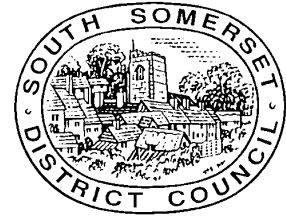


South Somerset District Council
Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 28 November 2012

2.00pm

**The Millennium Hall
 Water Street
 Seavington St Michael
 TA19 0QH**

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



The public and press are welcome to attend.

Please note: Planning applications will be considered no earlier than 3.30pm.

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

email: becky.sanders@southsomerset.gov.uk

website: www.southsomerset.gov.uk/agendas

This Agenda was issued on Tuesday 20 November 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

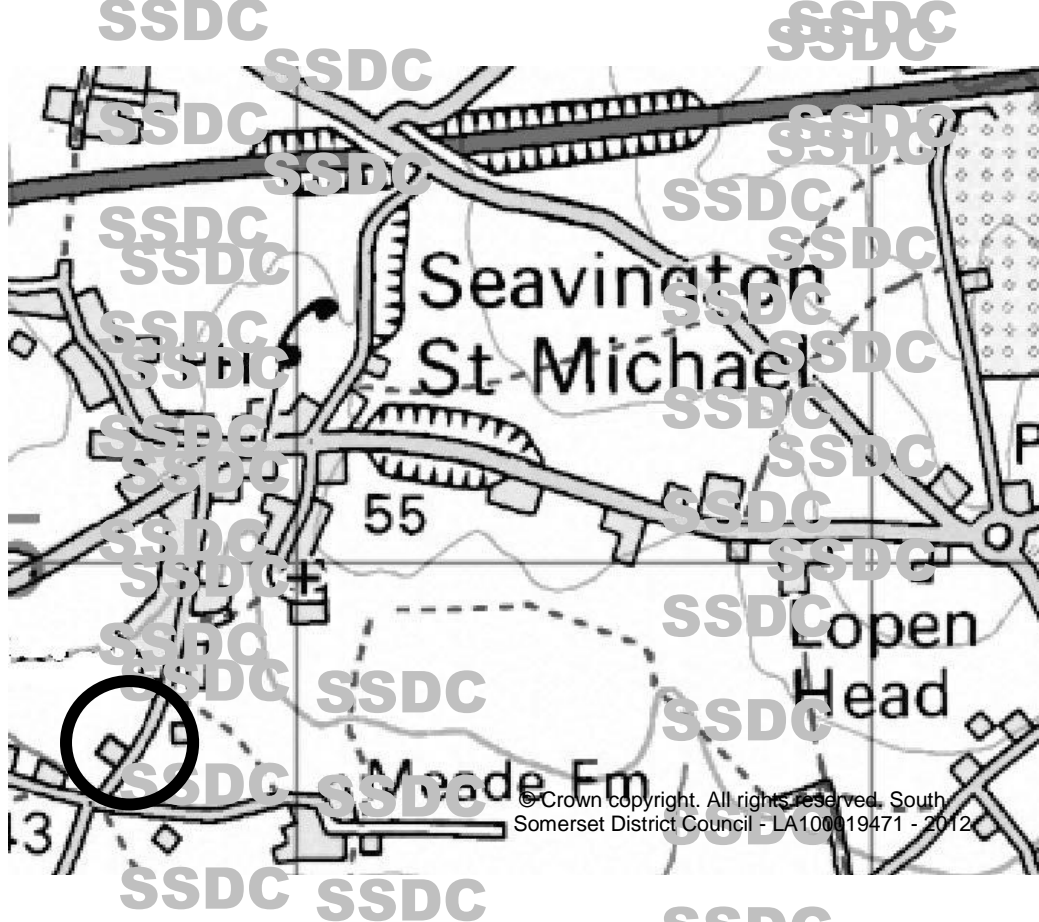
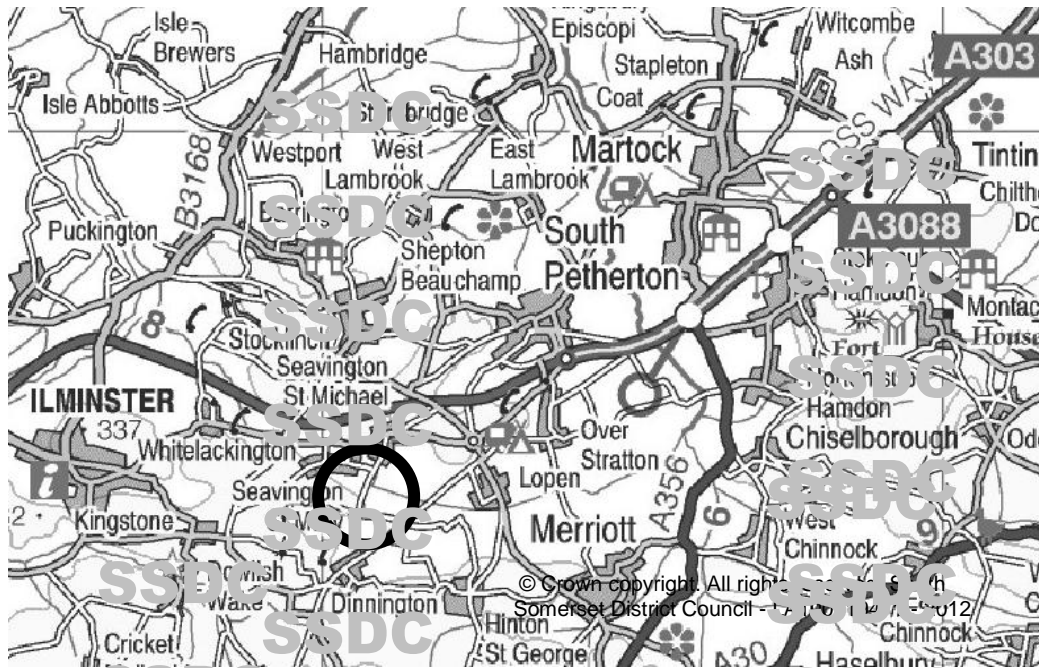
2005-2006
 Getting Closer to Communities

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



INVESTOR IN PEOPLE

Location of meeting venue



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SSDC

SSDC

SSDC

Area North Membership

Pauline Clarke
Graham Middleton
Roy Mills
Terry Mounter
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 for this month's meeting will commence no earlier than 3.30pm, 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 (except December) 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 and/or 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 Disclosable Pecuniary Interest (DPI) or a personal and prejudicial interest

In relation to Disclosable Pecuniary Interests, a Councillor is prohibited by law from participating in the discussion about the business on the agenda that relates to this interest and is also required to leave the room whilst the relevant agenda item is being discussed.

Under the new Code of Conduct adopted by this Council in July 2012, a Councillor with a personal and prejudicial interest (which is not also a DPI) will be afforded the same right as a member of the public to speak in relation to the relevant business and may also answer any questions, except that once the Councillor has addressed the Committee the Councillor will leave the room and not return until after the decision has been made.

Area North Committee

Wednesday 28 November 2012

Agenda

Preliminary Items

1. **To approve as a correct record the minutes of the meeting held on 24 October 2012**
2. **Apologies for absence**
3. **Declarations of interest**

In accordance with the Council's current Code of Conduct (adopted July 2012), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting. A DPI is defined in The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (SI 2012 No. 1464) and Appendix 3 of the Council's Code of Conduct. A personal interest is defined in paragraph 2.8 of the Code and a prejudicial interest is defined in paragraph 2.9. 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 any relevant 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 19 December 2012 at the Village Hall, Chilthorne Domer.**

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

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**Please note that the decisions taken by Area Committees may be called in for scrutiny by the council's Scrutiny Committee prior to implementation.
This does not apply to decisions taken on planning applications.**

Area North Committee – 28 November 2012

8. Presentation by Stoke Sub Hamdon Recreation Trust

Peter Hewlett (Chairman) and Val Stokes will attend the committee to make a short presentation and take any questions on the Stoke-sub-Hamdon Recreation Trust “Five Year Plan” and Charity Shop. Both projects have been supported by Area North, and this is an opportunity to learn about their recent work and future development.

Area North Committee – 28 November 2012

9. County Highway Authority Report – Area North

Lead Officer: Neil McWilliams, Assistant Highway Service Manager, SCC
Contact Details: countyroads-southsom@somerset.gov.uk or 0845 345 9155

Purpose of the report

The Report is to inform members of the work carried out by the County Highway Authority at the halfway stage through the financial year 2012/13 and what schemes are remaining on the work programme for the rest of the year.

Recommendation

That members note and comment on the report.

Report

Surface Dressing

Weather this year has been a major factor in delivering our surface dressing program. It was delayed until August, which only gave us a one month window in which to complete the work. After this time the road temperature is too unpredictable to ensure there are no surface failures.

Surface Dressing is the practice of applying a bitumen tack coat to the existing road surface and rolling in stone chippings. Whilst this practice is not the most PR friendly, when carried out correctly it is highly effective and can bring significant improvements to the highway infrastructure.

Verge Cutting

Grass cutting this year has been difficult due to the rapid growth of vegetation and as you can appreciate; our works are largely governed by resource. With a highway network exceeding 3500km in length, the size of the task is significant. The County Council therefore has a policy and procedures that are in place to ensure the work is carried out in the most safe, effective and economic way. In a world of ever increasing risk assessment and claim/liability scenarios, the policy must take into account the range of road classifications across the network and prioritises them accordingly. We were able to do 2 cuts on A and B roads together with one cut on the C and D class roads this year. The programme was largely completed by the end of September.

Winter maintenance

The preparation for this years winter maintenance programme has now started. Our salt supply for the upcoming season has been delivered to the depot. Local parishes will again be invited to collect their allocation of ten 20kg grit bags. If grit bins are being considered at new locations, can the members please confirm these positions as soon as possible as the filling of bins has now commenced. It may also be beneficial to confirm previous locations to ensure that these areas are not missed.

Structural Schemes Completed 2012/13

Many of the structural maintenance schemes for this year have been completed and are listed below:

Tintinhull	Head Street	Surfacing
Martock	Ashfield Park Estate	Surfacing
Somerton	West Street	Surfacing
Tintinhull	A303 Overbridge	Surfacing
Martock	Stapleton Cross	Surfacing
Huish Episcopi	Langport Road	Surfacing
Curry Rivel	St Andrews Close	Footway
Norton sub Hamdon	Skinners Lane	Drainage
Barrington	Ruskway Lane	Drainage
Stoke sub Hamdon	Stonehill	Footway

Outstanding Structural Schemes to be completed in 2012/13

South Petherton	Silver Street & Hospital Lane	Surfacing
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Deferred Schemes

Footway at Cary Way, Somerton
 Drainage at Silver Street, Kingsbury Episcopi

Area North Committee – 28 November 2012

10. Performance of the Streetscene Service

Strategic Director: Vega Sturgess, Operations & Customer Focus
Assistant Director: Laurence Willis, Environment
Service Manager: Chris Cooper, Streetscene Manager
Lead Officer: As above
Contact Details: chris.cooper@southsomerset.gov.uk or (01935) 462840

Purpose of the Report

To update and inform the Area North Committee on the performance of the Streetscene Service in the Area for the period March 2012 – November 2012.

Recommendation

Members are invited to comment on the report

Report

The major focuses of the service so far for this period that affect Area North, are listed below.

- Lean Thinking process for Street cleaning and Environmental Enforcement
- Spring & summer maintenance operations
- Olympic torch preparation

Operational Works

What a year this has been so far! We have experienced the wettest summer for 100 years! Not the best conditions for the delivery of our services, not just the mowing and herbicide applications, but also road sweeping is harder as the sweeper fills with water and bin emptying is considerably more difficult when the bin bag holds several litres of liquid. However, despite these challenges, we have managed to tackle some major events.

First and foremost was the royal visit. Our team was heavily involved in preparing for the event, working with the town councils involved, followed by the subsequent clear up of the locations where the crowds collected. The team were simply magnificent, with key works being delivered in the weeks leading up to the event, then working through the night before the visit, erecting crowd barriers and other infrastructure as directed by the police.

Later in the summer, the subsequent jubilee celebrations were supported by the service, often with regards to pre and post celebration cleaning or mowing of the targeted areas.

Street Cleaning works

In addition to these 'one off' events, the team has been involved in cleansing arrangements following carnivals held across the district and is sharing sweeping

equipment with the staff employed by Martock P.C. and these arrangements are showing noticeable benefits to the town.

Our street cleaning teams continue to clean the Area on a daily basis, and we have a work schedule designed to litter pick along the districts rural roads. We will be rolling this work schedule out in December when the grass on the verges has died back allowing our teams to spot the litter more easily.

Along with this work program we will also be working to ensure that all kerbed areas of roads are clear of soil and detritus & where possible, areas of road and pavements which have walls against them are cleared of soil build-ups. We believe that this will both improve the look of the area and ensure that we get maximum surface water drainage performance.

The team continues to focus on managing the number of flytips found and reported across the district, and this number has continued to rise slightly, in Area North this year we have had 199 flytips reported between March and October this year, compared to 192 last year for the same period. The highest percentage of these consists of household waste, this does not include calls for missed refuse or side waste, but is household waste which has been moved and dumped. In response to this we have diverted more enforcement time to tackling this issue and indications are that we are now seeing a decline in the number of cases; this is very encouraging but also very time demanding

Horticultural works

Our horticultural teams have just completed the summer maintenance of grassland, hedges & shrub beds. This has been a challenge throughout the year due to weather conditions; however the teams have persevered and delivered services well in spite of these difficulties.

The teams are currently carrying out the winter ditch maintenance on SSDC managed watercourses and continue to maintain the trash screens that are vital in preventing flash flooding on our own land. In addition to these works, the team will be removing marginal vegetation which is overtaking the 'pond' at St Cleers in Somerton.

Recently the Environment Agency (EA) restructured their operations and took the maintenance of critical ordinary watercourses (COW's) 'in-house' and this affects some of the major watercourses in the District. In Area North, this means that Hele Lane Stream in South Petherton and Wagg Rhyne in Huish Episcopi will be the responsibility of the EA as will the trash screens associated with these watercourses.

The horticultural teams have started the winter maintenance of shrub beds across the area, and these works will be completed by April. The service has recently designated one of our members to focus solely on weed control throughout the year, and we are expecting this to provide an improvement in service delivery as a result. With regards to weed control, we are currently trialling a new herbicide that is for use on non-productive porous surfaces, such as gravel paths, around obstacles, etc, and we are hopeful that this will perform successfully and be an additional 'tool' for us when maintaining the district. Unfortunately this product is unsuitable for the treatment of street weeds so the team will continue to use Glyphosate to address this issue.

We aim to carry out winter path maintenance works to the open space at St Marys Park in Huish Episcopi which will enhance the area and improve access through that part of the town.

This winter our teams will once again be planting spring bulbs with parish councils, with sites at Ash, Chilthorne Domer, Curry Rival, Curry Mallet, Fivehead, Hambridge and Westport, High Ham, Langport, Long Load, Martock, Montacute, Norton, the Seavingtons, Shepton Beauchamp, Somerton, South Petherton, Stoke Sub Hamdon, Tintinhull, Kingsbury Episcopi, between 1,000 and 2,000 bulbs are being planted in each of these locations.

In addition to these plantings, we will also be planting bulbs on land which we manage in line with site improvements. If any members have suggestions regarding this topic, please contact either myself or Steve Fox at Lufton Depot.

