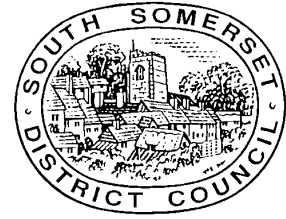


South Somerset District Council
Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 26 June 2013

2.00pm

**The Village Hall
Norton Sub Hamdon
TA14 6SF**

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



The public and press are welcome to attend.

Please note: There are no planning applications to be considered this month.

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

email: becky.sanders@southsomerset.gov.uk

website: www.southsomerset.gov.uk/agendas

This Agenda was issued on Monday 17 June 2013.

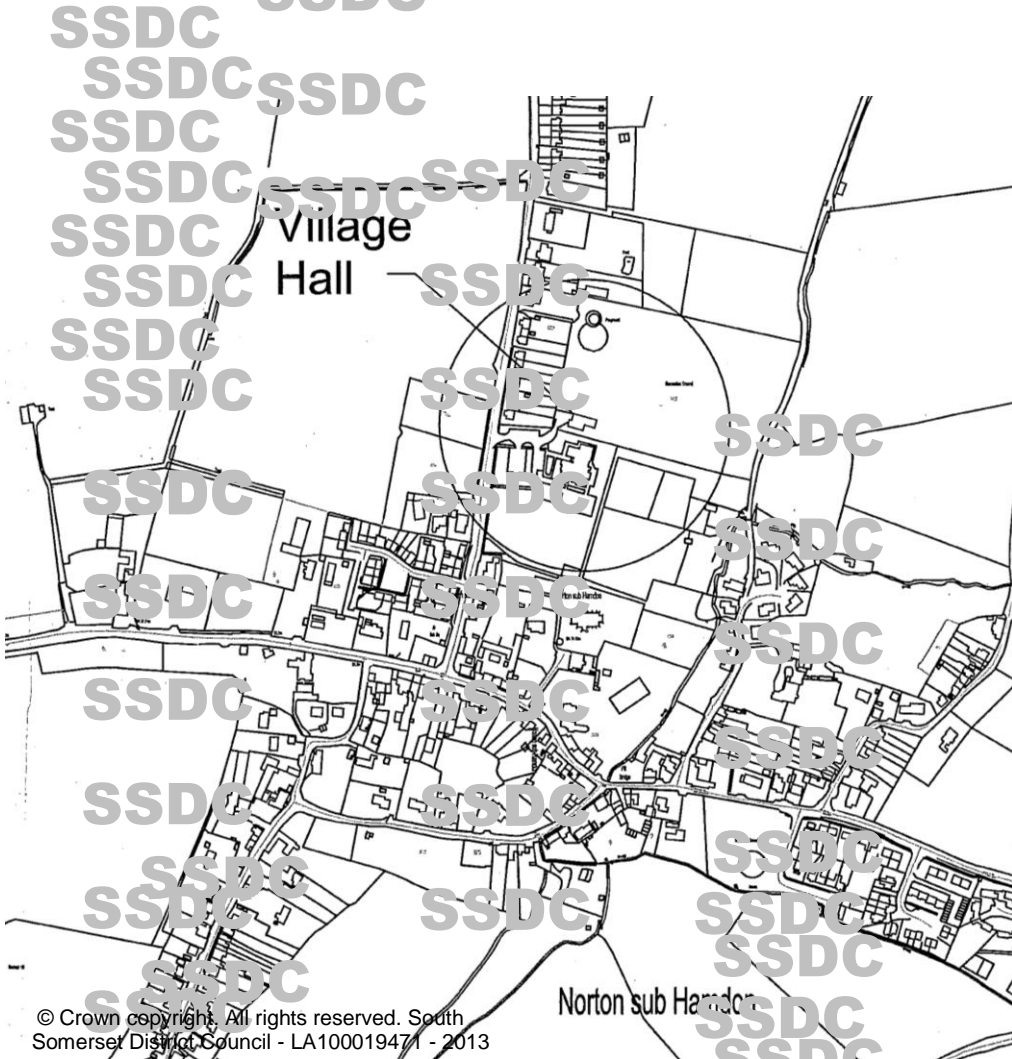
Ian Clarke, Assistant Director (Legal & Corporate Services)

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



INVESTOR IN PEOPLE

Location of meeting venue



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Area North Membership

Pauline Clarke
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.**

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 will usually 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. Please note – there are no planning applications to be considered this month.

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 26 June 2013

Agenda

Preliminary Items

1. **To approve as a correct record the minutes of the meeting held on 16 May 2013 and 22 May 2013**
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, Sylvia Seal and Paul Thompson

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 24 July 2013 at the Millennium Hall, Seavington.**

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 – 26 June 2013

8. Presentation on Community Payback and the ‘Walk Langport’ Project

Contact details for further www.communitypayback.com
information:

www.avonandsomersetprobation.org.uk
Yeovil office: 03000 492622

Langport Town Council: <http://www.langport-tc.gov.uk/>
Tel: 01458 259700 Email: clerk@langport-tc.gov.uk

Joy Roberts from the Community Payback Team (South Somerset / Mendip) of the Avon and Somerset Probation Trust and Val Saunders of Langport Town Council will attend Committee to give a presentation about the work of the Community Payback team and the ‘Walk Langport’ project.

Area North Committee – 26 June 2013

9. Presentation from Kingsbury Episcopi Community Shop Project

Website for further information: www.kingsburycommunityshop.co.uk

Sue Boer and Pauline Warren, representatives of Kingsbury Episcopi Community Shop will attend the meeting to give a presentation about the project. The shop has been running for one year and was awarded grant funding of £10,000 from Area North Committee in October 2011.

Area North Committee – 26 June 2013

10. Somerset Levels & Moors Task Force (Executive Decision)

Strategic Director: Rina Singh, Place and Performance
Assistant Directors: Kim Close and Helen Rutter, 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

The purpose of the report is for councillors to consider a request for a financial contribution towards the proposed Somerset Levels & Moors Task Force, and to nominate a councillor for appointment to the future executive board.

A briefing note on the issues faced by the Somerset Levels and Moors which helped to establish the remit and role of the Task Force is attached in Appendix A.

(NB: the report will be presented to the committee by Teresa Oulds, Neighbourhood Development Officer (North))

Public Interest

A Somerset Levels and Moors Task Force has been proposed by a wide range of local interest groups to develop a shared sense of purpose and direction for the Levels and Moors with effective agreements on managing the often complex relationships between people, land and water.

Recommendations

Councillors are asked to:

- a) Confirm a contribution of £1000 to Somerset County Council, (as accountable body for the Somerset Water Management Partnership and Levels and Moors Task Force) towards the administrative costs of the Levels and Moors Task Force allocated from the Area North Reserve.
- b) Nominate a District Councillor for appointment to the Executive Board of the Levels and Moors Task Force, adding this to the list of Area North appointments to Outside Bodies.
- c) Request an update report to be presented once the Task Force is formally established and the draft vision document is available, and added to the Area North Forward Plan.

1. Introduction

- 1.1. The Somerset Levels and Moors is a special place – for wildlife, for farming and not least, for people. The whole area forms the largest lowland grazing marsh system in Britain and is, consequently, of outstanding environmental interest. Prolonged summer flooding in 2012 caused serious damage to internationally important wildlife sites and farmers' livelihoods alike, and has reactivated interest in what could happen to the Levels and Moors if the relationship between people, land and water is not, as far as possible, a managed one.

