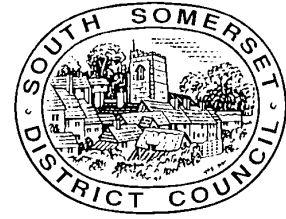


# South Somerset District Council

## Notice of Meeting



# Area North Committee

*Making a difference where it counts*

**Wednesday 28 March 2012**

**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 3.45pm.**

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

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

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

This Agenda was issued on Tuesday 20 March 2012.

*Ian Clarke, Assistant Director (Legal & Corporate Services)*



**2007-2008**  
*Neighbourhood and  
Community Champions:  
The Role of Elected Members*

**2006-2007**  
*Improving Rural Services  
Empowering Communities*

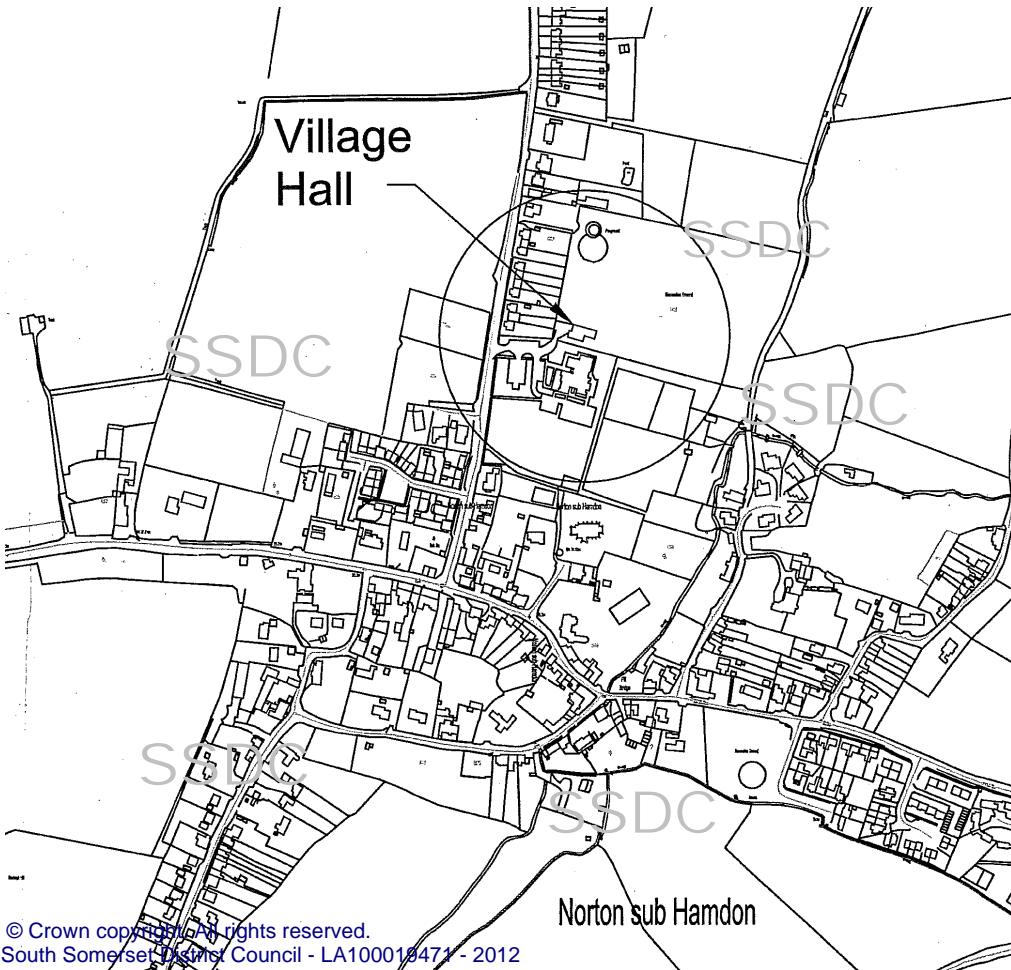
**2005-2006**  
*Getting Closer to Communities*

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



INVESTOR IN PEOPLE

Location of meeting venue



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## Area North Membership

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 also 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: John Bailey and Sam Crabb.

## South Somerset District Council – Council Plan

**Our focuses are:** (all equal)

- Jobs – We want a strong economy which has low unemployment and thriving businesses.
- Environment – We want an attractive environment to live in with increased recycling and lower energy use.
- Homes – We want decent housing for our residents that matches their income.
- Health & Communities – We want communities that are healthy, self-reliant, and have individuals who are willing to help each other.

## 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 (**but this month no earlier than 3.45pm**), following a break for refreshments, in the order shown on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered. Anyone wishing to raise matters in relation to other items on the agenda may do so at the time the item is considered.

## Highways

A representative from the Area Highways Office will attend Area North Committee quarterly in February, May, August and November – they will be available from 1.30pm at the meeting venue 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 (unless specified otherwise), 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 28 March 2012**

## Agenda

### *Preliminary Items*

1. **To approve as a correct record the minutes of the meeting held on 22 February 2012.**
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 at 2.00pm on **Wednesday 25 April 2012 at the Millennium Hall, Seavington.**

5. **Public question time**

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

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***Items for Discussion***

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10.	South Petherton Parish Group Lengthsman – Service Transition Grant (Executive Decision).....	11
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**Please note that the decisions taken by Area Committees may be called in for scrutiny by the council's Scrutiny Committee prior to implementation.  
This does not apply to decisions taken on planning applications.**

Area North Committee – 28 March 2012

## 8. Promoting Safe and Strong Communities in Area North

*Strategic Director* Rina Singh, Place and Performance  
*Assistant Director* Kim Close / Helen Rutter, Communities  
*Service Manager:* Charlotte Jones, Area Development Manager (North)  
*Lead Officer:* Lead Officer: as above  
*Contact Details:* Charlotte Jones Area Development Manager (North)  
charlotte.jones@southsomerset.gov.uk 01935 462251  
Steve Brewer SSDC Community Safety Co-ordinator  
steve.brewer@southsomerset.gov.uk (01935) 462390  
Les Collett Community Development Officer (North)  
leslie.collett@southsomerset.gov.uk (01935) 462249

### Purpose of the Report

To provide an update on partnership working with respect to promoting community safety within Area North, following changes to the Mendip and South Somerset Community Safety Partnership and review of Area Action Panels.

This report also includes information on the new Police and Crime Panels and role of the Police and Crime Commissioner.

Beat Manager Toni Lines will attend the committee to provide an update from the Area North Neighbourhood Policing Team, Avon and Somerset Constabulary.

### Public Interest

The Crime and Disorder Act of 1998 (Section 17) places a duty on the Council to do all it can to reduce crime and disorder, to work in partnership with other local organisations, and to and to consider the implications for community safety in decision-making. Although there have been amendments and additions to the Act over the years, this duty has been reinforced.

SSDC services work closely with the Police and other agencies to promote community safety. Examples include the licensing of premises for public entertainment and sales of alcohol; markets and taxi services; and work to reduce flytipping, litter and graffiti. SSDC also promotes and supports local partnerships and community groups working to make local areas safe places to live and work.

### Recommendation

Members are asked to note and comment on the report and presentations.

### Overview of crime and anti-social behaviour in Area North

Area North is a low crime area with most residents enjoying a higher quality of life than is sometimes found in more urban or less affluent areas. However, when crime or anti-social behaviour happens, it will be as significant to the victim or community as it would be anywhere, and so it is no less serious to make appropriate and effective responses.



A key area of current concern in Area North is theft from outbuildings and farms in more remote locations and more recently, significant thefts of metal cabling and lead from roofs. There is occasional vehicle crime – some in regular places e.g. Ham Hill. Remoteness (and the current price of metal) is a key factor in these crimes.

There are reports of anti-social behaviour which may affect local 'fear of crime', views on agencies, or satisfaction with quality of life, these can occur at different times in town centres, recreational areas or residential neighbourhoods. There is little consistency and no single cause. Finding solutions requires communications and understanding between those most affected – projects and initiatives will work best when tailored to suit local circumstances.

There is a mixture (which can be confusing and complex to residents) of both statutory and non-statutory services to assist with or address all of the above, together with the capacity of town, parish, district and county councillors, local community groups, and individual residents to help make things happen at a local level.

SSDC maintains a log of anti-social behaviour, the regular report from Streetscene services provides information on levels of flytipping and graffiti reported to SSDC. Further details of this work is available on request.

Reported crime is shown on the website [www.police.uk](http://www.police.uk) The site can be searched by entering a postcode, town, village or street name into the search box to get instant access to street-level crime maps and data as well as details of local policing team and beat meetings.

### **Partnership Working in Area North**

The Area Community Safety Action Panels were established in 2004 as part of the Mendip and South Somerset Community Safety Partnership, and benefitted from a substantial dedicated resource for staffing and support partly from SSDC but mostly through Home Office funding. Partners covering all panels included Somerset County Council (SCC), SSDC, Yarlinton Housing, Avon and Somerset Police, Devon and Somerset Fire and Rescue. Community representatives or services particular to one area also joined the panels.

Changes to the way community safety partnerships are funded, nationally and countywide has led to a reduction of dedicated staffing and grants budgets. In addition a large number of initiatives which started in one place, and proving successful have been developed into larger or district wide projects, requiring less support from a particular area panel. Examples include the Restorative Justice Panel and Community Speedwatch.

The current position is that while SSDC will continue to provide support to maintain and develop partnership working at an area level, this will be from within existing resources; with the expectation that other partners will contribute where there are mutual benefits. This position will continue to be reviewed over the next year as new Somerset wide arrangements develop.

The Area Committee, local ward members and SSDC service teams are an important part of these changes. The SSDC Community Safety Co-ordinator will support service teams and local councillors, and enable issues affecting the whole district to be raised at a more strategic level. The Area Development team will be responsible for maintaining area based partnerships and supporting Local Action Groups as appropriate.

Partners in Area North have agreed that good communication should be maintained between those working across Area North to promote safe and strong communities. Joining together for community engagement events is also supported. The Area North team will maintain contact details, and assist with communications and events. Work to establish the level and nature of support offered by each partner will take place over the coming months.

**Existing arrangements for partnership and community engagement to promote community safety, reduce crime and the fear of crime.**

The following are the main ways in which local public services work together and engage with local communities – *in addition to* operational work carried out such as beat management and crime investigation by the police; removal of flytipping and litter by SSDC and so on.

- Police and SSDC / SCC Councillor attendance at town and parish council meetings; beat surgeries (ASC)
- Local Action Groups and PACT meetings. (PACT = Partners and Communities Together)
- Community led partnerships / working groups at a parish level – promoting community safety and access to services / facilities
- DC/CCLrs – monthly meeting for Area North; community & environmental services reports; partner presentations.
- Neighbourhood inspections and Community Investment Plans (Yarlington).
- SSDC Community forums / parish workshops to raise awareness of services and to encourage self-help (**next event 26<sup>th</sup> April**).
- SSDC Area North supports four community based Local Information Centres (two host police posts), and can provide information leaflets etc to village halls or other local contact points.
- District wide management of anti-social behaviour (ASB).
- Special projects / initiatives based on community involvement eg Community Justice Panel, Community Speedwatch, Neighbourhood Watch, Farm Watch, Horse Watch.
- Use of newsletters, websites and local press.

**Police and Crime Commissioner (PCCs) Elections**

The creation of elected PCCs is the Government's way of ensuring that the public has a say in how services and resources are distributed within each force area. There will be one elected PCC for the whole of Avon and Somerset - the House of Lords approved an amendment to the Bill before Royal Assent to change the date of the first elections for PCCs to 15 November 2012.

**Police and Crime Panels (PCPs)**

Local authorities are being encouraged to consider how they will establish the Police and Crime Panel for their force area, and identify a Lead Authority who will be responsible for the day to day running of the Panel. The Lead Authority will receive Home Office funding to support this new responsibility. The Home Office will also be issuing some guidance to Local Authorities on establishing Panels. Discussions are currently underway across Avon and Somerset, where a proactive approach to setting up the new Panel is being taken. Workshops for officers and elected Members took place during November and December.

Police and Crime Panels will have a key role in providing the checks and balances to the power of Police and Crime Commissioners. There will be one elected representative from each Local Authority within the Avon & Somerset Force area.

The Commissioner will have to publish information which will help the public to understand what is happening in their area. They are required to publish the Police and Crime Plan and an Annual Report, which will give progress on the delivery of the plans. The public can use this information to hold the Commissioner to account and to inform their view on the Commissioner's work.

The Commissioner will have to take local priorities (of the Community Safety Partnerships within the force area) into account. Police and Crime Panels will have powers to make reports and recommendations about any actions and decisions taken by the Commissioner, and have a specific role in scrutinising the draft Police and Crime Plan, council tax precept, Chief Constable appointments, and the Annual Report.

Key to the scrutiny process will be transparency. All reports and recommendations made by the Panel will be published and sent to the force's Local Authorities. In return, the PCC must publish all their responses. The Panel will be able to publicly question the Commissioner about their actions and their Annual Report. The Panel will have veto powers over the Commissioner's proposals on the force precept, and over the appointment of the Chief Constable – with a two thirds majority vote.

### **Financial Implications**

None directly arising from this report.

### **Council Plan Implications**

Focus 4 – Health and Communities: “Ensure, with partners, that we respond effectively to community safety concerns raised by local people and that the strategic priorities for policing and crime reduction in South Somerset reflect local needs.”

