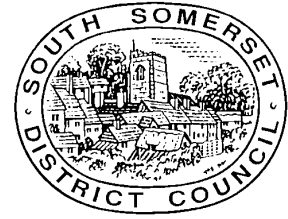


**South Somerset District Council**  
*Notice of Meeting*



# Area North Committee

*Making a difference where it counts*

**Wednesday 27 June 2012**

**2.00pm**

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

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



The public and press are welcome to attend.

**Please note: 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 19 June 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

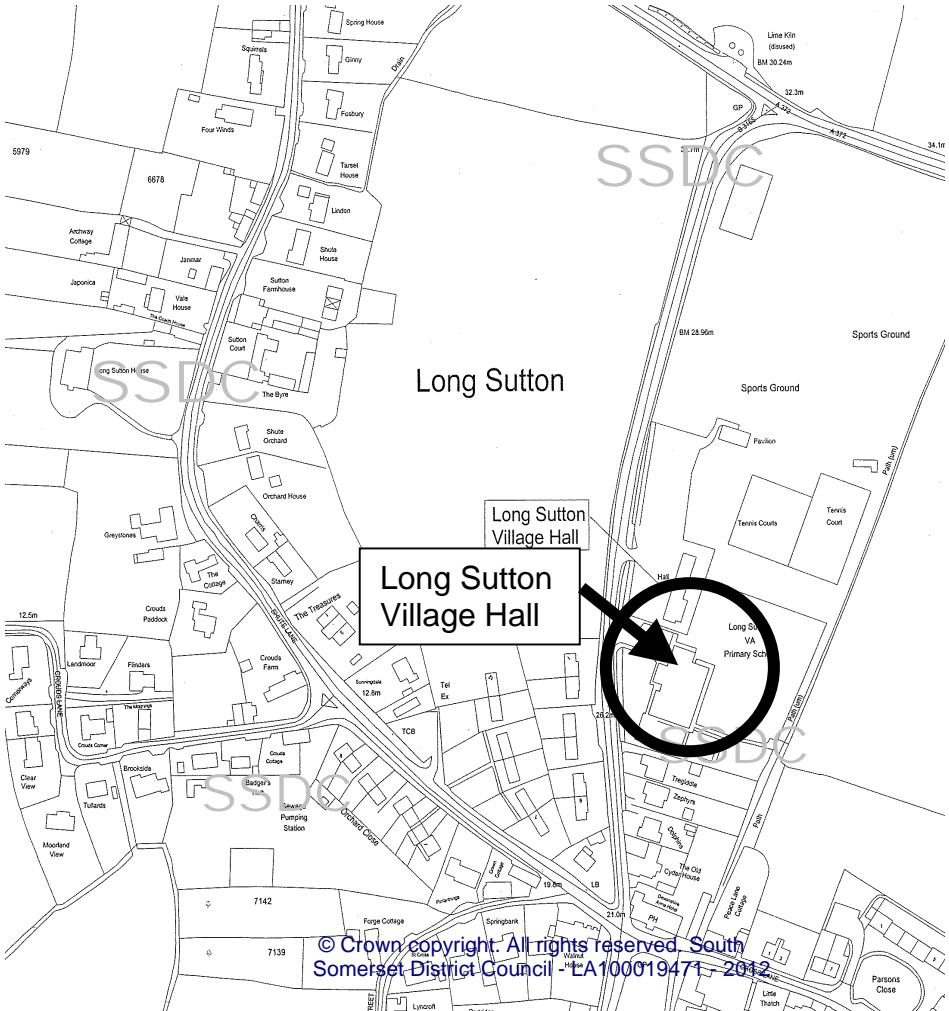
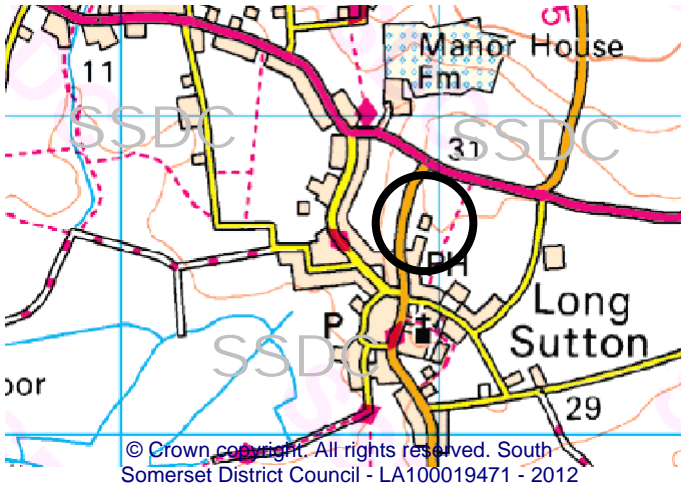
**2005-2006**  
 Getting Closer to Communities

**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  
Terry Mounter  
Graham Middleton  
Roy Mills  
David Norris

Patrick Palmer  
Shane Pledger  
Jo Roundell Greene  
Sylvia Seal

Sue Steele  
Paul Thompson  
Barry Walker  
Derek Yeomans

## 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 27 June 2012**

## Agenda

### *Preliminary Items*

1. **To approve as a correct record the minutes of the meetings held on 17 May 2012 and 23 May 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 Terry Mounter, 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 July 2012 at Norton Sub Hamdon Village Hall.**

5. **Public question time**

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

*Page Number*

***Items for Discussion***

- 8. Area North Community Grants – Curry Rivel Village Hall Energy Efficiency Improvements (Executive Decision) .....1
- 9. Tintinhull Community Plan – Endorsement of Local Priorities.....7
- 10. Developing Sustainable Tourism in Area North (Executive Decision).....13
- 11. Section 106 Obligations .....16
- 12. Area North 2011/12 Outturn Report (Executive Decision).....33
- 13. Area North Committee – Forward Plan .....40
- 14. Planning Appeals.....42
- 15. Planning Applications .....50

**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 – 27 June 2012

## 8. Area North Community Grants – Curry Rivel Village Hall Energy Efficiency Improvements (Executive Decision)

*Portfolio Holder:* Patrick Palmer, Area North  
*Strategic Director:* Rina Singh, Place and Performance  
*Assistant Director:* Kim Close, Communities  
*Service Manager:* Charlotte Jones Area Development Manager (North)  
*Lead Officer:* Les Collett, Community Development Officer (North)  
*Contact Details:* [leslie.collett@southsomerset.gov.uk](mailto:leslie.collett@southsomerset.gov.uk) or (01935 462249)

### Purpose of the Report

For members to consider an application for financial assistance to Curry Rivel Village Hall for energy efficiency improvements.

### Public Interest

Curry Rivel Village Hall Committee has applied for financial assistance from SSDC towards physical improvements to the village hall. The application has been assessed by the Community Development Officer who has submitted this report to allow the Area North Committee to make an informed decision on the application.

### Recommendation

- 1) Approve the award of £4,500 to Curry Rivel Robert Sewers Hall towards a programme of improvements allocated from the District-Wide Village Halls budget subject to the SSDC standard conditions for Community Grants (see **Appendix A**) and the following special condition:
  - a) Applicants must make provision for the future maintenance and replacement of the facilities. SSDC recommends the applicant set up a sinking fund to achieve this condition.

### Application Details

<b>Name of Applicant</b>	Robert Sewers Hall Management Committee
<b>Project</b>	Energy Efficiency Improvements
<b>Project description</b>	To install a digital control system for the heating, roof insulation, an upgraded electric cooker and an energy efficient dishwasher
<b>Total project cost</b>	£9,177
<b>Amount requested from SSDC</b>	£4,500 (49%)
<b>Application assessed by:</b>	Les Collett, Community Development Officer (Area North)
<b>Contact details:</b>	<a href="mailto:leslie.collett@southsomerset.gov.uk">leslie.collett@southsomerset.gov.uk</a> or 01935 462249



## Background Information

Curry Rivel has around 2,500 residents so is one of the largest villages in South Somerset. There is a school hall, which is used mainly for sports activities, and the Church has a room that is currently being renovated, but neither hall has the ability or capacity to cater for large numbers. The village hall is licensed for up to 300.

Community groups as well as social and private events use the hall regularly.

## Project development

The village hall committee called a public meeting to discuss the future of the hall in 2011. 40 plus people attended the meeting, resulting in several new committee members. One of the first tasks was to survey the residents to establish how the hall should progress. The overwhelming result of the survey was problems with the heating system, bookings, decoration and up to date kitchen facilities.

Analysis and discussion of this survey resulted in the following objectives for the hall's business plan over the next 2-3 years:

- (a) To maintain and update the fabric of the building to make it warm and inviting for users whilst being more environmentally efficient.
- (b) To make the hall more accessible to users via promotion, booking and web site improvements.
- (c) The village hall committee to actively put on events to encourage use and raise funds for the village hall.
- (d) To enhance the overall user experience and encourage hall usage over the next 3 years to enable the hall to be self sufficient and establish a reserve fund for any future improvements/ issues arising.

The committee identified that a significant amount of the work required could be done on a voluntary basis, and also used the Community PayBack service. As a result the hall has been thoroughly 'refreshed', including an on-line booking system. The project for this application is to complete the essential refurbishment.

## Project description

Purchase and installation of a digital control system to the current heating system which will allow the hall to be zoned, insulation to current pipe work and increased insulation to the roof.

Replace the old electric oven which is currently a single oven with four ring hot plate and really not suitable for the size of the hall. Having a larger modern oven will allow the hall to cater for more social & wedding style events.

The purchase of a 3 minute cycle dishwasher which will save on having to currently use a large hot water system saving on time and energy.

## Anticipated benefits and outcomes

The current heating system is dated and not cost effective, as they currently have to heat the whole hall instead of individual rooms. The new system will allow the rooms to be zoned and to only heat the rooms which have been booked, effectively keeping heating costs and emissions down. The insulation of the pipes and roof will also enable heating

costs to be kept down. Altogether this will make the hall an altogether warm and inviting environment for users.

The dishwasher has a choice of 3 wash cycles 60, 110 and 150 seconds and is energy efficient and low on water usage.

The cooker is built to up to date standards and allows more ambitious fundraising to take place, as well as encourage bookings of the hall for larger events.

### Management and ownership

The village hall is a registered charity, owned and managed by the community operating under Charity Commission's model village hall trust scheme. The committee also is working towards Hallmark 1 standard (an accreditation scheme for the management of community buildings operated by the Community Council for Somerset.).

A three year business plan has been produced by the trustees to improve the facilities at the hall of which this project forms part with aim of increasing usage which will generate a greater income for further improvements and maintenance.

The projected annual running costs are met by hiring fees and local fundraising. The planned improvements to the hall's equipment and facilities will help reduce costs and increase income.

### Consents and permissions

None required

### Project Costs

The table below shows the breakdown of the project costs.

Item	Cost £
Digital control for heating system	£3,600
Insulation	£380
Commercial cooker	£2,749
Commercial dish washer	£2,448
<b>Total</b>	<b>£9,177</b>

### Match funding

Funding Source	Amount £	Status
Parish Council	1000 (11%)	Confirmed
Own Funds	1,677	Confirmed
Clark Foundation	2,000	Pending
SSDC	4,500	Pending
<b>Total</b>	<b>£9,177</b>	

### Parish Information

Curry Rivel has around 2,500 residents so is a large village. There is a primary school, playgroup, four shops including a post office, two churches, a public house, a restaurant and café, a large care home, petrol station and a vehicle repair workshop.

<b>Parish</b>	<b>Curry Rivel</b>
Parish population	2500
No. Of Households	950
Precept 12-13	£25,530
Band D Charge 12/13	£28.05
Parish Council Contribution	£1000

### Evidence of support for the project / consultation

On open day was run at the village hall where all villagers were invited to attend to look at the results of the survey and make further comments.

In 2011 an article setting out the plans and details of the project were provided through the Parish magazine delivered to every household.

### Community Grants Assessment Score

Under SSDC community grants policies, funding is only recommended for projects scoring 22+

Category	Score	Maximum
A Eligibility	Y	
B Target Groups	7	6
C Project	5	5
D Capacity of Organisation	11	15
E Financial need	5	7
F Innovation	2	3
<b>Total</b>	<b>32</b>	<b>37</b>

### Summary and Recommendation

The hall is well-managed and the recent process to review and create future plans for the hall has led to an increase in bookings as well as an active fundraising programme. Energy saving projects of this type has local and environmental benefits.

#### Recommendation:

To support the application for the full £4,500 requested.

## Financial Implications

The District-wide Village Halls grants budget originally existed to support village hall projects applying to the Joint County & District Village halls grants programme. Due to the fact that the Joint Village Halls scheme is no longer in operation it was agreed at Corporate Grants Committee that these funds could be awarded by Area Committees to village hall projects addressing energy efficiency and disabled access. There is currently £25,784 left in this budget. If this application is supported, £21,284 will remain in this budget for future projects.

## Corporate Plan Implications

Focus two: Environment - "We want an attractive environment to live in with increase recycling and lower energy use"

Focus four: Health & Communities – "We want communities that are healthy, self reliant and have individuals who are willing to help each other"

## Other Implications:

Area North priorities: SELF-HELP – we will promote greater levels of self-help to promote the sustainability of local services and facilities for all ages.

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

This project will reduce the annual energy consumption of Curry Rivel Village Hall by having greater control of the heating system and increased insulation, the dishwasher is energy efficient in time taken ( 3 minutes ) and low water consumption and the cooker meets modern standards.

## Equality and Diversity Implications

This facility is open to all without distinction of political, religious or other opinions. The village hall particularly serves the needs of older and younger people.

**Background papers:** Grant application AN12/05

## APPENDIX A

### Standard Grant Conditions for SSDC Community Grants

1.	The funding has been awarded based on the information provided on the application form for your application number XXXXX For XXX of the total cost.
2.	The attached signed "Advice of Acceptance of Funding Offer" to be returned before payment is made to SSDC, 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 – 27 June 2012

## 9. Tintinhull Community Plan – Endorsement of Local Priorities

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

### Purpose of the Report

The purpose of this report is to present a summary of the findings and actions from the Tintinhull Community Plan and to ask members to formally endorse the plan. (The draft Tintinhull Community Plan has been circulated to members under separate cover).

### Public Interest

SSDC encourages local communities to establish their own priorities and achieve goals by residents, businesses and local organisations working together. This process can be helped through the production of a 'community led plan' (CLP). The results of community based consultation can provide high quality evidence to support decisions for the future.

A good quality process to produce local community plans (or CLP), can help communities / neighbourhoods to develop their own solutions to local problems and can encourage wider participation in the future.

### Recommendation

That members endorse the priorities set out within the Tintinhull Community Plan, noting the comments of the Development Manager with respect to land-use planning implications.