- 1.2. It is widely understood that sustaining the unique character of the Levels and Moors is highly vulnerable to changes in the natural and public policy environments – and that its future depends upon a well-managed relationship between people, land and water.
- 1.3. There is strong evidence from local residents, businesses, environmental bodies, farmers and public agencies that seeking long-term solutions to the particular social, economic and environmental ‘challenges’ of the Levels and Moors is long overdue requiring a concerted effort and a strategic approach.
- 1.4. A map to show the main area of the Somerset Levels and Moors is below (Source: <http://www.parrettcatchment.info/where-we-work/>)



2. The Somerset Levels and Moors Task Force

- 2.1. SSDC is a member of the Somerset Water Management Partnership which has recognised the need for a dedicated programme of work, led by a dedicated Task Force. The purpose of the Task Force is to establish a shared sense of purpose and direction for the Levels and Moors with new forms of leadership, governance and collaboration, and which inspires people to get more involved in shaping its future.
- 2.2. The need for the Task Force has been explained as follows, by the Chairman of the Somerset Water Management Partnership (Anthony Gibson) in his 2012 letter to the Minister for Natural Environment and Fisheries (Richard Benyon MP). *“The delicate and complex nature of the balance between water management, conservation and farming on the Somerset Levels and Moors is widely recognised. The tragedy is that all three of those key interests are now being constrained by current circumstances, a context which is magnified by a general, widely-felt sense of drift, where current policies and programmes and unhelpful funding choices, all seem to be working against maintain and improving this balance across the floodplains.”*

2.3. With the positive support of the Minister, and full involvement of the various partners and interest groups, a 'roundtable' event took place in November 2012. Conclusions from the event were that a small working party be set up to prepare a draft vision for submission to the Task Force. The working party would be expected to consult with local people and review past work (notably that of the **Parrett Catchment Project**) already carried out.

2.4. Further communication with the Minister for Natural Environment and Fisheries gained the following statement of support for the future role of the task force:- *"I am keen that the Environment Agency and Natural England should continue to work closely with the Task Force to support its work in articulating the vision that was discussed at the [roundtable event], and finding the means to deliver it on the ground as quickly and effectively as possible."*

2.5. The **Levels and Moors Task Force** will consist of the following:

- An Executive Board (made up from organisations providing funding). The Board will define and shape the overall strategy.
- A Steering Committee (representing the main stakeholders) to draw up and implement an action plan to deliver the vision.
- A Forum. This will be the main source of a local mandate for the strategy and actions of the Task Force.
- Working Groups who will be given specific tasks by the Steering Committee.

3. Resources for the Task Force

3.1. Consultation and communication will require commitment from representatives of the various groups to help articulate a common vision of the area, review previous initiatives (eg the Parrett Catchment Project), identify progress and any outstanding actions, and map out the next steps. Finance is required to provide secretarial support to the Task Force (for 6-8 months) together with an officer to coordinate and link up the different partners involved.

3.2. Funding sources are shown below:

Organisation	Amount £	Status
Environmental Agency	7k	Agreed
Somerset County Council	7k	Agreed
RSPB	1k	Agreed
Committed	15k	
South Somerset District Council	1k	Awaiting decision
National Farmers Union	1k	Awaiting decision
Taunton Deane Borough Council	1k	Awaiting decision
Natural England	1k	Awaiting decision
Somerset Waterways Trust	1k	Awaiting decision
Wessex Water	1k	Awaiting decision
Sedgemoor District Council	1k	Awaiting decision
Mendip District Council	1k	Awaiting decision
Possible	8k	Awaiting decision

4. Summary and recommendation

4.1. The contribution of £1000 requested is considered to offer good value for money, when combined with other match funding contributions, together with the

involvement of an SSDC councillor on the Executive Board. Without a dedicated officer resource to support the task Force and ensure the draft vision is prepared, and consulted, it is likely that momentum will be lost.

4.2. Detailed consideration has been given to the best next steps, and the suggested way forward has the strong support of many different interest groups at national and local level. The remit of the working group includes looking back at past work – including the Parrett Catchment Project – which reflects the Area North Committee's own recommendation.

4.3. ***It is recommended the funding request of £1000 is approved as assistance to the next stage of the Task Force's work, to indicate SSDC support and secure involvement in future decisions.***

Financial implications

There is £16,600 available as unallocated in the Area North Revenue Reserve. If recommendation agreed, £15,600 will remain for future years.

Council Plan implications

Supporting the Somerset Levels and Moors Task Force will contribute to the Council Plan areas of focus on minimising flood risk, supporting strong and resilient communities, and promoting the sustainability of the local economy and environment.

Members will also note that the Area North Committee agreed 'Flood and Water Management' to be an Area North priority for 2013-14, noting support towards the Levels & Moors Task Force and encouraging the use of prior work such as the Parrett Catchment Project to inform future planning.

Carbon emissions & adapting to climate change implications

Adaptation to climate change will be fundamental to the vision and future governance for the Levels and Moors.

Equality and diversity implications

At the heart of the council's approach is working with partner organisations in a fair and equitable way to improve the quality of life for residents through the Council Plan and Equality Objectives. The council specifically recognises the needs of people affected by the nature of rural areas.

Background papers: *Copies of correspondence between Somerset Water Management Partnership and Richard Benyon MP; notes from the 'roundtable' event Nov 12.*

More information on the work of the Somerset Water Management Partnership is published at:

<http://www.somerset.gov.uk/irj/public/services/directory/service?rid=/wpccontent/Sites/SCC/Web%20Pages/Services/Services/Environment/Somerset%20Water%20Management%20Partnership>

Appendix A

Somerset Levels and Moors - briefing for the Round Table meeting - 29 November 2012

The main challenges facing the Levels in the medium term

1. Water management

- a. **National policy** now requires that financial and operational resources for flood risk management will be **focussed on protecting key assets** including settlements, critical infrastructure such as the power and water utilities, and transport links, to the current standards. In addition, these resources are likely to be **significantly constrained** in the medium term.
- b. In future, the protection of **agricultural land in the floodplains**, and minor transport links, **may attract fewer resources** and so these assets may be more vulnerable to flooding. How can we make these assets more resilient to increased flooding?
- c. The need to address **strategically** the **degraded state** of some rivers and ailing flood defences.
- d. **Peat soils**, and buried archaeological features, are **at risk of degradation** (including the loss of stored carbon) from arable farming, drought and inappropriate water level management. The speed at which this is already happening is variable but can be as rapid as 2cm in surface height per year.
- e. The combination of national policy, constrained budgets and climate change suggests that water supply to meet the needs of farming, rural enterprises and nature **may fluctuate between the extremes of drought and flood** to a greater extent than previously.
- f. The **dispersed ownership** structure of landholding on the moors means that it is difficult to implement **hydrological management** over large areas. Lack of agreement from just one or two people can prevent changes to the system even when the majority of landowners are in favour. There is also a lack of a landscape or a catchment scale perspective on water management. WLMPs are restricted to designated sites. We invest in controlling water levels in the lowest part of the system but have no mechanisms for influencing water/land management further up the catchment.
- g. Many of the rivers on the Levels **fail to meet Good Ecological Status or Potential**, as defined by the **Water Framework Directive**. The main reasons for failure are due to high levels of phosphate, barriers to fish movement in watercourses and low levels of dissolved oxygen. Water and land management practices together with point source pollution are considered the main pressures. There are considerable challenges ahead in working towards achieving WFD objectives whilst ensuring that the Levels continue to support the current uses both economically and environmentally.