### **Carbon Emissions & Adapting to Climate Change Implications**

No direct implications

### **Equality and Diversity Implications**

Community safety work is planned so as to ensure that events and initiatives are fully and fairly accessible to all sectors of the community. Some work is targeted towards vulnerable and hard to reach people in the population and is carefully designed to improve inter generational links and build community cohesion.

**Background Papers:** Area Action Panel review papers.

Area Committee North – 28 March 2012

## 9. Area North Community Grant – Martock Youth Centre (Executive Decision)

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

### Purpose of the Report

For members to consider an application for financial assistance to The Trustees of Martock Youth Centre for energy efficiency improvements to the building including heating, secondary glazing and draft proofing.

### Public interest

Martock Youth Centre has applied for financial assistance from the SSDC Area North Community Grants Programme, to support significant improvements to make the building more energy efficient and comfortable for users. Reducing running costs, and making the building more attractive for bookings will help improve this local community facility.

The application has been assessed by the Community Development Officer (North) who has submitted this report to allow the Area North Committee to make an informed decision on the application.

### Recommendation

Approve the award of £3000 to The Trustees of Martock Youth Centre for improvements to the building allocated from the Area North Capital Programme for Local Priority Projects subject to the SSDC standard conditions (see Appendix A) and the following special condition: Works to be approved by SSDC's Conservation Officer.

### Application Details

<b>Name of Applicant</b>	Martock Youth Centre
<b>Project Title</b>	Energy efficiency improvements to Martock Youth Centre
<b>Project description</b>	To install secondary glazing to the existing mullion windows, repair and replace warped and damaged doors and architraves, seal and insulate for drafts and provide a new heating system for the building.
<b>Total project cost</b>	£8,430.00
<b>Amount requested from SSDC</b>	£3,000 35%
<b>Special Conditions</b>	Works to be approved by SSDC Conservation Officer
<b>Application assessed by:</b>	Leslie Collett Community Development Officer (North)
<b>Contact details:</b>	leslie.collet@southsomerset.gov.uk 01935 462249

## **Background Information**

The Martock Youth Centre is in Church Street, Martock and is a registered charity run for the benefit of the local community, and young people specifically. The building was a former Victorian school and is a Grade 2 listed building.

During the course of the year the trust and centre work in close partnership with the Neighbourhood Policing team, Primary Care Trust / NHS, SCC Youth Service, Devon and Somerset Fire & Rescue, SSDC Community Health and Leisure and Area Development. Last year the small outdoor area was improved with the help of Yarlington Homes, as part of the Yarlington staff volunteering programme.

The centre is managed on a day to day basis by a Youth Development Officer (funded by the parish council), supported by a voluntary management committee, and is also the home for the Martock Parish Council.

Additional users include the Air Cadets and the Sky College (a school for boys aged 11-16 who have social, emotional or behavioural difficulties) and the centre is occasionally hired out for meetings and fundraising events, although this use is restricted by the condition of the building.

## **Project development**

Funding is required to carry out refurbishment work to the trust building to ensure it is fit to be used by the community on an ongoing basis. Some improvements were carried out to the building in the early 1990's, and thorough maintenance and re-decoration in 2005/6 but the building now needs a more substantial refurbishment to make it safe and warm for users.

The project has been developed through careful consultation with young people and the reviewing of wider community needs. The building has been surveyed and a programme of works agreed. This project aims to improve the ongoing viability of the centre through reducing running costs and increasing its suitability for events, private hire and group use.

## **Project description**

The project is to install secondary glazing to the existing mullion windows, renovate / replace warped and damaged doors and architraves, seal and insulate for drafts and provide a new heating system for the building.

## **Anticipated benefits and outcome**

The improvements to the building will allow the centre's young peoples programme to continue in the coldest winter months (which is currently difficult to achieve), maintaining its impact on lowering anti-social behaviour and providing positive activities for young people. The centre will be able to continue its work on drug and alcohol education and support and its use as a satellite site for work with young people who have been excluded from mainstream education.

Completion of this project will help further develop a thriving community organisation and support the regular volunteering which goes on within it not least the development of young volunteers. In addition there will be benefits for the current users and the building will be a more attractive proposition for meetings, private parties and fundraising events.

There is a current project under development in Martock to provide a focus for skills and learning within Martock. There is also a project to support young people 'not in education, training or employment', (NEETS) with funding and shortly starting. The youth centre will act as a base for both projects. This will open up the centre to a broader age range, and other services, complementing its work for young people, whilst adding income to the Trust's accounts.

### Management and ownership

The ownership of the centre is held in a charitable trust, the management and control of the premises and trust activities delegated to a management committee of elected and nominated members of the community.

### Consents and permissions

Whilst planning permission is not required for this project the group are working closely with SSDC's Conservation Officer (the building is Grade 2 listed) and works to be carried out will be subject to his approval.

### Project Costs

The table below shows the breakdown of the project costs. Quotes have been obtained for comparison purposes.

Item	Cost £
Replacement Heating	7,050.00
Polycarbonate Panels for windows	560.00
Carpentry work to doors and draft proofing	820.00
<b>Total</b>	<b>£8,430.00</b>

### Match funding

Funding Source	Amount £	Status
Parish Council	1,000	Confirmed
Own funds	1,500	Confirmed
Somerset Community Foundation	1,500	TBC
Other grant making trusts and local fundraising	1430	Applied for / in hand
SSDC Community Grant	3000	Applied for
<b>Total</b>	<b>£8,430.00</b>	

## Parish Information

<b>Parish</b>	<b>Martock</b>
Parish population	4500
No. of households	2179
Precept 11-12	£249,204
Precept 12-13	£249,206
Band D charge 11-12	£143.07
Band D charge 12-13	£142.62

In addition to the parish council contribution to the current refurbishment project, the parish council makes a significant annual allocation towards services and activities for young people including £8000 towards a young people's activities programme, maintenance and the employment of the Youth Development Officer. Previous maintenance and repairs work has also been funded by the parish council.

## Evidence of support for the project / consultation

Martock carried out a household community survey in December 2010 in order to update its existing community plan. Responses from the survey identified the need for 'increased youth provision, improved facilities for young people and improvements to or a new build youth centre'. Youth Provision is one of the 5 key themes of the new plan.

Last year the centre was closed on occasion by Somerset County Council Youth Workers as they felt it was too cold to hold sessions and the young people and volunteers have spoken to the Trustees about the need for improvements. The Youth Parish Council has worked hard to show the need to the Martock Parish Council which has pledged its financial support to the work. The Youth Parish Council and youth centre members have been involved identifying the priorities for this project – and are keen to see the improvements completed.

## Community Grants Assessment Score

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

<b>Category</b>	<b>Score</b> (Minimum eligible score 22)	<b>Maximum</b>
A Eligibility	Y	
B Target Groups	6	7
C Project	5	5
D Capacity of Organisation	13	15
E Financial need	5	7
F Innovation	1	3
<b>Total</b>	<b>30</b>	<b>37</b>

## Summary and Recommendation

There is strong local support for this project, as it will improve a well-used facility, with a long life span.

Physical improvements to community buildings with a focus on energy efficiency have long-term benefits in a number of ways, making this a good use of reduced resources from SSDC. In particular the trust's work to develop and sustain a comprehensive programme of services and activities for young people is widely recognised, and the improvements to the building are regarded as essential for this work to continue.

The potential to increase access to services for skills and employment, and a wider age range will assist the trust to make best use of its premises and increase overall viability.

Finally, attracting external funding opportunities is not easy for this type of project, however making the building more usable and flexible will mean that further external funding is more likely to support the start-up of new services and activities. The planned NEETS project and adult work & skills project are examples of these. A grant from SSDC provides a good foundation for further community services to take place.

### Recommendation:

To support the application for £3000, (subject to the approval of the SSDC Conservation Officer for the completed works).

## Financial Implications

There is £20,658 remaining in the Local Priorities budget within the Area North Capital Programme for 2011-12. If the grant of £3000 is approved, this will leave £17,658 with a further £80,000 for future years.

## Council Plan Implications

Focus Two: Environment – “We want an attractive environment to live in with increased recycling and lower energy use”.

Focus Four: Health and Communities – “We want communities that are healthy, self-reliant, and have individuals who are willing to help each other.”

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

The project will enable the youth centre to reduce its CO2 emissions through improved heating, insulation and draught proofing.

## Equality and Diversity Implication

The Martock Youth Centre primarily provides accessible services to young people, with a special focus on young people facing exclusion or disadvantage due to health or income. This project will improve the physical environment of the centre itself, which in turn will help it be available to more groups and provide additional services.

**Background Papers:** *Grant application file AN 11/13*



## APPENDIX A

## Standard Grant Conditions

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

Area North Committee - 28 March 2012

## 10. South Petherton Parish Group Lengthsman – Service Transition Grant (Executive Decision)

<i>Strategic Director</i>	<i>Rina Singh, Place and Performance</i>
<i>Assistant Director</i>	<i>Kim Close/Helen Rutter, Communities</i>
<i>Service Manager:</i>	<i>Charlotte Jones, Area Development Manager (North)</i>
<i>Lead Officer:</i>	<i>As above</i>
<i>Contact Details:</i>	<i>charlotte.jones@southsomerset.gov.uk or (01935 462251)</i>

### Purpose of the Report

To seek a **one-off** financial contribution from SSDC Area North towards the South Petherton Parish Group Lengthsman Scheme.

### Public Interest

The South Petherton Parish Group, which includes the parishes of South Petherton, Lopen, the Seavingtons, Shepton Beauchamp, Merriott and Hinton St George are seeking the support of South Somerset District Council to a Parish Lengthsman Scheme during the next financial year (2012-13).

Parish Lengthsman schemes were originally established as a joint partnership between parish groups, Somerset County and South Somerset District Councils. Funding to schemes has been cut to zero from the budgets of both Somerset and South Somerset councils, leaving the whole cost to be met from parish precepts.

This report provides the details of the scheme for the Area North Committee to consider whether to make a one-off financial contribution to next year's costs, in order to provide further time for scheme to be self-funded from the local communities involved.

### Recommendations

Members are asked to:

- (1) consider and approve one of the following options:
  - a. Provide no direct financial support.
  - b. Approve a one-off grant of £2,000 for 2012-13 towards the South Petherton Parish Group Lengthsman Scheme from the Area North budget for service transition, subject to the standard SSDC grant conditions, including acceptance of the comments made by the SSDC Streetscene Manager attached in Appendix A.
  - c. Approve a one-off grant of £4,500 to replace the funding cut from the SSDC corporate budget for Streetscene services for 2012-13 subject to the standard SSDC grant conditions, including acceptance of the comments made by the SSDC Streetscene Manager attached in Appendix A.
- (2) Note that a grant of £500 has been awarded from Area West with respect to the parish members of the group in Area West.

**Project Name**

South Petherton Parish Group Lengthsman scheme 2012-13

**Organisation applying / contact name and address**

South Petherton Parish Council (as the accountable body for the parish group of six parishes)

**Project description**

South Petherton Parish Group, which consists of six parishes run a successful Parish Lengthsman Scheme covering South Petherton, Lopen, the Seavingtons, Shepton Beauchamp, Merriott and Hinton St George. The funding required will allow the continuation of a self-employed contractor for the coming year while adjustments are made to local precepts or the contract. The contract is held by South Petherton Parish Council, on behalf of the parish group.

**Evidence of need for this project:**

A Parish Lengthsman completes work required over & above current service levels by SSDC and SCC. In a rural area the build up of debris and soil can quickly lead to drainage problems. Maintaining clean pathways, litter free open space and clearing back overgrowth all affect local resident satisfaction. Small improvements can make a great deal of difference to people's satisfaction with the local environment, and the safety and accessibility of different public facilities.

One particular advantage of a Parish Lengthsman is the ability to develop and use local knowledge, and act rapidly to address small problems from becoming worse. One example is the need to keep roadside grips clear, to help minimise the risk of flooding events.

In particular the Lengthsman will often collect small-scale fly-tipping and carries out litter picking – both falling within the remit of the Streetscene service of SSDC. On average the Lengthsman collects two flytips and carries out six hours litter picking per week.

Please see appendix A for further details of a Lengthsman scheme and criteria established by the Streetscene Manager for its success.

**Project timescale, costs & funding**

This funding application from the South Petherton Parish Group is to provide a transition period between the loss of SSDC funding from the corporate budget to the next round of precept setting by parishes.

Following the withdrawal of SCC partnership grant (c.£5,000 pa), members of the parish group have maintained the scheme at its current levels, and where required have raised the local precept. The cost of the scheme is £20,725 for 2012-13, with the parishes contribution £15,000. This is in keeping with the ratios used in the two other South Somerset Schemes, and at around £90 per day, is considered good value, providing up to 220 days per year of service.

<b>Parish and contribution to the Lengthsman</b>	<b>Allocation of time</b>	<b>Precept 2011/12 £</b>	<b>Precept 2012/13 £</b>	<b>2012-13 Band D charge £</b>
Hinton St George - £1,500	= 2 days per month	8,100	8,375	37.71
Lopen £1,500	= 2 days per month	4,650	4,882	41.77
Merriott £3,000	= 4 days per month	21,000	21,000	28.29
Seavingtons £1,500	= 2 days per month	10,000	12,000	53.17
Shepton Beauchamp £1,500	= 2 days per month	10,258	10,770	36.98
South Petherton £6,000	= 8 days per month	79,078	122,489	86.05
<b>Total £15,000</b>	<b>20 days per month</b>			

Although parishes were advised of a potential cut by the Streetscene Manager in late November, this was not certain until February 2012 when Full Council approved the budget. South Petherton's precept was increased by £43,402 for 2012-13 – a significant rise – including a provision for youth services of £20,000 and £10,000 provision for Libraries.