The tree risk assessment process continues to be carried out, works identified and addressed so we maintain a safe and healthy tree stock. The service and other associated services are currently ensuring that we are consciously checking for any traces of the 'new' fungus which has devastated Ash tree species across parts of the continent in order to minimise the chances of this contaminating our tree stock.

The team is eagerly awaiting the arrival of our two new apprentices who will be joining the team in December, and I will update you on their progress in due course.

During the winter period, our teams will again be carrying out risk assessments of all the open spaces that we manage, rectifying any issues that are identified such as replacing damaged fencing or levelling surfaces.

Lean Thinking

As part of the Councils Lean Thinking program, the 'Lean Team' has been working with the Streetscene team looking at the processes used to deliver the street cleaning and enforcement services. These processes have now been reviewed and we will soon receive the final report on the service, its resources and processes. I would like to pass our compliments to the lean team for their approach to the review, and thanks for the suggestions that arose from the review.

What's coming next?

- Completion of the ditch maintenance program
- Litter clearance on roadside verges
- Completion of the bulb planting program
- Leaf clearance
- Completion of the program of deep cleaning of car parks
- Deliver a program of heavy soil removal from identified kerbed areas of roads
- Continue with highway weed control operations
- Conclusion of the Streetscene 'Lean' process

Financial Implications

All of the matters highlighted in the report have been achieved within service budgets.

Implications for Corporate Priorities

- Continue to deliver schemes with local communities that enhance the appearance of their local areas.
- Continue to support communities to minimise floodwater risks.
- Maintain street cleaning high performance across the district.

Background Papers: *Progress report to Area Committees on the Performance of the Streetscene Service*

Area North Committee – 28 November 2012

11. Area Development Plan – Area North – 2012-13 – Update Report

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

Purpose of the Report

To provide an update of the work undertaken by the Area Development (North) Service, since April 2012.

Councillors are asked to contact the Area Development Manager (North) or other named contacts in advance of the meeting with requests for further information.

Public Interest

South Somerset District Council aims to build upon the local skills and knowledge found in local communities, through its well-established Area Working system, the Council's 'enable-partner-deliver' ethos, and its ambition *"to strive to deliver an improving quality of life for all"*.

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

Recommendation

Note and comment on the report and presentation highlighting any specific current priorities within wards and parishes.

Introduction - The Area Development Service

The Area Development Service:

- Helps to create and supports investment into long term local economic, social and environmental well-being. The significant majority of work supported is community led – including business groups - and / or in close collaboration with other SSDC services and agencies.
- Promotes community involvement in planning, decision-making and problem solving.
- Provides local access to services for residents, businesses and visitors through SSDC Community Office service and Local Information Centres; and through publications, events, partnerships and networking.

The Area Committee helps directs the work of the Area Development Service supported by an annual budget for grants and projects, and a dedicated allocation of the council's capital programme.

Area North 2012-13 Work Programme (Area Development Plan)

Agreement on local priorities (in keeping with the Council Plan) helps direct the allocation of time and finance held by the Area North Portfolio, and acts as a basis for work with SSDC services, other public agencies and communities.

Following the re-election of the Area North Committee in May 2011, priorities for Area North were reviewed and agreed as follows (for further details see report to Area North Committee November 2011).

- a) **Jobs** – we will aim to add value to the economy in Area North, through promoting sustainable economic growth, assisting with the delivery of the Somerset Rural Broadband Programme, promoting tourism and enhancing the offer to visitors.
- b) **Affordable Housing** – we will assist with the delivery of affordable homes in Area North, including support to test and develop new models.
- c) **Self-Help** – we will promote greater levels of self-help to promote the sustainability of local services and facilities for all ages.

Given the dispersed nature of Area North, addressing these priorities is often on a parish by parish (or even site by site) basis, with a range of distinctive projects supported. The default model for project delivery is to be community led.

Appendix A provides extracts from the SSDC Council Plan with links to the work programme of the Area Development (North) service and current priorities set by the Area Committee and by district councillors at a ward or parish level. The Council Plan can be viewed in full at:

<http://www.southsomerset.gov.uk/media/408146/ssdccouncilplan2012-2015.pdf>

Appendices B and C report on progress towards a wide variety of projects, across Area North, contained within the work programmes of the Area Development (North) service.

Some recent highlights:-

- **Annual Meeting with Area North town and parish councils** - Three parish workshops arranged with Development Management / Spatial Policy for Area North town and parish councillors. Positive feedback from councillors, who have appreciated SSDC taking time (in small groups) to discuss Neighbourhood Plans, and other tools to influence local land-use and development. 121 follow up meetings are being offered to parishes on request.
- **Community Offices** - DX agreed to alter hours for community office service based in Langport Information Centre to better reflect demand and customer preferences. New hours from January 2013 – Monday, Tuesday, Thursday 9am to 2pm – total 15 hours per week, reduced from 22 hours per week.
- **SSDC and the Localism Act** – policy / approach being developed.
 - *Community Right to Bid* – DX approved policy Nov 2012
 - *Community Right to Challenge* – DX approved policy Oct 2012
 - *Neighbourhood Plans* – approach discussed with town and parish councils, and SSDC Councillors through a series of workshops Aug-Dec 2012.

Webpage <http://www.southsomerset.gov.uk/communities/ssdc-and-the-localism-act/>

- **“Walk Langport”** – new local pathways contracted by Langport Town Council using grant funding from Somerset Levels and Moors programme, and guidance from Area Development / Engineering teams. ‘Community Payback’ volunteers helped with refurbishment of existing pathways.
- **Langport Visitor Centre** – review of future use, together with marketing commenced. (See report to ANC October 12).
- **Martock Job Club and Business Forum** – Job Club doors opened in September 12. Around 40 people in first month visited to gain advice and information on local employment and training. **Martock Business Forum** – emerging forum (supported by Martock Parish Council) with well-attended business breakfast / evenings. Several projects underway including visual improvements to Business Park; webpages and e-newsletter established and promoting access to small business / employer support.
- **Lightgate Lane, Recreation Ground South Petherton** – Work underway, led by South Petherton Parish Council to install new facilities for play and recreation including use of SSDC grant and s106 obligations from past development.
- **Ilton community facilities** – good progress by local steering group agreed plan for additional land and facilities supported by small housing development, planning application expected late 2012.

And finally

- **Connecting Somerset – Superfast Broadband Programme** - Community engagement / demand stimulation programmes commencing now. Consultants appointed to work across Devon and Somerset during 2013 and beyond. Encouraging take up of new services (once available) and providing skills development to businesses and residents. Area Development and Economic Development teams working jointly to promote delivery of faster, better in South Somerset. Events programme will be promoted once agreed.
- **Somerset Levels and Moors** - Local Action for Rural Communities (LARC) – European investment programme. All grants awarded, and projects will complete by 2014. In total of 45 projects supported - 11 projects based in South Somerset and a further 12 covering the whole Levels and Moors area.
- **Somerset County Council - service reviews / change programmes.**
 - Community Wardens
 - Libraries
 - Young People
 - Local Choices event open to councillors / town and parish councils Thursday 29th November.

Please refer to **Appendix B and C** – the Area Development Plan and Community Projects programme for further information on recent work to address area priorities including support to a range of community-led projects.

Financial implications

None from this report. The Area North budget was approved by Full Council in February 2012. There is additional information within the Budget Monitoring report elsewhere in this agenda.

Council Plan Implications

In the main the Area Development Plan is drawn from local priorities raised by community groups, residents, local businesses and Town & Parish Councils. In consultation with ward members, time and finance provided will be directly linked to corporate priorities as set out in the Council Plan. The most likely contributions to the Council Plan actions are shown in Appendix A.

Carbon Emissions and Adapting to Climate Change Implications (NI188)

None directly from this report. There are a number of local initiatives designed to promote carbon reduction including support to 'Transition' volunteers. In particular where we are asked to support buildings projects, applicants are expected to assess the business case for energy efficiency and carbon reduction. Opportunities for sustainable transport and promoting local self-containment are priorities.

Equality and Diversity Implications

None directly from this report. The Area Development Plan includes a number of projects and initiatives, which actively promote equalities through removing barriers to discrimination and promoting diversity.

Background Papers: *Area North Development Plan 2012-13*

Appendix A - SSDC Council Plan 2012 to 2015

<http://insite/media/414415/ssdccouncilplan2012-2015.pdf>

Extract of actions that closely relate to the work of Area Development, the Area Committee / ward members (August 2012)

NB: Most actions require partnerships of council services and other agencies and with the wider community.

Focus One – Jobs	“We want a strong economy which has low unemployment and thriving businesses”
<ul style="list-style-type: none"> • Motivate and support business associations and act as a point of contact for businesses and partners. Improve communications with businesses so that we are supporting them in meeting their needs and not acting as a barrier. • Provide targeted support for start-ups and small businesses and those with the aspiration to expand. • Secure land with planning permission for employment use in areas where it is needed. • Enhance the vitality of town centres and discourage large scale out of town retail development that has a negative impact on local centres • Facilitate a realistic development programme for new employment sites that have been identified in market towns by 2015. • Support early delivery of Super Fast Broadband to rural areas by 2015 • Work with partners, to contribute to tackling youth unemployment. 	
Focus Two – Environment	“We want an attractive environment to live in with increased recycling and lower energy use”
<ul style="list-style-type: none"> • Continue to deliver schemes with local communities that enhance the appearance of their local areas. • Deliver campaigns and projects that help householders and businesses (including the Council) to cut energy use and adapt to climate change 	
Focus Three – Homes	“We want decent housing for our residents that matches their income”
<ul style="list-style-type: none"> • With partners, enable additional new homes to meet the needs of the district, including mixed housing schemes to buy or rent that are affordable • Work with partners to combat fuel poverty 	
Focus Four – Health and Communities	“We want communities that are healthy, self-reliant, and have individuals who are willing to help each other”
<ul style="list-style-type: none"> • Maintain and enhance the South Somerset network of leisure and cultural facilities, optimising opportunities for external funding to promote healthy living. • Continue to provide Welfare Benefits support and advice to tackle poverty for our vulnerable residents. • Ensure, with partners, that we respond effectively to community safety concerns raised by local people and that the strategic priorities for policing and crime reduction in South Somerset reflect local needs. • Work with and lobby partners to help communities to develop transport schemes and local solutions to reduce rural isolation and inequalities to meet existing needs of those communities. • Evaluate the overall requirements of the Government’s ‘Localism’ legislation and work with communities to develop plans for their community. 	

Appendix B – Area Development (North) – 2012/13 Service Plan – Update November 2012

No.	Officer Dealing	Action / Service / Project Description (what is planned to be done this year)	Current position / update since April 12 (November 2012)
1	CJ/LC	Promote new opportunities to increase affordable housing and work with partners to deliver the current Area North Housing Programme.	Norton sub Hamdon Community Land Trust incorporated and planning application submitted for 10 affordable homes. Long Load scheme – local agreement to suspend / cancel. Long Sutton - two schemes with consent and funding; Yarlinton Homes on site to build 3 units. Ash - scheme in early stages, landowner / RSL discussions. Parish workshops arranged with Development Management / Spatial Planning Services for town and parish councillors, which covers future provision of affordable housing.
2	CJ / TO / PB	Promote local economic development creating or sustaining jobs;	Monitor weekly planning applications and engage as appropriate to promote local involvement or assist with evidence base for decision making. (A number of small scale 'high street' applications developing business use noted.) Reviewed prior allocations for employment space and current draft Local Plan. New workspace at Westover, Langport has consent – to be marketed in 2013. Current application for workspace at Lopenhead. Re-marketing for employment land at Old Kelways under assessment. Vacancy survey in Langport / Westover completed. Rural shops / pubs monitored. Business support / investment promoted via local business networks.
3	CJ / TO / PB	Support the re-use of vacant premises or redundant land and / or Historic Buildings at Risk ;	Seven projects activity monitored / supported to progress to enhance local well-being - four in SSDC ownership. Four are listed buildings. Old Kelways - part of former SSDC offices handed back and re-let for business use. SSDC former toilets at Stoke sub Hamdon - re-use secured through sale and COU to photographic studio. Officer / Cllr working group established for priority building at risk (Wessex ward). Marketing to re-let Langport Visitor Centre commenced.
4	CJ / TO	Work in partnership to assess and improve local access to advice, learning, skills and employment .	Supported start-up of Martock Job Club. NEETS programme on second phase. Contact with Somerset Skills and Learning and local groups maintained to promote locally led approach. Further research to consider job club & local access to advice in Langport / Somerton. Job Club to start in Langport by VISTA.

No.	Officer Dealing	Action / Service / Project Description (what is planned to be done this year)	Current position / update since April 12 (November 2012)
5	TO / PB	Support development and success of local business networks	Langport Area Business Group - support to town centre marketing programme - with Langport Town Council. Martock Business Engagement Group - Growing Martock Business programme. Promote involvement with SSDC Tourism e-newsletter to tourism businesses. Assisted Somerton B&TA to publish new mini-guide for town. Town 'apps' project being developed in conjunction with local business groups in Somerton, Langport and Martock.
6	PB	Develop and implement a 'light touch' programme of visitor marketing promoting extended stay and spend in Area North.	New signage installed at Cartgate Picnic area. Links maintained with National Trust. Support to development of 'Walk Langport' project. Local tourist information through LICs. £20,000 allocated in Area North Capital programme towards signage. Westover business park signage project at design stage. Review of Langport Visitor Centre extended to consider role and investment in River Parrett Trail.
7	PB	Continue to monitor and support the completion of the Levels and Moors Local Action for Rural Communities (LARC) investment programme.	The programme is fully allocated and is now in the final phase. A total of 45 projects awarded grants, of which 11 (grants of £308k towards projects worth £661k) based in South Somerset, and a further 12 (grants of £581k worth £755,844) projects which cover the Levels and Moors area.
8	TO/PB	Support delivery of South Somerset Market Towns Investment Group programme (MTIG)	Projects completed locally led, from local priorities and Visitor Audit programmes. Involvement of MTIG group to prioritise investment of 'Portas' grant. Current projects include Market Towns "App", and grants to a series of local enhancement schemes.
9	TO/PB	Continue to support the network of voluntary run Local Information Centres serving residents and visitors.	Service Level Agreements reviewed and in place for 2012-13 in Martock, Somerton, Langport and South Petherton. (In 2011-12 around 80 volunteers recorded over 11,000 visitors). Assisted with new local information leaflets published by Langport Information Centre – hall hire, places to eat etc. End of year meeting with volunteers arranged by tourism team.
10	TO	Promote the availability of public transport , including review of current local transport options	Discussions with SSVCA Links community transport re future needs for finance and support. Information being prepared for discussion with councillors regarding transport available within Area North and options to assist with further development. SCC / Govt funding reviews of rural bus subsidies on-going.

