

South Somerset District Council
Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 27 November 2013

2.00pm

**The Village Hall
Main Street
Chilthorne Domer
BA22 8RD**

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



The public and press are welcome to attend.

Please note: Planning applications will be considered no earlier than 3.45pm.

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

email: becky.sanders@southsomerset.gov.uk

website: www.southsomerset.gov.uk

This Agenda was issued on Tuesday 19 November 2013.

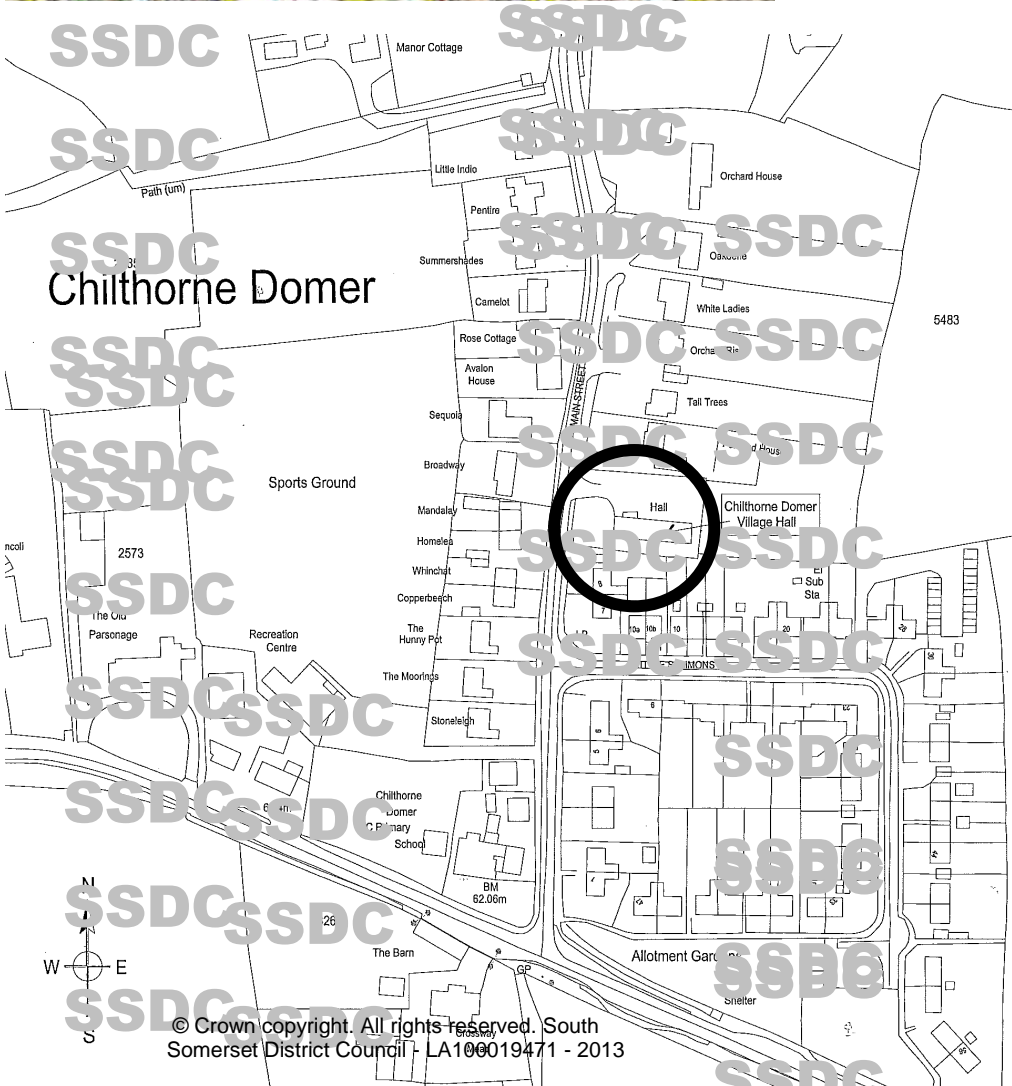
Ian Clarke, Assistant Director (Legal & Corporate Services)

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

Highways

A representative from the Area Highways Office will normally 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 (unless specified otherwise).