The requested amount is for £5,725 to retain the scheme at current levels. This is the amount which would have been provided by SSDC. Therefore it may be assumed that if alternative funding is not found, each parish would be required to contribute an additional £280 for each day 'purchased'.

The Area North budget cannot provide more than a one off grant, in order to maintain flexibility to support local priorities across the area, as and when they arise. The Turn Hill Parish Lengthsman Scheme has had a reduced grant for 2012-13 (£2500) and no further awards will be made.

## **Conclusion**

Parish Lengthsman Schemes have a history of operating successfully in the South Petherton, Turn Hill and Cokers areas, and offer SSDC considerable benefits, not least increased local satisfaction with the environment.

The Parish Lengthsman is not intended to be a replacement or duplication of core services, but an enhancement, however it is apparent that should the scheme fail or be reduced there would be additional costs to SSDC – based on the records for fly-tips and litter picking.

In the past year or so, Parish Councils have had a series of service cuts by SSDC and SCC to contend with resulting in increased precepts. It may be considerable reasonable in view of a limited amount of time to plan for the cut of the SSDC, to provide some assistance to ensure the continuity of the scheme and time to adjust against local priorities for services.

Alternatively, for a relatively small sum parishes may be expected to use a reserve fund or seek alternative grants for projects within the existing precept.

Three options are proposed for councillors to consider:

- A straight forward replacement for the loss of funding, for one year only, allowing time for the parish group to adjust their precepts and / or the scheme contract.
- A reduced grant, to assist with transitional costs.
- No grant.

In each case there is likely to be continued 'in kind' support from Streetscene services to Lengthsman schemes operating in South Somerset. For example advice and guidance, and assistance with the disposal of flytips.

### **Financial Implications**

There is currently £17,500 in the Area North service transition budget.

### **Council Plan Implications**

Focus 2 – Environment:

“We want an attractive environment to live in with increased recycling and lower energy use”

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

Local collections and work may help reduce carbon emissions by reducing visits by the SSDC streetscene service to the parish area.

### **Equality and Diversity Implications**

None

**Background Papers:**     *None*

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## Appendix A

### Supporting information regarding Lengthsman schemes

Provided by Chris Cooper – SSDC Streetscene Manager.

#### Benefits

Lengthsman schemes offer a number of practical benefits for the parishes involved in the schemes:

- The ability for local people to action local needs (mainly on small jobs, such as painting a bench, cutting back an overgrown corner, etc), which are irritating, & in reality too small for County or District to prioritise. This lends itself to great customer satisfaction for the scheme.
- The Lengthsman can provide a very fast response to local needs - the administrator simply prioritises the Lengthsman's work for the day / week.
- The Lengthsman develops in depth local knowledge which is really useful when dealing with local drainage matters for example, or a specific road junction is always difficult to tackle as the vegetation grows much faster in that place & therefore they can increase maintenance frequencies on a very localised basis to prevent problems arising.
- The Lengthsman scheme is much more cost effective compared to contracting small amounts of work.

#### How to ensure a successful scheme

The main ways to ensure a successful scheme, have been developed from prior experience of similar schemes, these include: -

- An excellent Administrator & Lengthsman to make the system work - these are key players.
- The work of the Lengthsman must be clearly accountable to the funding bodies & each parish to ensure that each partner contributing feels they are getting value for their contribution
- The Lengthsman needs to be qualified to carry out 'public works' – this would need to put in place, and should be made clear within the tender process.
- Disposal of waste is always expensive & will require a carrier's licence, so arrangements will need to be made regarding this aspect of the work
- A joint annual review should be carried out & report produced to demonstrate the value / market the success of the scheme / formally ID problems & plan to tackle these.
- Payment to the Lengthsman needs to be inflated annually and the contract has to be long enough & secure enough for a quality person to commit to it - It will be their employment (in real terms) so it is essential that the individual is 'looked after'.

## Standard Grant Conditions

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

Area North Committee – 28 March 2012

## 11. Area North 2011/12 Budget Monitoring Report for the Period Ending 31<sup>st</sup> December 2011

*Chief Executive:* 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

(This report was deferred from Area North Committee on 22 February 2012.)

### 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 December 2011.

### Public Interest

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

### Recommendations:

Members are recommended to:

- (1) Note this is a deferred report from the February Agenda, which includes some additional comments of the Area Development Manager (North), not published in the February report.
- (2) Review and comment on the current financial position on Area North budgets
- (3) Note the position of the Area North Reserve as at 31 December 2011
- (4) Note the position of the Area North Capital Programme for 2011/12 to 2015/16 (Appendix A) as at 31 December 2011
- (5) Note the position of the Play & Youth capital investment programme in Area North (Appendix B)
- (6) 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 31<sup>st</sup> December 2011. This includes transfers to or from reserves.

	£
Approved base budget as at Feb 2011	<b>263,480</b>
Carry forwards approved June 2011	50,050
<b>Transfer of salary savings</b>	(2,320)
Revised Budget as at 31 <sup>st</sup> December 2011	<b>311,210</b>

A summary of the revenue position as at 31<sup>st</sup> December 2011 is as follows:

Element	Original Budget £	Revised Budget £	Y/E Forecast £	Variance £	Fav / Adv	%
<b>Development</b>	248,120	284,160	279,160	5,000	Fav	1.8
<b>Grants</b>	15,360	27,050	27,050	-	-	-
<b>Group Total</b>	<b>263,480</b>	<b>311,210</b>	<b>306,210</b>	<b>5,000</b>	<b>Fav</b>	<b>1.6</b>

### Area Development Manager (North) Comments

**N.B. These comments have been updated since published in February Agenda.**

The overall net expenditure for Area North is expected to be at least £5,000 below budget due to salary underspend from staff internal secondment and includes planned savings of at least 4% on the 2010/11 budget.

The **carry forwards** from 2010-11 of £50,050 noted above include:

Item	£	Update (31-01-12)
Housing and access to services	£10,000	Additional hours to be supplied from the Housing service for welfare benefits advice.
Community Safety Projects	£ 3,000	Allocated to local community safety priorities through grants.
Rural Transport development	£ 5,000	Seek to carry forward to 12-13
Community Justice Panel	£2,500	Transferred to the CJP
Unallocated service enhancement / transition budget	£17,500	To be allocated / carried forward to 12-13
Community Grants	£12,050	All grants paid

The Service transition budget carried forward from 2010-11 is £17,500. If the committee awards a grant to the South Petherton Parish Group Lengthsman Scheme, contained elsewhere in this agenda, the grant will be deducted from this budget.

From reviewing current priorities for investment into Area North identified by ward members, town and parish councils, and community groups, I propose to make a further request for the remaining balance to be carried forward. Of particular interest is the result of the current review of subsidy for rural bus services. The SSDC Transport Officer and Regeneration Officer will be reviewing the final position once known, particularly with respect to opportunities to develop or extend demand responsive, community transport schemes, or private sector. A report is expected to the committee in April or May, and from there the allocation of the service transition budget can be further considered.

### 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)

No virements have taken place since the last report.

### AREA RESERVE

The position on the Area North Reserve as at 31<sup>st</sup> December 2011 is as follows:

	£	£	Comments
<b>Position as at 1<sup>st</sup> April 2011</b>		<b>43,920</b>	
<b>Less remaining allocations:</b>			
Support towards progressing affordable rural housing schemes within the Area North	(15,000)		To transfer as required for additional staffing, printing, and professional fees. Work to date covered from existing budgets.
<b>Total Committed</b>		<b>(15,000)</b>	
<b>Uncommitted balance remaining</b>		<b>28,920</b>	

### 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 £105,667.

There is £71,898 in the reserve schemes for 2011/12 and a further £220,000 for future years.

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

<b>Schemes</b>	<b>Estimated Spend 2011/12 £</b>	<b>Future Spend £</b>
Unallocated Capital Reserve	51,240	75,000
Allocation to support Economic Vitality in Area North		20,000
Planning enforcement action – provision for compensation		45,000
Local priority projects – enhancing facilities and services	20,658	80,000
<b>TOTALS</b>	<b>71,898</b>	<b>220,000</b>

### **COMMUNITY GRANTS**

There remains an uncommitted balance of £7,284 from the grants budget for 2011-12 of £15,360. However, further grants to the value of £4,427 have been received and are currently being assessed. If approved this will leave an uncommitted balance of £2,857 until the end of March.

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
<b>Total revised budget</b>	<b>£27,410</b>
Qtr 1 & 2010/11 carry forward - offered, committed or paid	£16,376
<b>Qtr 2 - offered, committed or paid</b>	£3,325
<b>Qtr 3 - offered, committed or paid</b>	£425
Balance as at 31 <sup>st</sup> December 2011	<b>£7,284</b>

#### Update on previous grants

Quarter 3 (October – December 2011) grants offered.

<b>Group</b>	<b>Award</b>	<b>Comment</b>	<b>Paid (as at January 2012)</b>
Long Sutton Village Hall & Recreation Ground	425	Kickwall on the recreation ground	Yes
<b>Total</b>	<b>£425</b>		

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***

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**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
<b>Health and Well-Being</b>							
Improvement to District owned Play Areas January 2001 Play Audit.	32,381	13,577	18,804		R Parr		Balance is for Thurlocks, Tintinhull (£2000); Curry Rivel Stanchester Way Phase 2 (£16,531). <b>Work re-scheduled for 2012-13.</b>
Bracey road Martock - Play area improvements (in addition to above)	10,000	8,503	1,497		R Parr		Project completed, balance is retention payment.
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 partly paid and project completion aimed before April 12. Work is progressing well and a recent Lottery award has helped complete local fundraising.
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 nearing completion. Grant to be paid by year end.
<b>Total Health and Well-Being</b>	<b>56,381</b>	<b>32,729</b>	<b>23,652</b>	<b>0</b>			
<b>Environment</b>							
Cockle Moor Bridge	28,452	0	28,452		C Jones		Works completed. Payment to be made to SCC once easement across SSSC land approved.
Langport Vision - improvements to Langport and River Parrett Visitor Centre and car parking at Westover	6,196	3,599	2,597		K Menday		Majority of signage in place, one sign left to be completed and paid by end of March 12.
<b>Total Environment</b>	<b>34,648</b>	<b>3,599</b>	<b>31,049</b>	<b>0</b>			
<b>Economic Vitality</b>							
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. Unlikely to be completed this financial year. Project currently under review.
Kingsbury Episcopi Village Shop	10,000		10,000		L Collett		Grant to Village Shop Committee towards purchase and installation of a purpose built community shop. The shop delivered to site - awaiting connections. Grant to be paid before end of March 12.
<b>Total Economic Vitality</b>	<b>14,638</b>	<b>0</b>	<b>14,638</b>	<b>0</b>			
<b>Total North Capital Programme</b>	<b>105,667</b>	<b>36,328</b>	<b>69,339</b>	<b>0</b>			
<b>Reserve Schemes Awaiting Allocation But Approved in Principle</b>							
Unallocated Capital Reserve	51,240	0	51,240	75,000	C Jones		Provision for investment not otherwise covered in reserve programme.
Allocation to support economic vitality in Area North		0	0	20,000	C Jones		Promote local economic well-being in Area North; schemes prioritised which are community led and include additional partnership
Planning Enforcement	0	0	0	45,000	I Clarke		Provision for compensation due to enforcement action (Discontinuance Order)
Local priority projects - enhancing facilities and services	20,658		20,658	80,000	C Jones		Detailed allocations through grants or capital appraisal. Support for partnership investment into local infrastructure and facilities.
<b>Total Reserve Schemes</b>	<b>71,898</b>	<b>0</b>	<b>71,898</b>	<b>220,000</b>			
<b>Summary</b>							
North Capital Programme	105,667	36,328	69,339	0			
Reserve Schemes (Unallocated)	71,898	0	71,898	220,000			
<b>Total Programme to be Financed</b>	<b>177,565</b>	<b>36,328</b>	<b>141,237</b>	<b>220,000</b>			




**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

<b>Corporate Capital Programme within Area North</b>							
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	12,000	0	12,000	53,000	R Parr		Project profiled 2011/12 moving forward; other projects reprofiled to 2012/13
Youth Facilities Development	10,000	0	10,000	5,000	R Parr		Project profiled 2011/12 moving forward; other projects reprofiled to 2012/13
Multi Use Games Area	35,000	35,000	0	70,000	R Parr		On Target. Officers are assisting parishes where possible.
Grants for Parishes with Play Area	12,500	12500	0	47,000	R Parr		Project profiled 2011/12 moving forward; other projects reprofiled to 2012/13

<b>Gypsy &amp; Traveller Sites programme:</b>							
<b>Health &amp; Well-Being</b>							
Infrastructure & Park Homes, Tintinhull Gypsy Site	30	24	6	0	S Joel		
Infrastructure & Park Homes, Tintinhull Gypsy Site -Inc	(30)	(30)	0	0	S Joel		
Infrastructure & Park Homes, Ilton Gypsy Site	75	72	3	0	S Joel		
Infrastructure & Park Homes, Ilton Gypsy Site -Inc	(75)	(75)	0	0	S Joel		
Infrastructure & Park Homes, Twisted Willows, Ilton	142	140	2	0	S Joel		
Infrastructure & Park Homes, Twisted Willows, Ilton -Inc	(142)	(142)	0	0	S Joel		
Infrastructure & Park Homes, Ilton - Grant for MUGA	60	0	60	0	S Joel		
Infrastructure & Park Homes, Ilton - Grant for MUGA - Inc	(60)	(60)	0	0	S Joel		
Infrastructure & Park Homes Contingency	89	0	89	0	S Joel		
Infrastructure & Park Homes Contingency - Inc	(33)	(33)	0	0	S Joel		
Pitney Hill Gypsy Site Langport	5	16	(11)	0	S Joel		
Pitney Hill Gypsy Site Langport	(5)	(5)	0	0	S Joel		
<b>Economic Development - Spatial Policy</b>							
Gypsy & Traveller Acquisition Fund			0	133	C McDonald		
Gypsy & Traveller Acquisition Fund - Income			0	(83)	C McDonald		
	56	(93)	149	50			