No.	Officer Dealing	Action / Service / Project Description (what is planned to be done this year)	Current position / update since April 12 (November 2012)
11	CJ / TO	Promote local access to ICT and broadband , including delivery of the <i>Somerset and Devon Broadband programme</i>	Assisted with promotion of 'Netbuddies' groups in Somerton / Langport. Working with SCC appointed consultants to plan and deliver programme of community / business engagement during 2013 across South Somerset, as part of <i>Somerset and Devon Broadband programme</i> . Support to Martock Community Partnership to establish local ICT sessions.
12	TO / MKO	Help residents access the services they need and raise awareness of the availability of local service provision.	Additional staff time from Housing and Welfare contracted from April 12 - provision of one day per week additional, targeted welfare benefits take-up advice and support. Simple publications produced for parishes / LICs as a guide to local public services. Use of community forum to promote services. Provision of SSSDC Community Office Service - a local source of face to face information, help and advice. Langport - Reduced hours approved by District Executive Nov 12. Somerton - Closure of Somerton Community Office - July 2012. Links made with Somerset Advice Network and Yarlinton Housing to consider additional training for staff and volunteers offering advice.
13	CJ / LC/TO	Continue to develop Area North Community Network for multi-agency / community problem solving (including community safety)	Regular liaison with Neighbourhood Policing team in place to agree joint work if required. Good progress to develop youth & community partnership working in Stoke. Support to Martock Local Action Group.
14	TO	Promote activities and opportunities for the development of children and young people .	Play scheme sessions booked via Community Resource Service at Aller, Kingsbury, Martock and Ilton. Help at Ilton Youth Club to ensure continuity. Youth workers appointed by Area North based youth project following 100% withdrawal of local services funded by SCC.
15	CJ / LC	Support the creation and delivery of local investment plans for community facilities	Parish level investment plans (funded by developer obligations; capital programmes; external grants and local fundraising) can assist where there are a number of facilities to consider, and differing timescales / ownerships to contend with. A number of developer obligations held by SSSDC, together with allocation in SSSDC capital programme. Current work with Langport / Huish; Ilton; South Petherton; Martock; Somerton; Curry Rivel; Tintinhull. Various local facilities offered help and advice to progress projects.

Appendix C

Area North Community Projects – Area Development (North) Work Programme – Update November 2012

LC = Les Collett PB = Pauline Burr TO = Teresa Oulds CJ = Charlotte Jones MKO = Madelaine King-Oakley 01935 462252

areanorth@southsomerset.gov.uk

Project number	Area North contact / lead	Ward	Parish	Action / Project (what is planned to be done this year)	Current position / update (November 2012)
1	CJ	Area North	Area North	Promote SSDC engagement with Town & Parish Councils through Annual and ad hoc meetings	Three workshops arranged for town and parish councils on Neighbourhood Planning; (instead of Annual meeting). 121 meetings held / planned with Long Load, Tintinhull, Compton Dundon, Somerton, Long Sutton.
2	PB / TO	Area North	Area North	Support creation and launch of South Somerset market towns "app"	Langport, Martock and Somerton taking part. We are providing assistance to the local groups collecting information to help create the app, together with development of the project through the Market Towns Investment Group.
3	TO	Area North	Area North	Support start-up and development of Community Youth Project.	Support to parish led steering group. Core members are Martock Parish Council and Somerton Town Council. Locally employed youth and community workers. Additional parishes have expressed interest in joining project. We will continue to support steering group to fully establish project and help with future expansion of parish membership.
4	LC	Burrow Hill	Barrington	Support installation of solar panels at village hall	Project completed and grant paid.
5	LC	Burrow Hill	Kingsbury Episcopi	Support start-up of new community shop for Kingsbury Episcopi	Project completed and grant paid. Official opening 16th June 12.

Project number	Area North contact / lead	Ward	Parish	Action / Project (what is planned to be done this year)	Current position / update (November 2012)
6	LC	Curry Rivel	Curry Rivel	Support delivery of Curry Rivel community facilities investment programme.	Programme includes refurbishment of SSDC play areas at Stanchester Way and Abby Close; improvements to community facilities at Westfield / Eastfield. Some initial feasibility work completed and funding available from SSDC and s106 programme. Further funding may be required for parish led element. Village survey being drafted regarding S106 funding.
7	LC	Curry Rivel	Curry Rivel	Support improvements to Robert Sewers Village Hall	Grant awarded for energy efficiency improvements as part of phased refurbishments. Previous support to establish community priorities; increase user involvement and carry out DIY improvements. Project to be completed by end of November.
8	LC	Curry Rivel	Drayton	Support floor refurbishment at Drayton Village hall	Project completed and grant paid.
9	LC	Hamdon	Stoke Sub Hamdon	Support Stoke PC to refresh Stoke Parish Plan	Initial review with SsHPC and Spatial Policy. Local consultation is first step. On hold due to other local priorities at present. Await further consultation from the Parish Council.
10	LC	Hamdon	Stoke Sub Hamdon	Support the Stoke Recreation Trust to implement 5 year plan.	Grant to BMX track improvements now completed. The related Stoke Youth Affairs group continues to progress well. Consideration being given to dedicated youth worker and formation of a youth parish council. Charity Shop has exceeded expectations. Presentation by trustees to ANC Nov 12.
11	CJ	Hamdon	Stoke Sub Hamdon	Secure re-use for former SSDC public toilets.	Planning consent granted for conversion to photographers studio. Land conveyed to new owner
12	CJ	Hamdon	Norton Sub Hamdon	Support to establish Community Land Trust (CLT) and develop local housing scheme.	Norton CTL established with aim of providing 10 affordable homes for local people. Planning application submitted by Yarlinton Housing Group. Some additional land may provide a community orchard.

Project number	Area North contact / lead	Ward	Parish	Action / Project (what is planned to be done this year)	Current position / update (November 2012)
13	LC	Islemoor	Ilton	Ilton community planning - refurbishment of Copse Lane play area together with longer term development plan to improve local community facilities	Project progressing well. Led by local steering group S106 and SSDC funding secured for community facilities. Planning application for housing and change of use of recreation field expected by December. We will continue to support the steering group and monitor progress of planning application.
14	TO	Islemoor	Ilton	Support to Ilton Youth Club - Activity programme for children.	Grant for additional programme support provided during summer term. Community bus attended one day in October half term for play activities. Small grant for additional support on club nights in Summer term - successful.
15	LC	Islemoor	Curry Mallet	Support to refurbishment of kitchen at Village Hall for Curry Mallet and Beercrocombe.	Advice given to plan and deliver project. Grant awarded at Area North in October 12.
16	LC	Islemoor	Isle Abbots	Support Isle Abbots village hall refurbishment	Grant to support refurbishment of hall facilities. Project now complete and payment made.
17	PB	Langport & Huish	Langport	Rowing on the Parrett - support the development of a rowing club in Langport	Received favourable in principal response from Environment Agency for the siting of temporary storage container. Meeting to be arranged with EA, LTC, HEPC and project leader to agree next steps. This will include formal EA agreement, planning application and possible setting up of local support group.
18	CJ	Langport & Huish	Langport & Huish	Complete review and secure re-use of Langport Visitor Centre	Centre closed and unoccupied (Nov 12). Marketing commenced with local consultation.
19	PB	Langport & Huish	Langport & Huish	Support improvements to Westover business signage	Project led by Langport Town Council. Initial pricing for signage received. Database of businesses on Westover site put together. Consultation with local businesses underway. Planning permission required.

Project number	Area North contact / lead	Ward	Parish	Action / Project (what is planned to be done this year)	Current position / update (November 2012)
20	PB	Langport & Huish	Langport & Huish	Support "Walk Langport". New pathways and improved access.	Project progressing well. Common Moor works agreed. Advice given by SSDC Engineer. Refurbishment of existing (SSDC) paths completed by Community Payback. Contract will be let by LTC for Common Moor works in very near future.
21	LC	Langport & Huish	Langport & Huish	Support to refurbish tennis courts into Multi-Use Court at Memorial Playing Field.	Project led by Memorial Field Trust. Funding and development support assistance provided, including small grant towards project management. Grant / s106 administered by Community Health and Leisure. Monitor progress as funding goal nearly reached. Planning application submitted by Langport Town Council.
22	TO	Langport & Huish	Langport & Huish	Support review of management agreement at Huish Episcopi Sports Centre and development of synthetic pitch.	Revised agreement to be approved by ANC (December 12) together with feasibility study on development of Synthetic Turf Pitch. SSDC lead is Assistant Director (Health and Well-being). Area Development (North) will continue to support / monitor progress of business plan outcomes of feasibility study for STP.
23	PB	Langport & Huish	Langport & Huish	Support operation of Langport Local Information Centre through service level agreement.	Supported LIC to produce suite of updateable information leaflets on local services - eg Places to Stay, Where to eat and drink, Places to visit. Continue to support under Service Level Agreement. Liaison to arrange reduced hours of SSDC community office desk.
24	CJ	Langport & Huish	Langport & Huish	Review and implement reduced hours for SSDC Community Office service in Langport.	Part of SSDC review of Area and Community Offices. Consultation and equalities impact assessment completed. Reduced hours agreed by DX - Nov 12. Implementation from Jan 12.

Project number	Area North contact / lead	Ward	Parish	Action / Project (what is planned to be done this year)	Current position / update (November 2012)
25	PB	Langport & Huish	Langport & Huish	Support review of options for use of Langport town square for markets and other community events	Land is owned by SSDC. LTC supplied plan drawings to SSDC engineers to show intention of modification to town island. Sourcing prices for market stall awnings, to be submitted to MTIG for Portas funding scheme. SSDC permission for modification to be agreed. SSDC to establish cost estimates. Possible inclusion in MTIG Portas application.
26	PB	Langport & Huish	Langport & Huish	Support installation of town gateway signage for Langport. (MTIG local priority scheme).	Project led by Langport Town Council, with funding from MTIG. Design brief agreed and sent to designer for options. Design option to be agreed by LTC and wider community. Full design, manufacture and installation of new gateway signs - target completion Spring 2014
27	PB	Martock	Martock	Moorlands Car Park (Martock) - lighting scheme and support to precinct enhancement project.	SSDC engineers have advised on elements that should be considered within the scheme. Martock has identified project lead and applied to MTIG for funding. Martock Village group advised to look at lighting units they consider appropriate and to get indicative costs, SSDC engineers will then advise whether practicable and help with design of full scheme. Precinct enhancement project led by Martock Parish Council.
28	PB	Martock	Martock	Installation of new signage at Cartgate Picnic Area	Boards installed and invoice paid. TIC report visitor enquiries for further information.
29	TO	Martock	Martock	Support operation of Martock Information Centre through service level agreement	SLA in place. Continue to support as required, with view to continuing 2013-14

Project number	Area North contact / lead	Ward	Parish	Action / Project (what is planned to be done this year)	Current position / update (November 2012)
30	CJ	Martock	Martock	Support Martock Growing Business programme	Small grant awarded to support further development of the Business Engagement Group. ED Service reported on business grant/start up advice. Open meeting for businesses held in September to discuss improvements to the Martock Business Park and a questionnaire was returned by many businesses.
31	CJ	Martock	Martock	Support launch and development of Martock Job Club and local employment, training and skills programme.	Martock Job Club launched. Small grant made for support towards the development of the job club. Over 40 people visited in September for practical advice and information about local job vacancies and training opportunities. We will continue to support and monitor progress - explore links with other projects including "Connecting Somerset" and Somerset Skills and Employment Network.
32	LC	Martock	Martock	Martock Youth Centre - refurbishment of youth building and review of future needs for additional community facilities.	Grant offered for improvements to energy efficiency. Heating and secondary glazing installed.
33	LC	South Petherton	Lopen	Support installation of hearing loop for church/ village hall	Small grant and advice provided.
34	CJ / LC	South Petherton	The Seavingtons	Provide advice and support to business planning at Seavington Community Shop & Café	Support given to revise business plan based on current and likely trading forecasts. New ideas for developing business implemented. Monitor progress/help to submit funding applications to develop café and outdoors areas.
35	PB	South Petherton	South Petherton	Support operation of South Petherton Community Office & Police Post through service level agreement.	Service Level Agreement in place up until current premises lease ends November 2012. We will provide guidance to SPPC if requested. Review of SLA if new premises secured.

Project number	Area North contact / lead	Ward	Parish	Action / Project (what is planned to be done this year)	Current position / update (November 2012)
36	CJ	South Petherton	South Petherton	Work with financial services to review re-use of former Public Toilets	Building is currently decommissioned.
37	LC	South Petherton	South Petherton	Over Stratton village hall - improvements to fittings.	Small grant for replacement / compliant curtains for blackout, insulation and fire prevention.
38	LC	South Petherton	South Petherton	Support investment into community facilities at Lightgate Lane Recreation ground	Project led by South Petherton Parish Council. Grant offered (SSDC capital plus s106 contributions) to parish council for programme of improvements - MUGA, play area, pitches. Community Health and Leisure are lead service.
39	CJ	South Petherton	South Petherton	Support to South Petherton parish group Lengthsman Scheme	Parish group includes Lopen, The Seavingtons, Shepton Beauchamp. Transitional grant made by Area North following loss of SSDC and SCC funding, to establish 100% local funding and management of scheme. We will ensure PC members are aware of new SCC Community Warden Scheme.
40	PB	South Petherton	South Petherton	Support to Petherton Folk Fest	Project completed and grant paid
41	LC	St Michaels	Chilthorne Domer	Support to complete refurbishment of Chilthorne Domer pavilion	Project led by Chilthorne Domer Recreation Trust. Project completed and grant paid. Representatives attending ANC in December for presentation on project.
42	LC	St Michaels	Montacute	Local planning for community facilities / services - village hall in Montacute.	On going support when required. Little contact over last two months. Await further contact with project leaders.

Project number	Area North contact / lead	Ward	Parish	Action / Project (what is planned to be done this year)	Current position / update (November 2012)
43	LC	St Michaels	Tintinhull	Local planning for community facilities / services - village hall / sports pavilion / play & youth facilities, including SSDC play area refurbishment, Tintinhull.	On going support being given with regard to village hall and local development.
44	LC	St Michaels	Tintinhull	Assist Tintinhull Parish Council to produce and publish a local community plan	Project completed and endorsed by Area North Committee. Informal meeting held with parish councillors, ward member and Development Manager to discuss land use aspects of community plan.
45	CJ	Turn Hill	Long Sutton	Monitor and support progress of affordable housing schemes at Long Sutton (two schemes).	Two small schemes with planning consent. Yarlinton Homes on site at Parsons Close.
46	LC	Turn Hill	High Ham	Support High Ham 2012 community heritage project	Programme of workshops to interpret and record High Ham during 2012. Small grant awarded ongoing during 2012.
47	CJ	Turn Hill	Turn Hill	Support operation of Turn Hill Parish Lengthsman Scheme	Parish Group includes Long Sutton (lead parish), Aller, High Ham, Pitney, Long Load. 3rd year (final) grant paid and assistance given to establish 100% local management and funding of scheme. We will ensure group are aware of new SCC community warden scheme.
48	TO	Wessex	Somerton	Support operation of Somerton Information Centre through service level agreement	Discussions re location of LIC ongoing. Service Level Agreement in place.
49	TO	Wessex	Somerton	Support to operation of Wessex Rooms and Wessex Youth Club	Continue to support management trustees to develop locally managed youth and community services. This includes the partnership with Martock PC to develop community managed youth and community services.

Project number	Area North contact / lead	Ward	Parish	Action / Project (what is planned to be done this year)	Current position / update (November 2012)
50	LC	Wessex	Somerton	Support installation of shelter at Somerton Recreation ground	Small grant awarded to project. Shelter returned to manufacturer for replacement due to faults.
51	MKO	Wessex	Somerton	Support to Lady Smith Memorial Institute - development of Pinney Room and governance.	Provided support to re-use of Pinney Room following withdrawal of SSDC community office service. Project to install wi-fi deferred for time being; proving guidance and access advice to trustees re altering charity governance.
52	TO	Wessex	Somerton	Support publication of mini guide publication	Project led by Somerton Business and Trade Association. Small grant awarded. Project completed.
53	CJ	Wessex	Somerton	Implement closure of Somerton Community Office, subject to Equalities Impact Assessment.	Agreed by DX Feb 12. Consultation and equalities impact assessment completed and actions implemented. Office closed July 12.