2. Land management

- a. Livestock farming is **struggling to remain economically viable** (resilient) in the lowest and wettest parts of the Levels. These extensive farming

enterprises **provide livelihoods** for many, and help maintain the nature and landscape character of the Levels. These assets will be at risk unless these farming enterprises can find new ways to be more economically viable.

- b. **Financial support for farming** from the public purse, through agri-environment agreements, **is critical to many livelihoods** and farm businesses in the area. The national budget for these agreements is **constrained and focuses** on maintaining the nature and landscape interest of the **designated sites and priority habitats**, leaving less financial support for important management work in the rest of the floodplains. The end of the **Environmentally Sensitive Area (ESA)** scheme is affecting farmers on the Levels and has affected the agri-environment income of many people and has increased the likelihood of intensified and potentially environmentally damaging agricultural change. The danger is that the traditional livestock farming which has given the Levels and Moors much of its landscape and wildlife interest will be squeezed from both sides: on the lower, wetter land by lack of profits and impracticability; and on the better land outside the SSSIs by intensification associated by the ending of the ESA scheme.
- c. This budget constraint also **increases competition for agri-environment agreements** across the country and so there is a greater need to demonstrate that these agreements really do **provide good value in return for public money**.
- d. **CAP reform** will take place in 2014, and this may lead to less money being available for agri-environment agreements and rural development in the medium term.
- e. **Neglect of iconic landscape features**, such as pollarded willows, withy beds and orchards, continues leading to loss of the presently valued managed landscape character.

3. Economic development/rural prosperity

- a. Generating more economic value in the area by encouraging the **expansion of business** sectors based around **tourism, local identity and products**, and those which provide a wider community benefit. Eco-tourism and agro-tourism has yet to be fully exploited as an opportunity within the area. However, tourism needs some management to mitigate problems with cars, parking and issues to do with the impact of managing larger numbers of people.
- b. Building **more resilience into the land based economy** of the area so that it can better cope with environmental shocks such as flood or drought.
- c. The **traditional character** of rural communities is disappearing through the continuing **decline** of the livestock industry, **outward migration of farming families** (with associated loss of land management skills) and **loss of local social facilities and services**.
- d. **Demographic change**. An ageing farming population, which is in line with national trends, and probably above the national average age given the extensive traditional farming systems common on Levels. Many individuals have relied on ESA payments for pension planning and now have to look for alternative sources of income.

4. Nature

- a. Land of high nature value is now concentrated in a series of **isolated sites** scattered across the floodplains of the Parrett, Brue and Axe. Many of these sites are **too small and fragmented** within the wetland landscape to be resilient to changes in management, or to climatic or environmental stresses.
- b. Government policy encourages **rebuilding nature at a 'landscape-scale'**, with a greater focus on securing the integrity of sustainable ecosystems rather than isolated nature sites. To realise the great **potential for more nature** on the Somerset Levels, the patches managed with nature in mind would need to be bigger, better and more joined up in the future, and planned with reference to landscape scale ecosystem function.
- c. Extensive livestock farming has been the main 'tool' for managing nature interests in the floodplain grasslands in recent decades. **If livestock farming withdraws** from the wettest areas, then the natural assets of these areas will change too.
- d. The nature and landscape character of the Levels is **highly valued by many** who live and work in the area. An increasing number of people visit the Levels for the express purpose of enjoying these assets, and these visitors may provide **more business opportunities** in the local area.

5. Climate change

- a. Whilst local and specific predictions regarding the changing climate are difficult to assess fully, there is a broad scientific and policy consensus that **we need to take urgent action** on mitigation and resilience/adaptation. The most profound prediction is that the climate is likely to become **more erratic and less predictable**, resulting in a greater occurrence of more extreme rainfall, drought and storms.
- b. Predictions suggest that **climate change** will result in rapid regional changes and increased frequency of extreme weather such as heat waves and extreme rainfall, storms and flooding in North America and Europe, which will vary in location, intensity, and timescales. **Wet summers** could cause similar problems to those experienced on the Levels this year, and if combined with extreme rainfall a potential repeat of the 2007 Gloucestershire flooding scenario, whilst **dry summers** will increase the risk that there is not enough water in the river system to irrigate the Levels and Moors, reducing the water available for the livestock and for ditches which act as wet fences between the fields. In addition, there is a real risk in dry summers that the **peat soils shrink**, perhaps irreversibly, resulting in the field surfaces sinking. Drought will also impact on water quality with water penned up on moors as wet fencing becoming stagnant.
- c. A slow but steady **rise in sea levels** will compound the effect of wetter winters and more extreme weather conditions for the Levels and Moors. As the sea rises, the length of time the rivers can flow to sea will decrease, essentially reducing the volume of water they can discharge on each tide. As a result, more water may need to be **stored on the floodplains** of the Levels and Moors until it can be returned to the rivers and discharged to the sea.

- d. Climate change (for example) is likely to create **risks** (increased flooding, drought, new diseases) that will impact on land use, and **uncertainties** (about the frequency, timing and location of events) that land managers need to respond to. At the same time, those responsible for policy delivery and those affected by it (e.g. land managers), increasingly seek a **strategic vision and clear sense of purpose** for rural land use.

6. Mechanisms for achieving land and water objectives

- a. Understanding impacts and trade-offs. Being able to **identify the value of different goods and services** provided by land and water resources, and the possible conflicts and trade-offs between them, is critical to developing more effective decision-making processes and tools. However there is also the inherent challenge of how to 'value' nonmaterial landscape values and cultural services, which do not lend themselves to monetary valuation, and thereby can result in trade-off assessments which are biased and misleading.
- b. Once we have valued the different environmental goods and services how do we use this? **Paying for the right public goods and services in the right place** is a key challenge for the future. Current payment mechanisms, such as agri-environment payments, are largely based on agricultural income foregone plus costs incurred. There are concerns that this does not adequately recognise the value of public goods delivered or provide a long-term source of income for farmers who enter agreements. Is there an alternative basis to these payments?
- c. **Funding and its availability** from a range of sources has always been a challenge for this area, even more so in recent times. Through the recession and the 'age of austerity', securing funds for very worthy and necessary causes that are **non-statutory** is getting harder to achieve.

7. New governance models for more co-ordinated, integrated and bottom-up approaches to land use planning and management (localism)

- a. Finding new ways to improve the outcomes for the area, with **new forms of local leadership and direction**, which bring about more and **better collaboration** between organisations and with landowners / users.
- b. Finding new ways to **encourage more people to get involved**, that places the imagination, skills and practical knowledge of users at the heart of designing and **delivering new solutions** to these challenges.
- c. Developing formal (and informal) ways of **sharing what works well for the area**, so we can **demonstrate and celebrate success** widely (including value for money).
- d. Integrating different and fragmented policy arenas and funding mechanisms so we **join up multiple objectives** – including managing flood risk, water resource management, enhanced biodiversity, enjoyment of the countryside and rural livelihoods. And ways of working at a landscape scale rather than being restricted to designated sites.
- e. Ensuring that the **delivery of policy is responsive to local situations and circumstances** and to move away from the 'one size fits all' approaches of the past.