**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
<b>CURRENT SCHEMES APPROVED</b>												
<b>SSDC owned Play Areas</b>												
Work approved following the 2001 Play audit.												
Bracey Rd Martock			20,666	7,089	13,577	13,577	0					Bracey Road Martock - work completed and retention sum withheld.
Curry Rival - Stanchester Way phase2			28,000	11,469	16,531		16,531					<b>Work re-scheduled for 2012-13</b>
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; <b>Work re-scheduled for 2012-13</b>
SSDC play	TOTAL		<b>60,666</b>	<b>28,285</b>	<b>32,381</b>	<b>13,577</b>	<b>18,804</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Other Approvals												
Bracey Rd Martock	June 02		10,000	0	10,000	8,503	1,497	0	0	0	0	see Bracey Road above.
<b>SCHEMES FROM THE CORPORATE PROGRAMME IN AREA NORTH</b>												
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. (Balance will be reallocated within community play programme)
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	0		0	10,000				Reprofiled for completion in 2012/13
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					Orders placed. Expect completion by year end.
	TOTAL		<b>115,000</b>	<b>48,000</b>	<b>12,000</b>	<b>0</b>	<b>12,000</b>	<b>53,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
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	0					Project complete.
South Petherton Lightgate Lane	feb 08		50,000					34,500				Reprofiled for completion in 2012/13 £34,750 offered 30/1/12
	TOTAL		<b>75,000</b>	<b>0</b>	<b>12,500</b>	<b>12,500</b>	<b>0</b>	<b>47,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Youth Facilities 2006 approved Feb 07 Council												
Chilthorne Domer	Feb 07		5,000	0	5,000		5,000					Grant awarded awaiting construction prior to payment
Huish Episcopi	Feb 07		5,000	0	0		0	5,000				Grant offered as part of joint scheme with Langport at Memorial Field
Compton Dundon	Feb 07		5,000	0	5,000		5,000					Grant application submitted by CDPC - awaiting approval.
	TOTAL		<b>15,000</b>	<b>0</b>	<b>10,000</b>	<b>0</b>	<b>10,000</b>	<b>5,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Multi Use Games Areas 2008 approved Feb 08												
Martock	feb 08		35,000	0	35,000	35,000	0					Project complete. Grant paid to MPC
Langport	feb 08		35,000	0	0		0	35,000	0			Grant offered as part of joint scheme with Huish Episcopi at Memorial Field. Final fundraising to be completed followed by installation.
South Petherton	feb 08		35,000	0	0		0	35,000			0	Scheduled for Sept 2012. Grant offered together with s106 contributions to SP parish council, subject to formal agreements.
	TOTAL		<b>105,000</b>	<b>0</b>	<b>35,000</b>	<b>35,000</b>	<b>0</b>	<b>70,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Area North Committee – 28 March 2012

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

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

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
25 April '12	Area North priorities & Area Development Plan	Report on the achievements and progress of projects and priorities supported by Area North during 2011-12.	Charlotte Jones, Area Development Manager (North)
25 April '12	SSDC Equalities Objectives	A consultation on the draft Equalities Objectives for SSDC, as part of compliance with the General Equality Duty.	Jo Morgan, Community Cohesion Officer
25 April '12	Local Economic Development	A discussion and presentations on this Area North priority.	Co-ordinated by Charlotte Jones, Area Development Manager (North) / David Julian, Economic Development Manager
25 April '12	Update on SCC Review of Rural Bus Subsidy	To provide an update report on the outcomes of the SCC review of Rural Bus Subsidy, with respect to Area North.	Nigel Collins SSDC Strategic Transport Officer
23 May '12	Appointments to Outside Bodies	New municipal year – appointment of members to working groups and outside bodies.	Becky Sanders, Committee Administrator (North)
23 May '12	Revised Scheme of Delegation – Development Control Nomination of Substitutes for Chairman and Vice Chairman for 2011-12	New municipal year – appointment of two members to act as substitutes.	Becky Sanders, Committee Administrator
23 May '12	Support for small-scale local affordable housing schemes	To provide an update on the progress of current schemes	Charlotte Jones, Area Development Manager (North) / Jo Calvert, Strategic Housing Officer / David Norris Development Manager

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background / Purpose</b>	<b>Lead Officer(s) SSDC unless stated otherwise</b>
23 May '12	<i>Streetscene Service</i>	<i>Half yearly update on Streetscene Service</i>	<i>Chris Cooper, Streetscene Manager</i>
23 May '12	<i>Highways Authority</i>	<i>Half yearly report - update on Highways Services.</i>	<i>Neil McWilliams- Assistant Highway Service Manager (SCC)</i>
23 May '12	<i>Tourism and Area North</i>	<i>A report / discussion to provide an overview of the tourism / visitor economy in Area North, current programmes and future opportunities.</i>	<i>Pauline Burr Community Regeneration Officer / Justine Parton Tourism Manager</i>
27 June '12	<i>Area North budgets – 2011-12 Outturn report and Capital Programme</i>	<i>Report on the end of year position of Area North budgets</i>	<i>Nazir Mehrali, Management Accountant</i>
27 June '12	<i>S106 six monthly Monitoring Report</i>	<i>Update report on the progress of collection and expenditure of developer obligations arising from development in Area North.</i>	<i>Neil Waddleton, S.106 Monitoring Officer</i>
<i>TBC</i>	<i>Draft Asset Management Strategy</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>
<i>TBC</i>	<i>Historic Buildings at Risk</i>	<i>Update report. (This is likely to be a confidential item.)</i>	<i>Ian Clarke – Assistant Director, Legal and Corporate Services.</i>
<i>TBC</i>	<i>Presentations by previously supported projects.</i>	<i>To promote learning from the success of local projects supported by Area North, suggested presentations include Stoke sub Hamdon Charity Shop, and Chilthorne Domer Pavilion. (Past presentations include Stoke All Saints Church Lighthouse project and The Seavingtons Community Shop.)</i>	<i>Les Collett, Community Development Officer (North)</i>

Area North Committee – 28 March 2012

### 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

11/04512/FUL – Erection of a dwellinghouse and formation of a new access on land at Northfield, Somerton. (This appeal was contained within the deferred report from Area North Committee of 22 February 2012)

11/03157/FUL – Alterations to access, erection of 2 no. detached chalet bungalows with garaging for both properties and the existing property at 22A West Street, on land rear of west side of West Street, South Petherton.

#### Appeals Dismissed

11/03221/FUL – Conversion of existing building to B1 light industrial use on the ground floor and residential use on the first floor on land adjacent New House, Baulkes Yard, Bow Street, Langport.

Inspect

#### Appeals Allowed

None

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

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# Appeal Decision

Site visit made on 20 February 2012

**by K D Barton BA(Hons) Dip Arch DipArb RIBA FCI Arb**

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

**Decision date: 7 March 2012**

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**Appeal Ref: APP/R3325/A/11/2166328**

**Plot adjacent to Baulkes Yard, Bow Street, Langport TA10 9YA**

- The appeal is made under section 78 of the *Town and Country Planning Act 1990* against a refusal to grant planning permission.
  - The appeal is made by Mr G Edmunds against the decision of South Somerset District Council.
  - The application Ref 11/03221/FUL, dated 9 August 2011, was refused by notice dated 13 October 2011.
  - The development proposed is the conversion of an existing building to B1 light industrial on the ground floor and residential on the first floor.
- 

## Decision

1. The appeal is dismissed.

## Living Conditions in Terms of Outlook, Light, Overlooking and Noise and Disturbance

2. The appeal property, which lies within the defined development area, is a two storey flat roofed industrial unit in B2 use. It is constructed of concrete blockwork rendered on the front elevation and is set back from Bow Street with a yard in front.
3. The residential accommodation at first floor level would have a long thin plan form. The window to bedroom 2 would be set a considerable distance back under a flat roof and so would have a very restricted outlook and receive little light. A courtyard 'lightwell', roughly central in the depth of the building, would provide some light to bedroom 1 and the kitchen/dining area. However, an adjoining industrial unit to the west would limit the outlook, even though its roof pitches away from the appeal property. Whilst these areas could be provided with rooflights to provide additional light this would not overcome the lack of outlook. The living area would face south and have a balcony with a spiral staircase to the garden. This would be the main outlook from the accommodation. However, it would overlook the garden to the east. Whilst a tall screen on the eastern return end of the balcony would reduce overlooking to some extent it would not preclude it altogether without restricting outlook.
4. It has been suggested that the accommodation would only be occupied in the evenings and at weekends avoiding any noise and disturbance from below but this would be an unreasonable assumption to make. Nevertheless, a B1 use as proposed is one that would be appropriate in a residential area and the requirements of the *Building Regulations* would ensure adequate sound separation. Notwithstanding this the proposal would be unacceptable in terms

of outlook and overlooking, contrary to the aims of saved LP Policies ST6 and EP2.

### **Effect on B2 Business Floorspace**

5. The general thrust of saved LP Policy ME6 is to protect employment opportunities. The proposal would involve the loss of 50% of the existing employment floorspace. Whilst the appellant does not consider this significant, no justification has been given for the loss. The first floor has been vacant for some time but only informal marketing amounting to a card in a shop window and a 'to let' sign on the building has been carried out. The proposal would not protect the employment opportunity and so would not be in accord with the objectives of LP Policy ME6. Whilst this might not, in itself, justify dismissing the appeal it lends weight to the conclusions on living conditions.
6. It is claimed that the change from B2 to B1 would lead to a reduction in the number and size of vehicle movements, and the number of people that could be accommodated on site, and could reduce the potential for noise and disturbance and help achieve sound separation. However, the latter points would only be necessary because of the proposals introducing residential use above the B1 use. Whilst there might be some environmental benefits from a reduction in vehicle movements and people on site, the measures would not amount to significant environmental benefits that would outweigh the employment value of the land or premises.

### **Highway Safety in Terms of Access and Parking Provision**

7. It is accepted that the access to the site does not meet current standards. It would be unaltered by the proposals and so remain substandard. Visibility is much more restricted than the appellant maintains and has been measured by the highway authority as being 2.5 x 15.5m to the west and 2.4 x 5m to the east. Notwithstanding that there have been no recorded personal injury accidents at the access, which is within a 20mph speed limit, the Manual for Streets suggests that 25m visibility in each direction would be appropriate. I note the appellant's willingness to demolish part of the stone wall that is around 2m high and forms part of the boundary with Bow Street to improve visibility but this could have a detrimental effect on the character and appearance of the Conservation Area and if the access were widened as a result could affect a nearby zebra crossing.
8. The application drawings do not include a site plan showing a parking layout and it not clear that vehicles could park and turn on site so as to enter and leave in forward gear. The difficulty is compounded by the fact that the two residential properties to the east have a vehicular right of way over the relatively narrow yard. As a result vehicles could have to either reverse onto or off the site. Whilst the appellant maintains that the existing B2 use could lead to more movements by heavier vehicles, lorries and vans than the proposed B1 and residential use, it is accepted that the existing parking provision would be inadequate for the permitted use. As a result the lower demand that would result from the proposals would not be materially different from that which could practically take place currently. However, as the use of the access would not be materially increased its use would not have a detrimental impact on highway safety.

### **Other Matters**

9. The site lies within the Langport and Huish Episcopi Conservation Area. The appeal building is set back from the road and makes little contribution to the character and appearance of the Conservation Area. The proposal would make minimal changes to the front elevation of the building and in that respect would preserve the character and appearance of the Conservation Area.
10. Whilst there is a difference of opinion between the parties about what was said in consultations this has not influenced the consideration of this appeal.

*K D Barton*

INSPECTOR

Area North Committee – 28 March 2012

## 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 – 28 March 2012

### Planning Applications will be considered no earlier than 3.45pm

Members of the public who wish to speak about a particular planning item are recommended to arrive for 3.30 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	34	ISLEMOOR	11/02676/ FUL	Erection of a shop and Post Office	Crown Inn, Ganges Hill, Fivehead	Mr & Mrs Chastell
2	40	WESSEX	11/04039/ FUL	Erection of 2 no. two bedroom single storey dwellings.	Building Plot Adjoining Rosenheim, Polham Lane, Somerton	Messers M & A Dimmick
3	46	ISLEMOOR	11/05143 /COU	Change of use of redundant agricultural building to be used for the renovation and repair of pre-war and classic cars and the associated storage and distribution of spare parts.	Lower Listock Farm, Listock Lane, North Curry	Mr M Wheller
4	51	LANGPORT & HUISH	12/00374/ FUL	Conversion of a single 6 bedroom house into two 3 bedroom houses	Pegasus, Pounsell Lane, Huish Episcopi	Mrs M Astridge
5	55+	TURN HILL	12/00216/ FUL	Proposed change of use and conversion of traditional barn into single private dwelling (Revised Scheme)	Barn At Beer Farm, Beer Road, Aller	Mr S Pledger
6	60	TURN HILL	12/00220 /LBC	Proposed change of use and conversion of traditional barn into single private dwelling (Revised Scheme)	Barn At Beer Farm, Beer Road, Aller	Mr S Pledger



Area North Committee – 28 March 2012

## Officer Report on Planning Application: 11/02676/FUL

<b>Proposal :</b>	Erection of a shop and Post Office (GR 335226/122939)
<b>Site Address:</b>	Crown Inn, Ganges Hill, Fivehead
<b>Parish:</b>	Fivehead
<b>ISLEMOOR Ward (SSDC Member)</b>	Cllr Sue Steele
<b>Recommending Case Officer:</b>	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
<b>Target date :</b>	26th August 2011
<b>Applicant :</b>	Mr And Mrs S Chastell
<b>Agent: (no agent if blank)</b>	Smith Planning & Design Limited Wayside Fivehead, Taunton TA3 6PQ
<b>Application Type :</b>	Minor Other less than 1,000 sq.m or 1ha

### REASON FOR REFERRAL TO COMMITTEE

This application has to be determined by committee as the officer's recommendation is contrary to the view of the Highway Authority with regards to highway safety.