### Background

Community Plans are usually commissioned by the town/parish council and produced by local steering group with parish/town council representation. As they are primarily local documents, town/parish councils formally adopt them and endorsement by Area Committees has no legal status. Endorsement does however ensure that the community planning process is used to influence policy and action plans in particular the Area Development Plan (ADP).

Endorsement relates specifically to recognition of priorities and the council's support for helping them deliver the plan in a non-spatial sense but does not necessarily imply support for land use or spatial policy that would pre-empt a planning application in the future.

## Introduction

In 2010 Tintinhull Parish Council recognised that Tintinhull would benefit from a well researched community led plan which could aid decision making by individuals, village groups and organisations, the Parish Council and local authorities.

## About Tintinhull

For a village of its size, Tintinhull has a rich variety of facilities and amenities. There is a school, church, pub, a working men's club, village hall, and garage, together with a number of other local businesses. There is a large sports field and pavilion, play are, parish allotments, recreation ground, tennis courts, and swimming pool! There are community groups and a number of regular events.

There are 421 households (2012), making a population of approximately 950 – at an average of 2.26 per dwelling.

## Producing the Plan

The plan has been developed by a steering group through a range of consultation exercises which have been designed to make sure that everybody has had the opportunity to provide views of a range of topics and check the progress of the plan at various stages.

- Community Consultation event
- A village-wide survey questionnaire (received a 65% return rate)
- Information gathered from the Office of National Statistics and a variety of published surveys and research.
- Tintinhull Neighbourhood plan

The group has been in regular contact throughout the process with the Parish Council and the Community Development Officer (North), with SSDC grant aiding £750 towards the costs. The main support provided was by the Community Council for Somerset.

The plan was presented at a specially convened public meeting in spring of 2012 and gained endorsement, the plan has now been adopted by Tintinhull Parish Council.

The plan is set out under nine themes: – Communications, Activities, Sport & Leisure facilities; Young people and Children; Environment; Roads and Traffic; Community Safety; Health & Wellbeing. The plan has also included the previously published the Village Design Statement. A summary of the plans aims & objectives can be view in Appendix A.

## Links with SSDC Council Plan

The Tintinhull Community Plan includes a series of vision statements which also reflect the SSDC Council Plan areas of focus and there are a number of similar actions in both plans.

Of particular note is the commitment within the plan to encourage local residents to help themselves by taking direct action to address the issues raised through consultation. In other words the plan is not a simply list of actions for others - which might commonly be the district or county council.



Examples of overlapping aims / actions are shown below.

<b>SSDC Council Plan</b>	<b>Tintinhull Community Plan</b>
Support the delivery of faster broadband to rural areas by 2015.	Establish effective broadband throughout the parish by supporting the Connecting Somerset broadband programme.
Continue to support communities to minimize flood water risks	Promote community awareness of the need to keep gullies clear of leaves in Autumn / put in place plans to mitigate flooding in known areas of risk.
Maintain street cleaning high performance across the district	Ask homeowners to keep bushes and hedgerows pruned and not overhanging footpaths.
With the Somerset Waste Partnership, develop options each year that increase recycling and further minimize waste.	Lobby SSDC and SCC to improve recycling of larger items / Improve collections from Bearley.
Promote high quality building design, high sustainability and insulation in new developments.	Continue to promote use of the Tintinhull Village Design Statement.
With partners, enable additional new homes to meet the needs of the district, including mixed use housing schemes to buy or rent that are affordable.	Recognise the priorities of Tintinhull residents in planning affordable housing predominantly for people with close local ties.
Ensure, with partners, that we respond effectively to community safety concerns raised by local people...	Increase the visibility and value of Tintinhull Neighbourhood Watch / establish efficient channels of communication within the community itself and with the police.
Work with a lobby partners to help communities to develop transport schemes and local solutions to reduce rural isolation in South Somerset to reflect local needs.	Promote good neighbourliness and establish a volunteer group to address issues relating to age or mobility... / pressure on SCC to maintain existing good bus service.
...promote healthy living	Encourage and foster new activities in the village and encourage take up of activities in adjacent centres.

### **Current activity to progress actions in the community plan**

During the information gathering for the community plan it became evident that there was a strong interest in forming a walking group, which was quickly established. There is also a new Gardening Club and are in the early stages of launching a film club.

A volunteer has been identified to support work relating to younger people in the village, and consultation event is planned for July, as a lead into relaunching a Youth Club in September/October. (This in conjunction with the Community Youth Project which has been formed between a number of parishes in Area North).

The parish council owns runs the village hall and plans are being made to refurbish or replace this much needed facility. The parish council also owns a runs the sportsfield and pavilion. The need to improve facilities is identified in the plan to encourage greater use and to re-establish local sporting teams and other activities in this area.

## Summary

The Tintinhull Community Plan provides the results of a considerable amount of research and consultation undertaken by the local steering group. The plan has identified a series of high priorities which will help inform further local decision-making. The parish council is taking a lead role to ensure that progress is achieved.

There are a range of issues and actions which match the SSDC Council Plan, and a variety of services can provide assistance and guidance as required to help with further progress.

It is recommended that the Tintinhull Community Plan is endorsed by SSDC.

## Financial Implications

None from this report. Further support for projects will be assessed on a case by case basis.

## Council Plan Implications

See report

## Other Implications:

**Local Plan / Development Management** – (Comments from David Norris – Development Manager). The survey results with respect to housing indicates that Policy SS2 would be able to meet identified needs. These results may require further work to more fully establish local needs, at the appropriate time. Village Design Statements (VDS) have not been adopted within the current South Somerset Local Development Framework, however a VDS will still act as a material consideration for decision making on future development.

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

Overall the plan promotes the provision of local facilities and increased self-containment, which can help reduce the need to travel. Refurbishment of existing facilities can assist with the implementation of measures for energy efficiency. Local action for flood prevention is also highlighted in the plan.

## Equality and Diversity Implications

The community plan particularly highlights the needs of older and younger people, and promotes actions to increase the accessibility and availability of services and facilities for all ages and abilities.

**Background Papers:** *Tintinhull Community Plan.*

## Appendix A

### Tintinhull Parish Plan 2012 - Summary of Aims and Objectives

#### Communications

<b>Aim/Vision</b>
To ensure effective communications with all those within our parish by a variety of different methods so that everybody has the ability to access village information.
<b>Objective summary</b>
Raise awareness of website, provide list of village services, extend village-wide email circulation, enable village hall to be booked by website, establish paper format for those without computer access, establish village bulk buying scheme, welcome pack, increase police communications, delivery village magazine to every home, additional notice boards, establish effective broadband, raise awareness of the parish council.

#### Activities

<b>Aim/Vision</b>
That increasing numbers of villagers are able to engage in their chosen sport and leisure pursuits without leaving the village and that other villagers take up new and rewarding activities as a result.
<b>Objective summary</b>
To encourage and foster new activities in the village, champion outdoor activities on the Sports Field.

#### Sport & Leisure Facilities

<b>Aim/Vision</b>
That the village has a modern hall that is large enough and sufficiently well equipped for the next 50 years to accommodate new activities and facilities that the survey indicated were desirable and the range of quality of other sports, leisure and cultural facilities for residents of all ages continues develop and be used by more villagers.
<b>Objective summary</b>
Improve standard of facilities rated poor in the survey (MUGA, Montacute Road play area) and bring the Sports Pavilion into beneficial use. Increase and improve the number of meeting rooms and facilities available in the village hall.

#### Young People & Children

<b>Aim/Vision</b>
We support and value our young people, providing a range of recreational activities that changes over time to reflect changing needs and expectations. These enable them to meet, play and socialise in a safe environment. We encourage their inclusion in a wide variety of village activities.
<b>Objective summary</b>
Encourage young people to engage with the PC to enhance existing facilities and activities. Provide organised activities for under 11's and 11-17 year olds.

## Environment

### Aim/Vision

Tintinhull is a village that seeks continuous improvement of its environment by being sustainable and respecting its surroundings and heritage for present and future generations.

### Objective summary

To further mitigate the risk of flooding in trouble spots, ensure clean & attractive environment, improve quality & access of public footpaths & pavements, provide recycling & community solutions.

## Roads & Traffic

### Aim/Vision

Is to deliver the safest achievable traffic environment for our residents, pedestrian, cyclist or motorist, young or old and thereby improve the village as a consequence.

### Objective summary

Create a safer crossing at Head Street, safety improvements at Bearley junction, minimize traffic dangers in village centre, address parking issues at Thurlocks, improve village signage.

## Community Safety

### Aim/Vision

To help secure the village of Tintinhull as a low crime area through the establishment of good channels of communication between the villagers themselves and with the police.

### Objective summary

Reduce incidence of crime and enhance the feeling of security in the community.

## Health & Wellbeing

### Aim/Vision

To ensure that the inhabitants of Tintinhull live in a caring community which is alive to the needs of both those with young children as well as the very elderly. We live at the time of an aging population and must ensure that both their current needs, as well as those in the near future, are met for the increasing number of older people.

### Objective summary

Promote good neighbourliness and establish a volunteer group for issues relating to age or mobility.

## Housing

### Aim/Vision

Tintinhull should remain a village community in its design and ambience, with no further large scale housing developments, at the same time recognising a future need for small scale affordable housing developments utilising designs and appearance in keeping with the overall character of the village.

### Objective summary

Support & promote the Village Design Statement, recognise affordable housing issues, identify & address concerns about future development.

Area North Committee – 27 June 2012

## 10. Developing Sustainable Tourism in Area North (Executive Decision)

*Portfolio Holder: Patrick Palmer, Area North*  
*Strategic Director: Rina Singh, Place and Performance*  
*Assistant Director: Kim Close, Communities*  
*Service Manager: Charlotte Jones Area Development Manager (North)*  
*Lead Officer: Pauline Burr, Community Regeneration Officer (North)*  
*Contact Details: pauline.burr@southsomerset.gov.uk or (01935 462253)*

### Purpose of the Report

For members to consider a request to support investment at the Cartgate Picnic Area in support of increasing the value of local tourism.

### Public Interest

Area North has a distinctive environment, including its historic buildings and natural environment. Finding ways to increase the value of sustainable tourism to the area is a high priority. The Cartgate Picnic Area is a well-used stopping point by thousands of potential visitors, and this project will assist in attracting further visits into South Somerset itself.

### Recommendation

To allocate £5000 from the Area North Reserve to support the installation of a series of interpretation panels at the Cartgate Picnic Area.

### Background Information

Area North has a distinctive environment, including its historic buildings and natural environment. The National Trust properties, the networks of pathways for walking, cycling and riding, open spaces like Ham Hill and the River Parrett Trail are notable assets within the district. The Somerset Levels and Moors is a low wetland of international significance for bio-diversity and is home to a variety of programmes initiated by the RSPB and Natural England.

A Somerset Tourism visitor survey conducted in 2010 indicated that the local scenery and heritage are key reasons for people visiting the county. Visitors do find it quite easy to get here, a large proportion coming down from the Midlands, and once they have stayed in Somerset many people do tend to return in following years. Key messages were that there is still great potential for growth and that our tourism offer needs to be customer focussed with emphasis on quality, while still providing good value for money.

In establishing local priorities, Area North Committee has recognised that tourism presents economic opportunities to our diverse rural communities; this may be through marketing local produce, diversification of buildings and facilities or better use of our existing assets.

Promotion and marketing and improved signage and interpretation for businesses and attractions have been identified as first steps in supporting the potential growth of this sector.

The Cartgate Picnic Area, just off the A303 hosts the SSDC Tourist Information Centre and a new locally run café, which reports to have 300-1,000 customers per day. There is an increasing number of coaches, minibuses and cars using the site; the TIC helps to promote our district by giving each coach driver an information pack about South Somerset and for this year has advertised in the Coach Drivers' Handbook.

The site is owned by the Highways Agency, they have recently given permission for SSDC to install free standing, large scale photographic images that promote the district to users of the A303; we see this as a chance to promote our district and encourage visitors to explore the surrounding local area.

### **Project description**

The project is to create and install seven individual interpretation units within the Cartgate Picnic area, which will illustrate the distinctive character of the local area and encourage visitors to explore.

The Tourist Information Manager will oversee the project, in conjunction with the Community Regeneration Officer (North) and liaise with other organisations (eg Local Attractions, National Trust) to gain sponsorship and support for the work at that site.

The **cost** of the project is £6000 for six boards (design, manufacture and installation). Business sponsorship of £1000 has been offered, leaving **£5000** to fund.

### **Anticipated benefits and outcomes**

- Visitors to the area will be more aware of the local facilities, attractions and services through targeted marketing
- The project aims to promote the varied landscape, rich architectural heritage and local distinctiveness in Area North

### **Ownership and consents**

The boards will be owned and maintained by the Economic Development service which manages the Cartgate Tourist Information Centre.

The project does not require planning permission. Highways Agency consent received.

### **Financial Implications**

The uncommitted balance in the Area Reserve is £28,920. If this allocation is approved that will leave an uncommitted balance of £23,920 for future years.

## **Council Plan Implications**

Focus One: Jobs – “We want a strong economy which has low unemployment and thriving businesses.”

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

Locally sourced products. Promotes sustainable tourism initiatives.

## **Equality and Diversity Implications**

Design will confirm to accessibility standards.

*Background Papers: none*

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Area North Committee - 27 June 2012

## 11. Section 106 Obligations

*Strategic Director:* Rina Singh, Place & Performance  
*Assistant Director:* Martin Woods, Economy  
*Service Manager:* David Norris, Development Manager  
*Lead Officer:* Neil Waddleton  
*Contact Details:* [neil.Waddleton@southsomerset.gov.uk](mailto:neil.Waddleton@southsomerset.gov.uk) or (01935) 462603

### Purpose of the Report

It was agreed at the regular meeting of the Area Chairs that it was necessary for the Section 106 Officer to attend the Area Committees on a regular basis and provide information in relation to Section 106 agreements for that area. As requested, agreements containing financial contributions have been presented within the monitoring report attached, however if any further detail was required on any other agreement it was agreed that this would be undertaken directly with the officer.

The Monitoring Officer will give a brief verbal update on recent progress followed by questions.

### Recommendation

That members note the report and endorse the actions taken in respect of the monitoring of Section 106 Planning Obligations.

### Additional Information:

Following a number of requests from Members wishing to have earlier notification of potential new S106 Agreements for their Ward, we have made a small procedural amendment to let members know about this at the earliest possible stage. If the development is eligible to make a planning contribution (Section 106) towards Sports, Arts and Leisure facilities, then members will be copied in to the internal email from the Sports, Arts & Leisure Team by the Planning Officer determining the application. This will include a copy of the new simplified pro-forma detailing contributions to be sought and the location to which the contributions are to be spent for applications in your Ward.

Progress of monitoring historical agreements is ongoing and the S106 Officer is currently reviewing agreements signed in 1997. Majority of these older agreements were to secure agricultural dwellings to the land or for other restrictive purposes relating to the particular development.