- f. Recognising the **diversity of the motivations** of land owners and managers, and how these might be met.
- g. Moving away from ‘top-down’ governance arrangements and structures towards ones that are more **integrated, collaborative and ‘bottom-up’**. How do we ensure those responsible for policy development and delivery have adequate resources and work in partnership? Bottom up needs to include the landowners – resources will not be able to solely come from ‘government’. A shift to more ‘bottom-up’ and collaborative governance arrangements and structures demands **better engagement with stakeholders and local communities** to: identify problems; define objectives for land use; and identify and deliver solutions. Because there is no formalised governance, such as an AONB type partnership arrangement, there is no centralised point of unification for all the initiatives that affect the Levels & Moors area.
- h. How do we value / protect sites with **no legal protection** in a bottom up approach?

November 2012

Area North Committee – 26 June 2013

11. Community Right to Bid – Nomination Received for Assets of Community Value

Strategic Director: Rina Singh, Place & Performance
Assistant Director: 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

The purpose of this report is to consider a nomination received from Langport Town Council to place Cocklemoor, off Parrett Close, Langport onto the SSDC Register of Assets of Community Value.

(NB: the report will be presented to the committee by Teresa Oulds, Neighbourhood Development Officer (North))

Public Interest

The Government wishes to provide communities with more opportunities to take control over the ownership and management of local assets. The Community Right to Bid (CRTB) came into effect on 21st September 2012. It provides opportunities for voluntary and community organisations, parish councils and neighbourhood forums to identify land and buildings which they believe to be important and benefit their community, and nominate these to be included on a Register of Assets of Community Value. If the asset then comes up for sale, the community is given time to make a bid to buy it on the open market.

In June 2013 we received a nomination from Langport Town Council and it is SSDC's responsibility to consider whether the nomination should be included in the Register.

Further details of the Community Right to Bid, including some Frequently Asked Questions is published at <http://www.southsomerset.gov.uk/communities/ssdc-and-the-localism-act/community-right-to-bid/>

Recommendation

Councillors are asked to:

- a) Recommend to District Executive that the area of land known as Cocklemoor, Langport, in the current ownership of the Environment Agency, is placed onto the SSDC Register of Assets of Community Value.

Background

In November 2012, District Executive agreed a process for considering nominations received from communities to place assets of community value onto the SSDC Register of Assets of Community Value (based on clear criteria which are set out in the Localism

Act). When nominations are received, SSDC has 8 weeks to consider them and respond to the applicant.

District Executive agreed that all nominations should be considered by the relevant Area Committee followed by District Executive.

Details of Nomination Received

	Detail	Community Right to Bid Criteria	Fits Criteria Y/N
Name of Property/Land	Cocklemoor, off Parrett Close, Bow Street, Langport, TA10 9PR		
Nominating Body	Langport Town Council	Does it fit the definition of a 'Community Interest Group?'	Y
Area of interest	Langport Town Council is the elected local authority representing the residents of the Parish of Langport	Does it have a local connection ie. are its activities wholly or partly concerned with the South Somerset area or with a neighbouring authority (which shares a boundary) and is any surplus it makes wholly or partly applied for the benefit of the South Somerset area or a neighbouring authority's area?	Y
Use in recent past	The land is currently used as a recreational space by local residents and visitors to the town.	Does its current use or use in the 'recent past' (ie. the past 5 years) further the social wellbeing and interests of the local community?	Y
Proposed Future Use	The current use would continue	Does the proposed continued use (or in the next 5 years) further the social wellbeing and interests of the local community?	Y

A map showing the nominated land is attached. (Appendix A).

The current owner is the Environment Agency (EA) whose officers recently notified the Town Council of an intention to dispose of the site to curtail on-going maintenance costs. Consideration of sale to another authority for a price less than market value, has been rescinded and officers have indicated that EA policies do not allow this. Officers of the EA have subsequently suggested that they may be in a position to offer a long term lease or placing the land for sale on the open market.

The Town Council wants to protect the site for the benefit of local residents, community groups and visitors but will need to consider the costs and liabilities that they may incur both in the purchase and for the on-going maintenance of Cocklemoor. At this stage, securing registration of the land under the CRTB may help provide time to develop a longer term plan.

Cocklemoor, Langport is a large area of open land including a public right of way (PROW) which runs along the bank of the River Parrett. It is highly valued locally, and well-used for informal recreation by residents and visitors and for a wide range of organised community events throughout the year.

Over recent years the district, town/parish and county councils have all invested in promoting Cocklemoor as a 'gateway' to the natural environment and as a local asset. Cocklemoor is part of the River Parrett Trail – a promoted walking route linking 50 miles of footpaths. A key priority of recent years has been to create accessible pathways and facilities for disabled people and families.

As well as the PROW there are two permissive paths (installed by SSDC) providing three points of public access from the (narrow and busy) high street of the town centre. Along the river bank there are facilities for fishing and to launch canoes. Cocklemoor also includes one of the main flood defences for the town – a raised floodbank.

The nominating group is an eligible body, and the current and proposed use of the land fit with the provisions of the Community Right to Buy. The nomination is therefore recommended for inclusion on the Register of Assets of Community Value

Next Steps

If Area North Committee agrees with this nomination it will be referred to District Executive at its July 2013 meeting. If supported by District Executive then the Town Council, the owner and the Land Registry will be notified and the asset will be placed on the SSDC Register of Assets of Community Value, and published on the council's website.

Once an asset has been listed, nothing further will happen until the owner decides to dispose of the asset (either through a freehold sale or the grant of a lease for at least 25 years). At this point the owner must notify SSDC of the intention to sell. Relevant community groups are then given 6 weeks to express an interest in the asset and submit a written intention to bid for the property.

If any written intentions are received, the council must pass on the request to the owner, at which point the full moratorium period of 6 months (from the date that SSDC is notified of the intention to sell) comes into force. If no written intention(s) to bid are received, the owner is free to sell the asset.

All accepted nominations will normally remain on the register for 5 years.

Financial Implications

None in relation to this report. Private property owners who believe they have incurred costs as a result of complying with the CRTB procedures can apply for compensation from the Council. SSDC is in the process of designing this compensation scheme.

Council Plan Implications

None in relation to this report. Assessment of nominations is a duty arising from the Localism Act.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