Area North Committee – 28th November 2012

12. Area North 2012/13 Budget Monitoring Report for the Period Ending 30th September 2012

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 update Members on the current financial position of the Area North Committee as at the end of September 2012.

The report will be presented by the Area Development Manager (North), as the budget holder for Area North.

Public Interest

This report gives an update on the financial position of Area North Committee after six months of the financial year 2012/13.

Recommendations:

Members are recommended to:

- (1) Review and comment on the current financial position on Area North budgets
- (2) Note the position of the Area North Reserve as at 30th September 2012
- (3) Note the position of the Area North Capital Programme for 2012/13 to 2016/17 (Appendix A) as at 30th September 2012
- (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 in consultation with the ward members.

REVENUE BUDGETS

Background

Full Council in February 2012 set the General Revenue Account Budgets for 2012/13 and delegated the monitoring of the budgets to the four Area Committees and District Executive. Area North now has delegated responsibility for the Area North Development revenue budgets (which include revenue grants and regeneration), the Area North Capital Programme and the Area North Reserve.

Financial Position

The table below shows the position of revenue budgets as at 30th September 2012. This includes transfers to or from reserves.

	£
Approved original budget as at Feb 2012	192,440
Carry forwards approved June 2012	36,990
Trf from Area North Reserve funding for interpretation panels at Cartgate	1,500
Revised Budget as at 30 th September 2012	230,930

A summary of the revenue position as at 30th September 2012 is as follows:

Element	Original Budget £	Revised Budget* £	Y/E Forecast £	Variance £	Fav / Adv	%
Development	192,440	227,940	227,940	-	-	
Grants	0	2,990	2,990	-	-	
Group Total	192,440	230,930	230,930	-	-	

**Including transfers and carry forwards as shown in the table above*

The actual grants budget for 2012-13 is £15,370 but as this is funded from New Homes Bonus it is showing as a nil balance in the table above. Together with the carry forward from 2011-12 there is a grants budget of £18,360 for 2012/13.

Area Development Manager Comments

Planned savings for 2012-13 will be achieved, and further savings identified for 2013-14 through ongoing efficiencies and the Area Review. Further details of the progress of projects are included in the Area Development Plan report elsewhere in this agenda.

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 virement has taken place since the last report:

Amount £	From	To	Details
1,500	Area North Reserve	Area North Regeneration	Funding of interpretation panels at Cartgate picnic area

AREA RESERVE

The position on the Area North Reserve as at 30th September 2012 is as follows:

	£	£	Comments
Position as at 1st April 2012		43,920	
Less remaining allocations:			
Support towards progressing affordable rural housing schemes within the Area North	(15,000)		To transfer as required for additional staffing, printing, and professional fees. £5000 allocated to establish Community Land Trust in Norton sub Hamdon
Interpretation panels at Cartgate picnic area	(5,000)		Approved June 2012 Panels have been ordered and £1,500 paid.
Total Committed		(20,000)	
Uncommitted balance remaining		23,920	

CAPITAL PROGRAMME

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

The estimated spend on the North Capital programme in 2012/13 is £63,988 and £15,000 for future years.

There is £76,240 in the reserve schemes for 2012/13 and a further £217,658 for future years.

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

Schemes	Estimated Spend 2012/13 £	Future Spend £
Unallocated Capital Reserve	51,240	100,000
Planning enforcement action		45,000
Local priority projects – enhancing facilities and services	25,000	72,658
TOTALS	76,240	217,658

COMMUNITY GRANTS

During the 3 months to September 2012, £1,500 was awarded under delegated authority for grants up to £750. There was also a repayment of £1,419 into the budget from a VAT refund from Kingsbury Community shop.

There remains an uncommitted balance of £11,186 from the grants budget for 2012/13 of £18,360. Since 30th September further applications to the value of £1,850 have been

received and are currently being assessed. If approved, this will leave an uncommitted balance of £9,336.

Community Grants Summary

Original budget 2012/13	£15,370
Carry forward from 2011/12	£2,990
Total revised budget (1)	£18,360
Carry forwards paid	(£500)
Carry forwards to be paid	(£2,250)
Carry forwards withdrawn	£240
Total revised budget (2)	£15,850
Qtr 1 Grants offered	(£2,583)
SLA's	(£2,000)
Balance as at 30th June 2012	£11,267
Qtr 2 Grants offered (as detailed below)	(£1,500)
Refund from Kingsbury Community Shop	£1,419
Total revised budget (3)	£11,186

Update on grants awarded

Quarter 2 (July – September 2012) grants offered under £750

<i>Group</i>	<i>Award</i>	<i>Paid (as at Sept 2012)</i>
Martock Parish Council – Support towards development of Martock Job Club. (Total project value £13,500)	£750	Yes
Making the Most of Martock Ltd – Support towards development of Martock Business Engagement Group (Total project value £1500)	£750	Yes
Total	£1,500	

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

Corporate Priority Implications

The budget is closely linked to the Corporate Plan.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

There are no implications currently in approving this report.

Equality and Diversity Implications

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

Background Papers – Financial Services Area North budget file

AREA NORTH CAPITAL PROGRAMME 2012/13 - 2016/17

Appendix A

	2012/13 Estimated Spend £	Actual Spend to 30/09/2012 £	Remaining Budget £	Future Spend £	Responsible Officer (s)	Responsible Officer's Comment on Slippage & Performance Against Targets
Capital Programme						
Improvement to District owned Play Areas January 2001 Play Audit.	18,328	0	18,328		R Parr	Balance is for Thurlocks, Tintinhull (£2000); Curry Rivel Stanchester Way Phase 2 (£16,055). Work re-scheduled for 2012-13.
Bracey road Martock - Play area improvements (in addition to above)	1,973	1,973	0		R Parr	Project completed.
Martock Youth Centre 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
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	2,597	0	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.
Martock, town centre improvements - Phase 2 (YD979(YC233) A140 AN08)	2,638	0	2,638		G Green	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	0		C Jones	Grant to Martock Parish Council. Project completed.
Support of Economic Vitality in Area North	5,000	0	5,000	15,000	P Burr	Promote local economic well-being in Area North; schemes prioritised which are community led and include additional partnership.
Total North Capital Programme	63,988	3,973	60,015	15,000		
Reserve Schemes Awaiting Allocation But Approved in Principle						
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
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	25,000		25,000	72,658	C Jones	Detailed allocations through grants or capital appraisal. Support for partnership investment into local infrastructure and facilities.
Total Reserve Schemes	76,240	0	76,240	217,658		
Summary						
North Capital Programme	63,988	3,973	60,015	15,000		
Reserve Schemes (Unallocated)	76,240	0	76,240	217,658		
Total Programme to be Financed	140,228	3,973	136,255	232,658		

AREA NORTH CAPITAL PROGRAMME 2012/13 - 2016/17

Appendix A

	2012/13 Estimated Spend £	Actual Spend to 30/09/2012 £	Remaining Budget £	Future Spend £	Responsible Officer (s)	Responsible Officer's Comment on Slippage & Performance Against Targets
Corporate Capital Programme within Area North (See also Play & Youth App B)						
Community Play Schemes	41,000	1,000	40,000	13,000	R Parr	Schemes at Thurlocks, Stanchester Way & Abbey Close. Future scheme at Lavers oak.
Youth Facilities Development	10,000	5,000	5,000	0	R Parr	Schemes at Huish Episcopi & Compton Dundon.
Multi Use Games Area	70,000	0	70,000	0	R Parr	Schemes at Langport & South Petherton.
Grants for Parishes with Play Area	0	0	0	12,500	R Parr	Schemes at Ilton & Lightgate Lane, South Petherton
Third Sector and Partnerships						
Village Hall Grants						
Barrington Village Hall awarded 25/4/12	3,000	2,400	600		A Knight	
Curry Rivel-Robert Sewers Hall awarded 27/6/12	4,500	0	4,500		A Knight	
Gypsy & Traveller Sites programme:						
Health & Well-Being						
Infrastructure & Park Homes, Ilton - Grant for MUGA	60,000		60,000	0	S Joel	
Infrastructure & Park Homes, Ilton - Grant for MUGA - Inc	(60,000)		(60,000)	0	S Joel	
	128,500	8,400	120,100	25,500		

Summary Youth and Play schemes within the Area North Capital Programme 2012/13 - 2016/17

Appendix B

	Committee Date	Original Profile Year	Original Budget £	Paid prior April 12 £	Balance 2012-13 £	Paid 2012-13 £	Remaining Budget 2012-13 £	Estimate 2013-14 £	Estimate 2014-15 £	Estimate 2015-16 £	Estimate 2016-17 £	Comment
CURRENT SCHEMES APPROVED												
SSDC owned Play Areas												
Work approved following the 2001 Play audit.												
Curry Rival - Stanchester Way phase2			28,000	11,469	16,055		16,055					Draft design completed and expect works to be completed in 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; expect works to be completed in 2012/13
SSDC play	TOTAL		40,000	21,196	18,328	0	18,328	0	0	0	0	
Other Approvals												
Bracey Rd Martock	June 02		10,000	8,503	1,973	1,973	0	0	0	0	0	
SCHEMES FROM THE CORPORATE PROGRAMME IN AREA NORTH												
<u>Community Play Schemes 2006 approved Feb 07 Council</u>												
Bracey Rd Martock	Feb 07		30,000	30,000	0		0					Project complete.
Hills Lane Martock	Feb 07		18,000	18,000	0		0					Project complete.
Thurlocks Tintinhull	Feb 07		20,000	0	20,000		20,000					No progress
Stanchester Way Curry Rivel	Feb 07		10,000	0	10,000		10,000					No progress
Lavers Oak Martock	Feb 07		15,000	0	0		0	13,000				Due for completion in 2013/14
Abbey Close Curry Rivel	Feb 07		10,000	0	10,000		10,000					No progress
Barrymore Close Huish Episcopi	Feb 07		10,000	9,000	1,000	1,000	0					Project complete.
	TOTAL		113,000	57,000	41,000	1,000	40,000	13,000	0	0	0	
<u>Grants for Parishes with Play areas 2008 approved Feb 08</u>												
Ilton	feb 08		12,500	0	0		0	12,500				Not due until 13/14
South Petherton Lightgate Lane	feb 08		0	0	0		0					Constuction started expect completion in qrt 3
	TOTAL		12,500	0	0	0	0	12,500	0	0	0	
<u>Youth Facilities 2006 approved Feb 07 Council</u>												
Huish Episcopi	Feb 07		5,000	0	5,000		5,000					Funding going towards Langport MUGA project
Compton Dundon	Feb 07		5,000	0	5,000	5,000	0					Completed and grant paid.
	TOTAL		10,000	0	10,000	5,000	5,000	0	0	0	0	
<u>Multi Use Games Areas 2008 approved Feb 08</u>												
Langport	feb 08		35,000	0	35,000		35,000					Currently fundraising to achieve project budget
South Petherton	feb 08		35,000	0	35,000		35,000				0	Construction started in qrt 2 and expect completion in qrt 3
	TOTAL		70,000	0	70,000	0	70,000	0	0	0	0	

Area North Committee – 28 November 2012

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: -

Note and comment upon the Area North Committee Forward Plan as attached at Appendix A and identify priorities for further reports to be added to the Area North Committee Forward Plan.

Area North Committee Forward Plan

Members of the public, councillors, service managers, and partners may also request an item be placed within the forward plan for a future meeting, by contacting the Agenda Co-ordinator.

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

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

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

Background Papers: None

Appendix A – Area North Committee Forward Plan

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

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

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
19 Dec '12	Huish Episcopi Leisure Centre – revised management agreement	To present for approval the revised management / grant agreement between Huish Episcopi Leisure Centre and SSDC	Steve Joel Assistant Director (Health and Well-Being)
19 Dec '12	S.106 Planning Obligations / Developer Contributions – Six monthly update report	Update report on the progress of collection and expenditure of developer obligations arising from development in Area North.	Neil Waddleton, s.106 Monitoring Officer
19 Dec '12	Presentation – Chilthorne Domer Recreation Trust	Receive a report from Chilthorne Domer Recreation Trust, following recent support from SSDC Area North.	Les Collett, Community Development Officer (North)
27 Feb '13	Quarterly Finance Report	Quarterly report on the position of the Area North Development budget, including community grants and the capital programme.	Jayne Beevor, Group Accountant
27 Feb '13	Area Development Plan	Area Development Plan update.	Charlotte Jones, Area Development Manager (North)
27 Mar '13	Community Health & Leisure Service	Service update report.	Lynda Pincombe, Community Health & Leisure Manager
<i>TBC</i>	<i>Rural / Local Transport</i>	<i>Update and options paper to consider use of discretionary financial support.</i>	<i>Teresa Oulds, Community Regeneration Officer (North) / Nigel Collins, Strategic Transport Officer.</i>
<i>TBC</i>	<i>Somerset Water Management Partnership</i>	<i>To learn more about the work of SWMP and its current priorities.</i>	<i>Charlotte Jones, Area Development Manager (North)</i>

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
<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>River Parrett Trail</i>	<i>To receive an update report on the River Parrett Trail.</i>	<i>TBC</i>
<i>TBC</i>	<i>Community Safety/Neighbourhood Policing</i>	<i>To provide an opportunity for discussion of issues affecting community safety in Area North.</i>	<i>Charlotte Jones, Area Development Manager (North) Sgt Christian Wells – Avon and Somerset Constabulary</i>
<i>TBC</i>	<i>Langport Visitor Centre - Update</i>	<i>Report on progress to review the use and re-letting of the Langport Visitor Centre.</i>	<i>Charlotte Jones, Area Development Manager (North) & Diane Layzell, Senior Land & Property Officer</i>

Area North Committee – 28 November 2012

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

12/01573/FUL – Land OS 2461, Middle Way, Compton Dundon.
 Change of use of land for siting of one mobile home, one touring caravan and the erection of one utility/dayroom.

12/01902/FUL – Land north of Tengore Lane, Long Sutton.
 The construction of a solar array including the installation of ground based racking systems, mounted solar panels, power inverter stations, transformer stations, sub station, deer/security fencing and associated access gates, and CCTV security cameras mounted on free standing support poles.

Appeals Withdrawn

12/01573/FUL – Land OS 2461, Middle Way, Compton Dundon.
 Change of use of land for siting of one mobile home, one touring caravan and the erection of one utility/dayroom.

Appeals Dismissed

12/00510/FUL – Lamb Inn, 9 Vicarage Street, Tintinhull BA22 8PY.
 Refurbishment and change of use of former Public House to residential dwelling together with development of four dwellings.

Appeals Allowed

None

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



Appeal Decision

Site visit made on 25 October 2012

by Michael J Muston BA(Hons) MPhil MRTPI

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

Decision date: 2 November 2012

Appeal Ref: APP/R3325/A/12/2179433

Lamb Inn, 9 Vicarage Street, Tintinhull, Somerset BA22 8PY

- 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 Hall & Woodhouse Ltd against the decision of South Somerset District Council.
 - The application Ref 12/00510/FUL, dated 14 February 2012, was refused by notice dated 14 May 2012.
 - The development proposed is the refurbishment and change of use of a former public house to a residential dwelling together with the development of four dwellings.
-

Decision

1. The appeal is dismissed.

Main issues

2. I consider the main issues in this case to be:-
 - whether the proposal preserves or enhances the character or appearance of the Tintinhull Conservation Area,
 - the effect of the proposal on highway safety.