### SITE DESCRIPTION AND PROPOSAL



The application site forms part of the public house curtilage, located in the village of Fivehead that is a settlement in the countryside without development limits.

The public house has rendered elevations under a clay tile roof. The proposal seeks the erection of a shop and Post Office at the front of the public house. The unit is free standing and separated from the main building by a 1.6 metre covered gap. The unit measures 6.3metres by 5.7metres with eaves 2.4 metres, and ridge 3.8 metres above ground level. The unit is proposed to be constructed using natural stone to match the boundary wall, with render to the other elevations and clay tiles over, to match the public house.

The proposed hours for the shop and Post Office unit are given as Monday to Saturday 7am to 6pm, and Sundays and Bank Holidays 8am to 2pm. Sales of bread and milk, newspapers and other basics have lawfully commenced from the public house. There are no restrictions on the hours of operation for the public house.

A 2003 permission for three dwellings to the rear of the site required parking spaces within the pub's parking area to be kept clear and capable of use. Since then a pub garden has been introduced with the loss of three spaces. The proposed extension removes a further three spaces, although the shop's presence makes it more difficult to use a fourth parking space. The proposal offers 8 parking spaces, of which one would be hamstrung by the presence of the proposed development.

## RELEVANT HISTORY

- 10/05097/FUL. The Erection of a Smokers Shelter. Approved.
- 04/01558/FUL. Amendments of Conditions Nos. 2 (approved plans) and 9 (materials) of decision 03/02327/FUL. Withdrawn.
- 03/02337/FUL. Demolition and Reconstruction of attached garage. Approved.
- 03/02327/FUL. Extension and alterations to existing pub and erection of 3no. dwellings (revised app. 03/01452/FUL). Approved. Condition 07 required 14 parking spaces for the pub car park to be kept clear for use. The setting out of the pub garden removed 3 spaces contrary to condition 07. In the event that the current application is granted the enforcement breach of condition will cease.
- 03/01452/FUL. Extension and alterations to existing pub and erection of 3 no. dwellings. Withdrawn.

## 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.

Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 require authorities considering applications for planning permission or listed building consent for works that affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building.

For the purposes of determining current applications the local planning authority accords significant weight to 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:

Save policies of the Somerset and Exmoor National Park Joint Structure Plan Review

1991-2011:

Policy STR1 - Sustainable Development  
 STR6 Development Outside Towns, Villages and Rural Centres.  
 Policy 9 Historic Environment  
 Policy 49 Transport  
 Policy 48 Access and Parking.

Save policies of the South Somerset Local Plan:

Policy MS3 supports proposals for small-scale shop in settlements that are not defined development areas, provided that they are on a scale commensurate with the shopping needs of the settlement or immediate locality.  
 Policy ST5 - General Principles of Development  
 Policy ST6 - The Quality of Development  
 Policy ST3 Development Area  
 Policy EH5 Setting of Listed Buildings  
 Policy EH12 Areas of High Archaeological Potential  
 Policy TP6 Non-Residential Parking Provision.

National Guidance

PPS1 Sustainable  
 PPS4 Planning for Sustainable Economic Growth  
 PPS5 Planning and the Historic Environment

South Somerset Sustainable Community Strategy  
 Goals 1, 7, 8

## CONSULTATIONS

**FIVEHEAD PARISH COUNCIL** - Supports.

**COUNTY HIGHWAY AUTHORITY** - Objection on the grounds that the Highway Authority considers that new development should make appropriate provision for parking for users of the pub and shop, and if sufficient onsite parking and turning is not provided it will/could result in vehicles parking on the adjoining highway network to the detriment of highway safety. Recommend refusal of the application for the following reason:

1. It has not be demonstrated as part of the application that adequate provision can be made on the site for the parking of vehicles in a satisfactory manner in respect of the proposed and existing use, and is likely to encourage the parking of vehicles on the public highway. The proposal is therefore contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000).

**AREA ENGINEER** - No comment

**ENGLISH HERITAGE** - Take expert advice from the council's conservation officer.

**CONSERVATION OFFICER** - No objection.

**ENVIRONMENTAL PROTECTION** - No objections.

**AREA NORTH DEVELOPMENT** - I am very supportive of this application as contributing to local quality of life in Fivehead, specifically by maintaining the vitality and availability of local services and social spaces, providing you are satisfied with the detail of form and design etc as appropriate.

As you will be aware, the economy of scale for the private sector to provide services to small rural communities is steadily diminishing, yet certain services remain essential to local quality of life and may require difference ways of working.

Increasing the range of services available at the pub, will make both the pub more attractive, and allow the residents to have access to basic shopping needs with less need to travel or only shop on-line. There are also known social benefits from the opportunity to meet & greet ones fellow residents close to home!

The business case behind the proposal may not be 100% successful since it's about combining uses, and not everyone wants to shop in a pub or drink in a shop, however this is for the business to work out, and I wish him / her every success with their venture. I am aware of other pubs that have done similar things with good results.

**ARCHAEOLOGY** - No objection.

## **REPRESENTATIONS**

A site notice (General Interest) was posted on site and 5 Neighbour notification letters issued. There have been 17 responses. Three object. Fourteen support the proposal.

Objectors:

- Early morning deliveries from 3.30am
- All night deliveries
- Disturbance and noise.
- Long hours from 7am to midnight
- Lack of parking, loss of existing spaces and additional from shop.
- Proximity of shop to neighbouring dwellings and height
- Loss of views of church

Supporters:

- Local need and community support
- Vital community facility
- Valued community resource

## **CONSIDERATIONS**

The main considerations concern the principle of development, character and appearance, neighbour amenity and highway safety.

### **Principle of Development**

The existing village shop closed in August following the retirement of the owners who have sought for several years to sell the premises as a going concern, but without success. The current application is made on the basis of providing the community with an alternative outlet, which is centrally located in the village. Policy MS3 is of particular relevance and supports small-scale shops that serve a local need.

The application seeks a shop and post office. This could be considered an extension to the lawful use that allows a Change of Use to A1 retail premises without permission and certainly permits ancillary sales from the pub premises. The applicant has already begun to do this. In considering this application there is a need to consider impact derived from an intensification of use and impact arising from the new build, and the reduction in onsite parking.

**Character and Appearance:**

The site forms part of the setting of the grade 1 listed church that is a little further down the lane. The proposal seeks a small-scale freestanding structure located at the front of the public house within the area of parking. The elevations that overlook the parking area will match the render finish and tiled roof of the public house. The building's appearance and relationship to the main building and to the boundary wall off which the building is proposed to be built is considered acceptable.

**Neighbour Amenity**

The shop unit is proposed to be built off the existing wall alignment, 8metres from the front elevation of the nearest dwelling, with eaves at 2.4metres with an overall ridge height of 3.8metres. Its scale is Permitted Development in considering a similar build within a dwelling's curtilage, and this measurement suggests its scale is acceptable.

Objectors have raised the issue of noise, disturbance and longer hours and have commented on the existing delivery arrangements with the setting up of retail sales from the pub premises. Notwithstanding the problems experienced with early deliveries, described by the applicant as 'bedding in', this is a lawful use of the site. It is also noted that other near neighbours that overlook the site supports the proposal.

Further, it is considered that the proposed building acts to screen some of the activities at the front of the public house, with access to the shop kept away from the occupants of St Martins View. It is noted that any intensification in use on site is likely to be mitigated with the respective uses differing in their peak time use. On this basis it is considered that neighbour amenity will not be materially affected.

**Highway Safety**

The Highways officer requires a minimum of 11 parking spaces. As part of the application process the applicant was invited to submit a drawing to maximise the extent of the land available to secure an optimum level of parking provision with a view of addressing Highway safety concerns. The applicant refused the opportunity, and while their email of 30 November 2011 refers to having drawn up a possible rearrangement that showed 9 parking spaces the drawing was never submitted.

The applicant has observed that Church services result in on-road parking, and it is noted that the former village shop operated without any off road parking. The majority of users are likely to arrive on foot. Most on-road parking will occur without conflict with church services and on this basis, given the local interests in support of a widely supported local service, the planning officer is supportive of the application.

**RECOMMENDATION****GRANT CONDITIONAL PERMISSION**

Notwithstanding the limited on-site parking, which must be balanced against local need for a village shop and the availability of on road parking, the proposed development by reason of its size, scale and materials, respects the character of the area and causes no demonstrable harm to residential amenity preserves the setting of the listed building and would not be prejudicial to highway safety in accordance with the aims and objectives of policies ST5, ST6 and EH5 of the South Somerset Local 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: 01 and 02 received 1 July 2011.

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

03. The use class hereby permitted for the shop unit is A1 Retail Sales, only.

Reason: To avoid any ambiguity as to what is approved.

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Area North Committee – 28 March 2012

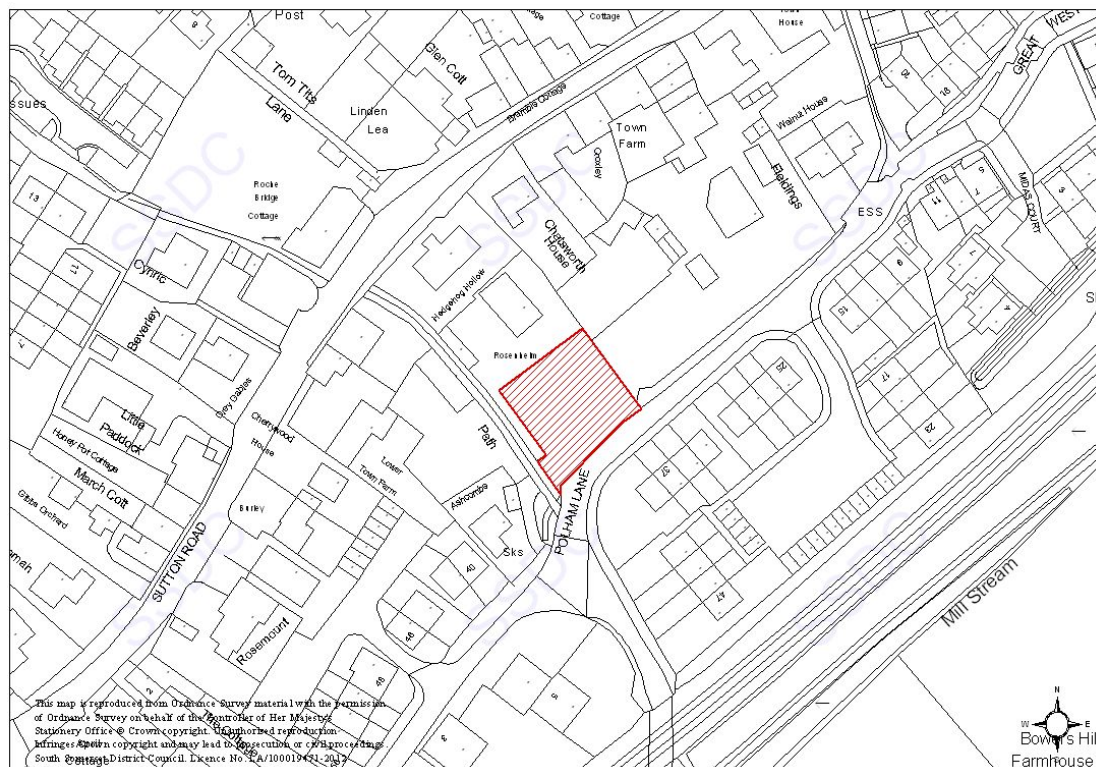
## Officer Report on Planning Application: 11/04039/FUL

<b>Proposal :</b>	Erection of 2 no. two bedroom single storey dwellings. (GR 348484/128327 )
<b>Site Address:</b>	Building Plot Adjoining Rosenheim, Polham Lane, Somerton
<b>Parish:</b>	Somerton
<b>WESSEX Ward (SSDC Members)</b>	Cllr Pauline Clarke Cllr David J Norris
<b>Recommending Case Officer:</b>	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
<b>Target date :</b>	29th November 2011
<b>Applicant :</b>	Messrs M and A Dimmick
<b>Agent: (no agent if blank)</b>	James Ewart Fox 55 The Park, Yeovil BA20 1DF
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee at the request of the Ward Member(s) with the agreement of the Area Chairman to enable the comments of the Town Council and Neighbour(s) to be fully debated.

### SITE DESCRIPTION AND PROPOSAL



The application site is within development limits. The site was formerly part of the garden area of Rosenheim, a single storey dwelling set back from the road on rising ground, alongside a watercourse and public footpath. There is a mix of single and two storey dwellings in the locality predominantly constructed using reconstructed stone.