None in relation to this report

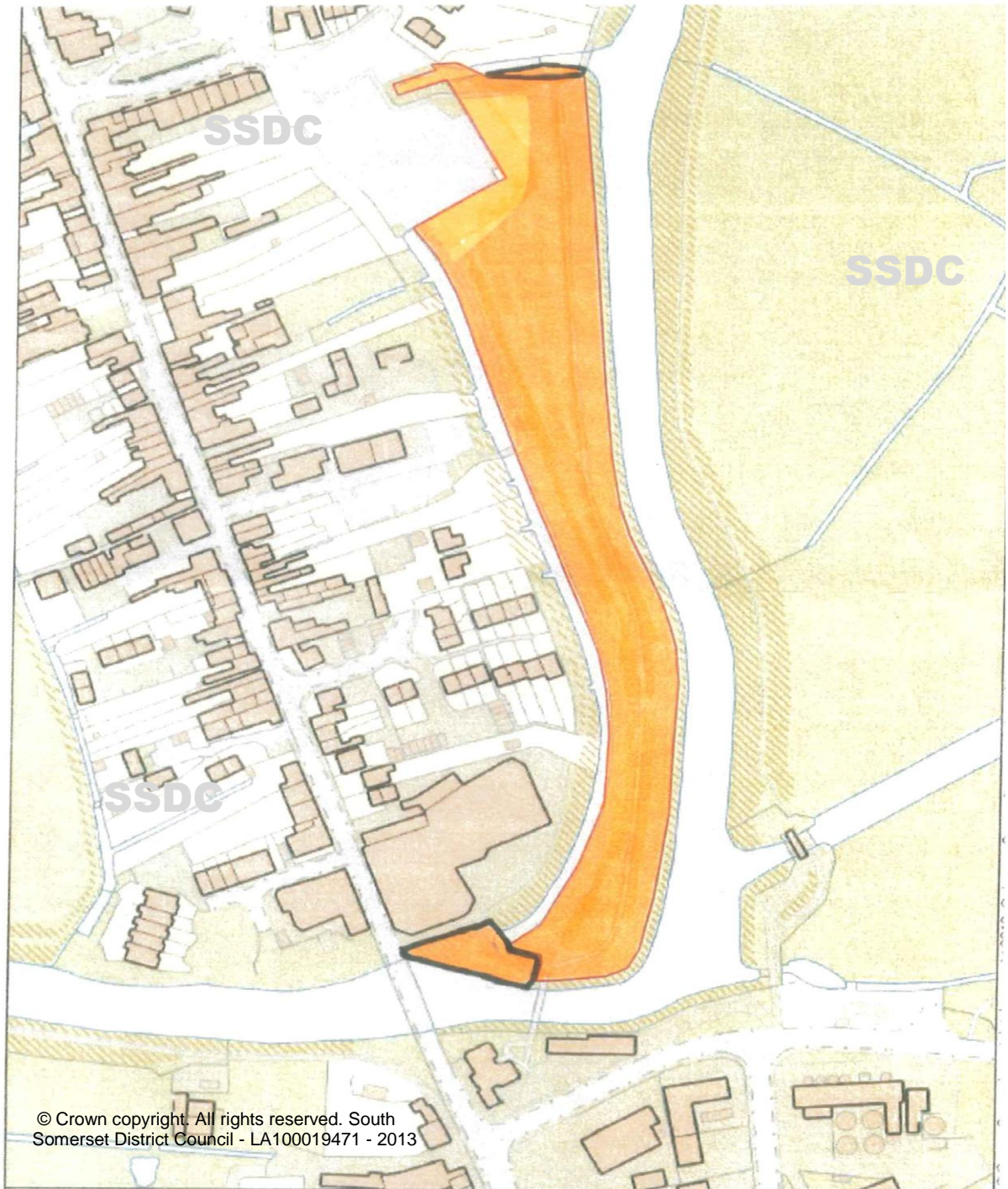
Equality and Diversity Implications

None from this report, however acting to preserve the current use of Cockle Moor will in turn support the current benefits of public access to well-managed open space with accessible paths and facilities.

Background Papers: *Localism Act 2011*
District Executive Minutes and Agenda November 2012
Assets of Community Value (England) Regulations 2012 Statutory Instruments 2012 n. 2421, 20th September 2012
Nomination Forms received from Langport Town Council June 2013

Appendix A

Cocklemoor Right to Bid - Map of nominated area.



Area North Committee – 26th June 2013

12. Area North 2012/13 Outturn Report (Executive Decision)

Chief Executive: Mark Williams, Chief Executive
Assistant Director: Donna Parham, Finance and Corporate Services
Service Manager: Amanda Card, Finance Manager
Lead Officer: Nicola Brine, Management Accountant
Contact Details: nicola.brine@southsomerset.gov.uk or 01935 462612

Purpose of the Report

The purpose of this report is to update Members of the actual spend against budget for the year 2012/13 of the services over which this Committee exercised financial control.

Public Interest

This report gives an update on the financial position of Area North Committee after twelve months ended 31st March 2013.

Recommendations:

Members are recommended to:

- (1) review and comment on the 2012/13 financial outturn of Area North budgets;
- (2) note the position of the Area North Reserve as at 31st March 2013;
- (3) carry forward the slippage of £129,270 on the Area North capital (Appendix A);
- (4) note the position of the Play & Youth capital investment programme in Area North (Appendix B); and
- (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 31st March 2013. This includes transfers to or from reserves.

	£
Approved original budget as at Feb 2012	192,440
Carry forwards approved June 2012	36,990
Transfer from Area North Reserve funding for interpretation panels at Cartgate	4,320
Transfer from Area North Reserve funding for Norton sub Hamdon CLT Trust	5,000
Contribution to portable PA system	(1,000)
Allocation of training budgets	1,130
Revised Budget as at 31st March 2013	238,880

A summary of the revenue position as at 31st March 2013 is as follows:

Element	Original Budget £	Revised Budget £	Actual Spend £	Carry Forward £	Actual + Carry Forwards £	Variance £	%
Development	192,440	235,890	200,940	23,400	224,340	(11,550)	4.9
Grants	0	2,990	(3,576)	5,550	1,974	(1,016)	34
Group Total	192,440	238,880	197,364	28,950	226,314	(12,566)	38.9

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.

Area Development Manager Comments

The **Development** element of the Area North budget comprises salary and associated costs of running the service. As a result of managed staffing changes this budget was underspent, resulting in a 4.9% underspend on the planned budget.

The Area North **community grants** budget (£15,370) contributed towards 27 projects and services. The average contribution was 22% with a total estimated value of £76,703. For every £1 granted by SSDC, a further £4.50 was invested from other grants and local fundraising. *NB The Area North budget for 2013-14 continues at around £15,000 for revenue support to local projects.*

Of the capital allocations referred to as “slippage” there are no concerns to report about future delivery, and the completion of agreed schemes is a high priority for the Area Development work programme. The total “slippage” shown of £129,270 (Appendix A) included £75,000 of potential allocations to community led projects, and although many schemes are under development applications are not yet ready. This includes Tintinhull and Montacute for new village halls, and a planned refurbishment at Martock Parish Hall. A further £28,000 refers to the Cocklemoor bridge retained payment.

There is around £275,000 to invest in local priorities in future years and Councillors may wish to consider further investment of capital into local priorities of the parishes in your ward - you are encouraged to contact me to discuss this. The current Area Development Plan includes many community based schemes which may require capital investment by SSDC to help make them happen. Recommendations for new schemes are likely to be in

keeping with the council's ethos to support community led action, and the need to reduce the revenue costs of the council.

In agreement with the Area Chairs and Financial Services we plan to provide a half-yearly report with information on the progress of schemes and projects supported through the area budgets by ward. This will link the capital programme, grants and Section 106 monies. The aim is to provide a clearer picture of agreed investment and progress in each ward. NB: Information on SSSC budgets and resources supporting community priorities in Area North is available at any time on request.

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
1,000	Area North Admin	Corporate Democratic	Contribution to new portable PA system
5,000	Area North Reserve	Norton Sub Hamdon CLT Trust	Support towards progressing affordable rural housing schemes

AREA RESERVE

The position on the Area North Reserve as at 31st March 2013 is as follows:

	Allocations £	Balance £	Comments
Position as at 1st April 2012		43,920	
Less amounts transferred for use in 2012/13:			
Interpretation panels at Cartgate picnic area	(4,320)		Project Completed
Current balance in Reserve at 31st March 2013		39,600	
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
Total Committed		(15,000)	
Uncommitted balance remaining		24,600	

CAPITAL PROGRAMME

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

In summary the actual spend to 31st March 2013 was £10,958 on an approved 2012/13 programme of £65,700. £54,742 of the approved programme for 2012/13 was unspent. It is recommended that the slippage of £129,270 for both approved and reserve schemes be carried forward into 2013/14.