Reasons

Conservation Area

3. The appeal site is located within the Tintinhull Conservation Area, which covers the historic part of the village. The Conservation Area comprises a loose knit collection of buildings primarily fronting onto a series of roads, which radiate out from a central area located around the Lamb Inn. The distance these buildings are set back from the road varies, but the vast majority are sited parallel to their road frontage and without intervening development between the building and the road.
4. The appellants made me aware of a number of exceptions to this and I was able to see these on my site visit. I noted that nearly all of the sites where buildings exist behind the main building line are characterised by the subservience of those buildings further from the road.
5. The appeal proposal includes the construction of four 2 storey dwellings on land to the rear of the Lamb Inn, which would itself be converted into a residential dwelling. Three of these new houses would be in a terrace, running at right angles to Vicarage Street. A further detached dwelling would be located to the

rear of the site, parallel to the road, and would face across a manoeuvring area to a car-port for 6 cars.

6. The four new dwellings would be of similar height to the Lamb Inn and would be buildings of considerable massing and presence. Some attempts have been made to design the front elevations in particular of these houses to look like barn conversions. However, this cannot hide the fact that the new buildings, by reason of their location and scale, would not appear as subservient to the retained Lamb Inn on the Vicarage Street frontage. In this respect, I consider they would appear as out of keeping with the characteristic layout of buildings within the Conservation Area that I identified above.
7. I also noted on my site visit that the area where the new dwellings would be located is currently part of a swathe of land largely free of built form located behind the buildings on the eastern side of Vicarage Street. In my opinion, the proposed new dwellings in this area would appear as an uncharacteristic projection of built form into this open area. They would be clearly visible from the public footpath to the south of the site. I consider that this aspect of the development would cause harm to the Conservation Area.
8. I conclude that the proposal neither preserves nor enhances the character or appearance of the Tintinhull Conservation Area, contrary to saved Policies EH1 and ST6 of the South Somerset Local Plan 2006.

Highway safety

9. The parking area for all five of the proposed dwellings would be via the existing access to the north of the Lamb Inn. The appellants tell me that part of the appeal site was used as the public house car park and that this was the sole access to it. Using TRICS data, they say that this car park could have generated over 200 vehicle movements per day, whilst the five dwellings would generate in the region of 40 vehicle movements per day. None of this evidence has been challenged by the highway authority.
10. The site appears to have a lawful use as a public house, with ancillary accommodation, car park and garden. I consider that, if brought back into use, it would have the potential to generate more vehicle movements per day than the proposed development.
11. The highway authority argues that the available visibility at the entrance onto Vicarage Street is substandard and that the access is of inadequate width, which might require vehicles entering the site and meeting other vehicles to reverse out onto the highway. However, both of these potential hazards are in my view less likely to occur if the site is developed for five dwellings than if its lawful use were to recommence. In the circumstances, I do not consider that the proposal would cause harm to highway safety.
12. The highway authority also says that the access is of insufficient width to allow access for a fire engine. Manual for Streets states that "*a 3.7 metre carriageway width is required for operating space at the scene of a fire*". It goes on to say that, "*simply to reach a fire, the access route could be reduced to 2.75 metres over short distances, provided the pump appliance can get to within 45 metres of dwelling entrances*". This suggests that a fire appliance would be able to use the access at the appeal site, with a minimum width for a short distance of between 3.5 and 3.7 metres.

13. I accept that the proposed bin store is shown as located some way from Vicarage Street. It is possible that some other location could be found on site for the bins or that some other solution could be found to allow the collection of waste. Were I otherwise minded to allow the appeal, I consider that this matter could probably be dealt with by condition.
14. I conclude that the proposal would not have an adverse effect on highway safety and would comply with saved Policy ST5 of the South Somerset Local Plan 2006 in this respect.

Conclusions

15. I have concluded that the proposal would not have an adverse effect on highway safety. However, I have also concluded that the proposal would neither preserve nor enhance the character or appearance of the Conservation Area. I consider this to be grounds for dismissing the appeal.

Michael J Muston

INSPECTOR

Area North Committee – 28 November 2012

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 – 28 November 2012

Planning Applications will be considered no earlier than 3.30pm

Members of the public who wish to speak about a particular planning item are recommended to arrive for 3.05 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	41	ISLEMOOR	12/03395/ FUL	Erection of a boundary wall together with a detached garage.	March Cottage, Marshway, Curry Mallet	Mr Niel Dove
2	47	WESSEX	12/03608/ FUL	Installation of a sliding 5 bar gate.	Ashleigh Villa, Langport Road, Somerton.	Mr A Wheller
3	52	TURN HILL	12/03357/ FUL	The erection of a single storey side extension.	Rose Cottage, Bineham Road, Knole.	Mr D Turpin
5	58	TURN HILL	12/03513/ FUL	Alterations, repair and extensions to existing dwelling and the erection of a new dwelling	Canterbury Farm, High Street, Aller.	Mr S Pledger
6	66	TURN HILL	12/03514/ LBC	Alterations, repair and extensions to existing dwelling and the erection of a new dwellinghouse	Canterbury Farm, High Street, Aller.	Mr S Pledger

Area North Committee – 28 November 2012

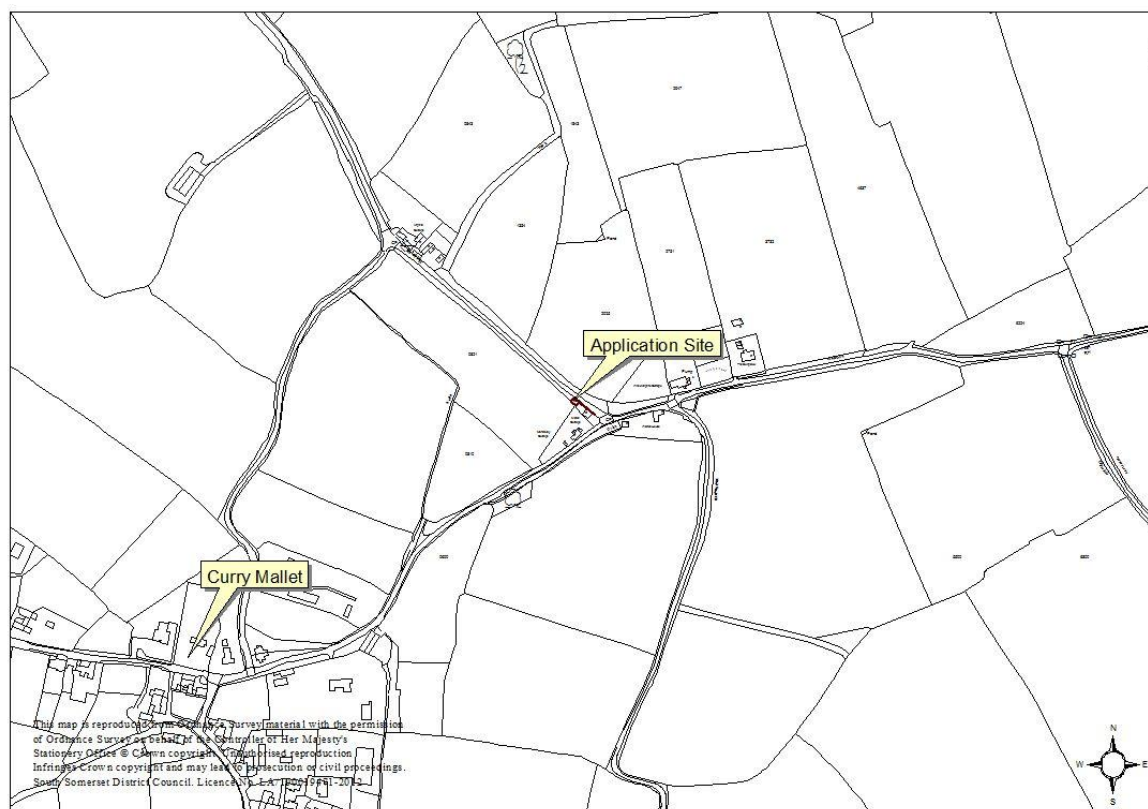
Officer Report on Planning Application: 12/03395/FUL

Proposal :	Erection of a boundary wall together with a detached garage (GR:333194/122153)
Site Address:	March Cottage, Marshway, Curry Mallet
Parish:	Curry Mallet
ISLEMOOR Ward (SSDC Member)	Cllr Sue Steele
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	31st October 2012
Applicant :	Mr Niel Dove
Agent: (no agent if blank)	Mr Paul Day, Honeysuckle Cottage, Church Street, Kingsbury Episcopi, Martock, Somerset TA12 6AU
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

The application is referred to committee as the recommendation for approval is contrary to an objection from the Highway Authority on highway safety grounds.

SITE DESCRIPTION AND PROPOSAL



The proposal seeks permission for the erection of a boundary wall together with a detached garage. The property is a two-storey detached house finished in render, with a thatched roof and painted timber window frames. The house is a Grade II listed building and located close to a variety of residential buildings and open countryside. The property is not within a development area as defined by the local plan. The proposed garage will be finished in natural stone and render under a slate roof. The proposed boundary wall will be constructed of natural stone. The proposal involves the formation of a new vehicular access from an unclassified road.

HISTORY

12/03396/LBC - Erection of a boundary wall together with a detached garage - Pending consideration – application withdrawn 29/10/2012.

12/01552/FUL - Demolition and rebuild of two single storey extensions and internal alterations to include relocation of staircase - Application permitted with conditions 31/08/2012

12/01553/LBC - Demolition and rebuild of two single storey extensions and internal alterations to include relocation of staircase - Application permitted with conditions 31/08/2012

11/04411/LBC - General internal and external repairs and alterations to property to include the installation or replacement windows - Application permitted with conditions 08/12/2011

POLICY

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

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

The policies of most relevance to the proposal are:

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

Policy STR1 - Sustainable Development

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

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy EH5 - Setting of Listed Buildings

The National Planning Policy Framework

Chapter 7 - Requiring Good Design

Chapter 12 - Conserving and Enhancing the Historic Environment

South Somerset Sustainable Community Strategy
 Goal 3 - Healthy Environments
 Goal 4 - Services and Facilities
 Goal 8 - High Quality Homes

CONSULTATIONS

SSDC Conservation Officer - No objections subject to detail as normal, please ensure you include wall coping and joinery details. I note that no gate is shown in the opening in the wall. Is this intentional?

SSDC Technical Services - No comment

County Highways - The highway authority have three main concerns.

Firstly the proposed garage and wall are sited on highway land. The requisite notice has not been served on the highway authority, and even if the LPA grant approval, the applicant would need to proceed with a formal 'stopping up' of the highway before he could commence works.

Secondly the requisite parking levels are not being provided in accordance with the Somerset Parking Strategy.

Thirdly the garage (and thereby the access) are not positioned perpendicular to the highway and therefore not ideal for entering or exiting the highway and providing essential visibility splays. The angle at which vehicles will be entering and exiting the garage, together with the siting of the garage and wall within the highway limits will restrict visibility for vehicles emerging to see oncoming traffic. The garage will not be sited the required six metres from the highway to allow a vehicle to park in front of the garage without overhanging the adjoining public highway. The doors of the garage open over the highway, which is unacceptable.

"Taking the above into consideration there I have not alternative but to recommend refusal of the application for the following reason:

1. *On the information currently available, the Local Planning Authority is not convinced that an appropriate and safe means of access, that incorporates sufficient visibility splays, can be achieved. The proposal therefore does not meet the requirements of Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000); The Somerset County Council Parking Strategy and ST5 of the South Somerset Local Plan."*

Parish Council - Fully supportive but note that whilst they acknowledge the need for process and regulation to be respected "...it remains a concern that this most welcome of initiatives, enabling a derelict and uninhabitable shell of a building to become fully-functional as a domestic dwelling, is being subjected to such delays. The Council asks therefore that a pragmatic approach be accorded to the outstanding Planning and Highways' issues, such that completion of the building works can be expedited and this cottage re-instated as usable housing stock for the village."

REPRESENTATIONS

None received

CONSIDERATIONS

History

A similar wall and garage originally formed a part of a recently approved scheme at the property. However they were withdrawn from the scheme prior to approval on the advice of the case officer due to objections from the highway authority.

Conservation

As the property is a listed building the conservation officer was consulted as to the potential impact of the proposed boundary wall and detached garage on the setting of the building. He has no objections to the scheme subject to suitable detailing.

The proposed alterations are 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. On this basis it is not considered that it would harm the character or setting of the listed property or have a detrimental impact on the visual amenity of the area.

Residential Amenity

It is not considered that the proposed alterations will have any significant impact on the amenity of neighbouring occupiers.

Highways

The highway authority has raised an objection to the scheme for a variety of reasons.

Firstly they are concerned that the proposed wall and a portion of the proposed garage project onto land that constitutes a part of the public highway. However, whilst this is an understandable concern of the highway authority it is not strictly a planning matter. The current scheme could be approved by the Local Planning Authority, but not necessarily constructed until all the relevant permissions are in place, including any required stopping up orders for highway land.

The second concern of the highway authority relates to the provision of parking. The current scheme provides for a single off-street parking space, rather than the 2.5 - 3 spaces required according to the Somerset Parking Strategy. However, historically the property has not benefitted from any off-street parking, so the provision of a single space is considered to be an improvement.

The third concern of the highway authority is that an appropriate and safe means of access to the highway cannot be achieved. Their main concerns being that the siting of the garage parallel to the highway and slightly overhanging highway land means that the necessary visibility splays cannot be achieved, and vehicles would not be able to park safely off the highway when opening and closing the garage doors. The garage doors would also open out onto highway land, which would further exacerbate the problems and is not considered to be acceptable. However, the highway in question is an unclassified road so an access could be formed in this location without any need for planning permission. It is also noted that there is ample space to pull of the metalled highway onto highway verge/field access whilst garage doors are being opened. Furthermore the proposed access is close to the junction where vehicle speeds are likely to be slow, and the parish council, with good local knowledge of the highway, are fully supportive of the scheme. So whilst there are clearly highway issues, given the above and the highly constrained nature of the site, it is not considered that the impact on

highway safety would be significant enough to warrant refusal of the scheme.

Conclusion

The proposed garage and boundary wall are considered to respect the character of the area and cause no demonstrable harm to the setting of the listed building, residential amenity, or highway safety in accordance with policies ST5, EH5 and ST6 of the South Somerset Local Plan and the aims and provisions of the NPPF.

RECOMMENDATION

Permission be granted for the following reason:

The proposed garage and boundary wall, by reason of size, design and materials are considered to respect the character of the area and cause no demonstrable harm to the setting of the listed building, residential amenity, or highway safety in accordance with policies ST5, EH5 and ST6 of the South Somerset Local Plan and the aims and provisions of the NPPF.

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: 6233-21 received 05 September 2012

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

03. No work shall be carried out on site unless full details of the stonework walls, including the materials, coursing, bonding and coping; mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing and supported with a sample panel to be provided at a time to be agreed in writing. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

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

04. No work shall be carried out on site unless details of the external render to be used have been provided to and approved in writing by the Local Planning Authority. Details shall include the finish, materials and colour of the render, and shall be supported by a sample panel, which shall remain available on site for the duration of the works.