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward: CURRY RIVEL</b></p> <p>09/00023/FUL Parish Curry Rivel Developer: Yarlington Housing Group</p> <p>Land Rear Of Westfield House Westfield Road Curry Rivel Langport Somerset TA10 0HX</p> <p>The demolition of 9 dwellings and the replacement with 20 dwellings with associated access, parking and landscaping. (GR 338356/124790)</p> <p>Agreement Date: 09/11/2009</p>	<p><b>Sports and Leisure:</b> Equipped Play Contribution: £21,715 comprised of £10,321.38 for the acquisition and installation of play equipment and £5,866.63 for long term maintenance on the Recreation Ground, Westfield, Curry Rivel. £4,053.95 for Youth Facilities in Curry Rivel with a further £1,473.04 commuted sum for the long term maintenance.</p> <p>Open Space Contribution: £13,452 towards costs of improvement/enhancement of any recreational area or open space in Curry Rivel.</p> <p>Sports &amp; Leisure Contribution: £30,071 towards costs of improvements/enhancements of any sporting leisure or cultural facilities within or serving District of South Somerset.</p> <p><b>Affordable Housing: Units Agreed: 20</b></p>		<p>Sports and Leisure: £35,167.00</p>	<p>Sports and Leisure: £30,071.00</p>	<p><b>Status: Development Completed</b></p>	<p>Local contributions received. Agreement to pay playing pitch provision. (@ £17,042) DPO Application expected for Strategic Element.</p>

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward: ISLEMOOR</b></p> <p>08/05090/FUL Parish Ilton Developer: Yarlington Housing Group</p> <p>Land And Garages At Copse Lane Ilton Ilminster Somerset Demolition of existing buildings and the construction of 40 dwellings (GR335071/117656)</p> <p>Agreement Date: 09/11/2009</p>	<p><b>Sports and Leisure:</b> Off-Site Recreation Contribution: £30,900 for improvement/refurbishment of the neighbouring Ilton Recreation Ground.</p> <p>Strategic Community Facilities Contribution: £69,781 to be used toward one or both of the following: a) the development of a new sports field to serve the community of Ilton. b) the development of sports, leisure and recreation facilities including provision of synthetic pitches in Langport or Yeovil.</p> <p>Play Equipment Contribution: £32,359 comprised of £22,251 for the acquisitions and installation of play equipment along with £8,065 commuted sum for the long term maintenance of the equipment for the Ilton Recreation Ground. £7,411 for Youth Facilities and £2,697 for long term maintenance in Ilton.</p> <p><b>Affordable Housing: Units Agreed: 40</b></p>		<p>Sports and Leisure:</p> <p>£98,101.00</p>	<p>Sports and Leisure:</p> <p>£34939.00</p>	<p><b>Status: Underway</b></p>	<p>Local contributions received. Part of strategic element received (local) Expect DPO application for the remainder.</p>

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward: ISLEMOOR</b></p> <p>11/02783/FUL Parish Curry Mallet Developer:</p> <p>Lyddons Farm Barns Higher Street Curry Mallet Taunton Somerset TA3 6SY</p> <p>The conversion of barns into six residential dwellings, erection of ancillary car port, bin shed and bicycle store (GR 332399/121850)</p> <p>Agreement Date: 04/04/2012</p>	<p><b>Sports and Leisure:</b></p> <p>Equipped Play Contribution: Total sum of £7,667 comprised of £4,177 to be used as a contributions towards the costs &amp; expenses of providing a new play area in Curry Mallet together with a commuted sum of £2,374 to provide for the long term maintenance of those facilities.</p> <p>Youth facilities contribution: Total sum of £1,118 comprised of £820 to be used as a contribution towards the costs and expenses of providing new youth facilities in Curry Mallet together with £298 as a commuted payment to provide long term maintenance of those facilities.</p> <p>Strategic Communities Facilities Contribution: Total sum of £7,677 to be used as a contribution towards the following projects</p> <p>a) £1,496 towards expanding and engaging the Octagon Theatre b) £384 towards the development of a new 3G artificial grass pitch in Langport/Huish Episcopi. c) £1,767 towards the development of a new indoor swimming pool in Langport/Huish Episcopi area or towards the development of a centrally based 8 lane district wide competition pool in Yeovil. D) £1,330 towards the provision of a new indoor tennis centre in Yeovil e) £2,897 towards the enhancement of the sports hall at Huish Episcopi Academy School or towards the development of a centrally based sports hall in Yeovil.</p>	<p>Contributions to be paid on or before the occupation of the 3rd dwelling</p>		<p>Sports and Leisure: £16,462.00</p>	<p><b>Status: Underway</b></p>	

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward: LANGPORT AND HUISH</b></p> <p>09/02237/FUL Parish Langport Developer: Yarlington Housing Group</p> <p>Land At Eastover Langport Somerset</p> <p>Demolition of 8 PRC dwellings and the erection of 17 dwellings with 32 car parking spaces and associated highway works (GR: 342490/127040)</p> <p>Agreement Date: 22/12/2009</p>	<p><b>Sports and Leisure:</b> Off-Site Recreation Contribution: £20,044 allocated as follows, £5,206.85 for enhancement/improvements at the Langport Cricket Club. £2,648.63 as a commuted sum payment for the long term maintenance. £12,188.52 for costs and expenses incurred towards the improvements to the Langport &amp; Huish Memorial Recreation Ground.</p> <p>Strategic Community Facilities Contribution: £11,265 towards one or more of following a) Sports Halls &amp; Swimming Pools within the District b) Octagon Theatre, Yeovil c) Sports pitches within the Langport area.</p> <p>Equipped Play Contribution: £11,843 comprised of £7,550 for the acquisition and installation of equipment and £4,293 for the long term maintenance at the Langport &amp; Huish Memorial Recreation Ground.</p> <p>Youth Facilities Contribution: £4,379 comprised of £3,210 for Youth facilities in Langport and £1,169 to provide long term maintenance of those facilities.</p>		<p>Sports and Leisure: £36,266.00</p>	<p>Sports and Leisure: £11,265.00</p>	<p><b>Status: Development Completed</b></p>	<p>Local contributions received. DPO Application expected for Strategic Element.</p>

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward: LANGPORT AND HUISH</b></p> <p>00/02976/OUT Parish Langport Developer:</p> <p>Former Silkolene Site Bow Street Langport Somerset</p> <p>Erection of up to 12 dwellings with associated car parking and landscaping (GR 415/266)</p> <p>Agreement Date: 08/07/2003</p>	<p><b>Highways:</b> Highways contribution towards traffic calming in locality.</p> <p>Other highway works ton include: Access alterations Zebra crossing on Bow Street to east of access to site,</p> <p><b>Miscellaneous Gains</b> Developer to to pay sum of £120,000 directly to separate account with Escrow Agent for works and repairs to listed building.</p> <p>Works to relocate Badgers.</p>		<p>Highways: £12,500.00</p> <p><b>Misc Gains</b> £120,000.00</p>		<p><b>Status: Underway</b></p>	<p>Check with highways that works &amp; contribution secured as per table of works within agreement.</p>

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward: LANGPORT AND HUISH</b></p> <p>11/02448/FUL Parish Huish Episcopi Developer:</p> <p>Bartletts Elm Field Road Huish Episcopi Langport Somerset TA10 9SP Erection of 52 residential units with associated works, car parking and access ways. ( GR 342856/127524)</p> <p>Agreement Date: 13/03/2012</p>	<p><b>Sports and Leisure:</b> The sum of £3561.51 per Dwelling as a contrinution towards the provision and maintenance of Sports, Arts and Leisure Facilities.</p> <p>Sports, Arts &amp; Leisure Facilities mean:</p> <p>Multi Use Games Area at the Memorial Playing Fields, Langport. Indoor swimming pool in the Langport/Huish Episcopi Area or Yeovil. Enhancement of pitches &amp; changing rooms at the Memorial Playing Fields, Langport or Huish Episcopi Academy School. Enhancement of the sports hall at Huish Episcopi Academy School or a centrally based 8 court district wide competition sports hall in Yeovil.</p>				<p><b>Status: Not Commenced</b></p>	



Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward: MARTOCK</b></p> <p>09/01861/FUL Parish Martock Developer: John Reginald Yandle</p> <p>Yandles Garage North Street Martock Somerset TA12 6ER</p> <p>Demolition of existing garage/workshop and adjacent dwelling and the erection of 20 dwellings, associated parking, landscaping, highways and associated works. (GR 346256/119981)</p> <p>Agreement Date: 28/09/2009</p>	<p><b>Sports and Leisure:</b> Off Site Recreation Contribution: £29,335 to be made up of £22,977 towards expenses incurred or to be incurred in connection with improvements/enhancements at Martock Recreation Ground and £6,358 to provide long term maintenance of those facilities.</p> <p>Play Equipment and Youth Facilities Contribution: £25,089 to be made up of £16,754 for acquisition &amp; installation of play equipment at the Martock Recreation Ground with £8,335 commuted sum for the long term maintenance of the equipment.</p> <p>Strategic Community Facilities Contribution: £21,816 for development of strategic sports, arts and leisure facilities within the District of South Somerset.</p>	<p>Contributions to be paid on or before date on which and Dwelling is first brought into occupation.</p>		<p>Sports and Leisure: £76,240.00</p>	<p><b>Status: Not Commenced</b></p>	

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward: SOUTH PETHERTON</b></p> <p>09/00937/FUL Parish South Petherton Developer: Somerset Primary Care Trust</p> <p>South Petherton Hospital Hospital Lane South Petherton Somerset TA13 5AR</p> <p>Demolition of existing hospital buildings and erection of a new stroke/rehabilitation/com munity hospital and ancillary accommodation with car parking, service yard, access drive and improvements and associated works. (GR 343974/117374)</p> <p>Agreement Date: 02/10/2009</p>	<p>Public Rights of Way Contribution: £75,000</p>				<p><b>Status: Underway</b></p>	<p>Public Rights of Way Contribution: £75,000</p> <p>Schedule of Highway works as detailed within Agreement.</p>

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward: SOUTH PETHERTON</b></p> <p>08/03775/FUL Parish South Petherton Developer:</p> <p>Flamberts Prigg Lane South Petherton Somerset TA13 5BX</p> <p>Demolition of existing dwelling and garage and the erection of 6 No. dwellings and the conversion of an existing barn into 3 No. dwellings all with associated garages/carports (GR 343348/116953)</p> <p>Agreement Date: 02/12/2009</p>	<p><b>Sports and Leisure:</b> Open Space &amp; Recreational Contribution: £29,115.89</p> <p>Play Space &amp; Youth Facilities Contribution: £15,078.83</p>		<p>Sports and Leisure: £44,914.72</p>	<p>Sports and Leisure: None</p>	<p><b>Status: Underway</b></p>	<p>Payment Secured.</p>

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward: SOUTH PETHERTON</b></p> <p>07/01252/FUL Parish South Petherton Developer: Yarlington Housing Group</p> <p>Land At West End Close West End View South Petherton Somerset</p> <p>Demolition of Nos. 2-16 (even only) West End Close and garage blocks in West End View and the erection of 19 dwellings and associated additional car parking (GR 342775/116846)</p> <p>Agreement Date: 11/08/2009</p>	<p><b>Sports and Leisure:</b> Equipped Play Contribution: £13,643 comprises of £7,504.49 on the acquisition and installation of play equipment on the exiting play area at West End View, South Petherton and £6,138.51 for the long term maintenance of the equipment.</p> <p>Strategic Facilities Contribution: £8,020 to be used towards facilities within the Yeovil area.</p> <p>Youth Facilities Contribution: £1,800 for renovation/improvement of any building/facility for young people in South Petherton</p> <p><b>Units Agreed: 12</b></p>		<p>Sports and Leisure: £15,443.00</p>	<p>Sports and Leisure: £8,020.00</p>	<p><b>Status: Underway</b></p>	<p>Local contributions received. DPO Application expected for Strategic Element.</p>

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward: SOUTH PETHERTON</b></p> <p>05/00046/FUL Parish South Petherton Developer:</p> <p>Land At Stoodham South Petherton Somerset Demolition of 10 no. Airey houses, a block of garages and erection of 19 new homes and play area (RSL) (GR 343431/117445)</p> <p>Agreement Date: 24/07/2006</p>	<p><b>Sports and Leisure:</b> Developer to pay contribution to Parish Council for the purpose of play facilities at the recreation ground at Lightgate Lane, South Petherton</p>		<p>Sports and Leisure: £17,000</p>		<p><b>Status: Development Completed</b></p>	<p>Payment secured.</p>

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward: SOUTH PETHERTON</b></p> <p>07/03984/FUL Parish South Petherton Developer: Persimmon Homes</p> <p>Land Adjoining St Michaels Gardens Lightgate Lane South Petherton Somerset The erection of 55 dwellings and associated works (GR 343777/117157)</p> <p>Agreement Date: 14/03/2008</p>	<p><b>Sports and Leisure:</b> Strategic Community Facilities Contribution: £39,484 towards swimming pool and sports hall provision with South Somerset.</p> <p>Open Space Contribution: £6,669 for the future maintenance of the public open space.</p> <p>Play and Youth Contribution: £107,217 for the provision of Play and Youth facilities within South Somerset.</p> <p><b>Highways:</b> Bus Pass Contribution: On first occupation of each of the residential units to provide voucher which may be used to claim a Bus Pass from the County Council within 12 months of the first occupation of the residential unit. The sum of £400 to be paid on request to the County Council for each bus pass issued.</p> <p><b>Education:</b> Education Contribution: £124,248 for the enhancement of capacity at Stanchester School, Stoke-sub-Hamdon.</p> <p><b>Affordable Housing: Units Agreed: 19</b></p>	<p>Upon transfer of the Public Open Space to the Council the commuted sum for maintenance will be paid.</p>	<p>Sports and Leisure: £160,667.44</p>	<p>Highways: £400 for each bus pass issued Education: £124,248.00</p>	<p><b>Status: Underway</b></p>	<p>Check with D Mosely regarding transfer of POS and collection of commuted sum &amp; County Council re Education payment &amp; Highways update.</p> <p>Still no approved Landscaping Scheme in place (Nov 11) R Archer chasing Developer.</p>