On the south side of Polham Lane there is a two-storey terrace of four dwellings with reconstructed elevations under double roman tiles. To the west across the public footpath and stream a detached stone dwelling of more recent date and infill, while to the east an extant planning permission ref: 10/03245/OUT for 14 dwellings, details of which have yet to be agreed with all matters reserved. Rosenheim is of similar character to what is proposed although of slightly larger proportions and with a larger garden area more in keeping with the adjacent properties that is accessed from Sutton Road.

The proposal seeks the erection of 2(no.) two bedroom single storey dwellings, accessed from Polham Lane. The layout shows the dwellings with `L' shaped footprints at right angle to the roadside. It is proposed to use reconstructed stone elevations under double roman roof tiles.

The application site covers an area of 621.27 square metres that provides about 310 square metres per dwelling. The properties across the road and to the west have plot sizes of about 120 square metres.

## HISTORY

- 11/00480/FUL Erection of two (no.) bedroom single storey dwellings. Withdrawn because the flood risk issues had not been resolved.  
08/00037/OUT Erection of a two storey dwelling and detached garage. Approved.

## 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 accords significant weight to 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:

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

Policy STR1 - Sustainable Development

Policy STR5 Development Inside Towns, Villages and Rural Centres.

Save policies of the South Somerset Local Plan:

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy EH12 AHAP

Policy HG4 Housing Densities



National Guidance  
PPS3 Housing  
PPS25 Flooding

South Somerset Sustainable Community Strategy  
Goals 7 and 8.

## CONSULTATIONS

**SOMERTON TOWN COUNCIL** - The Council unanimously recommended refusal of this application, on the grounds of over-development, parking and traffic issues both on site and nearby as well as concerns over the increased risk of flooding with the additional hard surfacing proposed.

**ENVIRONMENT AGENCY** - We withdraw our objection and confirm the proposed development falls within Flood Zone 1.

**COUNTY HIGHWAY AUTHORITY** - No objection subject to conditions; namely, consolidated surface, splays, disposal of surface water, visibility and no obstruction.

**AREA ENGINEER** - I agree with the comments of the submitted Flood Risk Assessment, which concludes that the site is not at risk of flooding. This is based on proven techniques.

**ARCHAEOLOGY** - No objections.

**COUNTY RIGHTS OF WAY** - General comments whether encroachment of public right of way is involved.

**ENVIRONMENTAL PROTECTION** - No observations.

## REPRESENTATIONS

Two objection letters received:

- Over-development
- Loss of privacy and over-looking
- Parking problems and congestion
- Road safety
- Site levels and overlooking from windows

## CONSIDERATIONS

There is no objection in principle given the site's location within development limits. The site was formerly a garden area although now separated and sold on from Rosenheim. PPS3 Housing was amended in 2010 removing gardens from the definition of previously developed land. It did not create a presumption against development. Instead, each proposal should be assessed on its merits. Accordingly the main considerations concern: density, character and appearance, neighbour amenity, highway safety and flood risk.

### Density

National policy and guidance, seeks efficient use of land in a sustainable location. While the revisions to PPS3 did change the status of garden land, they did not preclude such

areas from development provided they were well designed and reflective of the character of the area.

The prevailing pattern of density is considered to accord with what is identified in the Polham Lane area compared to properties accessed from Sutton Road, whose character has a lower density. The application site is located midway between the two locations and accessed from Polham Lane with the presence of the public footpath and stream that passes to the west of the site that acts to reinforce the site's locality.

### **Character and appearance**

The proposed dwellings have frontages at right angles to Polham lane presenting a flank elevation that is considered acceptable given the relationship to the nearby public path that cuts through to Sutton Road. As single storey dwellings they impinge less on the street scene and as currently viewed there is no established street frontage along this section (north side) of Polham Lane heading towards Somerton centre. The extant permission for the adjacent site is for Outline with all matters reserved.

### **Neighbour Amenity**

A 1.8metre high boundary fence separates the development from Rosenheim. The land level slopes from east to west and flattens out towards the access drive. Rosenheim has a large living room window 9metres from plot one. There are two openings that serve a bathroom and box room - a possible third bedroom. Notwithstanding the lie of the land the boundary fence acts to limit views between properties.

### **Highway Safety**

Off road parking is provided for up to two vehicles per unit. The proposal is for 2(no.) two bedroom dwellings, although it is noted that one property has the potential to be three bedrooms. Four parking spaces is considered acceptable. The Highways officer considers that the boundary fencing with Rosenheim's drive should be taken down to aid parking and turning within the application site. However, the neighbour considers this an intrusion of their privacy and it would be equally possible for the neighbour to re-erect fencing in any case. Having put this to the Highways Authority they accept the situation and would not seek refusal on the basis that the fencing remained.

### **Flood Risk**

Following further research the applicant has provided sufficient evidence that allows the Environment Agency to withdraw their earlier objection and confirm the application site is now part of Flood Zone 1 and no further action is required.

### **Town Council Comments**

Close attention is given to local character and possible over-development. Over-development is considered in terms of policy HG4 and local character. Overdevelopment is difficult to ascribe the development given the site's context that readily relates to the character of Polham Lane.

Two parking spaces for each property are provided and accords with policy standards, while on-road parking management is not central to the application, likewise flooding concerns are covered by condition 7 that deals with surface water.

## **RECOMMENDATION**

GRANT CONDITIONAL PERMISSION

The proposal, by reason of its size, design, materials and location, represents an appropriate infill which is carefully designed to respect the character of the area, causes no demonstrable harm to residential amenity and does not foster growth in the need to travel in accordance with the aims and objectives of policies ST2, ST5 and ST6 of the South Somerset Local 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: Block and Location Plans, and 01A received 4 October 2011.

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

03. No development shall commence, before details of the proposed finished ground floor level of the dwellings hereby permitted, in relation to the natural and finished ground levels of the site, have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with any details as may be agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain adequate control over proposed floor levels, in the interests of neighbour amenity, further to policy ST6 of the South Somerset Local Plan.

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the north elevation of plot 1, or other external alteration made without the prior express grant of planning permission.

Reason: In the interests of neighbour amenity further to policy ST6 of the South Somerset Local Plan.

05. Before the new dwellings are occupied, the modified access to serve the existing and proposed dwellings over the first 4.5m of its length as measured from the edge of the adjoining carriageway shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the LPA.

Reason: In the interests of highway safety, further to policy 49 of the Somerset and Exmoor National Park Joint Structure Plan.

06. The area allocated for access/ parking/ turning shall be kept clear of obstruction at all times and shall not be used other than for access, parking and turning of vehicles in connection with the development hereby permitted and the existing dwelling, Rosenheim.

Reason: In the interests of highway safety, further to policy 49 of the Somerset and Exmoor National Park Joint Structure Plan.

07. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such details as may be agreed in writing shall be undertaken as part of the approved development.

Reason: In the interests of highway safety, further to policy 49 of the Somerset and Exmoor National Park Joint Structure Plan.

08. There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of lines drawn 2.4m back from the carriageway edge on the centre line of the access and extending to the extremities of the site frontage (including land edged blue). Such visibility splays shall be duly provided before the access hereby permitted is first brought into use and thereafter be maintained at all times.

Reason: In the interests of highway safety, further to policy 49 of the Somerset and Exmoor National Park Joint Structure Plan.

09. Prior to the development hereby approved being first brought into use the bathroom window in the north elevation of plot 1 shall be fitted with obscure glass and not openable above 1.7m above finished floor level and shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interests of neighbour amenity further to policy ST6 of the South Somerset Local Plan.

10. 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.

Reason: In the interests of visual amenity further to policy ST6 of the South Somerset Local Plan.

**Informatives:**

01. Having regard to the powers of the Highway Authority under the Highway Act 1980 the applicant is advised that a section 184 Permit must be obtained from the Highway Service Manager at least four weeks before access works are intended to commence.

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Area North Committee – 28 March 2012

## Officer Report on Planning Application: 11/05143/COU

<b>Proposal :</b>	Change of use of redundant agricultural building to be used for the renovation and repair of pre-war and classic cars and the associated storage and distribution of spare parts.(GR: 333457/123753).
<b>Site Address:</b>	Lower Listock Farm, Listock Lane, North Curry
<b>Parish:</b>	Fivehead
<b>ISLEMOOR Ward (SSDC Member)</b>	Cllr Sue Steele
<b>Recommending Case Officer:</b>	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
<b>Target date :</b>	15th February 2012
<b>Applicant :</b>	Mr Michael Wheller
<b>Agent: (no agent if blank)</b>	Mr Clive Miller Clive Miller And Associated Ltd Sanderley Studio, Kennel Lane, Langport TA10 9SB
<b>Application Type :</b>	Other Change Of Use

### REASON FOR REFERRAL TO COMMITTEE

This application is before the committee, at the request of the Ward Member with the agreement of the Area Chair, to enable the comments of the highway officer to be debated.

### SITE DESCRIPTION AND PROPOSAL



The proposal seeks permission for the change of use of a section of an existing agricultural building to be used for the renovation and repair of pre-war and classic cars and the associated storage and distribution of spare parts. The site consists of a large agricultural building of modern design set within an existing farmyard. The building is located close to various agricultural buildings and open countryside. The building is not located within a development area as defined by the local plan. No physical alterations are proposed to the building.

## HISTORY

11/02173/COU	Change of use of two sections of a cubicle building from agricultural to the storage of funeral vehicles (retrospective) - Application permitted with conditions 31/10/2011
08/03128/AGN	Notification to erect a portal framed barn for the storage of crop and machinery - Permission not required 14/08/2008
05/03284/AGN	Erection of portal frame building for the storage of miscanthus and machinery - Permission not required 05/01/2006
05/02891/AGN	Install roof over existing slurry store - Planning permission is not required 05/12/2005
03/02127/AGN	Erection of portal building over existing silage pit for the storage of agricultural machinery and crops - Application permitted 07/08/2003
94/00945/AGN	Notification of intent to erect an agricultural building for general storage purposes - Permission not required 12/10/1994
78941	Erection of an agricultural building - Conditionally approved 02/10/1967

## 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

Policy 49 - Transport Requirements of New Development

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

Policy ST3 - Development Areas

Policy ST5 - General Principles of Development  
 Policy ST6 - The Quality of Development  
 Policy ME5 - Farm Diversification

National Guidance  
 PPS1 - Sustainable Development

South Somerset Sustainable Community Strategy  
 Goal 3 - Healthy Environments  
 Goal 4 - Services and Facilities

## CONSULTATIONS

**SSDC ENVIRONMENTAL PROTECTION UNIT** - No objection subject to safeguarding conditions.

**SCC RIGHTS OF WAY** - No objections

**PARISH / TOWN COUNCIL** - No objections. The necessary fire precautions should be in place as all the buildings shown on the plan are linked.

### COUNTY HIGHWAY AUTHORITY -

*"The previous application (11/05143/COU) was granted consent by Committee, despite a highway objection. As the LPA will be aware, every application is assessed on its own merits and this application in terms of location, and access to the highway, is predominantly identical to that of 11/05143.COU, therefore the issues raised are equally applicable.*

*Notwithstanding this it is noted that visibility splays can be secured at the junction of the unclassified highway and the A378, therefore this element of the highway safety issue can be omitted or at least dealt with by condition, as per the previous application.*

*However the proposal is still considered to be unsustainable; it derives access onto a county route in addition the unclassified highway leading to the site, is narrow and poorly aligned with limited passing places.*

*This application will result in an increase in traffic using this road and will result in additional conflicting traffic movement on this stretch of highway.*

*Therefore refusal is still recommended for the following reason:*

- *The proposal would set a precedent for development and would also lead to an increase in traffic along a road that is restricted width and alignment and would lead to additional conflicting traffic movements to the detriment of highway safety. The proposal is therefore contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000).*

*I am aware that consent has previously been granted, and if the LPA or Committee are minded to grant consent, I would seek conditions are imposed (prior to commencement/occupation), for a travel plan and a scheme of passing places to be incorporated/provided along the unclassified highway, utilising highway land and land adjoining the highway that is within the blue line of the application site."*

**AREA ENGINEER** - No comment

## **REPRESENTATIONS**

One letter received from the occupier of a neighbouring property. The letter is neutral but points out a minor inaccuracy in the application, which has been subsequently corrected.

## **CONSIDERATIONS**

### **Previous scheme**

An application for a farm diversification in the form of the storage of a number of funeral vehicles at the site was considered last year. The Area North Committee, despite the objections to the scheme from the County Highway Authority, approved this scheme on the grounds that the change of use would have no adverse impact on the setting and appearance of the area, and would not to cause any undue harm to the amenities of local residents or highway safety.

### **Principle of development**

The site is outside of any defined development area so the proposal is therefore subject to policy ST3 of the South Somerset Local Plan, which states that "development will be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel." The proposal will benefit economic activity and will maintain the environment. However, it will foster growth in the need to travel contrary to policy ST3 as it will involve travel movements from employees, deliveries, and customers.

Whilst the proposal is not in accordance with policy ST3, it is noted that the proposal represents farm diversification in accordance with policy ME5 of the South Somerset Local Plan, by allowing the sensible re-use of an agricultural building now redundant for the agricultural enterprise currently carried out at the site. Therefore, on balance, it is considered that policy ME5 can outweigh ST3 in this circumstance, and the principle of the proposed use at this location could be supported subject to the imposition of suitably worded conditions on any permission issued to ensure that the use remains of a scale consistent with the rural location. This could include a suitable condition to restrict the use to the activities proposed.