Agendas and minutes of area committees are published on the council’s website www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions

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 27 November 2013

Agenda

Preliminary Items

1. **To approve as a correct record the minutes of the meeting held on 23 October 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 is a week earlier than normal due to Christmas and is scheduled to be held at 2.00pm on **Wednesday 18 December 2013 at the Village Hall, Long Sutton. (details to be confirmed).**

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

Page Number

Items for Discussion

- | | | |
|-----|---|----|
| 8. | Review of Councillor Representation on Outside Bodies (CONFIDENTIAL) | 1 |
| 9. | County Highway Authority Report – Area North | 2 |
| 10. | Performance of the Streetscene Service – Area North..... | 4 |
| 11. | Area North Play Schemes - Summer 2013 | 9 |
| 12. | Area Development Plan 2013 -14 – Update Report | 13 |
| 13. | Area North Committee – Forward Plan | 23 |
| 14. | Montacute Working Men's Club – Assessment of Nomination Under
Community Right to Bid (Item for information)..... | 26 |
| 15. | Planning Appeals..... | 30 |
| 16. | Planning Applications | 33 |

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

Area North Committee – 27 November 2013

8. Review of Councillor Representation on Outside Bodies (CONFIDENTIAL)

As this report is confidential, a full copy of this item is attached at the end of the Members agenda.

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 the information)

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

Area North Committee – 27 November 2013

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 and the remaining proposed work programme for the year 2013/2014.

Surface Dressing

The weather this year has allowed a productive season of Surface Dressing and early indication is that the treatment has been successful. It was envisaged that the failed sites from 2012 would receive remedial works during this season's program but this has not been achievable, therefore the remedial works will be prioritised within the 2014 Surface Dressing season.

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 cost saving improvements to the highway infrastructure.

Verge Cutting

Grass cutting is carried out between the months of May and September on a network exceeding 3500km in length.

The County Council policy and procedures in place are 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 carry out 2 cuts on A and B roads together with one cut on C and D class roads this year. The complexity of judging when to commence grass cutting, to achieve the most benefit, always proves difficult. Flexibility in this maintenance type meant that the programme of cutting was started later than normal and proved to be successful.

Winter Maintenance

The preparation for this year's winter maintenance programme has commenced and the 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.

To provide efficiencies in resource time for filling the parish grit bins, a request has been submitted to the parish clerks to identify, check and inform SCC of the current situation with regards to accessibility and filling requirements for their grit bins.

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

Structural Schemes Completed 2013/14 (Area North)

Langport Road	Somerton	C'Way Resurfacing
Prigg Lane	South Petherton	C'Way Resurfacing
Bow Street	Langport	Drainage
Yeovil Road	Tintinhull	Drainage
Wearne Corner	High Ham	Drainage
Bow Street	Langport	Footways
Playses Green	Hambridge	Footways
Knightstone Close	Kingsbury Episcopi	Footways
East Street/Eastfield	Martock	Footways

Outstanding Structural Schemes 2013/14 (Area North)

Hanging Chapel Road	Huish Episcopi	C'Way Resurfacing
Market Place	Somerton	Footways
Meadow Close	Langport	Drainage
Dyers Road	Curry Rivel	Drainage
Lambrook Road	East Lambrook	Drainage
New Cross Hill	Kingsbury Episcopi	Drainage

DfT funding 2013/2014

As stated in the April 2013 report, Somerset County Council received additional funds from the Department for Transport to undertake highway maintenance 2013-2015. In order to achieve the aims and conditions of the grant to improve the highway network and to reduce congestion SCC proposed that the grant be used to address the following two issues.

- Deterioration of the highway carriageway surface resulting in pothole formation.
- Damage caused to the highway by flooding events.

Schemes include

Highway Road	Martock	Drainage
Wickmoor	Curry Rivel	Drainage and surfacing
Ilford Bridges	Puckington	Drainage
Manor Lane	Muchelney	Drainage
Park Lane	Pitney	Drainage
North Street	Langport	Resurfacing

Neil McWilliams, Assistant Highway Service Manager
Somerset County Council, South Somerset Area Highway Office

Area North Committee – 27 November 2013

10. Performance of the Streetscene Service – Area North

Strategic Director: Vega Sturgess, Operations and 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 June to November 2013.