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

05. No work shall be carried out on site unless details of the design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

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

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

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

07. No work shall be carried out on site unless design details of all roof eaves, verges and abutments and all new cast metal guttering, down pipes, other rainwater goods, and external plumbing shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

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

Informatives:

01. It should be noted that this permission does not give the Applicant all the necessary consents to construct any part of the proposal on the adjoining public highway and this will need to be dealt with/addressed through the Stopping Up procedure prior to any works commencing on site.
-

Area North Committee – 28 November 2012

Officer Report On Planning Application: 12/03608/FUL

Proposal :	Installation of a sliding 5 bar gate (Revised Application) (GR:348309/128649)
Site Address:	Ashleigh Villa, Langport Road, Somerton
Parish:	Somerton
WESSEX Ward (SSDC Members)	Cllr Pauline Clarke & Cllr David Norris
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	20th November 2012
Applicant :	Mr A Wheller
Agent: (no agent if blank)	Mr Roger Davis, 79 Bell Chase, Yeovil BA20 2FF
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

The application is referred to the committee as the recommendation for approval is contrary to an objection from the highway authority on highway safety grounds.

SITE DESCRIPTION AND PROPOSAL



The proposal seeks partially retrospective permission for the installation of a timber and steel framed electric sliding gate. The property is a two storey semi-detached house, constructed of natural stone, with clay roof tiles and white UPVC window frames. The house is located close to various residential properties and opposite a Roman Catholic Church. The house is located within a development area, as defined by the local plan.

HISTORY

12/01476/FUL - Installation of a timber and steel framed electric sliding gate (retrospective) - Application refused 25/06/2012.

11/02025/FUL - Formation of vehicular access and hardstanding - Application permitted with conditions 30/09/2011.

POLICY

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

Relevant Development Plan Documents

Somerset and Exmoor National Park Joint Structure Plan
STR1 - Sustainable Development
Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (Adopted April 2006)
ST5 - Principles of Development
ST6 - Quality of Development
EH5 - Setting of Listed Buildings

National Planning Policy Framework
Chapter 7 - Requiring Good Design

CONSULTATIONS

Parish Council - Recommend refusal on grounds of the impact on visibility/highway safety for both the application property and the adjoining houses.

SSDC Technical Services - No comment

SCC Highways - Previous comments equally apply:

"As the Planning Officer will be fully aware, this site was the subject of a previous planning application, (11/02025/FUL), for the creation of the vehicular access and whereby the Highway Authority recommended refusal for, four reasons. However, Area North Planning Committee subsequently granted consent, contrary to the Planning Officers recommendation/report.

The Applicant has now erected a (electric sliding) entrance gate that measures 1.85m in height and it has been stated in the Design and Access Statement that the reason for its

erection is that the property has no other amenity space, apart from the area to the front of the house, and with a solid gate it will offer a degree of privacy and improve security.

This would seek somewhat contradictory as the Applicant opted to change the use of an area of residential curtilage (garden) to an off road parking area. It is therefore not clear since the last application, why a vehicle (parked in this area) would require privacy and security. This being the case perhaps a garage would have been more appropriate.

In any event, the gate will totally obstruct both pedestrian and vehicular visibility for vehicles emerging (to the east) from the access onto the adjoining public highway, in addition it is also likely that the vehicles will be reversing onto the highway as there is no turning area available within the site.

Whilst the gate maybe remotely operated, vehicles will still have to wait on the adjoining public highway, whilst it opens up, and vehicles waiting on the highway will effectively cause a hazard/obstruction to other road users. The arrangement that was granted consent, meant that vehicles could drive straight in, off of the highway.

The Highway Authority would seek that gates fronting a classified highway (in this particular case a well utilised County Route), are set back a minimum distance of 5m from the carriageway edge to enable vehicles to pull clear of the highway whilst the gates are opened or are opening (in the event of a remote device is being used).

Clearly this site is not of an appropriate size (which was clearly pointed out by in the previous consultation response), to have the gates set back as this would impact upon the parking area.

Given that a substandard access/parking area was previously approved, I would seek that this substandard arrangement is not exacerbated, by allowing these gates to remain. Therefore taking the above points into consideration I would recommend refusal of the application for the following reasons:

1. The proposal is contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000) since the erection of the gates will obstruct visibility for vehicles emerging to see approaching vehicular and pedestrian traffic, in addition to vehicles having to wait on the adjoining public highway, both of which are considered to be detrimental to highway safety.

In the event that the application is refused the Highway Authority would support enforcement action for the total removal of the gates in this location."

REPRESENTATIONS

One letter of objection received from a representative of the neighbouring occupier. The objection is on the grounds that the proposed gate is set further forwards than the objector's gate and as such will have an adverse impact on their visibility when emerging from their driveway.

CONSIDERATIONS

History

The current application represents a resubmission of a recently refused scheme, with a

change in design. The proposed gates will be located in the same position and using the same mechanism as the refused scheme, but will consist of 5 bar wooden gates approximately 1.2 metres above ground level at their highest point rather than solid gates 1.8 metres above ground level. The previous scheme was refused for two reasons:

01) The proposal is contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000) since the erection of the gates will obstruct visibility for vehicles emerging to see approaching vehicular and pedestrian traffic, in addition to vehicles having to wait on the adjoining public highway, both of which are considered to be detrimental to highway safety.

02) The proposed gate by reason of its height and solid construction is not considered to satisfactorily respect the character of the area contrary to policies ST5 and ST6 of the South Somerset Local Plan.

Residential Amenity

The proposed gate is unlikely to have any significant impact on the residential amenity of adjoining occupiers.

Visual Amenity

The immediate area surrounding the property is characterised by low walls and 'field-gate' type gates, given an open feel to the area. The proposed five bar gate is therefore considered to satisfactorily respect the character of the area and to address the second reason for refusal on the previous scheme.

Therefore the proposed gate is considered to satisfactorily reflect the character of the surrounding area in accordance with policies ST5 and ST6 of the South Somerset Local Plan.

Highways

As with the previous scheme the county highway authority was consulted as to the potential impact of the proposal on highway safety. They have maintained their two concerns with the proposal and recommend refusal. Firstly, they are concerned that the proposed gate will cause an obstruction to visibility for those using the existing access to the detriment of the highway safety of all users of the highway in this location. Their second concern is that the proposed gate is not sufficiently set back from the highway edge to allow a car to pull off the road while waiting for the gate to open. As such, an obstruction will be caused to other highway users.

However the currently proposed gate has been significantly reduced in height, and is no longer of solid construction. It is therefore considered that the impact on visibility will be significantly reduced. Furthermore the currently proposed gate is 1.2 metres high, only 20cm higher than a gate that could be erected in the same position under the permitted development rights of the property. It is not considered that the extra 20cm in height will cause enough of an adverse impact on visibility to warrant refusal of the scheme. The fact that a similar gate could be constructed in the same position under the permitted development rights of the property is also pertinent to the second concern raised by the highway authority, as the impact on cars potentially obstructing the highway would be exactly the same.

The occupier of a neighbouring property has raised a specific concern regarding the positioning of the proposed gate forwards of the line of the objector's gate therefore

obstructing their visibility. However, whilst there will be some obstruction, it should be noted that the applicant is entitled to extend the existing boundary wall between the two properties to the boundary of his property with the highway without a planning application. As such, it is not considered that the impact on the visibility of the neighbouring property is enough to warrant refusal of the scheme.

The first reason for refusal on the previous scheme is therefore considered to be addressed.

Conclusion

It is considered that the previous reasons for refusal have been addressed and the proposed gate would not have an adverse impact on the character of the area or a significant adverse impact on highway safety. As such, the application is considered to be acceptable and should be recommended for approval.

RECOMMENDATION

Approve for the following reasons:

The proposed gate, by reason of size, design and materials is considered to respect the character of the area and cause no demonstrable harm to residential amenity, or highway safety in accordance with policies ST and ST6 of the South Somerset Local Plan.

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: ASH/12/01, ASH/12/02, ASH/12/03 and ASH/12/04 received 18 September 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.

Area North Committee – 28 November 2012

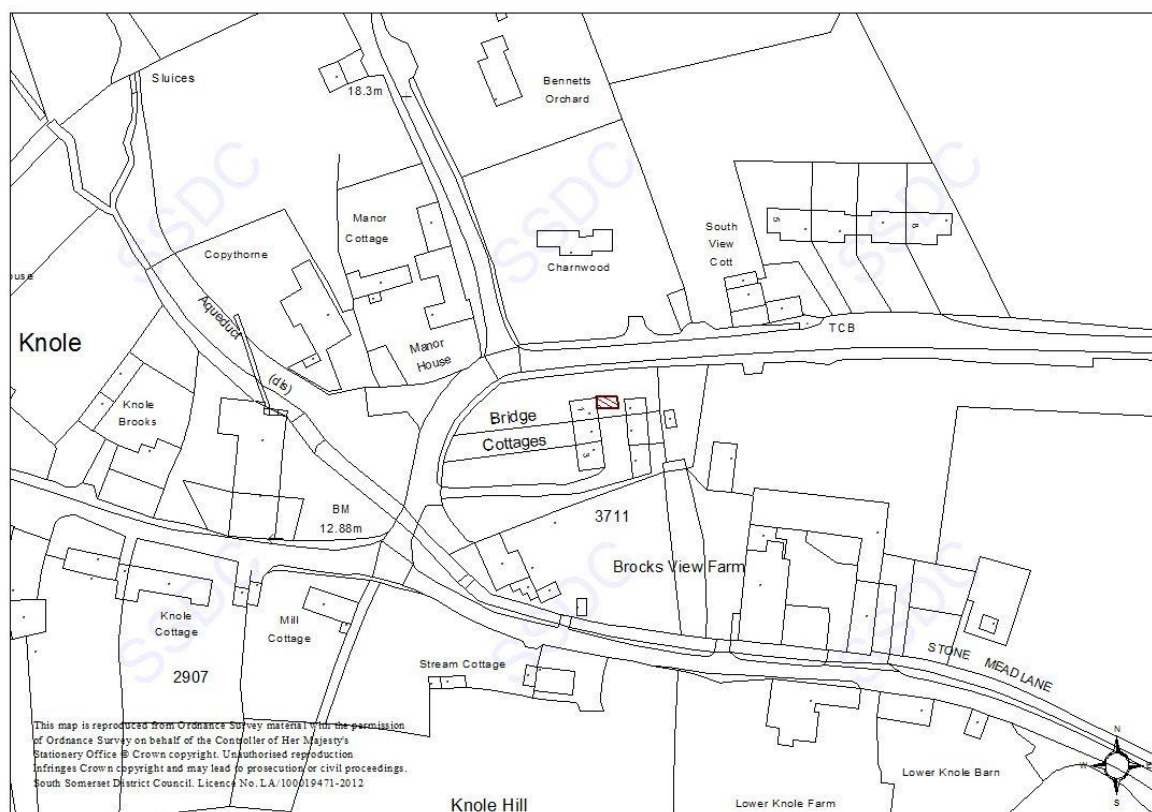
Officer Report On Planning Application: 12/03357/FUL

Proposal :	The erection of a single storey side extension (GR 348376/125135)
Site Address:	Rose Cottage, Bineham Road, Knole.
Parish:	Long Sutton
TURN HILL Ward (SSDC Member)	Cllr S Pledger
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	30th October 2012
Applicant :	Mr D Turpin
Agent: (no agent if blank)	Montpelier Architectural Designs Mr D Roberts Langdons, East Street Drayton, Langport, Somerset TA10 0LA
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

The application is before the committee as the recommendation is for approval contrary to the objection of the highway authority on highway safety grounds.

SITE DESCRIPTION AND PROPOSAL



The proposal seeks permission for the erection of a single storey side extension, and alterations to the vehicular access and boundary wall. The property is a two storey semi-detached house constructed from natural stone, with painted timber window frames and a slate roof. The property has been previously extended with the addition of a single and two storey extension to the rear. The house is located close to various residential properties including Grade II listed buildings. The proposed extension will be constructed from natural stone, under a slate roof, with timber windows and doors. The house is not located within a development area, but is within a conservation area as defined by the local plan.

HISTORY

12/00081/FUL - Erection of a single storey extension to dwellinghouse - Application withdrawn 24/02/2012

03/01294/FUL - Erection of extension to rear of dwelling and alterations - Application permitted with conditions 30/06/2003

POLICY

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

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

The policies of most relevance to the proposal are:

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

Policy STR1 - Sustainable Development

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

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

National 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

SSDC Conservation Officer - You will recall that I have previously commented on an application at this site. I still don't think the projecting canopy is correct.

SCC Archaeology - No objections**Long Sutton Parish Council -**

"Long Sutton Parish Council has considered the above application and has voted to SUPPORT this application subject to:-

Conditions on the materials to ensure that they match existing property

Conditions that the materials must be subject to sample and approval by SSDC prior to the commencement of works

This being to ensure conformity of the visual appearance of the property and ensure that the design is in line with the Parish Village Design Statement."

County Highway Authority -

"As the Planning Officer will be aware this is a resubmission following the previous application, 12/00081/FUL, being withdrawn.

Whilst it is noted that as part of this revised application the access gate has been widened and the adjacent wall is to be reduced in height to 900mm (over a 3.5m section to the west of the access), this does not overcome the concerns previously raised and therefore the previous comments remain to be applicable.

The Agent should consider ensuring that there is no obstruction to visibility greater than 900mm above adjoining road level over the entire site frontage (measured 2.4m back from the running carriageway edge), rather than just a small section as proposed.

The proposal is seeking the erection of a ground floor extension which will be located on the existing parking/turning area, and will effectively reduce the size of this area.

The Agent has stated that vehicles already reverse onto the highway in this location, and that this area is below the standard that would be applied today, however I would not want to encourage the reduction of this area any further nor condone reversing onto/from the public highway in the interests of highway safety for all road users.

The access is from/onto a classified unnumbered highway where the Highway Authority would seek the provision of turning areas in addition to parking, so that all vehicles can park and enter and leave the highway in a forward gear when the parking areas are occupied.

I would also seek that the proposed extension is erected a minimum distance of 2.4m back from the highway as not to further obstruct visibility for vehicles emerging from the parking area onto the adjoining public highway. An extract of road record is attached for further information.

If these issues are not addressed I would have no alternative but to recommend refusal on highway safety grounds.

If the LPA are minded to grant consent, appropriate conditions will need to be imposed in respect of the surfacing and drainage (to prevent any discharge of loose material or water onto the adjoining public highway), of the revised access, together with the appropriate way licence for the alteration of the access and works within the highway limits/grass verge."

Area Engineer - No comment

REPRESENTATIONS

None received

CONSIDERATIONS

History

A similar application was made at the site earlier this year. The application was withdrawn on the advice of the case officer as there were concerns about the design of the extension and the access.

Design

As the property is located with a conservation area and close to a number of listed buildings the conservation officer was consulted. He has raised concerns about the design of the scheme, in particular the projected canopy. It is considered that the proposed design is not ideal, with the proposed canopy to the front and 'mini gables' to the front and rear elevation failing to respect the simple character of the building. However, that said, both the front and rear elevation of the proposed extension will be reasonably well screened from the surrounding conservation area and nearby listed buildings, and as such it is not considered that any harm would be significant enough to warrant refusal of the scheme.