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward: TURN HILL</b></p> <p>07/03534/FUL Parish Huish Episcopi Developer: C G Fry &amp; Sons LTD</p> <p>Land At Old Kelways Somerton Road Langport Somerset TA10 9HB</p> <p>Erection of 52 no. dwellings, B1 employment floorspace and extension to hotel (GR 342728 / 127727)</p> <p>Agreement Date: 16/09/2008</p>	<p><b>Sports and Leisure:</b> Off-Site Contribution: £149,253.33 comprised of the following: a) Muga Contribution: £8,151.68 towards provision of a floodlit multiuse games are in Langport. b) Playing Pitch Contribution: £104,037.30 towards the provision of playing pitches in Langport. c) Sports Hall Contribution: £24,288.36 towards the provision of additional badminton courts in Langport. d) Swimming Pool Contribution: £12,776.09 towards the provision of additional swimming lanes or pools in Langport.</p> <p>Open Space Contribution: £44,000 commuted sum payment for the maintenance of the childrens play area, open space and landscaped area.</p> <p><b>Highways:</b> Highways Contribution: £55,000 comprised of: a) Safe Routes to School Contribution: £25,000 b) The A372/B3175 Junction and/or Zebra Crossing Contribution: £30,000</p> <p>Travel Plan: Package of measures to be adopted by owner and/or developers in the management of the site with a view to reducing trips in the motor vehicle to and from the site and promoting use of environmentally friendly transport.</p> <p><b>Affordable Housing:</b> <b>Units Agreed: 18</b></p>		<p>Sports and Leisure: £149,253.33</p>	<p>Sports and Leisure: £44,000 Highways: £55,000.00</p>	<p><b>Status: Underway</b></p>	<p>Check with D Mosely regarding transfer of POS and collection of commuted sum &amp; County Council re Highways update.</p>

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward: TURN HILL</b></p> <p>00/01382/FUL Parish High Ham Developer:</p> <p>Land At Hamdown House Picts Hill Langport Somerset</p> <p>The conversion of existing building into 4 no. dwellings, construction of 33 no. new dwellings with road access and amended connection to Union Drive and provision of gardens to 3 no. existing dwellings (GR 433/273)</p> <p>Agreement Date: 17/09/2002</p>	<p><b>Highways:</b> Light controlled pelican crossing on B3153 and £10,000 commuted sum for future maintenance.</p> <p>Alterations to B3153 at Picts Hill Extension of street lighting</p> <p>other highways works as specified with legal agreement.</p> <p><b>Affordable Housing:</b> <b>Units Agreed: 6</b></p> <p><b>Miscellaneous Gains</b> Provision for protection of bats.</p>			<p>Highways: £10,000.00</p>	<p><b>Status:</b> <b>Underway</b></p>	<p>Check with Debbie Mosley re Childrens Play Area</p> <p>Check with Highways necessary works complete.</p>



Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward: WESSEX</b></p> <p>10/03245/OUT Parish Somerton Developer:</p> <p>Town Farm Sutton Road Somerton Somerset TA11 6QL</p> <p>Demolition of agricultural buildings, formation of new access and erection of 14 dwellings with garage/parking (GR: 348503/128396 )</p> <p>Agreement Date: 10/08/2011</p>	<p><b>Sports and Leisure:</b> Equipped Play Contribution: £19,192 comprised of £12,236 for improvements of the Etsome Terrace play area, in particular for toddler play equipment. £6,956 commuted sum for long term maintenance.</p> <p>Changing Room Contribution: £24,907 comprised of £22,235 improvements to changing rooms at Gasson's Lane Recreation Ground, Somerton. £2,572 commuted sum payment for long term maintenance.</p> <p>Strategic Community Contribution: £22,491 towards one or more of the following projects:</p> <ol style="list-style-type: none"> <li>1) Development of a new indoor swimming pool in the Langport Area.</li> <li>2) Development of a centrally based 8 court District wide competition sports hall in Yeovil.</li> <li>3) Enhancement or expansion of the Octagon Theatre, Yeovil.</li> <li>4) Development of a new STP in Langport area or sand based Stp in Yeovil.</li> <li>5) Provision of a new indoor tennis centre in Yeovil, likely to be located within Yeovil Sports Zone.</li> </ol> <p>Youth Facilities Contribution: £6,554, comprised of £4,805 towards provision of a youth shelter and floodlighting the existing skate park at Gasson's Lane, Somerton. £1749 commuted sum for long term maintenance.</p>	<p>Contributions payable to the Council index linked on or before the date of first occupation.</p>		<p>Sports and Leisure: £73,144.00</p>	<p><b>Status: Not Commenced</b></p>	

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward: WESSEX</b></p> <p>03/00169/FUL Parish Somerton Developer:</p> <p>Former Mill Factory And Mill House Site Sutton Road Somerton Somerset</p> <p>Erection of 44 dwellings and conversion of existing house into two dwellings (GR 486/284)</p> <p>Agreement Date: 17/09/2003</p>	<p><b>Sports and Leisure:</b> POS to be transferred to Council once Plan &amp; Landscaping Plan approved. £30,000 commuted sum for future maintenance of play area to be paid to Town Council.</p> <p><b>Highways:</b> County to secure £150,000 as a bond to carry out table of works as shown in schedule of agreement.</p>			<p>Sports and Leisure: £30,000 Highways: £150,000</p>	<p><b>Status: Development Completed</b></p>	<p>Check with Debbie Mosely position regarding POS &amp; Commuted Sum payment.</p> <p>Check with County Council the status highway works.</p>

## 12. Area North 2011/12 Outturn Report (Executive Decision)

*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

### Purpose of the Report

The purpose of this report is to inform Members of the actual spend against budgets for the year 2011/12 of the services over which this Committee exercised financial control.

### Public Interest

This report gives an update on the financial position of Area North Committee after twelve months ended 31<sup>st</sup> March 2012.

### Recommendations:

Members are recommended to:

- (1) Review and comment on the 2011/12 financial outturn position of Area North budgets
- (2) Note the position of the Area North Reserve as at 31 March 2012
- (3) Carry forward the slippage of £127,886 on the Area North capital programme (Appendix A).
- (4) Note the position of the Play & Youth capital investment programme in Area North (Appendix B).
- (5) Note the position of the Area North Community Grants budget, including details of grants authorised under the Scheme of Delegation by the Area Development Manager (North) in consultation with the ward member(s)

## REVENUE BUDGETS

### Background

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

## Financial Position

The table below shows the position of revenue budgets as at 31<sup>st</sup> March 2012. This includes transfers to or from reserves.

	<b>£</b>
<b>Approved base budget as at Feb 2011</b>	<b>263,480</b>
Carry forwards approved June 2011	50,050
Transfer of salary savings	(2,320)
Training spend funding	90
Salary turnover savings	(620)
Printer funding transferred to Finance (year end adjustment)	(1,430)
<b>Revised Budget as at 31<sup>st</sup> March 2012</b>	<b>309,250</b>

A summary of the revenue position as at 31<sup>st</sup> March 2012 is as follows:

Element	Original Budget £	Revised Budget £	Actual Spend £	Carry Forwards £	Actual+ Carry Forwards £	Variance £	%
<b>Development</b>	248,120	282,200	232,373	34,000	266,373	(15,827)	5.6
<b>Grants</b>	15,360	27,050	24,056	2,990	27,046	(4)	0.0
<b>Group Total</b>	<b>263,480</b>	<b>309,250</b>	<b>256,429</b>	<b>36,990</b>	<b>293,419</b>	<b>(15,831)</b>	<b>5.1</b>

### Area Development Manager (North) Comments

For 2011-12 the base budget of £263,480 included £9,500 (3%) efficiency savings, which have been achieved. The additional £15,827 variance (5.6%) savings are from a staff secondment and further efficiencies to supplies and services.

The carry forwards of £36,990 noted above include:

Item	£	Current position
Rural Transport development	£ 21,000	To be reviewed against local priorities to improve the provision of public/private/community transport services. Report on options by December 2012.
Welfare Benefits advice – additional service	£10,000	This is contracted for with Housing & Welfare benefits, starting April 2012.
Community Safety Projects	£ 1,500	To be allocated against local priorities.
South Petherton Parish Lengthsman Scheme (Transition funding)	£1,500	Paid
<b>Development sub total</b>	<b>£34,000</b>	
<b>Grants Community</b>	<b>£2,990</b>	Five grants offered in 2011-12 but not paid until projects completed.
<b>Group Total</b>	<b>£36,990</b>	

## Budget Virements

Under the financial procedure rules the Strategic/Assistant Directors and Managers can authorise virements within each individual service of their responsibility (as defined by Appendix B of the Annual Budget Report) and up to a maximum of £25,000 between services within their responsibility providing that the Assistant Director Finance & Corporate Services has been notified in advance. All virements exceeding these limits need the approval of District Executive. All virements between different Services, irrespective of value, need approving by District Executive. Area Committees can approve virements between their reserves and budgets up to a maximum of £25,000 per virement and £50,000 in any one financial year, provided that all such approvals are reported to the District Executive for noting. (In accordance with the constitution)

The following virements have taken place since the last report:

Amount £	From	To	Details
1,430	Area North Admin	Finance	Lease for MFD printer to be treated as finance lease. Costs & funding transferred to Finance

## AREA RESERVE

The position on the Area North Reserve as at 31<sup>st</sup> March 2012 is as follows:

	£	£	Comments
<b>Position as at 1<sup>st</sup> April 2011</b>		<b>43,920</b>	
<u>Less remaining allocations:</u>			
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).

In summary the actual spend to 31<sup>st</sup> March 2012 was £49,679 on an approved 2011/12 programme of £108,667. £58,988 of the approved programme for 2011/12 was unspent. It is recommended that the slippage of £127,886 for both approved and reserve schemes be carried forward into 2012/13.

There is £68,898 in the reserve schemes for 2011/12 and a further £245,000 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	100,000
Allocation to support Economic Vitality in Area North		20,000
Planning enforcement action		45,000
Local priority projects – enhancing facilities and services	17,658	80,000
<b>TOTALS</b>	<b>68,898</b>	<b>245,000</b>

## **COMMUNITY GRANTS**

During the 12 months to March 2012, 19 grants were awarded under delegated authority for grants up to £750 and 2 grants awarded by the Area North Committee.

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

### Community Grants Summary

Original budget 2011/12	£15,360
adjustment	(£360)
Carry forward from 2010/11	£12,050
<b>Total revised budget</b>	<b>£27,050</b>
Grants offered, committed and paid in 2011/12	£24,056
Commitments carried forward 2012/13	£2,990
Underspend 2011/12	4
<b>Total</b>	<b>£27,050</b>

## **Council Plan Implications**

The budget is closely linked to the Council 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**

	2011/12 Estimated Spend £	Actual Spend to 31/03/2012 £	Slippage to Carry Forward £	Future Spend Excluding Slippage £	Responsible Officer (s)	Responsible Officers Comments
						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). Work re-scheduled for 2012-13.
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	12,500	0		L Collett	Grant awarded to Chilthorne Domer Recreation Trust, project completed and grant paid.
Curry Rivel refurbishment of Old School Room	1,500	1,500	0		L Collett	Grant awarded to Curry Rivel Old School Room, project completed and grant paid.
Martock Youth Center building improvements	3,000	0	3,000		L Collett	Grant to Martock Youth Centre. Energy efficiency improvements to building including heating, secondary glazing and draft proofing
<b>Total Health and Well-Being</b>	<b>59,381</b>	<b>36,080</b>	<b>23,301</b>	<b>0</b>		
<b>Environment</b>						
Cocklemoor Bridge	28,452	0	28,452		C Jones	Works completed. Payment to be made to SCC once easement across SSDC land approved. Heads of terms formally submitted to SCC (March 12), agreement awaited, followed by final lease.
Langport Vision - improvements to Langport and River Parrett Visitor Centre and car parking at Westover	6,196	3,599	2,597		P Burr	New signage on visitor centre and minor improvements, extension to overflow car park completed. Linking pathway improvement to be completed later this year in collaboration with the locally led 'Walk Langport' project.
<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		P Burr	Scheme is largely complete. Final balance for improved lighting in car park, linked to community led project for enhancements to precinct.
Martock Town centre Improvements - Phase 3	2,000		2,000		P Burr	Grant to Martock Parish Council. Project completed, grant to be paid.
Kingsbury Episcopi Village Shop	10,000	10,000	0		L Collett	Grant to Kingsbury Episcopi shop committee towards purchase and installation of a purpose built shop.
<b>Total Economic Vitality</b>	<b>14,638</b>	<b>10,000</b>	<b>4,638</b>	<b>0</b>		
<b>Total North Capital Programme</b>	<b>108,667</b>	<b>49,679</b>	<b>58,988</b>	<b>0</b>		
<b>Reserve Schemes Awaiting Allocation But Approved in Principle</b>						
Unallocated Capital Reserve	51,240	0	51,240	100,000	C Jones	Provision for investment not otherwise covered in reserve programme. Additional £25,000 awarded February 2012 for 2012/13
Allocation to support economic vitality in Area North		0	0	20,000	P Burr	Promote local economic well-being in Area North; schemes prioritised which are community led and include additional partnership. Detailed allocation June 2012
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	17,658		17,658	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>68,898</b>	<b>0</b>	<b>68,898</b>	<b>245,000</b>		
<b>Summary</b>						
North Capital Programme	108,667	49,679	58,988	0		
Reserve Schemes (Unallocated)	68,898	0	68,898	245,000		
<b>Total Programme to be Financed</b>	<b>177,565</b>	<b>49,679</b>	<b>127,886</b>	<b>245,000</b>		

	2011/12 Estimated Spend £	Actual Spend to 31/03/2012 £	Slippage to Carry Forward £	Future Spend Excluding Slippage £	Responsible Officer (s)	Responsible Officers Comments
						Performance Against Targets
<b>Corporate Capital Programme within Area North (Play &amp; Youth App B)</b>						
Community Play Schemes	12,000	9,000	3,000	53,000	R Parr	Outstanding projects reprofiled to 2012/13 and 2013/14
Youth Facilities Development	10,000	5,000	5,000	5,000	R Parr	Projects reprofiled to 2012/13
Multi Use Games Area	35,000	35,000	0	70,000	R Parr	Projects reprofiled to 2012/13
Grants for Parishes with Play Area	12,500	12,500	0	47,000	R Parr	Outstanding projects reprofiled to 2012/13 and 2013/14

**Third Sector and Partnerships**

**Village Hall Grants**




Isle Abbots Hall Refurbishment (Agreed Area North Committee 23.3.11)	5000	5000	0		A Knight	
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**Gypsy & Traveller Sites programme:**