There is £74,528 in the reserve schemes for 2012/13 and a further £246,658 for future years.

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

Schemes	Spend 2012/13 £	Future Spend £
Unallocated Capital Reserve	52,528	129,000
Planning enforcement action	0	45,000
Local priority projects – enhancing facilities and services	22,000	72,658
TOTALS	74,528	246,658

COMMUNITY GRANTS – 4th Quarter

During the 3 months to March 2013, £8,550 was awarded under delegated authority for grants up to £750. See Appendix C for further details.

Community Grants Summary for 2012/13

During 2012-13 £17,233 was allocated to community projects under delegated authority for grants of up to £750. £10,683 has been paid, £6,550 to be carried forward to 2013/14 for projects not yet completed and £16 remained as an uncommitted balance.

Original Budget (including carry forwards from 2011/12)	£18,360
2011/12 Carry forwards paid during the year	(£2,530)
Total revised budget for 2012/13 (1)	£15,830
Refund from previous grant awarded & paid (VAT)	£1,419
Total revised budget for 2012/13 (2)	£17,249
Grants awarded & allocated	(£17,233)
Uncommitted balance	£16

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

Council Plan Implications

The budget is closely linked to the Council Plan.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

There are no implications currently in approving this report.

Equality and Diversity Implications

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

Background Papers – Financial Services Area North budget file

	2012/13 Estimated Spend £	Actual Spend to 31/03/2013 £	Slippage to Carry Forward £	Future Spend Excluding Slippage £	Responsible Officer (s)	Responsible Officer's Comment on Slippage & Performance Against Targets
Capital Programme						
Improvement to District owned Play Areas January 2001 Play Audit.	18,040	1,985	16,055		R Parr	Curry Rivel Stanchester Way Phase 2. Work re-scheduled for 2013-14.
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	3,000	0		T Oulds	Grant to Martock Youth Centre. Energy efficiency improvements to building including heating, secondary glazing and draft proofing. Project completed and paid.
Cocklemoor Bridge	28,452	0	28,452		P Burr	Works completed. Payment to be made to SCC once easement across SSDC land approved. This is in hand with SCC / SSDC legal services and progressing well, but is complex also due to the involvement of the EA for the Cocklemoor side of the bridge.
Langport Vision - improvements to Langport and River Parrett Visitor Centre and car parking at Westover	2,597	0	2,597		P Burr	Linking pathway improvement to be completed later this year in collaboration with the locally led 'Walk Langport' project. Delay due to the need to develop long term maintenance plans for Cocklemoor, and for decisions on the re-use of the former visitor centre.
Martock, town centre improvements - Phase 2 (YD979(YC233) A140 AN08)	2,638	0	2,638		G Green	The main scheme completed. Final balance for improved lighting in car park, linked to community led project for enhancements to precinct. Scheme designed and agreed, and should be completed in 2013-14.
Martock Town centre Improvements - Phase 3	2,000	2,000	0		C Jones	Grant to Martock Parish Council for community art project in precinct. Project completed and grant paid.
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. Working group to meet to approve draft guidelines to administrate scheme. Good progress to develop the scheme, which has taken slightly longer than planned, so will be re-profiled for 2013-14 and 2014-15.
Curry Mallet & Beercombe Village Hall-Kitchen Refurbishment	3,000	3,000	0			Grant to Curry Mallet & Beercombe Village Hall. Project completed and grant paid.
Seavington Community Shop and Services - Loan repayment	-1,000	-1,000	0	-4,000	S Kelly	Loan drawn March 2010 and underwritten by Seavington Parish Council. New repayment plan agreed November 2012 over 3 years.
Total North Capital Programme	65,700	10,958	54,742	11,000		
Reserve Schemes Awaiting Allocation But Approved in Principle						
Unallocated Capital Reserve	52,528	0	52,528	129,000	C Jones	Provision for investment not otherwise covered in reserve programme. Additional £25,000 awarded February 2013 for 2013/14
Planning Enforcement	0	0	0	45,000	I Clarke	Provision for compensation relating to planning enforcement
Local priority projects - enhancing facilities and services	22,000		22,000	72,658	C Jones	Detailed allocations through grants or capital appraisal. Support for partnership investment into local infrastructure and facilities.
Total Reserve Schemes	74,528	0	74,528	246,658		
Summary						
North Capital Programme	65,700	10,958	54,742	11,000		
Reserve Schemes (Unallocated)	74,528	0	74,528	246,658		
Total Programme to be Financed	140,228	10,958	129,270	257,658		

	2012/13 Estimated Spend £	Actual Spend to 31/03/2013 £	Slippage to Carry Forward £	Future Spend Excluding Slippage £	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	3,299	37,701	13,000	R Parr	Schemes at Thurlocks Tintinhull, Stanchester Way Curry Rivel currently in the design stages. Scheme at Abbey Close will be completed summer 2013/14 hopefully. Scheme at Lavers Oak Martock scheduled for 2013/14.
Youth Facilities Development	10,000	10,000	0	0	R Parr	Schemes at Huish Episcopi & at Compton Dundon are completed.
Multi Use Games Area	70,000	50,926	19,074	0	R Parr	Schemes at Langport & South Petherton, both substantially completed Final sign off & completion anticipated for Qtr 1 of 2013/14.
Grants for Parishes with Play Area	0	0	0	12,500	R Parr	Scheme at Lightgate Lane, South Petherton is nearly completed, just awaiting final invoices & sign off (net budget shown as zero due to external grant income). Scheme at Ilton scheduled for 2013/14.
Third Sector and Partnerships						
Village Hall Grants						
Barrington Village Hall awarded 25/4/12	2,400	2,400	0		A Knight	Grant to Barrington Village Hall for solar panels. Project completed and grant paid.
Curry Rivel-Robert Sewers Hall awarded 27/6/12	4,500	0	4,500		A Knight	Grant to Curry Rivel Robert Sewers Hall. Project underway.
Gypsy & Traveller Sites programme:						
Health & Well-Being						
Infrastructure & Park Homes, Ilton - Grant for MUGA	60,000		60,000	0	S Joel	This is Government funding allocated towards local facilities for young people, and is included in the wider investment programme for sport, play and recreation in Ilton.
Infrastructure & Park Homes, Ilton - Grant for MUGA - Inc	(60,000)		(60,000)	0	S Joel	
	127,900	66,625	61,275	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 2013-14
South Petherton -West End View			9,727	9,727	0		0					Work completed
Tintinhull - Thurlocks			1,985	0	1,985	1,985	0					Area North contribution spent on Olympic basket Swing, remainder of works to be funded from corporate capital in 2013-14. Balance of £15 returned to unallocated capital balance.
SSDC play	TOTAL		39,712	21,196	18,040	1,985	16,055	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												
Community Play Schemes 2006 approved Feb 07 Council												
Bracey Rd Martock	Feb 07		30,000	30,000	0		0					Project complete.
Hills Lane Martock	Feb 07		18,000	18,000	0		0					Project complete.
Thurlocks Tintinhull	Feb 07		20,000	0	20,000		20,000					Minor works completed
Stanchester Way Curry Rivel	Feb 07		10,000	0	10,000		10,000					13-14 Sketch designs/mostly like for like
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	2,260	7,740					Sketch designs
Barrymore Close Huish Episcopi	Feb 07		10,000	9,000	1,000	1,000	0					Project complete.
	TOTAL		113,000	57,000	41,000	3,260	37,740	13,000	0	0	0	
Grants for Parishes with Play areas 2008 approved Feb 08												
Ilton	Feb 08		12,500	0	0		0	12,500				Plans in progress, together with s106 funding - land owned by Ilton Parish Council.
South Petherton Lightgate Lane	Feb 08		0	0	0							Net budget shown - funded by Lottery - Play Builder Grant and S106 monies.
	TOTAL		12,500	0	0	0	0	12,500	0	0	0	
Youth Facilities 2006 approved Feb 07 Council												
Huish Episcopi	Feb 07		5,000	0	5,000	5,000	0					Grant offer put towards new MUGA. Installed.
Compton Dundon	Feb 07		5,000	0	5,000	5,000	0					Completed and grant paid.
	TOTAL		10,000	0	10,000	10,000	0	0	0	0	0	
Multi Use Games Areas 2008 approved Feb 08												
Langport	Feb 08		35,000	0	35,000	29,826	5,174					Grant awarded towards MUGA. Installed.
South Petherton	Feb 08		35,000	0	35,000	21,100	13,900				0	Construction started but completion delayed due to wet ground conditions
	TOTAL		70,000	0	70,000	50,926	19,074	0	0	0	0	