### **Residential and visual amenity**

There are no near neighbours to the farmstead, and as such it is considered that there will be no significant impact on residential amenity. The proposal does not involve any physical alterations to the building and as such it is not considered that there will be any significant impact on the character of the area.

### **Highways**

The County Highway Authority has one main objection to the proposal. They note the visibility splay improvements that were secured as part of the last scheme at the site, but still have an objection over the suitability of the unclassified highway leading to the site, which they state is narrow and poorly aligned with limited passing places. The highway authority recommend refusal of the scheme, but in the event of an approval recommend that a condition is imposed to secure a travel plan and a scheme of passing places to be provided along the unclassified highway.

In regards to the proposed passing place condition, extensive negotiations have taken place and it has become clear that a scheme that incorporates passing places that would



be to the satisfaction of the highway authority, and legally secured in the manner proscribed by the highway authority, would be prohibitively expensive and could take some time. As such, the applicant could not accede to the request by the county authority for a scheme of passing places to adoptable standard, and the imposition of a condition to impose such a scheme on any permission issued would not be appropriate.

The applicant has offered the revocation of the existing permission for the business at a different site. They argue that such a revocation renders the highway objections null and void as the proposed site compares very favourably with the existing site in terms of highway safety considerations. However, it is not clear how such a revocation could be secured, and in any case, for the business to have a permission at the existing site the highways aspects of the scheme must have been considered to be satisfactory by the committee making the decision. As such, the applicant's offer of a revocation amounts to the trading of a permission considered to be safe in highways terms by the decision makers, for a permission considered to be unsafe by the county highway authority. Therefore, such an exchange cannot be considered to outweigh the highway safety concerns.

The applicants have argued that the proposed use would create a very limited number of vehicle movements as there are only 4 employees, there will only be 2-3 deliveries per week in small vans, and there are usually only customer visits of perhaps 2-3 per week. However, whilst these numbers are relatively modest, they would be impossible to satisfactorily limit through the use of planning conditions, and the numbers of employees, deliveries, and customers could potentially fluctuate significantly. This is unlike the previous permission at the site where the number of funeral vehicles stored at the site could be strictly controlled through a planning condition, and a maximum number of vehicle movements could be easily predicted.

### **Conclusion**

Notwithstanding the lack of impact on visual and residential amenity, and the support of the principle of the scheme, it is not considered that there is any justification to override the advice of the highway authority, and the recommendation must be for refusal of the scheme for a reason similar to that outlined by the county highway authority in their consultation response.

### **RECOMMENDATION**

Application refused for the following reason:

### **SUBJECT TO THE FOLLOWING:**

01. The proposal would lead to an increase in traffic along a road that is restricted width and alignment and would lead to additional conflicting traffic movements to the detriment of highway safety. The proposal is therefore contrary to policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (adopted April 2000).

Area North Committee – 28 March 2012

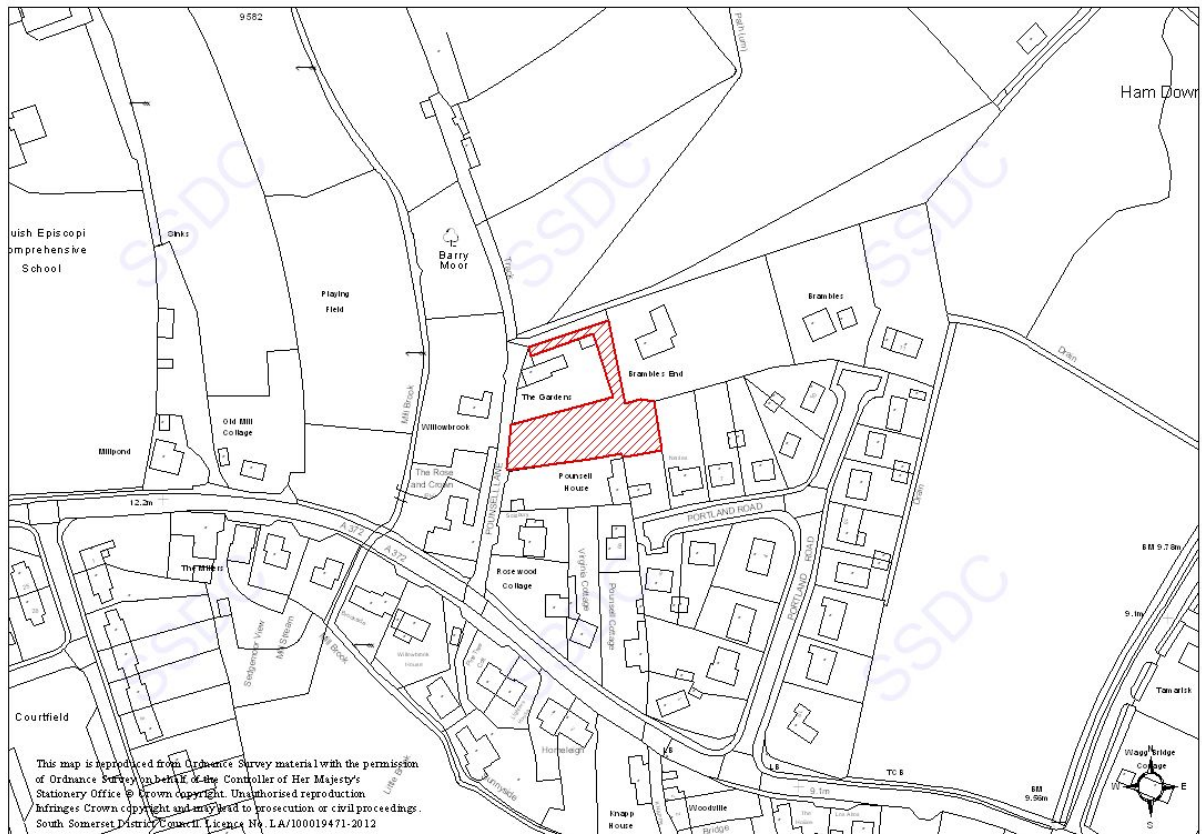
**Officer Report on Planning Application: 12/00374/FUL**

<b>Proposal :</b>	Conversion of a single 6 bedroom house into two 3 bedroom houses (GR: 343081/126680)
<b>Site Address:</b>	Pegasus, Pounsell Lane, Huish Episcopi
<b>Parish:</b>	Huish Episcopi
<b>LANGPORT AND HUISH Ward (SSDC Member)</b>	Cllr Roy Mills
<b>Recommending Case Officer:</b>	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
<b>Target date :</b>	28th March 2012
<b>Applicant :</b>	Mrs Margaret Astridge
<b>Agent: (no agent if blank)</b>	Smith Planning & Design Limited Wayside, Fivehead, Taunton TA3 6PQ
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

**REASON FOR REFERRAL TO COMMITTEE**

This application has to be determined by committee as the officer's recommendation is contrary to the view of the Highway Authority with regards to highway safety.

**SITE DESCRIPTION AND PROPOSAL**



The application site is within development limits and was formerly a pair of cottages that appear to have been converted to one dwelling in 1973. The dwelling is stood back from the lane with parking at the front and a long garden. The cottage has natural stone elevations.

The proposal seeks conversion of a 6 bedroom house into 2(no.) 3 bedroom houses. The application does not seek any external alterations. The only internal change is blocking up of one internal opening at ground floor level.

## HISTORY

96704 Conversion of two cottages into one and erection of garage and alteration of existing access. Approved 4.10.73

## 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 accords significant weight to 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:

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

Policy STR1 - Sustainable Development

Policy STR5 Development Inside Towns, Villages and Rural Centres.

Save policies of the South Somerset Local Plan:

Policy ST1 - Rural Centres

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

National Guidance

PPS3 Housing

South Somerset Sustainable Community Strategy

Goals 7, 8 and 9

## CONSULTATIONS

**HUISH EPISCOPI PARISH COUNCIL** - No objection.

**COUNTY HIGHWAY AUTHORITY** - I recommend refusal on highway safety grounds. Visibility where Pounsell Lane meets the A372 is substandard. Splays based on coordinates of 2.4m x 90m to the nearside carriageway edge in each direction is considered appropriate and essential but clearly not available.

The junction of Pounsell Lane and Langport Road is substandard in terms of width, and

to enable traffic to pass each as to avoid conflicting movements on the adjoining A372. Pounsell Lane, should have a minimum width of 5m over the first 10m of its length.

**AREA ENGINEER** - No comment

**RIGHTS OF WAY** - No observations.

## **REPRESENTATIONS**

A site notice (General Interest) was posted on site and 7 Neighbour notification letters issued. One letter in support of the proposal has been received.

## **CONSIDERATIONS**

There is no objection in principle to the subdivision of the dwelling and accordingly the main considerations concern character and appearance, neighbour amenity and highway safety.

### **Character and Appearance**

There are no external alterations proposed to divide the current property to form an additional dwelling with the exception of the boundary treatment.

### **Neighbour Amenity**

Existing openings remain. Given the location and relationship to adjacent occupants it is considered that there will be no additional loss of privacy.

### **Highway Safety**

Notwithstanding that the proposal seeks an additional dwelling in this location, the proposal will result in smaller households, through the subdivision of a larger dwelling whose planning history indicates that before 1973 there were two separate traditional cottages in place.

Six properties are served by the junction with the main road. It is considered that for all practical purpose there will be no significant increase in the level of traffic using the admittedly substandard junction and on this basis no significant increase in terms of the highway safety concerns. On this basis and given that there are no other conflicting policy objectives the planning officer is supportive of the proposal

## **RECOMMENDATION**

GRANT CONDITIONAL PERMISSION

## **JUSTIFICATION**

The proposal to subdivide the existing dwelling and return to two cottages as existed before 1973 by reason of their size, and the lack of external alteration represents an appropriate addition to the housing stock, respects the character of the area, causes no demonstrable harm to residential amenity and notwithstanding the highways safety objection would not give rise to an undue increase in traffic, in accordance with the aims and objectives of policies ST2 and ST6 of the South Somerset Local 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: Location Plan and 12/1232/01 received 31 January 2012, and Site plan received 1 February 2012

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

03. 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), there shall be no extensions to the dwellings without the prior express grant of planning permission.

Reason: To enable the Local Planning Authority to retain control over the dwellings and to avoid an increase in scale in the interests of highway safety, further to policy 49 of the Somerset and Exmoor National Park Joint Structure Plan and policy ST5 of the South Somerset Local Plan.

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Area North Committee – 28 March 2012

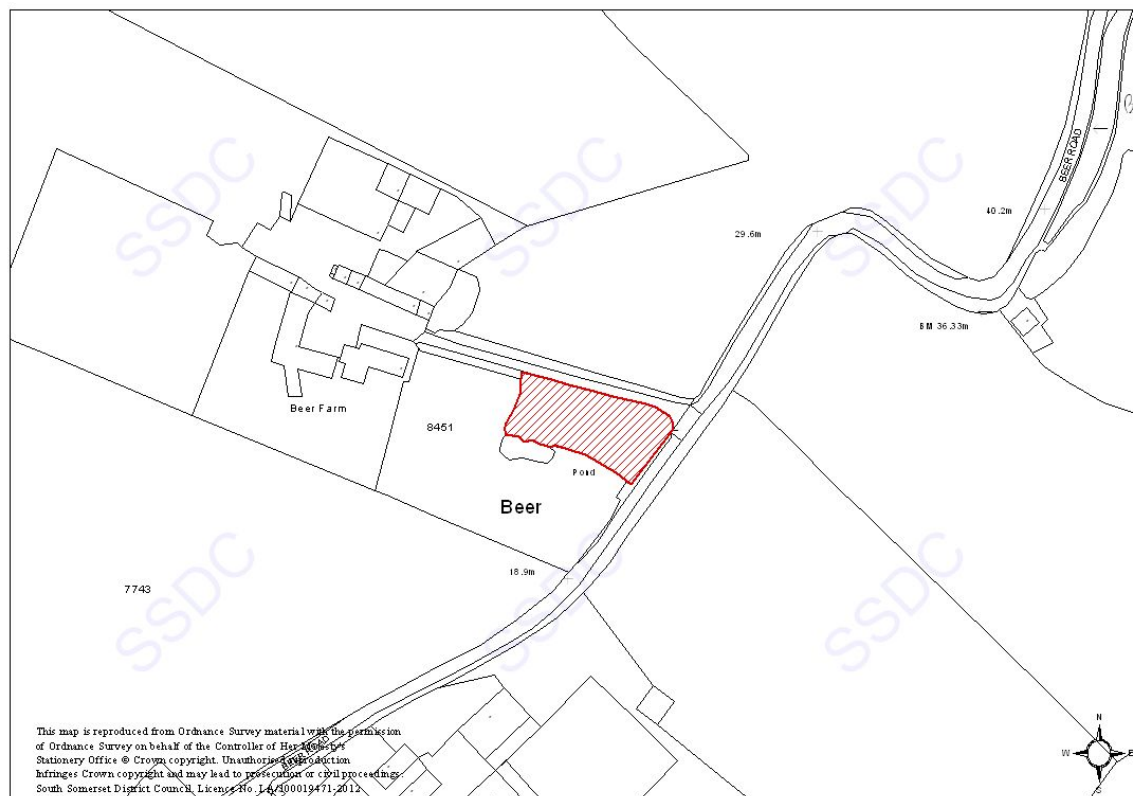
## Officer Report on Planning Application: 12/00216/FUL

<b>Proposal :</b>	Proposed change of use and conversion of traditional barn into single private dwelling (Revised Scheme) (GR: 340926/131485)
<b>Site Address:</b>	Barn At Beer Farm, Beer Road, Aller
<b>Parish:</b>	High Ham
<b>TURN HILL Ward (SSDC Member)</b>	Cllr Shane Pledger
<b>Recommending Case Officer:</b>	Claire Alers-Hankey Tel: 01935 462295 Email: claire.alers-hankey@southsomerset.gov.uk
<b>Target date :</b>	15th March 2012
<b>Applicant :</b>	Mr S Pledger
<b>Agent: (no agent if blank)</b>	Mr Gary Smith Smith Planning & Design Ltd Wayside, Taunton TA3 6PQ
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee under the Council's current scheme of delegation as the applicant is a District Councillor.

