenity and highway safety in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policies ST5 and ST6 of the South Somerset Local Plan.

09. No machinery shall be operated at the premises outside the hours of 8.00hrs to 18.00hrs Monday to Friday and 8.00hrs to 13.00hrs Saturday or any time of Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity in accordance with Policies ST6 of the South Somerset Local Plan.

10. No deliveries shall be taken or despatched from the site outside the hours of 8.00hrs to 18.00hrs Monday to Friday or any time on Saturdays, Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity in accordance with Policies ST6 of the South Somerset Local Plan.

11. Full details of the internal and external noise attenuation measures a) that have already been implemented, as referred to the JSP Consultants further environmental noise assessment dated 27th June 2001, and b) that are yet to be implemented, shall be submitted to the Local Planning Authority within three months of the date of this permission, with additional agreed measures being implemented within a timescale to be agreed with the Local Planning Authority. All of the agreed measures shall be maintained thereafter from the date they are implemented. Such measures shall include:

- 1) the erection of a 1.8m high sound barrier from the rear of the warehouse to the tumbler
- 2) the warehouse doors to be kept closed at all times when plant and machinery inside the building is in operation
- 3) the gates between Belmont House and the application site to remain closed at all times when any operations on the application site are undertaken.

Reason: In the interest of local amenities in accordance with Policies ST6 and EP2 of the South Somerset Local Plan.

12. The use hereby permitted shall be strictly limited to the use of the site for the manufacture of rubber based surfacing material by Star Rubber Environmental (or any successor company) and not for any other purpose or use within Class B of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. Such use as hereby approved shall cease immediately on Star Rubber Environmental vacating or otherwise disposing of its legal interest in the said land and the use of the site shall revert to agricultural.

Reason: To prevent changes to unacceptable uses, in the interests of residential amenity and highway safety, in accordance with Policy ST6 of the South Somerset Local Plan and Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

13. The development hereby permitted shall be carried out in accordance with the following approved plans: star/P01, star/P02, star/P03, star/P04, star/P05, star/P06.

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

Area North Committee – 23 November 2011

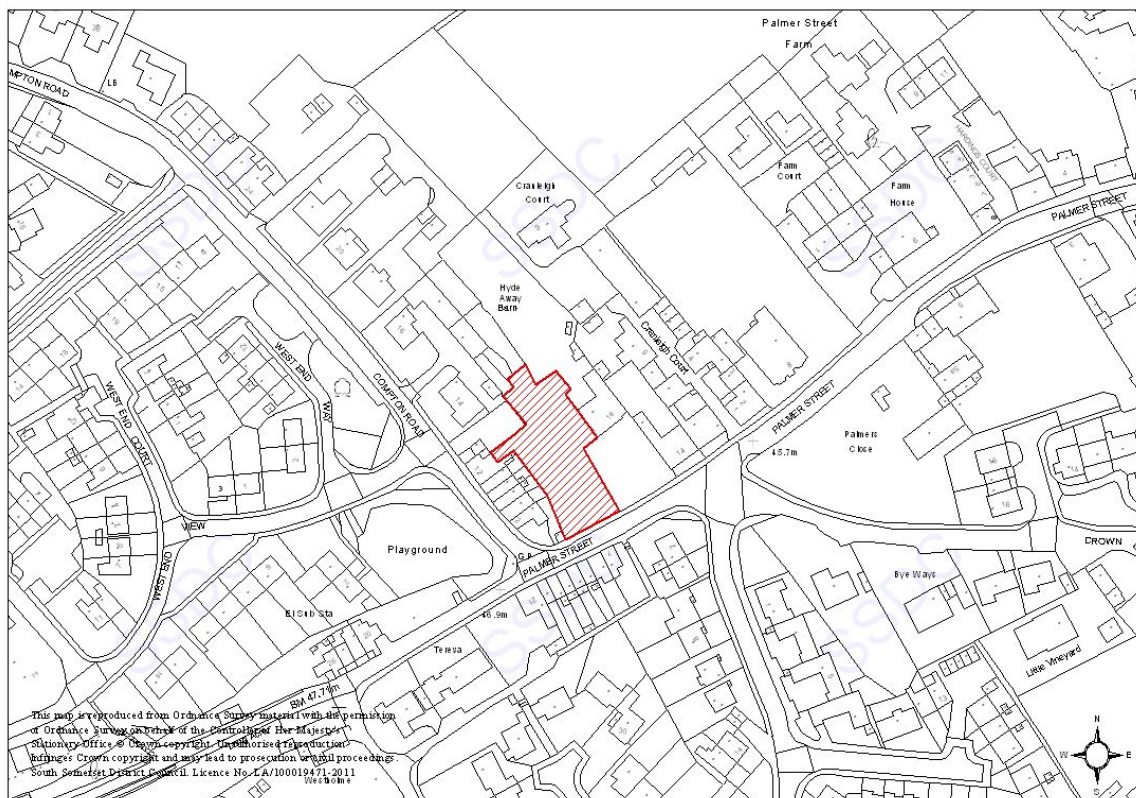
Officer Report On Planning Application: 11/02841/FUL

Proposal:	Change of use of 4 bedroom residential property to a 3 bed Bed & Breakfast with one bed owners accommodation and creation of parking (GR: 342961/116958).
Site Address:	18 Palmer Street, South Petherton, Somerset
Parish:	South Petherton
SOUTH PETHERTON Ward (SSDC Members)	Mr P A Thompson (Cllr) Mr B R Walker (Cllr)
Recommending Case Officer:	Claire Alers-Hankey Tel: 01935 462295 Email: claire.alers-hankey@southsomerset.gov.uk
Target date:	14th October 2011
Applicant:	Miss Kathryn Russell
Agent: (no agent if blank)	
Application Type:	Minor Other less than 1,000 sq.m or 1ha

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Area North Committee as the case officer recommendation is contrary to the recommendation of the Highway Authority, and to enable the highway safety to be considered.