**Health & Well-Being**

Infrastructure & Park Homes, Tintinhull Gypsy Site	30	27	3	0	S Joel	Project delivered to schedule and budget. Final retention payments being negotiated with Tingdene and to be paid in 2012/13. Expected to amount to £2300.00
<b>Infrastructure &amp; Park Homes, Tintinhull Gypsy Site -Inc</b>	<b>(30)</b>	<b>(27)</b>	<b>(3)</b>	0	S Joel	
Infrastructure & Park Homes, Ilton Gypsy Site	74	74	0	0	S Joel	Project delivered to schedule and budget. One additional Park Home on order for new tenant. Final retention payments being negotiated with Tingdene and to be paid in 2012/13. Amount is contained within the retention figure projected for Tintinhull.
<b>Infrastructure &amp; Park Homes, Ilton Gypsy Site -Inc</b>	<b>(74)</b>	<b>(74)</b>	<b>0</b>	0	S Joel	
Infrastructure & Park Homes, Twisted Willows, Ilton	142	142	0	0	S Joel	Project delivered to schedule and budget. Final retention payments made. Project has been closed down.
<b>Infrastructure &amp; Park Homes, Twisted Willows, Ilton -Inc</b>	<b>(142)</b>	<b>(142)</b>	<b>0</b>	0	S Joel	
Infrastructure & Park Homes, Ilton - Grant for MUGA	60	0	60	0	S Joel	Project delayed. Ilton PC resolving wider recreation ground and site location.
<b>Infrastructure &amp; Park Homes, Ilton - Grant for MUGA - Inc</b>	<b>(60)</b>	<b>0</b>	<b>(60)</b>	0	S Joel	
Infrastructure & Park Homes Contingency	93	0	93	0	S Joel	Residual contingency planned to be transferred into SSDC Park Home Insurance Reserve.
Infrastructure & Park Homes Contingency - Inc	<b>(37)</b>	<b>0</b>	<b>(37)</b>	0	S Joel	
Pitney Hill Gypsy Site Langport	19	19	0	0	S Joel	Site remedial works completed. Insurance claim successful with the payment being received.
Pitney Hill Gypsy Site Langport	<b>(19)</b>	<b>(19)</b>	<b>0</b>	0	S Joel	
<b>Economic Development - Spatial Policy</b>						
Gypsy & Traveller Acquisition Fund			0	133	C McDonald	Budget re-profiled to 2012/13. Grant income to be carried forward at year end.
Gypsy & Traveller Acquisition Fund - Income			0	<b>(83)</b>	C McDonald	
	56	0	56	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					work re-scheduled for 2012-13
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					Complete, balance of funding to be reallocated.
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			Re-scheduled to 2012-13
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	9,000	1,000					Orders placed for balance to complete shortly
	TOTAL		<b>115,000</b>	<b>48,000</b>	<b>12,000</b>	<b>9,000</b>	<b>3,000</b>	<b>40,000</b>	<b>13,000</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 2013/14
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 to SPPC.
	TOTAL		<b>75,000</b>		<b>12,500</b>	<b>12,500</b>	<b>0</b>	<b>34,500</b>	<b>12,500</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	0					Project complete.
Huish Episcopi	Feb 07		5,000	0	0		0	5,000				Currently fundraising to match grant
Compton Dundon	Feb 07		5,000	0	5,000		5,000					Grant awarded, project complete
	TOTAL		<b>15,000</b>	<b>0</b>	<b>10,000</b>	<b>5,000</b>	<b>5,000</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			Currently fundraising to match grant; project reprofiled to 2012/13
South Petherton	feb 08		35,000	0	0		0	35,000				Scheduled for Sept 2012. Grant offered to SPPC with s106 obligations.
	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>	

### 13. 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.

#### **Recommendation**

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

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## Appendix A – Area North Committee Forward Plan

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

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

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background / Purpose</b>	<b>Lead Officer(s) SSDC unless stated otherwise</b>
<i>25 July '12</i>	<i>Huish Episcopi Leisure Centre – revised management agreement</i>	<i>To present for approval the revised management / grant agreement between Huish Episcopi Leisure Centre and SSDC</i>	<i>Steve Joel Assistant Director Health and Well-Being</i>
<i>25 July '12</i>	<i>Supporting the visitor offer in Area North</i>	<i>A discussion/report on current and potential initiatives to promote local tourism.</i>	<i>Co-ordinated by Pauline Burr Community Regeneration Officer</i>
<i>22 Aug '12</i>	<i>Area North Quarterly Budget Monitoring</i>	<i>To provide a statement on the Area North budget, including community grants and the capital programme.</i>	<i>Nazir Mehrali, Management Accountant</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>
<i>TBC</i>	<i>Flooding, drainage and emergency planning</i>	<i>Joint presentation about flooding, emergency planning and outlining changes in drainage responsibilities.</i>	<i>Roger Meecham, Engineer and Pam Harvey, Civil Contingencies and Business Continuity Manager</i>

## 14. 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**

None

### **Appeals Dismissed**

11/04512/FUL – Land at Northfield, Somerton.  
Erection of a dwellinghouse and formation of a new access (revised 11/02171/FUL).

### **Appeals Allowed**

11/02091/FUL – Land OS 1821 Batemore Farm, Park Lane, Montacute.  
Erection of a barn for recreational equestrian purposes.

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

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# Appeal Decision

Site visit made on 2 April 2012

**by Paul Griffiths BSc(Hons) BArch IHBC**

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

**Decision date: 24 May 2012**

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**Appeal Ref: APP/R3325/A/12/2169074**  
**Land at Northfield, Somerton TA11 6SL**

- 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 Ashley Beaton against the decision of South Somerset District Council.
  - The application Ref.11/04512/FUL, dated 2 November 2011, was refused by notice dated 29 December 2011.
  - The development proposed is the erection of a dwelling-house and the formation of a new access (resubmission of 11/0217/FUL).
- 

## Decision

1. The appeal is dismissed.

## Main Issues

2. These are whether the proposal would provide adequate living conditions for prospective occupiers of the dwelling proposed and the effect of the proposal on (1) the living conditions of prospective occupiers of housing on the adjoining site; and (2) the character and appearance of the area.

## Reasons

3. The appeal site is part of a larger site, allocated for housing in the South Somerset Local Plan (LP), adopted in 2006. According to the Council, the remainder of the allocated site has been granted conditional approval for housing, subject to the completion of an Agreement under s.106. Details of the layout proposed have been supplied by the parties. LP Policy ST6 sets out a range of criteria that development should meet. Criterion (6) requires that there should be no unacceptable harm caused to the living conditions of adjacent occupiers by disturbing, interfering with, or overlooking such properties. Criteria (1), (2), and (5) require the design of any proposal to respect its context and maintain local distinctiveness. Criterion (4) of Policy ST5 takes a similar tack. Overall, this policy approach reflects the general thrust of the National Planning Policy Framework.

## *Living Conditions*

4. The concern that Council raised about the living conditions of prospective occupiers of the proposed dwelling revolves around the garden areas. Two are proposed, one to the north and one to the south of the site. Both areas would be directly overlooked at relatively close quarters by windows in the east-facing elevations of the residential units proposed on the adjoining site. To address this, it is proposed to plant trees in the southerly garden, nearest the dwelling.

5. However, even if that planting was augmented, as suggested, this would not provide a reasonable level of privacy for prospective occupiers of the proposed dwelling. The residential units on the adjoining site would simply be too close, and the degree of overlooking too great, for the garden to be useable in a way that an occupier might reasonably expect.
6. The dwelling proposed would be sited to the east of Plot 70 on the adjoining site. The separation distance would be of the order of 4 metres. The analysis undertaken on behalf of the appellant shows that, despite the dwelling proposed herein, Plot 70 would receive an adequate amount of sunlight and daylight. I see no reason to disagree, but that is not the end of the matter.
7. The living room of Plot 70 would have a window facing north and another facing east, towards the dwelling proposed. The bedroom above the living room would be served by a single window, facing east. While the north facing window would offer some relief from within the living room, the presence of a blank two-storey wall, about 4 metres away, would dominate the outlook from the east-facing windows and appear overbearing. This would have a significant deleterious impact on the living conditions of prospective occupiers of Plot 70.
8. Taking these points together, the proposal would conflict with the requirements of LP Policy ST6 and criterion (6) in particular.

#### *Character and Appearance*

9. The concern of the Council is the boundary treatment proposed on the western boundary of the site. I agree that a 1.5 metre high fence, as suggested in the application drawings, might look somewhat stark. However, it is clear that a condition could be applied to any grant of planning permission to require details of an alternative treatment to be submitted for approval. Proper co-ordination with the boundary treatment proposed on the adjoining site could be achieved in this way, and the character and appearance of the area thus protected, as required by LP Policies ST5 and ST6.

#### *Other Matters*

10. Concerns have been raised about highway safety. The width of Northfield and the presence of parked vehicles, mean that the easy passage of traffic can be difficult. However, notwithstanding any parked cars, the proposed access would provide a reasonable degree of visibility. I agree with the highway authority and the Council that it would not lead to any significant problems in terms of highway safety, as required by criterion (5) of LP Policy ST5.

#### **Conclusion**

11. The proposal could provide a dwelling on a site allocated for housing with no harmful impact on the character or appearance of the area or highway safety. However, it would fail to provide adequate living conditions for prospective occupiers of the proposed dwelling and it would have a significant detrimental effect on the living conditions of prospective occupiers of Plot 70 on the adjoining site. I place more weight on these latter aspects and conclude, therefore, that the appeal should be dismissed.

*Paul Griffiths*

**INSPECTOR**



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# Appeal Decision

Site visit made on 7 February 2012

**by Raymond Michael MBA BSc DipTP MRTPI ARICS MIM**

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

**Decision date: 10 May 2012**

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## **Appeal Ref: APP/R3325/A/11/2165448**

### **Part OS1821, Park Lane, Montacute, Somerset**

- 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 Miss P Chorlton against the decision of South Somerset District Council.
  - The application Ref 11/02091/FUL, dated 18 May 2011, was refused by notice dated 21 July 2011.
  - The development proposed is the erection of a barn for recreational equestrian purposes.
- 

## **Decision**

1. The appeal is allowed and planning permission is granted for the erection of a barn for recreational equestrian purposes at Part OS1821, Park Lane, Montacute, Somerset in accordance with the terms of the application, Ref 11/02091/FUL, dated 18 May 2011, subject to the following conditions:
    - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
    - 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 11023-1 A.
    - 3) No development shall take place until details showing the consolidation and surfacing of the access over the first 10m of its length, and the positioning and hanging of the entrance gate, have been submitted to and approved in writing by the local planning authority, and those works shall be carried out as approved. The surface shall be properly consolidated and surfaced in accordance with the approved details.
    - 4) No development shall take place until full details of the parking/turning area have been submitted to and approved in writing by the local planning authority, and those works shall be carried out as approved. The area shall be kept clear of obstruction, and shall not thereafter be used for any purpose other than the parking of vehicles.
    - 5) No development shall take place until details of provision for surface water drainage so as to prevent its discharge onto the highway have been submitted to and approved in writing by the local planning authority. The
-

scheme shall be implemented and thereafter managed in accordance with the approved details.

### **Preliminary Matters**

2. The site address given on the application form refers to the land being near the village of 'Montecute'. This is a mis-spelling, and I have corrected it to read 'Montacute' in the site address given above.
3. Subsequent to the appeal being lodged the Government issued the National Planning Policy Framework (the Framework), which superseded existing relevant national policy documents, and contains at its heart a presumption in favour of sustainable development. I have therefore taken account of relevant policies set out in the Framework rather than those which were referred to in the submissions, which are no longer current. In addition, none of the relevant Structure Plan and Local Plan policies referred to are at odds with the new Framework.

### **Main Issues**

4. The main issues are first, the effect on highway safety of the proposed use of the access, and second, the impact of the building on the character and appearance of the surrounding countryside.

### **Reasons**

5. The proposal would involve the erection of a traditional barn-type structure measuring about 18.3m long, 10m wide, and 4.5m high to be used for the stabling of 2 horses owned by the appellant and 2 rescue horses. It would incorporate 4 loose-boxes, together with storage space for a horse-box, food, bedding, and equipment. It would be enclosed on 3 sides, with the fourth side mainly open. The building would be for the personal use of the appellant only, and there would be no commercial equestrian activity. Any subsequent use for commercial equestrian purposes would require a separate planning approval.

#### *Highway Safety*

6. The building would be located within a pasture field served by an existing access in the north-western corner. The access is surfaced with loose chippings and rises up steeply from the junction of Park Lane, Hollow Lane, and Witcombe Lane (a 'green' lane). There is sufficient space in front of the field gate to allow a horse-box or other vehicle to stand off-road whilst the gate is being opened or closed. There is good visibility along Park Lane towards the nearby group of buildings at Batemore Barns and, similarly, visibility towards Hollow Lane is satisfactory. However, visibility to the right (when exiting the field) is limited due to the angle at which the access meets the road, and existing banks and vegetation which cause some obstruction.
7. The land was formerly used for the grazing of sheep, resulting in about 2 visits per day to check the flock. That gave rise to some 4 vehicle movements per day. The proposed use would involve the grazing of the appellant's horses, and would generate a similar level of daily vehicle movements. Because the land would be for the appellant's private use there would be only infrequent movements of horses onto and off the site. Consequently, there is likely to be no material increase in the use of the access. The Highways Authority (HA)



initially took the view that, if the barn is required in connection with the existing authorised use, does not involve a business or commercial use, and does not involve an increase in traffic over the current levels, it could be considered unreasonable to raise a highway objection to the proposal.

8. The HA subsequently submitted further observations in support of the refusal of permission based on concerns for safety, indicating that the position and surfacing of the access could lead to difficulty in access and egress to the site, and could prejudice highway safety. However, whilst there are deficiencies in visibility at the access, there is no evidence that the past use of the land for agricultural purposes has led to any reported accident, and there is no indication of any significant increase in the use of the access. The use of the land for grazing would remain established regardless of the outcome of this appeal, and would still involve the use of the access.
9. In the light of the assessment set out above, there is likely to be no material intensification of use of the access, and I therefore conclude that there would be no significant effect on highway safety from the proposed use of the access. The proposal would therefore meet the aims of Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan (1991-2011) [SP], which requires that development provide safe access to roads of adequate standard, and Policy ST5 of the South Somerset Local Plan (2006) [LP], which seeks the provision of a satisfactory means of access. I note that the Framework indicates that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

### **Character and Appearance**

10. The countryside surrounding the appeal site is attractive rolling pasture-land with a few isolated buildings and groups of buildings set within an essentially open landscape. It rises up to the west towards Ham Hill plateau, from where an expansive view of the countryside can be gained. From the plateau, the site lies behind the hedgerow along Witcombe Lane.
11. The proposed building would be agricultural in appearance, faced with Yorkshire boarding above concrete blocks, and with a green fibre cement roof. It would be sited close to the hedgerow bounding Witcombe Lane, and would be partly screened by that feature, especially in the summer, when viewed from surrounding viewpoints such as Ham Hill Country Park. However the roof and upper parts of the building would be seen from the higher ground.
12. There is other development close to the appeal site at Batemore Barn, some 90m away, and there is a manege with a number of small buildings on the corner of Hollow Lane and Park Lane, opposite the site. Whilst not operationally connected to those developments, the proposed building would be seen in the same context when viewed from Ham Hill plateau, and consequently it would satisfy the requirements of Policy CR6 of the LP, which indicates that the erection of stables for horses kept for private use will be permitted provided they are closely related to existing groups of buildings.
13. I note that the need for the both grazing and stabling for the appellant's horses is supported by the letter of 22 December 2011 from the veterinary surgeon responsible for the care of the horses. I also note that the appeal site is close

to sites of archaeological and local wildlife importance, but there is nothing in the submissions to indicate that there would be any detrimental effect on those features. I note that paragraph 109 of the Framework indicates that the planning system should protect and enhance valued landscapes, but paragraph 115 gives the greatest weight to designated areas, which does not include the appeal site. I therefore give only limited weight to that consideration in this case.