Appendix C Community Grants awarded from 2012/13 Area North Community Grants revenue budget

Carried Forward means the grant payment will be after 1st April 2013. SLA = Service Level Agreement

Organisation	Project Details	£ Awarded	Project costs	% paid	Status
Grants offered Qtr 1 (April 2012 – June 2012)					
Langport Town Trust	Langport Information Centre - SLA (12-13)	500	3700	14	Paid
South Petherton Parish Council	South Petherton Community Information Centre - SLA (12-13)	500	3000	17	Paid
Somerton Tourism and Heritage Partnership	Somerton Information Centre - SLA (12-13)	500	4400	11	Paid
Martock Parish Council	Martock Local Information Centre - SLA (12-13)	500	2500	20	Paid
Drayton Village Hall	Drayton village hall floor refurbishment	700	2988	23	Paid
Somerton Tourism and Heritage Partnership	Support towards relocation of Local Information Centre into the Somerton Library	750	2500	30	Paid
Petherton Folk Festival	South Petherton Folk Fest	750	2037	37	Paid
Lopen Parochial Church Council	Installation of hearing loop in Old School Room	633	1266	50	Paid
Somerton Business Association	Publication and distribution of Somerton Mini Guide Leaflet	500	3520	14	Paid
Grants offered Qtr 2 (July 2012– Sept 2012)					
Martock Parish Council	Start up of Martock Jobclub	750	2140	35	Paid

Making the Most of Martock Ltd	Support towards development of Martock Growing Business Group	750	1750	42	Paid
Grants offered Qtr 3 (Oct 2012 – Dec 2012)					
Langport & Huish Memorial Field Management Committee	Langport & Huish MUGA – project management	750	1500	50	Paid
Ash Parish Council	Installation of height restriction barrier at Ash recreation ground	350	1050	33	Paid
Make Martock Sparkle	Support to town centre enhancements for “Making Martock Sparkle”	750	4920	15	Paid
Grants offered Qtr 4 (Jan 2013 – March 2013)					
Ash Parish Council	Improvements to the Ash Millennium Wood	750	1500	50	Carried forward
Compton Dundon Cricket Club	New equipment for cricket ground maintenance at Compton Dundon	750	2750	27	Carried forward
Roundabout Pre-school (Somerton)	Feasibility and planning for new pre-school building, Somerton	750	2720	28	Paid
Somerset County Council	Stoke Road junction improvement – feasibility study	750	2500	30	Paid
Kingsbury Youth Club	Enhancement of youth facilities at Kingsbury Episcopi Recreation Ground	750	2800	27	Paid
Curry Rivel Village Hall Management Committee	Installation of hearing loop to Robert Sewers Hall, Curry Rivel	750	2000	38	Carried forward
Kingsbury Episcopi Amenities Committee	Installation of outdoor fitness equipment at Kingsbury Episcopi Recreation Ground	750	9462	8	Carried forward
Somerset Advice Network	Langport “Info Hub” development /training	750	1500	50	Carried forward

South Petherton Parish Council	Sports facilities for Recreation Ground	300	600	50	Carried forward
Langport Town Trust	Langport Information Centre - SLA (13/14)	500	3700	14	Paid
South Petherton Parish Council	South Petherton Community Information Centre - SLA (13-14)	500	3000	17	Carried forward
Somerton Tourism and Heritage Partnership	Somerton Information Centre - SLA (13-14)	750	4400	17	Paid
Martock Parish Council	Martock Local Information Centre - SLA (13-14)	500	2500	20	Carried forward
	Total	17,233	76,703		
	Average %			22	

Area North Committee – 26 June 2013

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

24 July '13	Environmental Health – Service Report	Report on the SSDC Environmental Health Service	Alasdair Bell, SSDC Environmental Health Manager
24 July '13	Area North Affordable Housing Programme Outturn Report	To provide a report on the delivery of the Area North Affordable Housing Programme during 2012-13. The current Rural Housing Action Plan will also be presented.	Colin McDonald, Corporate Strategic Housing Manager
24 July '13	Review of Member Representation on Outside Bodies (Confidential)	To comment upon the findings of the Scrutiny Task and Finish Review – Member Representation on Outside Bodies	Charlotte Jones Area Development Manager (North)
<i>August</i>		<i>No planned items (unless a decision is required eg: a community grant). Planning applications as usual.</i>	
25 Sept '13	<i>Area North – Holiday Play Schemes</i>	<i>A report on support provided to community led holiday play schemes</i>	<i>Sara Kelly Neighbourhood Development Officer (North)</i>
25 Sept '13	<i>Community offices</i>	<i>Update report on Community Offices</i>	<i>Madelaine King-Oakley, Community Office Support Manager</i>
<i>TBC</i>	<i>Martock Job Club</i>	<i>Update report on the progress of the community led Martock Job Club, which opened in September 2012.</i>	<i>Teresa Oulds, Neighbourhood Development Officer (North)</i>
<i>TBC (Sept?)</i>	<i>Community Youth Project</i>	<i>Update report from the Community Youth Project, whose members include Martock, Somerton, Tintinhull, the Hamdons, and Kingsbury Episcopi.</i>	<i>Teresa Oulds, Neighbourhood Development Officer (North)</i>

TBC	<i>Joint review of flood prevention and resilience in Somerset (Flood Summit)</i>	<i>To provide feedback from Flood Summit, and wider research undertaken through a county wide local authority led task and finish group.</i>	TBC
TBC	<i>Neighbourhood Policing update</i>	<i>An opportunity for discussion of current community safety priorities.</i>	<i>SGT Rob Jameson – Avon & Somerset Constabulary</i>
TBC	<i>South Somerset Citizens Advice Bureau</i>	<i>(To be confirmed by Ric Pallister – meeting with CX 11th June) Presentation on the work of the South Somerset CAB.</i>	TBC
TBC	<i>South Somerset Disability Forum / Community Building Access Reviews</i>	<i>Presentation on the work of the South Somerset Disability Forum (SSDF) including recent work commissioned by SSDC to conduct access reviews of community buildings.</i>	<i>Jo Morgan – Equalities Officer</i>

Area North Committee – 26 June 2013

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

12/04899/FUL – 1 Bearley Cottages, Bearley Lane, Tintinhull BA22 8PE.
 Erection of a two storey extension to side of dwellinghouse.