SITE DESCRIPTION AND PROPOSAL



The site is located within the defined development area of South Petherton, and also falls within the conservation area. The property is a semi-detached, two-storey dwelling constructed of hamstone with a slate roof.

This application seeks permission for the change of use of the four bedroom property to allow three bedrooms to be used for bed and breakfast, with the fourth bedroom to be used as the owner accommodation. The application also seeks to form a hardstanding parking area for six cars.

HISTORY

No planning history

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.

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

- Policy STR1 - Sustainable Development
- Policy STR5 - Development in Rural Centres and Villages
- Policy 9 - The Built Historic Environment
- Policy 22 - Tourism Development in Settlements
- Policy 48 - Access and Parking
- Policy 49 - Transport Requirements of New Development

Saved policies of the South Somerset Local Plan:

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy EH1 - Conservation Areas

Policy TP7 - Residential Parking Provision

National Guidance:

PPS1 - Sustainable Development

South Somerset Sustainable Community Strategy:

Goal 5 - High Performance Local Economy

Goal 7 - Distinctiveness

Goal 8 - Quality Development

CONSULTATIONS

PARISH COUNCIL - No objection in principle, but would like to see the entrance gate set further back so that cars do not wait on the highway while waiting for the gates to open. Unless this can be conditioned, recommend refusal.

COUNTY HIGHWAY AUTHORITY - Recommend refusal on the basis that the proposal would cause increased use of the access to the site which is substandard in terms of visibility. Recognises that although the gates could be moved further back to prevent cars waiting on the highway for the access gates to open, the applicant does not control sufficient land to provide the required visibility splays for the access.

AREA ENGINEER - No comment

REPRESENTATIONS

None received

CONSIDERATIONS

Principle

The site is located within the defined development area, where the principle of development is considered to be acceptable. The provision of tourism accommodation within development areas is supported by Policy 22 of the Structure Plan.

Highways

The applicant has provided additional information to show that the access gates can be moved further back from the carriageway edge to prevent vehicles waiting on the highway for the gates to open. The Highway Authority has confirmed that this aspect of the proposal is acceptable.

The applicant has also indicated willingness to reduce the wall to the southwest to 900mm, which falls within her ownership, to improve the visibility in that direction. While the wall running to the northeast does not fall within the applicant's ownership, the wall is already at a height of approximately 900mm. Despite this the Highway Authority has recommended refusal of the planning application as there is potential for the neighbour owning the adjacent section of wall to obstruct the current visibility further by planting a

hedge, which would be outside of the control of the applicant. On this basis the Highway Authority is concerned the proposal will cause the increased use of a vehicular access which is substandard due to inadequate visibility.

Having visited the site it would appear that vehicles travel at relatively low speeds along this stretch of highway, in order to negotiate the sharp bend to the southwest of the site access. On the basis that vehicle movements are likely to be below the legal speed limit for the road, it is considered that the visibility provided from the existing access is appropriate to accommodate any additional traffic generated by the change of use to three bed and breakfast rooms.

Other Issues

No physical alterations are proposed to the building and accordingly there will be no impact on visual amenity of the area. The use of the building is still residential, within a residential area. As such, the impact on local residential amenity is considered to be very limited.

The reduction in height of the wall that falls within the applicant's ownership from 1.85m high to 900mm high would not have a detrimental impact upon the character of the conservation area, as the majority of walling currently along Palmer Street is below 1 metre in height.

Conclusion

It is considered the proposal would have limited impact in terms of visual and residential amenity, and would provide tourist accommodation within the defined development area. Furthermore, on balance it is considered the proposal would not be prejudicial to highway safety, given the restricted speed to traffic using the road adjacent to the access. Accordingly the proposal complies with Policies ST5, ST6 and EH1 of the South Somerset Local Plan and Policies 22 and 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

RECOMMENDATION

Permission be granted for the following reason:

It is considered the proposal would not harm visual and residential amenity, and would provide tourist accommodation within the defined development area. Furthermore, the proposal would not be prejudicial to highway safety, given the restricted speed to traffic using the road adjacent to the access. Accordingly the proposal complies with Policies ST5, ST6 and EH1 of the South Somerset Local Plan and Policies 22 and 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).
02. There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2.4m back and parallel to the nearside carriageway edge over the entire site frontage. Such visibility shall be fully provided before the development hereby permitted is first occupied and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and to accord with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

03. The entrance gate(s) shall be set back a minimum distance of five metres from the edge of the adjoining carriageway and the sides of the access shall be splayed from the centre of the access at such distance from the carriageway edge at an angle of 45 degrees. These works shall be fully implemented before the access concerned is first brought into use.

Reason: In the interest of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

04. The access and area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the access and parking of vehicles in connection with the development hereby approved. The access shall be surfaced with properly consolidated material (not loose stone or gravel) prior to the occupation of the development hereby approved.

Reason: In the interest of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

05. The development hereby permitted shall be carried out in accordance with the following approved plans: proposed floor plans and block plan date stamped 9th August and 19th August 2011.

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