### SITE DESCRIPTION AND PROPOSAL



The site is located approximately 2km to the west of High Ham, and is outside of any defined development area. The property was a disused agricultural barn situated adjacent to the road, and is listed by association with the main hub of Beer Farm to the west. The blue lias barn has a pitched roof with double Roman clay roof tiles and a lean-to structure to the side constructed predominantly from horizontal timber boarding and a pitch roof extension to the gable constructed from corrugated metal sheeting.

Planning permission and listed building consent for the conversion of the barn to a residential unit was granted back in 2010. This application seeks to amend the extant planning permission on the site to include the erection of a pitched roof extension to the southern elevation of the barn, in the place of an existing pitched roof, open fronted extension. Additionally minor changes are proposed to fenestration detailing on the east and west elevations and a flue pipe has been added to the east elevation of the barn.

This application is also accompanied by an application for listed building consent.

Amended plans have been received following the initial consultation response of the Conservation Officer.

## HISTORY

10/04547/FUL and 10/04548/LBC - Proposed change of use and conversion of traditional barn into single private dwelling. Granted conditional approval on 24/12/2010.

## 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.

Habitats Regulations 2010

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

Policy STR1 - Sustainable Development

Policy STR6 - Development Outside Towns, Rural Centres and Villages

Policy 5 - Landscape Character

Policy 9 - The Built Historic Environment

Policy 33 - Provision of Housing

Policy 49 - Transport Requirements of New Development

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

Policy ST3 - Development Areas

Policy ST4 - Extensions and Alterations to Buildings in the Countryside

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy EC3 - Landscape Character

Policy EC8 - Protected Species

Policy EH3 - Change of Use and Alterations to Listed Buildings

Policy EH5 - Development Proposals Affecting the Setting of Listed Buildings

Policy EH6 and EH7 - The Conversion of Buildings in the Countryside

Policy TP7 - Residential Parking Provision  
Policy HG1 - Provision of Housing

National Guidance  
PPS1 - Sustainable Development  
PPS3 - Housing  
PPS5 - Planning for the Historic Environment  
PPS9 - Biodiversity and Geological Conservation

South Somerset Sustainable Community Strategy  
Goal 7 - Distinctiveness  
Goal 8 - Quality Development  
Goal 9 - Homes

## **CONSULTATIONS**

**PARISH COUNCIL** - No objection

**COUNTY HIGHWAY AUTHORITY** - No objection subject to conditions

**AREA ENGINEER** - No comment

**CONSERVATION OFFICER** - No objection

**LANDSCAPE ARCHITECT** - No landscape issues

**AGRICULTURAL DEVELOPMENT OFFICER ON BEHALF OF ECONOMIC DEVELOPMENT TEAM** - Given the remote location of this barn, not considered a commercial conversion is a viable option. Therefore no objection.

**ECOLOGIST** - Understands that a Natural England licence has been granted and the works at the site have commenced. Considers the proposed amendments will not have a detrimental impact on bats or mitigation for bats provided under the consented scheme. No objection.

## **REPRESENTATIONS**

None received

## **CONSIDERATIONS**

### **Principle**

The principle of development of the site has already been established as acceptable under the extant permissions for the site. This application sees alterations in the form of an extension to the southern elevation of the barn, in the place of an existing building and minor alterations to fenestration and the inclusion of a flue pipe.

The proposed extension is sited in the same location as an existing building, and therefore it is considered the extension is in keeping with the established built form and massing on the site.

The fenestration alterations are minor and are not considered to materially alter the



appearance of the building or harm the historic fabric of the building. The flue pipe is considered acceptable, given the elevated position of the building above the adjacent road, and hence the limited visual impact the flue pipe would have.

### **Conclusion**

The proposed use is considered appropriate for the listed building and it is thought that the scheme will not harm the integrity of the building or the character, visual and residential amenity of the area and, therefore does not conflict with local, regional and national planning policy.

### **RECOMMENDATION**

Permission be granted

The proposed use is considered appropriate for the listed building and it is thought that the scheme will not harm the integrity of the building or the character, visual and residential amenity of the area and, therefore does not conflict with Policies ST4, ST5, ST6, EC3, EH3, EH5, EH7 and TP7 of the South Somerset Local Plan.

### **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. The external surfaces of the building shall be retained as existing and where necessary repaired and/or renewed with salvaged materials from the existing building/matching materials, unless prior to the commencement of development the written approval of the Local Planning Authority is obtained to any variation. The development shall be carried out and thereafter maintained as such, in accordance with such approved details.

Reason: To safeguard the character and historic qualities of the building in accordance with South Somerset Local Plan Policies ST6 and EH3.

03. The windows, doors and boarding hereby permitted shall be timber and thereafter maintained as such, in accordance with details to include finished treatment that shall first have been agreed in writing by the Local Planning Authority prior to their installation.

Reason: In the interests of the character and appearance of the building, in accordance with Policies ST6 and EH3 of the South Somerset Local Plan.

04. The landscaping/planting scheme shown on the submitted plan shall be completely carried out within the first available planting season from the date of commencement of the development. The boundary treatment and hard landscaping also shown on the submitted plan shall be implemented prior to the occupation of the development. 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 other 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 Policy ST6.

05. The proposed access shall be constructed in accordance with details shown on the submitted plan, drawing number 11/1221/2, and shall be available for use prior to the occupation of the dwelling hereby approved.

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

06. The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

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

07. Mitigation measures in respect of bats shall be implemented in accordance with the approved plans and the recommendations in section 6 of the Protected Species Survey (Country Contracts, May 2010), as modified to meet any further requirements of any necessary European Protected Species Mitigation Licence from Natural England, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the conservation and protection of legally protected species of recognised nature conservation importance with Policy EC8 of the South Somerset Local Plan.

08. 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 garages or other buildings or structures shall be erected within the curtilage of the dwelling hereby approved.

Reason: In the interest of the visual amenity and character of the area, in accordance with Policies ST6 and EC3 of the South Somerset Local Plan.

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of the dwelling hereby approved.

Reason: In the interest of the visual amenity and character of the area, in accordance with Policies ST6 and EC3 of the South Somerset Local Plan.

10. The development hereby permitted shall be carried out in accordance with the following approved plans: 11/1221/1B, 11/1221/2, 11/1221/03.

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

Area North Committee – 28 March 2012

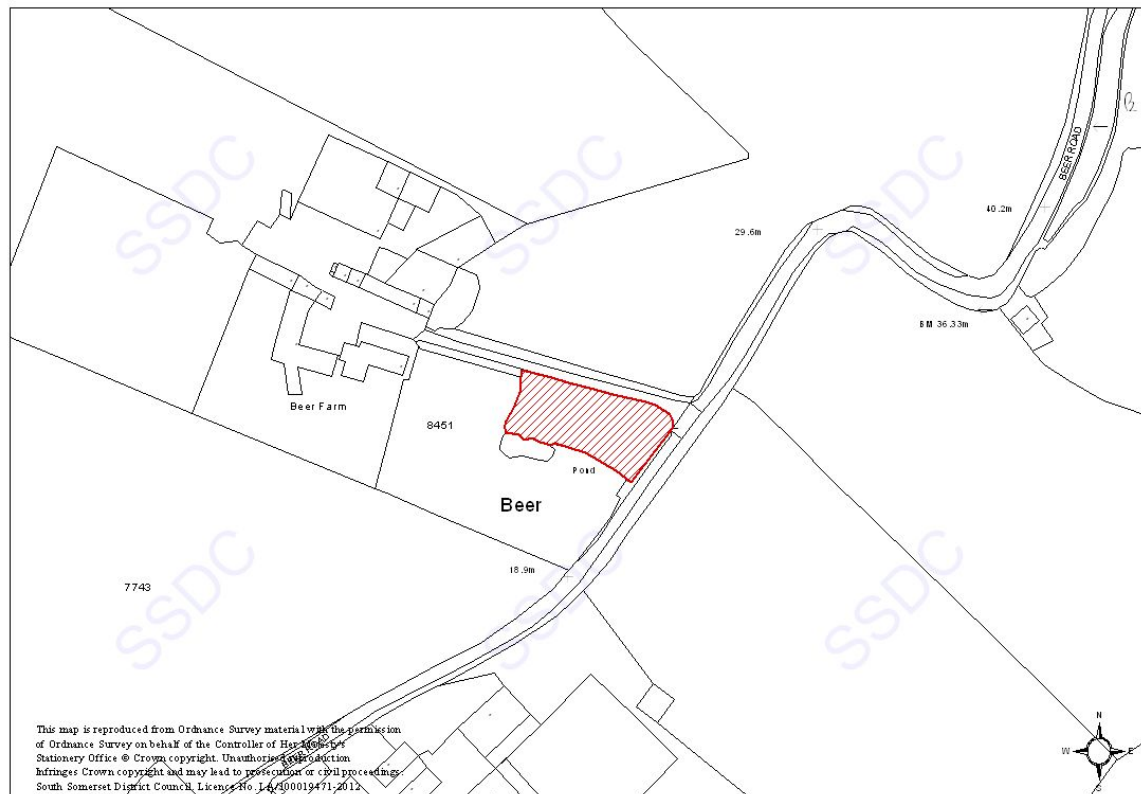
## Officer Report on Planning Application: 12/00220/LBC

<b>Proposal :</b>	Proposed change of use and conversion of traditional barn into single private dwelling (Revised Scheme) (GR: 340926/131485)
<b>Site Address:</b>	Barn At Beer Farm, Beer Road, Aller
<b>Parish:</b>	High Ham
<b>TURN HILL Ward (SSDC Member)</b>	Cllr Shane Pledger
<b>Recommending Case Officer:</b>	Claire Alers-Hankey Tel: 01935 462295 Email: claire.alers-hankey@southsomerset.gov.uk
<b>Target date :</b>	15th March 2012
<b>Applicant :</b>	Mr Shane Pledger
<b>Agent: (no agent if blank)</b>	Mr Gary Smith Smith Planning & Design Ltd Wayside, Fivehead, Taunton TA3 6PQ
<b>Application Type :</b>	Other LBC Alteration

### REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee under the Council's current scheme of delegation as the applicant is a District Councillor.

### SITE DESCRIPTION AND PROPOSAL



The site is located approximately 2km to the west of High Ham, and is outside of any defined development area. The property was a disused agricultural barn situated adjacent to the road, and is listed by association with the main hub of Beer Farm to the west. The blue lias barn has a pitched roof with double Roman clay roof tiles and a lean-to structure to the side constructed predominantly from horizontal timber boarding and a pitch roof extension to the gable constructed from corrugated metal sheeting.

Planning permission and listed building consent for the conversion of the barn to a residential unit was granted back in 2010. This application seeks to amend the extant listed building consent on the site to include the erection of a pitched roof extension to the southern elevation of the barn, in the place of an existing pitched roof, open fronted extension. Additionally minor changes are proposed to fenestration detailing on the east and west elevations and a flue pipe has been added to the east elevation of the barn.

This application is also accompanied by an application for planning permission.

Amended plans have been received following the initial consultation response of the Conservation Officer.

## **HISTORY**

10/04547/FUL and 10/04548/LBC - Proposed change of use and conversion of traditional barn into single private dwelling. Granted conditional approval on 24/12/2010.

## **POLICY**

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

PPS5 - Planning for the Historic Environment

Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:  
Policy STR1 - Sustainable Development  
Policy 9 - Built Historic Environment

South Somerset Local Plan (Adopted April 2006) Policies:  
ST5 - General Principles of Development  
ST6 - The Quality of Development  
EH3 - Alterations to Listed Buildings  
EH5 - Development Proposals Affecting the Setting of Listed Buildings

## **CONSULTATIONS**

**PARISH COUNCIL** - No objection

**AREA ENGINEER** - No comment

**CONSERVATION OFFICER** - No objection subject to conditions

**REPRESENTATIONS**

None received

**CONSIDERATIONS**

It is considered the proposed works will not have a detrimental impact on the character, setting, or architectural or historic interest the building currently possesses.

**RECOMMENDATION**

Permission be granted

It is considered that the proposal is in line with PPS5, Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policies Eh3 and EH5 of the South Somerset Local Plan in respect of proposals relating to listed buildings.

**SUBJECT TO THE FOLLOWING:**

01. The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by S51(4) Planning and Compulsory Purchase Act 2004).

02. No work shall be carried out on site unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with Policy EH3 of the South Somerset Local Plan.

03. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local Planning Authority before any work on the development hereby permitted is commenced.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with Policy EH3 of the South Somerset Local Plan.

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

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with Policy EH3 of the South Somerset Local Plan.

05. No work shall be carried out on site unless details of the roof lights have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and in accordance with Policy EH3 of the South Somerset Local Plan.

06. The development hereby permitted shall be carried out in accordance with the following approved plans and submitted information: 11/1221/1B, 11/1221/2, 11/1221/03, details of cast iron rainwater goods, details of services and foul water drainage.

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

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