Residential Amenity

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

Highways

The highway authority has raised an objection to the scheme on highway safety grounds. They are concerned that the proposed extension will reduce the space available on the driveway for turning, potentially resulting in vehicles entering or leaving the property in reverse. The agent maintains that vehicles already manoeuvre in this way as the existing space available for parking and turning is below the standards that are currently applied. However, it is clear from the submitted plans that there would currently be space on site to turn a vehicle, so the option of entering and leaving the site in forward gear is currently available, and the proposed extension would make this impossible. That said, there are no restrictive conditions requiring the maintenance of the driveway for the turning of vehicles, so without the need for planning permission a significant portion of the driveway could be obstructed with an outbuilding. Therefore, given that the turning area could be lost without an application for planning permission, and that the applicant is proposing some improvements to the existing access, in the form of widening of the entrance and lowering the adjacent boundary wall, it is not considered that the concerns of the highway authority should constrain the development in this case.

Conclusion

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

RECOMMENDATION

Permission be granted for the following reason:

01. 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 Policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan.

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: 5111/03 and 5111/04 received 20 August 2012

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

03. No work shall be carried out on site until particulars of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
- b) a sample panel, to be prepared for inspection on site, to show the mortar mix and coursing of the external walls;
- c) details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
- d) details of all hardstanding and boundaries
- e) details of the rainwater goods and eaves and fascia details and treatment.

Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with saved policies EH1, EH5, ST5 and ST6 of the South Somerset Local Plan.

04. The alterations to the boundary wall, as specified on drawing 5111/03 received 20 August 2012, shall be carried out in full prior to the occupation of the extension hereby approved unless otherwise agreed in writing with the local planning authority.

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.

05. Before the access is first brought into use, it shall be properly consolidated and surfaced over the first 5m of its length, (not loose stone or gravel), details of which

to be submitted to and approved in writing by the Local Planning Authority prior to works commencing, and thereafter maintained at all times.

Reason: In the interests of highway safety and to comply with ST5 of the South Somerset Local Plan.

06. Before the access is first brought into use provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority, prior to works commencing and thereafter maintained at all times.

Reason: In the interests of highway safety and to comply with ST5 of the South Somerset Local Plan.

07. Any entrance gates erected shall be hung to open inwards only.

Reason: In the interests of highway safety and to comply with ST5 of the South Somerset Local Plan.

Informatives:

01. Having regard to the powers of the Highway Authority under the Highways Act 1980 The applicant is advised that a Section 184 Permit for new access must be obtained from the Highway Service Manager, Yeovil Area Highway Office, tel 0845 3459155. Application for such a Permit should be made at least three weeks before access works are intended to commence.

Where works are to be undertaken on or adjoining the publicly maintainable highway (in particular any works on or adjacent to the highway grass verge) a licence under section 171 of the Highways Act 1980 must be obtained from the Highway Authority. Application forms can be obtained by contacting the Highway Service Manager, Yeovil Area Office, 0845 3459155.

Area North Committee – 28 November 2012

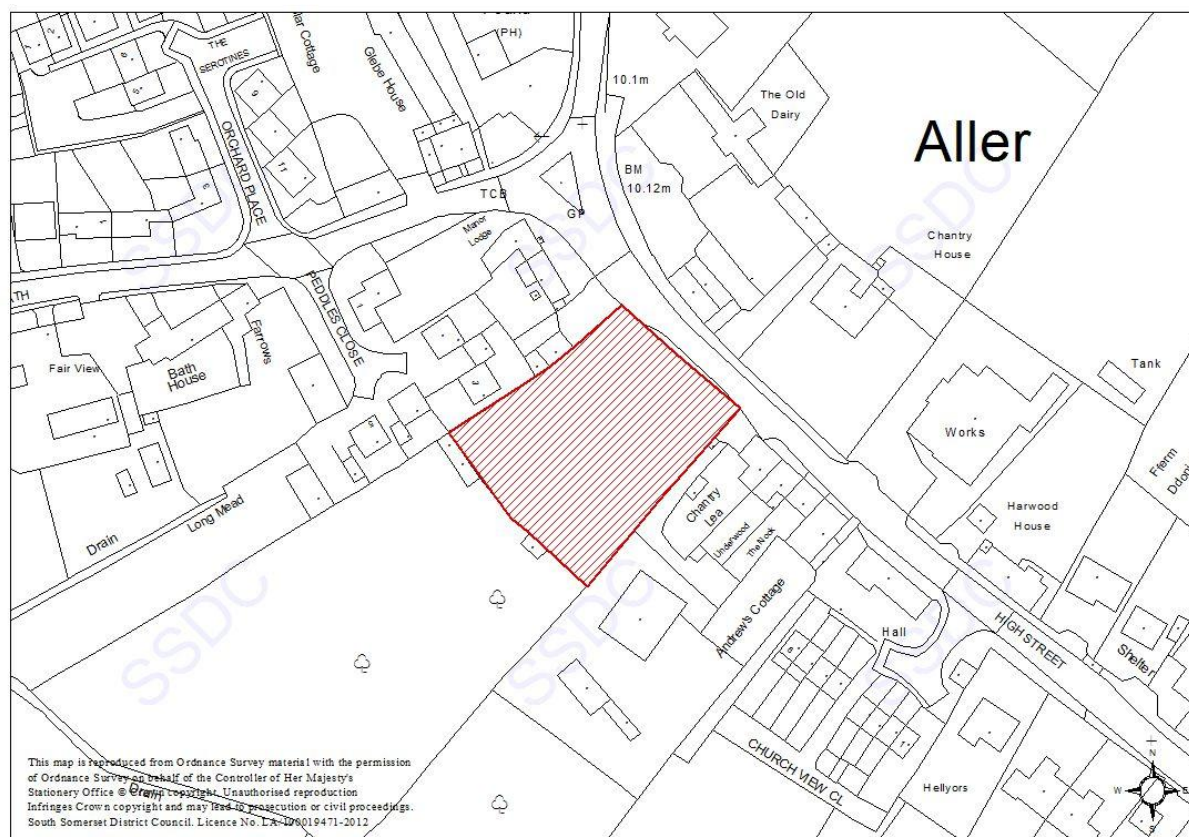
Officer Report On Planning Application: 12/03513/FUL

Proposal :	Alterations, repair and extensions to existing dwelling and the erection of a new dwelling (GR:340045/129198)
Site Address:	Canterbury Farm, High Street, Aller
Parish:	Aller
TURN HILL Ward (SSDC Member)	Cllr Shane Pledger
Recommending Case Officer:	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
Target date :	16th November 2012
Applicant :	Mr S Pledger
Agent: (no agent if blank)	Mr Matt Frost Motivo, Alvington, Yeovil, Somerset BA20 2FG
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The application is referred to committee as the applicant is a district councillor.

SITE DESCRIPTION AND PROPOSAL



Canterbury Farm is a grade II listed building designated 17 April 1959. The property is a two-storey detached farm house constructed predominantly in local lias stone cut and squared, elements of cob wall and modern reconstructed stonework, with a thatched roof. The roof was not in place at the time of the planning officer's visit at which time the building was enclosed in scaffolding and wrapped in protective covering. Part of the rear wall elevation had been removed and a trench dug for the foundation. The house is one of several roadside residential properties within the settlement of Aller, a village in the countryside that is considered to be a non-sustainable location.

The proposal includes work for a new thatched roof structure over the main building; the repair and replacement of original chimneys, repair and rebuilding of part of the front stone walls, replacement of rear brick faced wall (Note: removed at the time of the Planning Officer's site visit), and a two storey rendered extension to northwest end to provide garage with bedroom over that replaces a previous bays to the barn which were taken down without consent after 1984. The replacement structure reinstates a similar footprint that supports the historic built form. Other works include alterations to the rear wing 'extension', and a new porch to front elevation.

A triple garage is attached to an existing wall that is listed by association. Demolition of various outbuildings is proposed within the south west area of the site wherein is the location of the new 4 bedroom dwelling with an integral garage. The new dwelling is to have blue lias walls with reclaimed clay double roman tiles. The two storey element is L shaped with eaves at 4m and ridge at 7.1m above ground level. A single storey wing extends to the rear. Vehicular access is via the existing access point on the north-west side of the listed building.

The application is supported by a Design and Access Statement, Photographic record of existing outbuilding, Heritage Statement, Bat and Bird Report and supporting financial information in support of the new dwelling. The application for full planning permission is considered concurrently with an application for Listed Building Consent.

Amended drawings showing attachment of the new dwelling to a wall listed by association, and the removal of the proposed roadside front porch on the listed building to address highway concerns involved re-consultation.

HISTORY

12/03514/LBC. Alterations, repair and extensions to existing dwelling and the erection of a new dwelling house. Pending.

12/02940/LBC. Internal and external repairs and alterations to property to include new roof structure and re-thatching, rebuilding of removed chimney and installation of replacement windows. Approved.

03/03485/LBC - Erection of parish council notice board – Approved.

03/01799/FUL - Minor internal alterations and conversion of outbuildings to provide self-contained dependent relative's flat – Approved.

03/01801/LBC - Minor internal alterations and conversion of outbuildings to provide self-contained dependent relative's flat – Approved.

95/05008/LBC - The demolition of partially collapsed barn and the erection of 7ft high lapped panel timber fencing - Reg3 County (SSDC raise no objections) 12/06/1995

POLICY

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

Relevant Development Plan Documents

Somerset and Exmoor National Park Joint Structure Plan

STR1 - Sustainable Development

Policy STR6 Development Outside Towns, Villages and Rural Centres.

Policy 9 Historic Environment

South Somerset Local Plan

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy EH1 Conservation Area

Policy EH3 Listed Buildings

Policy EH5 Setting of Listed Buildings

Policy EH12 Area of High Archaeological Potential

Regard shall also be had to:

National Planning Policy Framework (March 2012):

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

Chapter 12 - Conserving and Enhancing Historic Environment

South Somerset Sustainable Community Strategy

CONSULTATIONS

Re-consultation took place following the receipt of amended plans. With the exception of the Conservation Officer's response no additional comments for these drawings have been received at the time of drafting this report.

Aller Parish Council

The Council have no objections to the alterations, repair and extension to Canterbury Farm. The Council supports the principle of a new dwelling on the basis that this is to enable the renovation of Canterbury farm. Although we accept the proposed location of the dwelling, we feel the height of eaves to be too high given the proximity of other dwellings in Peddles Close and we should prefer to see a single storey dwelling. If permission is granted, we strongly recommend that as there is a one acre orchard behind the new dwelling, that it be a condition that no livestock are kept.

Conservation Officer

You will be aware that this application relates to a listed building which is in poor condition. It is on our buildings at risk register. Works have commenced in relation to the consent previously granted with regard to the structural works required to take place. I understand the dwelling would be contrary to policy. There are provisions to make exceptions to policy in these cases (Enabling Development) provided that the money raised from the new build would facilitate the repair of a heritage asset (listed building) where there is a clear conservation deficit. That is purchase price of the property plus works to repair the building are less than the value of the building once repaired. The funds raised should be sufficient to cover the deficit, but not excessively so. As such new

build contrary to policy would be justified subject to the new build satisfying all other planning considerations. Guidance on enabling development has been produced by English Heritage and this gives guidance on the tests that need to be satisfied. It is very rigorous and is highly appropriate in cases of doubt or where numbers of new dwellings or their size is at question. In this case the matter seems clear cut in terms of the financial issues, and the proposal answers the other tests within that document.

Having looked at the proposal for the existing house, I am supportive of the amended plans.

You will need to ensure through the consent for the new house that the money raised from it goes into repairing the listed building. We must not allow the new build, justified by the listed building and its condition, to be sold off separately and leave the listed building in a state of disrepair.

Highway Authority

I would seek a 2.4m back and parallel splay (with no obstruction greater than 900mm above adjoining road level) across the entire site frontage. However this will mean the proposed porch would need to be omitted from the proposal. (OFFICER Note: Amended drawing received that shows the removal of the porch).

Additional parking areas should be provided within each curtilage. It is noted that there is new stone walling proposed within the site. This will need to be revised if appropriate parking and turning is to be accommodated in line with the Somerset County Council's Parking Strategy. (OFFICER Note: A condition requires further detail).

Area Engineer

No comment.

Wessex Water

General comments.

Ecologist

No objections.

Council's Valuer

The purchase price - I confirm that the purchase price (which would include hope value) appears acceptable when considered with the 4 acres of grazing, plus additional orchard/gardens included with the existing house and outbuildings.

Costs of works to farmhouse - The proposed refurbishment costs appear reasonable.

Completed farmhouse - I note that the existing house is adjacent to a fairly busy A road, in Aller, which may deter some potential purchasers at this price. Therefore, no matter how good the end finish is there will be a ceiling on price achievable, because of situation to the road. However, the proposal is to replace a part of the building that has been lost, giving an additional floor area, which will enhance the end value. Assuming that the finished property is sold with a reasonable acreage (not advised to us) we consider the stated value to be a reasonable assumption.

Build cost of the new dwelling - In light of the applicant's profession, I consider that the costs provided may be achievable in this instance and are not unreasonably low. Should the actual costs end up being higher than stated, this would mean that any profit element from the overall scheme, which is limited, would be reduced further. In my view this demonstrates that there is a valid reasoning to allow an additional dwelling to be built on

this site, if the restoration of the original listed farmhouse is to come forward and be a viable proposition.

Sale Price of the new proposed dwelling - The end sales value would appear reasonable in my opinion.

REPRESENTATIONS

Four neighbour objections have been received concerned with:

- The loss of privacy and overlooking
- Proximity to boundary
- Loss of light
- The need to build this dwelling is solely to finance the renovation of the existing listed building which has already been purchased. If funds were not available, then to me it is wrong to have purchased the property
- Canterbury Farm is a listed building the surrounding land should be in keeping with this and the orchard should remain as such.
- Strongly oppose the second dwelling
- The position of the proposed new house is very bad for nos. 3, 4 and 5 Peddles Close
- Loss of views
- An unsustainable location.

CONSIDERATIONS

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

Principle of Development

Aller is a settlement in the countryside acknowledged not to be a sustainable location. There is poor access to public transport; the village has limited services and facilities with a high dependency on private travel arrangements. A new dwelling would be contrary to policy.

This application relates to a listed building which is in poor condition. It is included in the Council's buildings at risk register. Works have commenced in relation to the consent previously granted with regard to the structural works required. There are provisions to make exceptions to policy; namely, English Heritage's Enabling Development approach, providing the money that is raised from the new dwelling would facilitate the repair of the listed building. The approach is considered highly appropriate in cases of doubt or where numbers of new dwellings or their size is at question. The Conservation Officer considers that there is a Conservation deficit based on the figures seen to date and that the proposal answers the other tests within the English Heritage Enabling document. The Council's Valuation Officer's response is that the figures submitted appear reasonable. A condition is proposed that seeks a means of securing the works to the listed building to be completed before first occupation of the new dwelling. With the support of the Valuation Officer a new build contrary to policy is considered justified subject to the new build satisfying all other planning considerations.

Character and Appearance

The new build is in character with the wider site. The new build house, which is designed

to mimic a barn conversion, is considered appropriate. The Conservation Officer is supportive of the proposal overall and that the new dwelling and works to the listed building including the extensions does not detract from the character and setting of the listed building and is in accordance with the NPPF, and policies EH3 and EH5 of the South Somerset Local Plan.

Highway Safety

The proposal provides for on site parking and turning for both properties. Access is from the existing access point. Amended plans show the removal of the proposed roadside front porch that accord with the Highway Officer's earlier concern that this interfered with visibility.

Neighbour Amenity

The application site has for some time previously been overgrown with a high boundary wall with the nearest occupants most affected in Peddles Close. The common boundary stands 1.2m rising to 2 metres as recorded on the submitted drawings but there are sections of wall up to 3m, as viewed from the applicant's site. To this wall attaches outbuildings considered of limited merit that are to be removed.