14. I have taken into account the recent appeal decision on land nearby (APP/R3325/A/11/2157954) where the proposal was for equestrian use of the land together with the erection of a hay barn. However, in that case the use required a range of other paraphernalia including shelter sheds, stock fencing, jumps, etc, and involved activities such as on-site riding and jumping. That proposal also involved a proliferation of buildings within the field, including 4 field shelters. The proposal before me involves only grazing of the field by the horses and associated storage, and it therefore differs in character and impact from the above proposal. Any subsequent changes to the activities carried out would require a further planning approval.
15. Overall, whilst the proposed building would be visible from the top of Ham Hill plateau, that view also encompasses a number of other isolated buildings in the landscape and, in that context, the proposal would be not be out of keeping with the rural character of the area. The building would be low-lying and it would not be prominent in many views from lower level. Whilst I agree with the Council that the proliferation of buildings within the landscape would be undesirable, I conclude that because of its siting and design, and its relationship with the nearby buildings at Batemore Barn, the specific proposal before me would not harm the character and appearance of the surrounding countryside. It would therefore not be in conflict with the landscape and environmental aims of Policies STR1, STR6 and Policy 5 of the SP, and Policies ST3, ST5, ST6, and EC3 of the LP, which seek to control development outside existing settlements, promote local distinctiveness, and protect the character and quality of local landscape.

### **Other Matters**

16. In reaching my conclusion I have considered other national planning guidance set out in the Framework. I note that Paragraph 28 in that document advises that planning policies should support economic growth in rural areas in order to create jobs. However, since there are relatively small economic benefits arising from the proposal I consider that policy has only limited relevance in the determination of this appeal.

### **Conditions**

17. I have considered the need for conditions in the light of the guidance in Circular 11/95, and those suggested by the Council. I shall include the statutory condition on commencement. In addition, otherwise than as set out in this decision and conditions, it is necessary that the development shall be carried out in accordance with the approved plans for the avoidance of doubt and in the interests of proper planning, and I shall include a condition to that effect. Also, for highway safety reasons, I shall require that details of the surfacing to the access, and the siting and hanging of the entrance gate to ensure sufficient

room for safe access to the field, be submitted to the local planning authority for approval. For similar reasons I shall impose conditions to ensure that details of the proposed parking and turning area are submitted and approved prior to development, and requiring details of surface water drainage to be submitted to the Council for approval.

*Raymond Michael*

INSPECTOR

## 15. 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 – 27 June 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	52	WESSEX	12/01108/ FUL	Single storey extension, link to and conversion of existing garage. Erection of a double garage,	At Last, Peak Lane, Compton Dundon	Mr B Knight
2	57	BURROW HILL	12/00875/ OUT **	Outline application for the erection of a dwellinghouse,	Island House, Stembridge	Mr B Stuckey
3	63	TURN HILL	12/01461/ FUL	Erection of a detached dwelling and garage and associated access,	Land Off Cross Lane, Long Sutton,	Mr S Pledger

Area North Committee – 27 June 2012

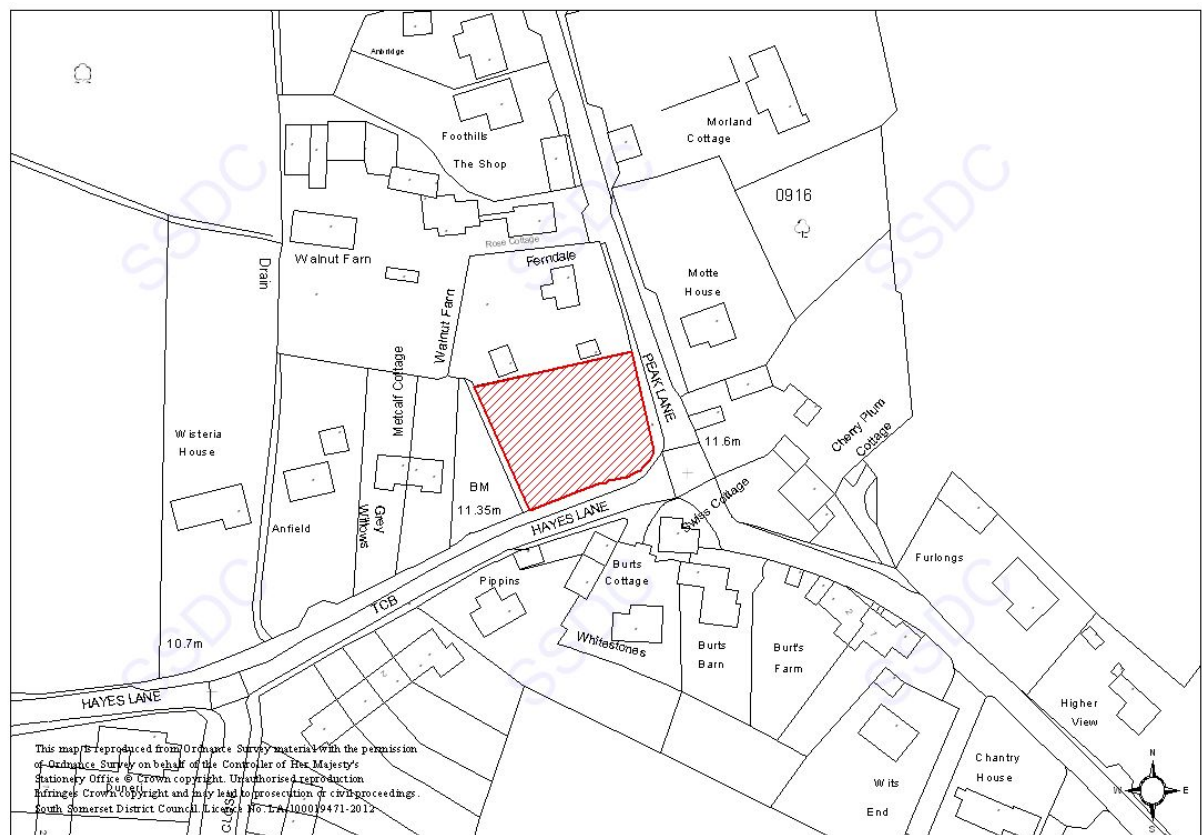
## Officer Report On Planning Application: 12/01108/FUL

<b>Proposal :</b>	Single storey extension, link to and conversion of existing garage. Erection of a double garage. ( GR 348043/132108)
<b>Site Address:</b>	At Last, Peak Lane, Compton Dundon
<b>Parish:</b>	Compton Dundon
<b>WESSEX Ward (SSDC Members)</b>	Cllr Pauline Clarke and Cllr David Norris
<b>Recommending Case Officer:</b>	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
<b>Target date :</b>	13th June 2012
<b>Applicant :</b>	Mr Bob Knight
<b>Agent: (no agent if blank)</b>	Mr Adam Rizzuti 13 Woods Road, Street, Somerset BA16 9PS
<b>Application Type :</b>	Other Householder - not a Change of Use

### REASON FOR REFERRAL TO COMMITTEE

The application is referred to the committee as the officer recommendation is contrary to the views of the County Highway Authority on a matter of highway safety.

### SITE DESCRIPTION AND PROPOSAL



The proposal seeks permission for the erection of a single storey extension, a link to and conversion of the existing garage into habitable accommodation, and the erection of a detached double garage. The property is a two storey detached house finished in render, with white UPVC window frames and a clay tiled roof. The house is located close to various residential properties. The walls of the proposed development will be a mixture of natural stone and painted render. The roof materials will be to match existing. The house is not located within a development area as defined by the local plan.

## HISTORY

05/00413/FUL - Additional window in house and garage roof amendment - amendment to 02/01143/FUL - Application permitted with conditions 14/03/2005

03/00286/FUL - Erection of boundary wall to front of property - Application permitted with conditions 14/03/2003

02/01143/FUL - Partial demolition of existing rear extension and construction of extension - Application permitted with conditions 19/07/2002

## 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 ST5 - General Principles of Development

Policy ST6 - The Quality of Development

National Planning Policy Framework

Chapter 7 - Requiring Good Design

South Somerset Sustainable Community Strategy

Goal 3 - Healthy Environments

Goal 4 - Services and Facilities

Goal 8 - High Quality Homes

## CONSULTATIONS

**Parish / Town Council** - Recommend approval

**County Highway Authority** -

*"The proposed development is located outside of the development limits of Compton Dundon in a location where new development is strictly controlled. Given the distances to services and facilities this is not a location whereby the Highway Authority would support new development that may result in an increase in traffic over and above what exists and is associated with a residential use, in this unsustainable location.*

*Notwithstanding this, the proposal is seeking a single storey extension, the conversion of the existing garage together with the erection of a new garage and on the basis that the all of the new development will all be ancillary to the existing dwelling, "At Last" it maybe considered unreasonable to raise a highway objection.*

*However it is noted the new garage is a sizable building with windows and could lend itself easily to conversion to a separate use, particularly given that the existing dwelling benefits from two points of access from/onto the adjoining public highway.*

*In terms of the detail, the Highway Authority would seek that a garage is erected a minimum distance of 6m from the highway boundary, to enable vehicles to pull off the highway and the garage door to be opened without vehicles overhanging the adjoining public highway/footway.*

*The turning area, denoted on the submitted plan, in front of the garage is not of an appropriate size to enable vehicles to turn within the site and into/from the garage.*

*It is proposed to utilise an existing access from/onto Hayes Lane which is an unclassified highway and whilst turning is desirable I would not insist upon it in this particular instance.*

*It is noted as a result of the (extension) a 5th bedroom will be created and I would therefore refer the Planning Officer to the recently adopted Parking Strategy, whereby the provision of 3 parking spaces is considered to be appropriate in this location for a residential unit of this size.*

*The new strategy also sets out that the internal dimensions of garages should be (single garage) 3m x 6m. Taking this into consideration it appears that sufficient parking can be retained and the garage is of an appropriate size.*

*Therefore taking the above points into consideration I would seek the position of the garage is amended and on receipt of this information I will conclude my observations."*

**Area Engineer** - No comment

## REPRESENTATIONS

One letter of objection received from the occupier of a neighbouring property. Objections raised on the following grounds:

- Proposed garage is far larger than average domestic garage and constitutes overdevelopment of the site.



- The existing timber workshop/store are not shown on the submitted plans.

## **CONSIDERATIONS**

### **VISUAL AMENITY**

An objection has been received from the occupier of a neighbouring property on the grounds that the proposed garage is far larger than average domestic garage and constitutes overdevelopment of the site. However this objection was based on the originally submitted plans. The proposed garage has now been significantly reduced in scale and the design altered. As such the proposed garage is now considered to satisfactorily reflect the character of the area, and to be of a domestic size and design.

The proposed extension is considered to be of an appropriate design and detailing that would have an appropriate relationship with the main dwelling in terms of scale and design. The materials are considered to be appropriate. On this basis it is not considered that it would harm the character of the property or have a detrimental impact on the visual amenity of the area.

### **RESIDENTIAL AMENITY**

It is not considered that the window layout and general bulk of the extension and garage are such that they would give rise to undue overlooking or an overbearing relationship with neighbouring properties. Therefore the proposal would not harm residential amenity.

### **HIGHWAY SAFETY**

The highway authority have raised a concern regarding the proximity of the proposed garage to the highway, suggesting that sufficient space in front of the garage should be provided to allow vehicles to pull completely off the highway and the garage door to be opened without vehicles overhanging the adjoining public highway/footway. The proposed distance is not sufficient to achieve this. However, the highway in question is a quiet unclassified road, where traffic is unlikely to be moving quickly. It is also noted that a similar garage could be erected in the same position, or even closer to the highway, with no permission at all. As such, it is not considered that the concerns of the highway authority are sufficient to warrant refusal of the scheme.

## **CONCLUSION**

Accordingly the proposal is considered to comply with policies ST5 and ST6 of the South Somerset Local Plan and Policy 49 of The Somerset and Exmoor National Park Joint Structure Plan Review.

## **RECOMMENDATION**

Permission be granted for the following reason:

The proposal, by reason of its size, scale and materials, respects the character of the area, and causes no demonstrable harm to residential amenity or highway safety in accordance with the aims and objectives of Policies ST6 and ST5 of the South Somerset Local Plan (Adopted April 2006) and Policies STR1 and 49 of the Somerset and Exmoor National Park Joint Structure Plan.

**SUBJECT TO THE FOLLOWING:**

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: 1B0 received 03 April 2012 and 1D1a, 1F1a, 1I1a, 1C1a and 1E1a received 21 May 2012

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

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

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

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) the detached garage hereby permitted shall not be used for habitable accommodation or any purpose other than for the parking of domestic vehicles or ancillary residential storage.

Reason: To determine the scope of the permission and in accordance with policy ST3 of the South Somerset Local Plan.