13/00441/FUL – Land at Caves Farm, Pitney, Langport.
 Installation of a 4.75Mw solar farm on land to north of Caves farm, including the construction of access roads, substation, inverter station, transformers and 2.0m high boundary fencing and hedgerow planting and enhancement.

Appeals Dismissed

None

Appeals Allowed

12/03862/FUL – Land opposite Autumn Leaves, Pibsbury, Langport.
 Erection of a 3 bedroom single storey dwelling with retention of the existing building for garaging (revised scheme 12/02168/FUL).

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



Appeal Decision

Site visit made on 25 April 2013

by Mike Fox BA (Hons) Dip TP MRTPI

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

Decision date: 14 May 2013

Appeal Ref: APP/R3325/A/13/2190981

Land opposite Autumn Leaves, Pibsbury, Langport, Somerset, TA10 9EJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Tony Perrin against the decision of South Somerset District Council.
 - The application Ref 12/03862/FUL, dated 24 September 2012, was refused by notice dated 12 December 2012.
 - The development proposed is the erection of a 3 bedroom single storey dwelling with retention of the existing building for garaging.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of a 3 bedroom single storey dwelling with retention of the existing building for garaging at land opposite Autumn Leaves, Pibsbury, Langport, Somerset, TA10 9EJ in accordance with the terms of the application, Ref 12/03862/FUL, dated 24 September 2012, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 1/11606/A2 (site plan showing curtilage), undated but received by the Council on 1 October 2012; 1/18/202 entitled *Conversion of Building into Garage Accommodation*, dated October 2012; and 5/11612 entitled *Proposed Floor Plan and Elevations*, dated May 2012.
 - 3) No part of the development hereby approved shall be carried out until details of the following have been submitted to and approved in writing by the local planning authority:
 - a) external materials to be used for the walls and roofs;
 - b) windows and doors recessing and finish;
 - c) hard-standing and boundaries;
 - d) rainwater goods and eaves and fascias; and
 - e) finished ground floor level.

The development shall be carried out in accordance with the approved details.

- 4) The development hereby approved shall not begin until details of the junction between the proposed vehicular access and the highway have been submitted and approved in writing by the local planning authority; and the building shall not be occupied until that junction has been constructed in accordance with the approved details.
- 5) Prior to the occupation of the dwelling house hereby permitted there shall be three parking spaces and a turning area provided in accordance with a scheme submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented and the land used for no other purpose and permanently retained as such thereafter.
- 6) The garage doors shall remain capable of providing access to vehicles and the internal floor area shall be left unobstructed to secure vehicle parking. While the use of the garage building shall include ancillary storage space, this shall not extend to any other purpose, including habitable floor space.

Main Issue

2. There is an extant planning permission for a dwelling on the appeal site, together with the demolition of the existing building (use class B1)¹, so the principle of residential use of the site is established. The proposal, for a dwelling which would be identical in height, scale, design, footprint and use of external materials, to the approved scheme, is to relocate it slightly further away from the road, whilst retaining the existing building for garaging. The **main issue** is whether this would result in a significantly greater visual impact than the approved (fall-back) scheme so as to cause demonstrable harm to the character and appearance of the surrounding area.

Reasons

3. The appeal site is located in the countryside outside any development limits. It fronts the A372 to the north, opposite ribbon development. Agricultural land borders the site to the west, south and east, whilst the surrounding trees provide a measure of visual containment from the wider, open countryside. The existing roadside building, proposed for demolition in the approved scheme, was originally intended for stables, although it was never used as such and a subsequent Certificate of Lawfulness has established its B8 use for storage.
4. The proposal is to retain the existing building, remove its B8 use, and restrict it to a garage and ancillary uses to the main building. The impact of both the retention of the existing building, together with the proposed dwelling relocated further away from the road, is considered by the Council to harm the open and predominantly rural character on the south side of the A372.
5. The relocation of the main dwelling, slightly further away from the road than the approved scheme, would not be sufficient to harm the openness of the site. The existing building, which is side-on to the road, is a simple, rectangular structure with a pitched roof. Its rustic character is reflected in its traditional external materials and recessive colours, and it maintains a relatively low profile.

¹ Planning permission Ref. 12/02168/FUL for demolition of existing building (B1 Use) and erection of a 3 bedroom single storey dwelling with two car parking spaces.

6. In any event, the lack of permitted development restrictions in the existing permission means that additional extensions and/or outbuildings could be erected, possibly with a greater visual impact than the existing building. Finally, the openness of the appeal site is already compromised to a degree by the natural containment of the mature trees to the west, south and east.
7. Taking all these matters together, I conclude that the difference between the existing approved scheme and the proposal before me is not sufficient to result in harm to the character and appearance of the surrounding area. As such the proposal would not be contrary to any of the core principles in *the Framework*², including bullet points 2 (enhancing places where people live); 4 (design and amenity); and 7 (conserving the rural environment). It would also not be contrary to the design parameters in *Local Plan*³ policy ST6.
8. The Council also expressed concern in relation to the unsustainable location of the appeal site. However, no new sustainability issues have been raised since the approved scheme was considered by the Council. The increased depth of the enlarged curtilage from that shown on the approved plans would not be excessive, whilst continuing the irregular alignment in the approved plans would leave a narrow gap between the curtilage boundary and the south-west part of the proposed dwelling, which would appear contrived.
9. A number of other concerns have been expressed. It will be for the local planning authority to consider any future planning applications for residential development on the appeal site, if any are submitted at a future date. I have no evidence to substantiate that drainage/flooding problems would be linked to the proposed development, and as the Council has not raised any concerns, I see no reason to disagree.
10. The highway authority stated that should the existing garage space be insufficient to accommodate the need for parking, vehicles would park in the turning area, which could result in vehicles being forced to reverse onto the adjoining A372. I agree with the Council's suggested condition to ensure that an approved parking scheme is submitted which would make provision for an acceptable parking and turning area prior to the occupation of the proposed dwelling; there is sufficient space within the curtilage to accommodate this.
11. The conditions in my formal decision are largely based on those suggested by the Council. Condition (3) is in the interests of safeguarding the character and appearance of the area; I have, however, omitted any reference to roof lights as it is evident from the drawings that no roof lights are proposed. Conditions (4) and (5) are in the interests of highway safety. Condition (6) is in the interests of safeguarding the living conditions of neighbouring occupiers and future occupiers of the proposed development, and highway safety.
12. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Mike Fox

INSPECTOR

² Department for Communities and Local Government: National Planning Policy Framework (*the Framework*); March 2012.

³ South Somerset District Council: *South Somerset Local Plan*; adopted 2006.

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Area North Committee – 26 June 2013

15. CONFIDENTIAL - Exclusion of Press and Public

By virtue of the Local Government Act 1972, Schedule 12A under paragraphs:

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

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

16. Historic Buildings at Risk (Confidential)