The proposed dwelling occupies the part of the land on which the existing out-buildings are to be demolished. The new dwelling would stand 1.2m from the shared boundary. The two storey element is adjacent to no. 3 Peddles Close whose outlook is to back and front and is sideways on to the application site. No. 4's outlook is directly across the back of the development. No. 5 is furthest removed. Accordingly less impact results from the development for occupants of that address.

Removal of vegetation and general tidying up following the replacement of the demolished outbuilding includes the retention of boundary wall heights. Given the nearest part of the new build to the most affected neighbour that outlooks over the site is single storey that is contained behind a 2m high enclosure with the two storey element stood a little further away, this arrangement is considered mitigates impact.

It is considered that there would be no overlooking or loss of privacy that results from the new build. The building's proximity to the boundary is considered acceptable. This shows the footprint 1.2m off the common boundary. Its location within the site relates well to the listed building. Given the relationship, position and outlook of the adjoining properties the position of the new dwelling is considered acceptable and does not result in any significant loss of light.

The objections have made reference to the site's listed status and concern that the new build has a detrimental effect on setting, and is unwelcome due to Aller's unsustainable location that does not support new dwellings. The applicant has made a case that there is a conservation deficit and the sums required to renovate the listed building and the costs of purchase outstrip the resale value of the listed building. The Council's Valuation Officer has confirmed that the figures appear reasonable and is supportive that without the new dwelling renovation of the listed building is unaffordable. It is acknowledged that the applicant's purchase price might have reflected the additional sums required to undertake the works, however, as with any residential property a certain value attaches to the property by whom it is sold. Likewise an element of profit is to be expected, but the main concern is that there is a deficit to begin with.

Had the applicant not taken the risk to take on the listed building the building might have been lost to Aller. It is considered that the retention of Canterbury Farm enhances the

village of Aller. The development that seeks to imitate an outbuilding arrangement in relation to Canterbury Farmhouse is considered in keeping.

Other Matters

The Bat and Bird Survey found no ecological issues.

Conclusion

Central to the application is the additional dwelling required to finance the deficit in renovating the listed building. An enabling development approach has been taken towards the proposal although not the more rigorous English Heritage approach given the proposal is for one dwelling and that the financial cross over is more straightforward. Without the new build the evidence suggests that there is a clear financial short fall.

RECOMMENDATION

APPROVE

The proposal that includes the provision of a new dwelling, justified in support of the renovation of the listed building, by reason of its materials and design is considered to respect the historic and architectural interests of the building and setting, has no significant effect on residential amenity or impact on highway safety in accordance with policies STR1 and 9 of the Joint Structure Plan Review, and ST6, EH3 and EH5 of the South Somerset Local Plan, and the provisions of the NPPF.

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: 117RevB, 116RevB, 115RevA, 113RevB, 111RevB, 110RevC, 112RevC received 22 October 2012, and 119, 118 and 001 received 11 September 2012.

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

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

Reason: To enable the Local Planning Authority to retain adequate control over proposed floor levels, in the interests of neighbour amenity, further to policy EH5 and ST6 of the South Somerset Local Plan.

04. Boundary walls shall be retained at their existing heights on site.

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

05. No development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority:-
- a) details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
 - b) a sample panel, to be prepared for inspection on site, to show the mortar mix, pointing and coursing of the external walls;
 - c) details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any roof-lights) and doors;
 - d) details of boundaries to include coping finishes
 - e) details of all hard-standing
 - f) details of the rainwater goods and eaves and fascia details and treatment.
 - g) The provision of internal meter boxes
- Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with saved policies ST5, ST6, EH3 and EH5 of the South Somerset Local Plan.

06. Details of the parking and turning area shall be submitted to and agreed in writing by the Local Planning Authority. Such details as shall be agreed shall be undertaken as part of the development hereby permitted and thereafter retained.

Reason: In the interests of highway safety further to policy 49 of the Somerset and Exmoor National Park Joint Structure Plan and policy ST5 of the South Somerset Local Plan.

07. Visibility at the vehicular access shall not be obstructed as measured 2.4m back from the highways edge with parallel splays (with no obstruction greater than 900mm above adjoining road level) across the entire site frontage.

Reason: In the interests of highway safety further to policy 49 of the Somerset and Exmoor National Park Joint Structure Plan and policy ST5 of the South Somerset Local Plan.

08. The new dwelling hereby permitted shall not be first occupied before works to the listed building known as Canterbury Farmhouse have been completed in accordance with Listed Building Consent refs:12/02940 and 12/03514, or otherwise as may be agreed in writing by the Local Planning Authority.

Reason: Permission would not be given for a new dwelling without the need to secure the long term future of the listed building.

Area North Committee – 28 November 2012

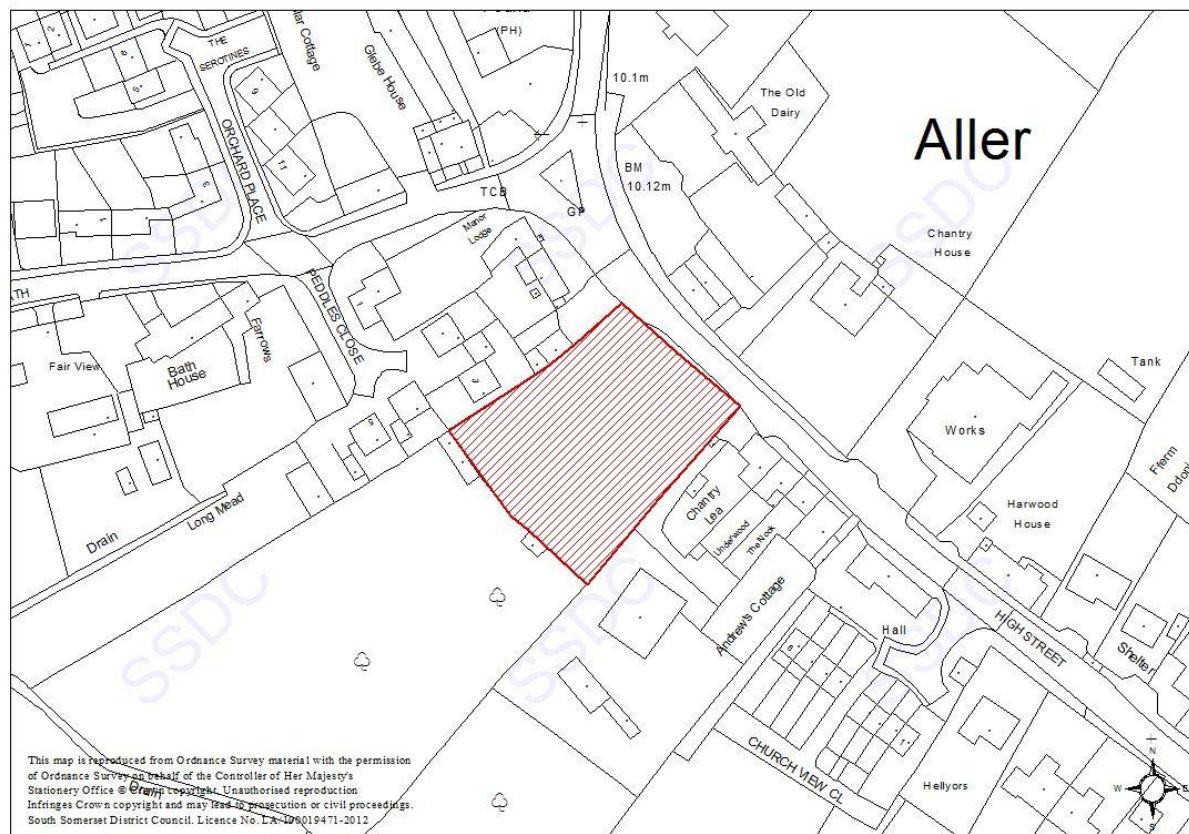
Officer Report On Planning Application: 12/03514/LBC

Proposal :	Alterations, repair and extensions to existing dwelling and the erection of a new dwelling (GR:340105/129144)
Site Address:	Canterbury Farm, High Street, Aller
Parish:	Aller
TURN HILL Ward (SSDC Member)	Cllr Shane Pledger
Recommending Case Officer:	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
Target date :	16th November 2012
Applicant :	Mr Shane Pledger
Agent: (no agent if blank)	Mr Matt Frost Motivo, Alvington, Yeovil, Somerset BA20 2FG
Application Type :	Other LBC Alteration

REASON FOR REFERRAL

The application is referred to Committee as the applicant is a district councillor.

SITE DESCRIPTION AND PROPOSAL



Canterbury Farm is a grade II listed building designated 17 April 1959. The property is a two-storey detached farm house constructed predominantly in local lias stone cut and squared, with elements of cob wall and modern reconstructed stonework, with a thatched roof. The roof was not in place at the time of the planning officer's visit at which time the building was enclosed in scaffolding and wrapped in protective covering. Part of the rear wall elevation had been removed and a trench dug for the foundation.

The proposal includes work for a new thatched roof structure over the main building; the repair and replacement of original chimneys, repair and rebuilding of part of the front stone walls, replacement of rear brick faced wall (Note: removed at the time of the Planning Officer's site visit), and a two storey rendered extension to northwest end to provide garage with bedroom over that replaces a previous bays to the barn which were taken down without consent after 1984. The replacement structure reinstates a similar footprint that supports the historic built form. Other works include the addition of a veranda to rear elevation and alterations to the rear wing 'extension; the application of lime render to the southeast gable, replacement windows, and various internal works showing alterations to the internal layout.

A triple garage is attached to an existing wall that is listed by association. Demolition of various outbuildings within the location of the replacement dwelling is included as part of the application. The new dwelling that is attached to the same wall following receipt of amended drawings also forms part of the application for Listed Building Consent which is also considered concurrently as part of the application for full planning permission. The application is supported by a Heritage Statement.

Amended drawings showing attachment of the new dwelling to a wall listed by association, and the removal of the proposed roadside front porch on the listed building to address highway concerns involved re-consultation.

HISTORY

12/03513/FUL. Alterations, repair and extensions to existing dwelling and the erection of a new dwelling house. Pending.

12/02940/LBC. Internal and external repairs and alterations to property to include new roof structure and re-thatching, rebuilding of removed chimney and installation of replacement windows. Approved.

03/03485/LBC - Erection of parish council notice board – Approved.

03/01799/FUL - Minor internal alterations and conversion of outbuildings to provide self-contained dependent relative's flat – Approved.

03/01801/LBC - Minor internal alterations and conversion of outbuildings to provide self-contained dependent relative's flat – Approved.

95/05008/LBC - The demolition of partially collapsed barn and the erection of 7ft high lapped panel timber fencing - Reg3 County (SSDC raise no objections) 12/06/1995

POLICY

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning

authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

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

Relevant Development Plan Documents
Somerset and Exmoor National Park Joint Structure Plan
Policy 9 Historic Environment

South Somerset Local Plan
Policy EH3 Listed Buildings
Policy EH5 Setting of Listed Buildings

Regard shall also be had to:
National Planning Policy Framework (March 2012):
Chapter 12 - Conserving and Enhancing Historic Environment

South Somerset Sustainable Community Strategy

CONSULTATIONS

Re-consultation took place following the receipt of amended plans. With the exception of the Conservation Officer's response no additional comments for these drawings have been received at the time of drafting this report.

Aller Parish Council

The Council have no objections to the alterations, repair and extension to Canterbury Farm. The Council supports the principle of a new dwelling on the basis that this is to enable the renovation of Canterbury farm. Although we accept the proposed location of the dwelling, we feel the height of eaves to be too high given the proximity of other dwellings in Peddles Close and we should prefer to see a single storey dwelling. If permission is granted, we strongly recommend that as there is a one acre orchard behind the new dwelling, that it be a condition that no livestock are kept.

Conservation Officer

You will be aware that this application relates to a listed building which is in poor condition. It is on our building at risk register. Works have commenced in relation to the consent previously granted with regard to the structural works required.

I am supportive of the amended plans.

Area Engineer

No comment.

REPRESENTATIONS

Four neighbour objections have been received:

- The need to build this dwelling is solely to finance the renovation of the existing listed building which has already been purchased. If funds were not available, then to me it is wrong to have purchased the property

- Canterbury Farm is a listed building the surrounding land should be in keeping with this and the orchard should remain as such.

CONSIDERATIONS

The main consideration concerns the character and setting of the listed building.

The renovation works are extensive and have involved removal of the roof, rebuilding of a rear wall and major works to tie back in the roadside elevation that threatened the building's survival. There is evidence that in the early 1980s an attached barn was present, but subsequently partly replaced by a smaller structure with the use of reconstructed stone. The proposal seeks to put back the enlarged footprint that existed at the time of the listing.

The new build includes the triple garage and dwelling house attached to an existing wall that is listed by association and follows the demolition of outbuildings considered by the Conservation Officer not to have any merit. The Conservation Officer is supportive of the proposal.

The works both internal and external are considered do not detract from the character and setting of the listed building in accordance with the NPPF, and policy EH3 of the South Somerset Local Plan.

RECOMMENDATION

Grant consent

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

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the following approved plans: 117RevB, 116RevB, 115RevA, 113RevB, 111RevB, 110RevC, 112RevC received 22 October 2012, and 119, 118 and 001 received 11 September 2012.

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

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

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

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

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

04. No works in relation to this consent should be carried out on site unless details of the external render to be used have been provided to and approved in writing by the Local Planning Authority. Details shall include the finish, materials and colour of the render, and shall be supported by a sample panel, which shall remain available on site for the duration of the works.

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

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

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

06. No works in relation to this consent should be undertaken on site unless the following details have been submitted and a sample panel provided on site for inspection and written approval of the Local Planning Authority:
- a) Full details, including elevational drawings, to indicate the areas to be repointed.
 - b) Details of the method of removal of existing pointing. In this regard mechanical tools shall not be used,
 - c) Details of the mortar mix, and
 - d) A sample panel of new pointing that shall be carried out in the agreed mortar.

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

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

Reason: To safeguard the character of the listed building in accordance with the saved policy EH3 of the South Somerset Local Plan.

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

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

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

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

10. No works in relation to this consent should be carried out on site unless design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and details of all new cast metal guttering, down pipes, other rainwater goods, and external plumbing have been submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

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

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

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

12. The garage hereby permitted shall have vertically-boarded, side hung doors of timber, details of which shall be submitted to and approved in writing by the local planning authority. Subsequently, the materials shall not be changed without the prior written consent of the local planning authority.

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

13. No works in relation to this consent should be carried out on site unless details of the lintels to all new openings, including those in any new build, and the treatment to the surrounds of the window and doorway openings have been submitted to and approved in writing by the Local Planning Authority.

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

14. No works in relation to this consent should be carried out on site unless details of all new services to all bathrooms, kitchens etc, including details of routes of foul

water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

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

15. No works in relation to this consent should be carried out on site unless details of all new and replacement plasters, renders, floor surfaces, ceilings etc, including any making good of any existing structure abutting any of those to be demolished, have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority

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

16. No works in relation to this consent should be carried out on site unless details of the new staircase, including detailed design, materials and finish have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

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

17. No works in relation to this consent should be carried out on site unless a method statement for the removal of any the paint has been submitted to and agreed in writing by the Local Planning Authority. The method statement shall give opportunity for the Local Planning Authority to inspect the exposed surface once the paint has been removed. Should it be considered necessary to repaint, details of the type of paint to be used shall be submitted to and approved in writing by the Local Planning Authority.

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