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Area North Committee – 27 June 2012

## Officer Report On Planning Application: 12/00875/OUT \*\*

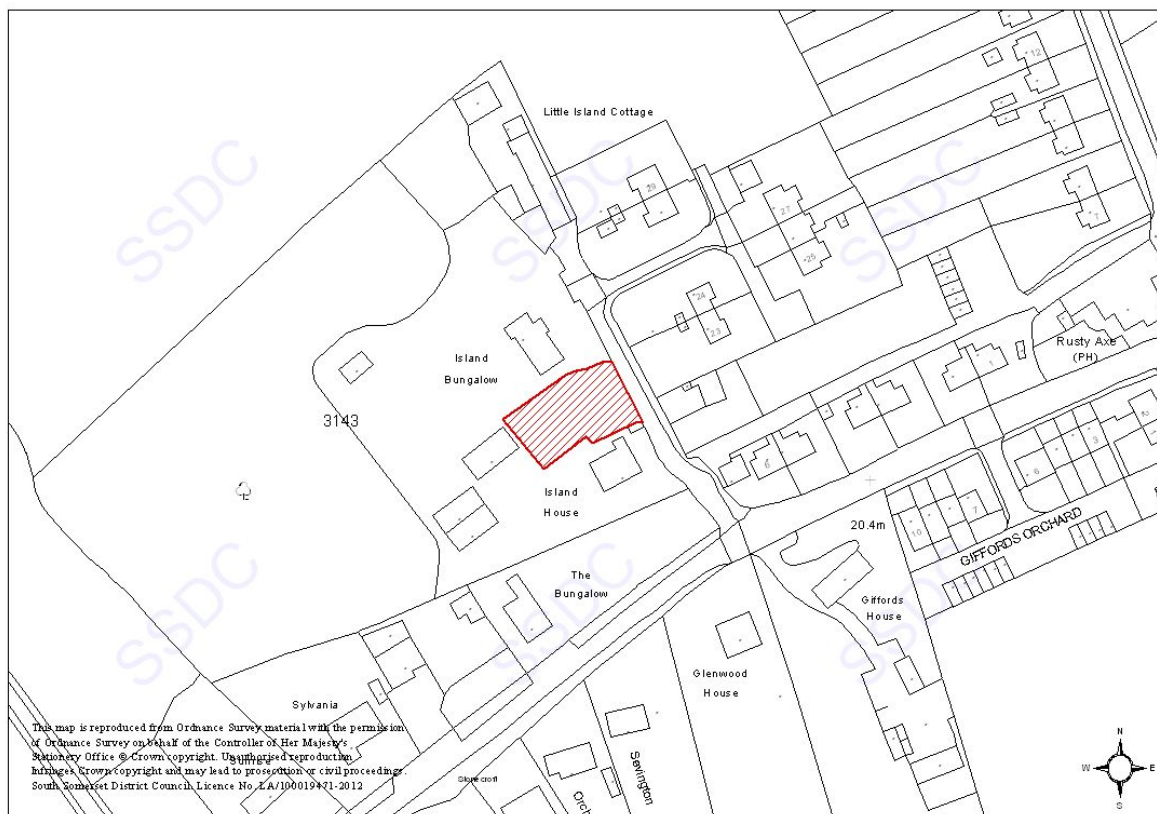
<b>Proposal :</b>	Outline application for the erection of a dwellinghouse (GR: 342381/120419)
<b>Site Address:</b>	Island House, Stembridge, Martock
<b>Parish:</b>	Kingsbury Episcopi
<b>BURROW HILL Ward (SSDC Member)</b>	Cllr Derek Yeomans
<b>Recommending Case Officer:</b>	Claire Alers-Hankey Tel: 01935 462295 Email: claire.alers-hankey@southsomerset.gov.uk
<b>Target date :</b>	2nd May 2012
<b>Applicant :</b>	Mr Brian Stuckey
<b>Agent: (no agent if blank)</b>	Clive Miller And Associates Ltd Sanderley Studio, Kennel Lane, Langport TA10 9SB
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

The application is 2-starred' (\*\*) as the proposal for a new dwelling in this rural location, for which no reasonable justification has been put forward, is contrary to policy and, if approved, could have district-wide implications. Accordingly, should Area North wish to support the proposal contrary to the officer recommendation then members are advised that the application would need to be referred to the Council's Regulation Committee for consideration.

### REASON FOR REFERRAL TO AREA NORTH COMMITTEE

This application is referred to the Committee with the agreement of the Chair so that the Ward Member's opinions can be considered further. The Ward Member considers that while the site is outside the development area, the site is between two existing dwellings and will cause no demonstrable harm to the bungalow or the access.

## SITE DESCRIPTION AND PROPOSAL



The site is located on the outskirts of Stembridge, a small village which does not have a defined development area, and currently forms part of the garden area of Island House.

This application seeks outline permission for the erection of a detached, two-storey dwelling and detached, two-bay garage. Indicative plans of the proposal have been submitted showing a three bedroom dwelling, although all matters have been reserved.

The applicant has provided additional supporting information in the form of a list of local services and facilities that serve the parish of Kingsbury Episcopi, and responses to the letters of objection received in relation to the application.

### HISTORY

761193 - Reserved matters: Erection of bungalow and garage on land adjacent to Island House. Granted conditional approval on 11/08/1976.

751938 - Outline: Erection of bungalow and garage on land adjacent to Island House. Granted conditional approval on 02/04/1976.

### POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

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

Policy STR1 - Sustainable Development

Policy STR6 - Development Outside Towns, Rural Centres and Villages

Policy 33 - Provision of Housing

Policy 49 - Transport Requirements of New Development

Saved policies of the South Somerset Local Plan:

Policy ST3 - Development Areas

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy TP7 - Residential Parking Provision

Policy HG1 and HG2 - Provision for New Housing Development

National Guidance

National Planning Policy Framework - March 2012

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

## CONSULTATIONS

**Parish Council** - No objection

**County Highway Authority** - Notes that the site is located outside of any development limit and within an area that is considered to be unsustainable in transport terms given the lack of adequate services and facilities, together with limited public transport services within the immediate vicinity, and such fostering of growth in the need to travel would be contrary to government advice. Also notes that there does not appear to be any over-riding agricultural support to satisfy a genuine local need. The proposed development drives access onto/from Island Lane, which is a private road with a right of way running along it. Recommends the application is refused on sustainability grounds and supplies a recommended refusal reason.

**Area Engineer** - No comment

**Landscape Architect** - No landscape issues

**SSDC Rights of Way Officer** - No objection

**County Rights of Way Officer** - Standard response regarding public right of way that runs along access.

## REPRESENTATIONS

FIVE LETTERS OF OBJECTION - Have been received, raising concern over the following issues:

- Site is located outside of defined development area
- Application 08/01669/FUL is cited in the Design and Access Statement as setting a precedent, however the planning officer recommended refusal of the application and the only reason it was granted permission was due to the close proximity of the site to the development area of Kingsbury Episcopi
- This site is in a completely different location and therefore cannot be compared to the

- site at Kingsbury Episcopi
- Many applications for new dwellings in Stembridge have been refused and this application should be treated in the same way
- Emerging policy SS2 is referred to, however the proposal does not meet the criteria of this policy as it does not provide employment opportunities
- Does not enhance or contribute towards community facilities or services, and does not meet an identified need or provide affordable housing
- Discrepancy on the plans relating to historical boundary of Island Bungalow on the adjacent site
- Safety issue relating to the proposed altered access due to a telegraph pole and steel cable partially obstructing the entrance
- The proposed access to the orchard restricts access, such that it will force vehicles to make a wide sweep causing damage to the opposite kerb, pavement and hedges
- Question over the ownership of the lane accessing the property and the right to create further accesses onto it
- Increased traffic created by the dwelling will cause danger to users of the PROW
- Proposed development will block views across the orchard to Burrow Hill from the PROW and properties on the other side of the lane, constituting a loss of amenity
- Loss of light to adjacent Island Bungalow by proposed dwelling
- Increased disturbance to Island Bungalow from noise
- Overlooking and loss of privacy to Island Bungalow
- Overbearing/overshadowing of Island Bungalow and its rear garden
- Proposed access to the site is at the narrowest part of Island Lane, which raises safety concerns for vehicles and pedestrians
- Who will be responsible for making good further damage to the surface of Island Lane?

## CONSIDERATIONS

### Principle

The site is located outside of any defined development area, where the principle of new development is resisted. While the application site is located within Stembridge, the small village benefits from the same degree of protection as the open countryside, due to the lack of a development limit. Accordingly the proposal is contrary to planning policy.

No over-riding benefit has been offered by the dwelling in terms of eco-credentials or affordability, and hence there is no reason to reject established planning policy in this circumstance.

While the agent has referred to a site in Kingsbury Episcopi that was granted permission for a new dwelling outside of the defined development area, the Local Planning Authority does not consider this site to be comparable for the following reasons. That dwelling was located on Folly Road, very close to the development area of Kingsbury. The site was within a built up area and was a logical infill plot. Furthermore, being so close to the centre of Kingsbury Episcopi, the site had good access to a range of local services and facilities.

The same cannot be said for this site in Stembridge, which is in a different village entirely, not located close to a development limit and not close to local services and facilities. The agent has supplied additional information to demonstrate that there are a number of local facilities available through the number of small local businesses within the Parish, however the majority of these facilities are distant from the site and would not serve the everyday needs of a dwelling in this location.



There is an extensive planning history within Stembridge where residential development has been resisted by the Local Planning Authority, and several of these decisions have been defended at appeal by the Planning Inspectorate. Of particular note are the following applications:

- 09/03070/OUT - Residential development was refused and then dismissed at appeal due to the proposal failing to justify an exception to planning policies restricting development in the countryside location.
- 05/02336/OUT - Residential development was refused and then dismissed at appeal due to the conflict of the proposal with policies that resist development in the countryside and also due to a lack of local facilities.
- 02/02917/OUT - Residential development was refused and then dismissed at appeal due to a lack of local facilities and the countryside location being contrary to policy.
- 02/00989/OUT - Residential development was refused as no proven essential need was established to override policies restricting development in countryside locations.

This planning history demonstrates a clear precedent has been established of refusals and dismissed appeals of new dwellings in Stembridge. These decisions show a consistent approach to residential development in such a location, outside the development area and with limited local facilities and services available, and the Local Planning Authority sees no justification put forward with this application to override the consistent precedent that has been established.

### **Highways**

The Highway Authority has objected to the proposal on the basis that the site is located outside of any development limit and within an area that is considered to be unsustainable in transport terms given the lack of adequate services and facilities, together with limited public transport services within the immediate vicinity, and such fostering of growth in the need to travel would be contrary to government advice. The Highway Authority also notes that there does not appear to be any over-riding need, such as for an agricultural worker dwelling, to satisfy a genuine local need in the area.

### **Other Issues**

A number of objections have been raised in relation to the proposal, some of which are relevant to the proposal and some which are not.

Reference is made of the proposal's failure to meet the requirements of emerging Core Strategy policy SS2. While the Local Plan provides the current policies, the emerging policy SS2 is gaining more weight. The LPA concurs the development fails to meet this emerging policy as the proposal fails to contribute towards community facilities or services, does not meet an identified need/affordable housing and does not provide employment opportunities.

Much concern is raised in letters of objection about the ownership and maintenance of the lane accessing the property, and harm to pedestrians using this lane. The lane is a private right of way and is not adopted by the Highway Authority. Accordingly, maintenance of the lane relates to a civil matter, which is not a material planning consideration in this instance. The Right of Way Officers have not raised an objection to the use of the lane and the Highway Authority is not concerned with the access off the lane, given that the lane is not adopted.

Concern has also been raised regarding the impact of the proposal upon Island Bungalow, directly to the north of the site and the historical boundary between the two properties. However it is considered a dwelling could be accommodated upon the

application site, without harming the residential amenity of Island Bungalow, and the historical boundary line is not relevant to the determination of this application.

### **Conclusion**

While the Parish Council has not raised an objection to the proposal, several letters of objection have been received and the Highway Authority has also objected to the principle of the development of the site. The site is outside of any defined development area, and accordingly in planning policy terms Stembridge benefits from the same degree of protection as the open countryside. No evidence has been submitted to demonstrate that there is a need for the proposal in this local area, and Stembridge as a village has almost no local services or facilities and is therefore considered to be an unsustainable location. Comparisons with the site in Kingsbury Episcopi where a dwelling was approved in 2008 are very weak, and are not considered to aid the arguments in favour of this proposal. No exceptional justification has been forward by the applicant to warrant the over-riding of planning policy and therefore the proposal is considered to be unacceptable.

### **RECOMMENDATION**

Permission be refused

### **REASON:**

The site is outside of any defined development area, and in planning policy terms Stembridge benefits from the same degree of protection as the open countryside. No evidence has been submitted to demonstrate that there is a need for the proposed dwelling in this local area, and Stembridge has very limited local services and facilities and is therefore considered to be an unsustainable location for new residential development of this type. No exceptional justification has been forward by the applicant to warrant the over-riding of planning policy and therefore the proposal is considered to be unacceptable and contrary to policies ST3 of the South Somerset Local Plan, STR6 of the Somerset and Exmoor National Park Joint Structure Plan and the policies set out in Chapters 4 and 6 of the National Planning Policy Framework.

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Area North Committee – 27 June 2012

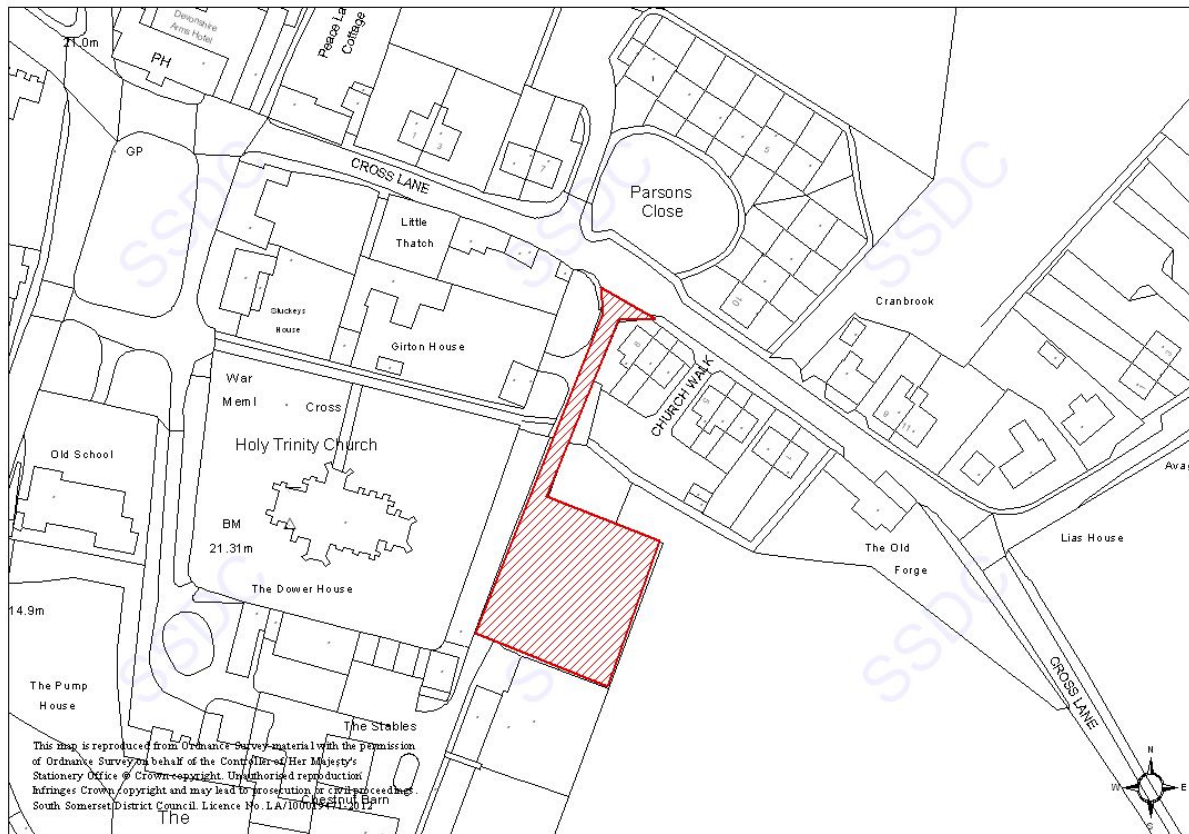
## Officer Report On Planning Application: 12/01461/FUL

<b>Proposal :</b>	Erection of a detached dwelling and garage and associated access (GR: 346988/125256)
<b>Site Address:</b>	Land Off Cross Lane, Long Sutton, Langport
<b>Parish:</b>	Long Sutton
<b>TURN HILL Ward (SSDC Member)</b>	Cllr S Pledger
<b>Recommending Case Officer:</b>	Alex Skidmore Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
<b>Target date :</b>	28th June 2012
<b>Applicant :</b>	Mr Pledger
<b>Agent: (no agent if blank)</b>	Shaun Travers Boon Brown Architects Motivo, Alvington, Yeovil BA20 2FG
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR REFERRAL TO AREA NORTH COMMITTEE

The applicant is an elected councillor of this council.

### SITE DESCRIPTION AND PROPOSAL



This application is seeking full planning permission to erect a detached two-storey

dwellinghouse.

The application site is a small parcel of agricultural land that is located beyond any development area and within a designated conservation area and is adjacent to a Grade I listed church and Grade II\* and Grade II listed buildings at Manor Farm to the south. The site is also within an area of high archaeological importance.

Access to the site is via a private road leading off Cross Lane to the north which is shared with the residential development at Manor Farm to the south. A public footpath passes close to the rear boundary of the site.

There are no buildings on the site which is partly covered by an area of concreted hardstanding and the remaining area overgrown with weeds. The site is enclosed by a low natural stonewall along much of its front boundary with a post and rail fence and hedge along the rear boundary

## HISTORY

10/00701/FUL: Erection of a single storey dwelling. Refused for the following reasons:

- Unjustified development outside any defined development area where development should be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment and does not foster the growth in the need to travel.
- The dwelling would result in the loss of an important open space of visual and historic value, particularly in regard to views to and from the Grade I listed medieval church opposite and introduce an incongruous single storey form of development to the detriment of the character and appearance of the conservation area, the setting of an important listed building and at odds with the historic pattern of development.

06/03502/FUL: Erection of a detached dwelling. 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.

The development plan comprises The Somerset and Exmoor National Park Joint Structure Plan Review and the South Somerset Local Plan 2006:

The policies of most relevance to the proposal are:

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

STR1 - Sustainable Development

STR6 - Development outside Towns, Rural Centres and Villages

Policy 5 - Landscape Character

Policy 9 - Historic Environment

Policy 11 - Areas of High Archaeological Potential

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan 2006:

ST3 - Development Areas

ST5 - General Principles of Development

ST6 - The Quality of Development  
 EH1 - Conservation Areas  
 EH5 - Development Proposals Affecting the Setting of Listed Buildings  
 EC3 - Landscape Character  
 TP7 - Parking Provision in Residential Areas

National Guidance:  
 National Planning Policy Framework (Parts 4, 6, 7, 10, 11 and 12)

South Somerset Sustainable Community Strategy:  
 Goals 7, 8, 9, 10 and 11

## CONSULTATIONS

**Long Sutton Parish Council:** Support the application subject to the following conditions:

- The removal of the garage from the design.
- All external stone and tile materials, where possible, be reclaimed to ensure that these match the existing buildings surrounding the site.
- A planting scheme be agreed with SSDC's landscape officer.
- All permitted development rights be removed from the site.
- The side window be removed as per existing agreements between the applicant and SSDC.

**Technical Officer:** No comment

**County Highway:** Made reference to their new Parking Strategy that sets out a requirement for a minimum of 3 parking spaces for a dwelling of this size and cycle storage at a ratio of 1 cycle per bedroom and that the proposal did not meet this requirement. They went on to request the following conditions:

- To ensure there is no obstruction to visibility greater than 900mm above adjoining road level across the frontage of the site and across the frontage of the junction of the private road with Cross Lane.
- To ensure any garage / parking area is provided and maintained for the purpose of parking in perpetuity.

**Somerset County Council Rights of Way:** Raised no objection. Confirmed that a public right of way (PROW) runs along part of the access to the site and noted that should any of the following apply then the separate authorisation from SCC would be required:

- A PROW being made less convenient for continued public use.
- Create a hazard to users of a PROW.
- New furniture being needed along a PROW.
- Changes to the surface of a PROW or to the existing drainage arrangements associated with a PROW.

**County Archaeology:** No objection subject to a condition relating to an archaeological evaluation of the site.

**SSDC Environmental Protection:** No objections

**Conservation Team:** We have grave concerns about the significant impact that the proposal would have particularly on the setting of the Grade 1 listed church, on the character of the conservation area and on the setting of the listed group of buildings around The Manor.

The fact that the site lies in open countryside reinforces my view that this is not a site for development. The church and churchyard have enjoyed a long established setting of open countryside to the west side and map regression has revealed no real evidence that this site was ever much built upon. Only on the 1946 photo is there any feature shown and it is unclear that these were buildings. The applicant mentions other evidence but has not provided it. Such evidence of agricultural buildings, likely to be simple and low-key if anything, should not of course justify the erection of a new two-storey house in their place. This is not a design issue, it is simply clear that in order to preserve the church's setting and this characteristic aspect of the conservation area there should be no development on this site.

The basis of the design of the proposal as an admitted 'illusion of a tithe barn' is a false notion. The monastic tithe barn is not a feature of Long Sutton and a building of this volume would substantially compete with the individual prominence of the church to great disadvantage. If this site were to be developed we should be only considering something of higher architectural integrity and quality.

They further comment that a proposal on this site was refused in 2010 for reasons relating to development limits, setting of grade I church including views to and from the church, important open space and bad design, my comments still largely apply.

Since that decision PPS5 has been replaced by the NPPF. There has been no reduction in the protection of heritage by this change, and the statutory duties with regard to the conservation area and the need to have regard to the setting of listed buildings is unchanged (see paragraphs 128, 129, 132 and 137 of the NPPF).

The applicant continues to refer to this as an untidy area, but compliance with the consent and conditions with the previous approvals would not have created this situation.

Whilst there is some improvement in design, we are not aware of a tithe barn with an attached double garage as an original feature. There are also too many openings and an incorrect form on the rear elevation in relation to what would be expected on a successful barn conversion. As proposed it closes in the church yard, results in a loss of views, and is detrimental to the setting of the church and does not preserve or enhance the character of the conservation area.

**Landscape Officer:** The location has considerable heritage interest and is, in planning terms, in a countryside location. The land to the east of the church is open countryside, reference to historic maps indicates that this open ground has long been a prime characteristic of the church's setting. It is also a characteristic of the conservation area. The open aspect enables both views from the church of the countryside to the immediate east, and an unencumbered prospect of the church from the public rights of way to the east. Clearly this open land is an integral element of the church's setting, consequently a dwelling to the east of the church is viewed as an adverse impact upon the setting of a listed building; the character of the conservation area; and by virtue of being outside the development area, an intrusion into open countryside.

Justification for a dwelling has been made on the basis that the site once hosted agricultural buildings for a short period of time. This is no credible basis for domestic development in the face of the historic interest of the site. There is no history of

domestic presence on this site, and the most recent set of agricultural buildings referred to were removed from the site some time ago. I also note a 2002 consent that required the removal of those building's concrete bases where the dwelling is now planned, which appears to have escaped notice. A further observation, is that a 'tithe barn' proposal is a false representation of the village's historic evolution, and its mass would compete with the singular presence of the church.

Given the weight of policy objection, and in view of the concerns previously raised by English Heritage, there is clearly no justification for a dwelling on this site.

**English Heritage:** This is the third application for a new dwelling that English Heritage has commented on in recent years, there appears to be no more justification for a dwelling in this location now than there was when we first objected. Our concerns relating to the harm that would be caused to the setting of the adjacent Grade I listed church remain as before.

The only justification put forward appears to be the pre-existence of modern farm buildings of which only the concrete hardstanding now remains and the perceived unsightly appearance of the land. Even if those buildings still existed we do not think that this would justify their replacement with a dwelling. The unsightly appearance of the site does not require a new dwelling to improve it, it could simply be re-landscaped back to pasture which preceded the farm buildings.

The 'tithe barn' design does not in our view provide further mitigation. Our objection is a matter of principle to locating a house on this site thereby dislocating the church from its open countryside setting. The historic examples that this building is trying to emulate are traditionally located within a courtyard setting and not, as here, on the outskirts of a farmstead.

## REPRESENTATIONS

Written representations have been received from one local resident expressing the following concerns:

- The building seems to be exceptionally high in relation to adjacent properties and the village church. It is on an elevated piece of land which will make it stand out greatly and may not look proportionally suitable.
- The design is attractive but there are large numbers of large windows on the rear at 2 levels which may lead to light pollution at night to other neighbouring properties.
- I am concerned that this is in a conservation area and what that is supposed to represent.

## CONSIDERATIONS

This application follows two previous applications for a dwelling on this site. The first application submitted in 2006 was withdrawn following objections from English Heritage and SSDC's Conservation Officer in respect of harm to the setting of the Grade I listed church. The second application submitted in 2010 was refused due to its location outside development limits and the harm the proposal was considered to cause to the setting of the listed church and conservation area. The current proposal includes a different design to that previously proposed.



**Principle:**

The site comprises a small parcel of agricultural land (greenfield land) which is located beyond any development boundaries where there is a presumption against new development unless it will be beneficial to economic activity, will maintain or enhance the environment and will not foster the growth in the need to travel.

The proposed dwelling is not sought as an occupational workers dwelling and so offers no benefit to economic activity. The applicants have stated that the site is currently unsightly and that the proposed dwelling will enhance its appearance by tidying it up. The site is partly covered with concrete hardstanding and what appears to be some builder's rubble / waste and has been left to become overgrown for the remainder of the area. The appearance of the site however could easily be improved with relatively little work or cost to the applicant, as such this argument is considered to be insufficient to justify a new dwelling in this location. Further to this the construction of a new build dwelling on greenfield land cannot be described as either maintaining or enhancing the environment and in this instance the proposal is considered to be harmful to the setting of the adjacent listed church and surrounding conservation area (see comments below).

Whilst Long Sutton has a small village shop and a primary school there are few other facilities in the village and it is likely that the future occupiers of the dwelling will be dependent on private forms of transport for most of their day-to-day needs. For these reasons the proposal fails to meet the requirements of sustainable development as set out within the NPPF (Parts 4 and 6) and Policy ST3 of the South Somerset Local Plan 2006 and is in principle unacceptable.

**Impact on visual amenity and the historic environment:**

The application site lies immediately to the east of Holy Trinity Church, a Grade I listed building, with the Grade II\* and Grade II listed buildings of Manor Farm to the south and is located within a conservation area. The site is outside the development area in what is considered to be open countryside and backs on to farmland.

The previous two applications on this site have raised objections from the conservation officer and English Heritage in relation to the impact a building in this location would have upon the setting of the adjacent Grade I listed church and conservation area. These concerns are equally relevant to the current proposal.

Currently the eastern side of the churchyard where the application site is located is unfettered by any buildings and as a consequence open views are maintained from the church to the countryside beyond as well as views from the public right of way, which passes close to the rear boundary of the site, of the church. This open aspect is considered to be a particularly important feature in terms of the historic setting of the church and character of the conservation area.

The applicant has noted that the site once accommodated some farm buildings however none of these structures remain and indeed the removal of the last structure on the site and the remaining concrete hardstanding was a condition of planning permission (ref: 04/02477/FUL) relating to the conversion of the barns at Manor Farm. The buildings on the site in any case would appear to have been 20th century farm buildings whose existence were relatively short-lived. It would appear from historic maps that up until the mid-20th century there were no buildings on this site as such it is not accepted that a precedence has been established for allowing further buildings on this site.

The effect of the proposed dwelling will not only be to severely restrict the open views on the eastern side of the church thereby dislocating the church from its open countryside setting but also, given its scale and massing, to compete with the presence of the

church. Policy EH1 of the Local Plan relates to conservation areas and stipulates that new development should preserve or enhance the character of the area and provide buildings and spaces which make a positive contribution to its character, setting and appearance. This proposal represents a loss of a space that makes a positive contribution. It is not accepted that the current condition of site detracts so significantly from the character and setting of the area to warrant approval of this application. Indeed it is considered that the erection of the proposed dwelling would cause far more harm to the character of the area and setting of the church than the existing concrete.

It is acknowledged that some effort has been made in terms of the design of the dwelling however English Heritage and the Conservation Manager have both noted that for historic reasons this is a very unlikely location for a tithe barn. The scheme originally included an attached double garage however the applicants accepted that this was not a feature usually found on a tithe barn and this element has now been omitted from the application. Whilst the principle front elevation, which faces the church, is relatively successful in adopting the characteristics of a tithe barn, the rear elevation which will be visible from the footpath and seen in the context of the church is not recognisable as such and due to the number of openings has a far more domestic appearance.

**Impact upon residential amenity:**

The original scheme included a first floor bedroom window within the southern gable which looks into the side and rear of the next door neighbour, the proposal has been amended to omit this window and the proposal as amended is not considered to result in any demonstrable harm to residential amenity.

**Access, parking and highway safety:**

The highway authority have advised that the level of parking and cycle storage provided does not meet the requirements set out within their new Parking Strategy, however, under the revised proposal, which omits the garage, it should be possible to accommodate up to four cars on the drive thereby meeting their parking requirements. It is not considered reasonable to object to the proposal based on a lack of cycle storage. Highways have also requested a condition relating to visibility splays for the junction of the access track on to Cross Lane. Such visibility however was the subject of the permission for the adjacent barn conversion development at Manor Farm and is already provided in full, as such this condition is not considered to be necessary. On this basis the proposal is not considered to raise any significant highway safety concerns.

**Conclusion:**

For the reasons set out above, it is considered that insufficient justification has been provided to support a new dwelling on greenfield land within the open countryside. The proposal will result in the loss of an important open space to the detriment of the setting of the adjacent Grade I listed church and the character and setting of the surrounding conservation area and to represent an unsustainable form of development that is contrary to the aims and objectives of the NPPF (Parts 4, 6, 7 and 12) and Policies ST3, ST5, ST6, EH1 and EH5 of the South Somerset Local Plan. The application is therefore recommended for refusal.

**RECOMMENDATION**

Refuse permission for the following reasons:

01. The proposed dwelling would result in unjustified development outside any defined development area, where development should be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment

and does not foster the growth in the need to travel. Insufficient justification has been provided to overcome these sustainability concerns and the proposal is considered to be contrary to the aims and objectives of the National Planning Policy Framework (Parts 4, 6 and 10), Policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan (1991-2011) and Policies ST3 and ST5 of the South Somerset Local Plan 2006.

02. The proposed development would result in the loss of an important open space of visual and historic value, particularly in regard to views to and from the adjacent Grade I listed medieval church, and introduce a form of development that is at odds with the historic pattern of development. As such the proposal fails to preserve or enhance the character and appearance of the conservation area and is considered to be harmful to the setting of an important listed building contrary to the aims and objectives of the National Planning Policy Framework (Policies 7 and 12), Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan (1991-2011) and Policies ST5, ST6, EH1 and EH5 of the South Somerset Local Plan 2006.
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