Recommendation

That members note the report

Report

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

- Summer Maintenance program
- Clearing up following the recent storms
- Planning the winter work schedules

Operational Works

Our street cleaning teams continue to clean the area on a daily basis and this forms the backbone of the street cleaning service we provide. To accompany the core work of the teams we have run a weed spraying team to address the issue of highway weeds. This year we purchased a bespoke quad bike sprayer and van to transport the machine around the district in order to speed up the weed killing operation. As a result of this we have completed one spray in all towns and villages and are now focussing on weeds along the main roads which will be followed by the start of a secondary application of herbicide. As well as the weed killing program we have targeted the cleaning of villages across the district and a separate team has visited these; litter picking, cutting back overgrowth and removing build ups of weeds and soil.

So what comes next? Leaves! This year the leaf fall is proving to be later than normal due to the warm weather, but we are equipped and ready to clear up when this happens. Following this, as usual we will be litter picking main and rural roads as the verges die back revealing waste thrown by uncaring members of the community and again we have a work schedule in place for when this work starts. We expect to be rolling this work schedule out in December when the grass on the verges has died back however this may be postponed in line with the unseasonably warm conditions which are resulting in an extended growing season for the grass.

The team continues to focus on managing the number of flytips found and reported across the district, and this number has dropped considerably. In area North we have had 121 flytips reported between June and October this year, compared to 199 last year for the same period. This is in response to the actions we took at the end of the previous year when we diverted more enforcement time to tackling this issue.

The details of the reported fly tips are shown in the chart listed below.

AREA NORTH:	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	
Aller							1	
Ash			1					
Barrington								
Beercrocombe								
Bower Hinton				1				
Chilthorne Domer		2		2	1	1	1	
Compton Dundon					2	1		
Curry Mallet							1	
Curry Rivel		1			3		1	
Drayton	1							
Fivehead		1				2		
Hambridge & Westport		1						
High Ham	2			2	1			
Huish Episcopi	1			1			1	
Ilton	2			1				
Isle Abbotts								
Isle Brewers		1		1		5		
Kingsbury Episcopi			2	4				
Langport	3				3			
Long Load								
Long Sutton	1							
Lopen		2		1		2		
Martock	2	2	1	4	1	1	2	
Montacute			1					4
Muchelney								
Norton Sub Hamdon								
Pitney				1				
Puckington								
Seavington	1			1		1		
Shepton Beauchamp	1							
Somerton	2	2		1	3	2	2	
South Petherton	2		2	1	8	2	2	
Stocklinch				2				
Stoke Sub Hamdon	2	1		1				
Tintinhull		1		1		1		
TOTAL AREA NORTH	20	14	7	25	22	18	15	Total 121

Street Cleaning works

Our street cleaning teams continue to clean the Area on a daily basis and this forms the core of the service that we deliver. This summer, the team has delivered a program of village clean ups across the district, which gave the villages a deep clean, targeting not only the litter but also removal of unwanted vegetation and moss, with hand sweeping / digging out where necessary. We appreciate that we are unable to manage these works on a routine basis but believe that this will improve the look of our more rural areas which are so important to the look of our district.

We have continued our work with Martock Parish Council, sharing equipment that continues to deliver a higher standard of cleansing and this arrangement has been extended to Somerton. We are delighted that through this kind of joint approach we are able to achieve higher standards of cleanliness to the benefit of our communities.

The quad bike sprayer mentioned in the previous report has proven to be a great success and is far more efficient than the manual method of spraying that was previously employed. As a result, we have started our second spray of the year and we will continue to deliver this in line with weather conditions. We appreciate that there is still room for improvement in this aspect of the service and we are working to find ways that would enable us to deliver a higher standard of weed control without detracting from other areas of service.

The team has recently replaced the last of our 'older' road sweepers. This will result not only in increased reliability, but also reduced maintenance costs and better operational and environmental performance. The machine chosen is a slightly smaller than the one it replaced so it enables us to get into lanes and streets that have restricted access.

Horticultural works

Our horticultural teams are currently completing this year's summer maintenance program and it has been a much easier season when compared to last year. This has been further enhanced by the changes we made to the shrub bed maintenance team, developing a weed control team from elsewhere in the unit and our operative Dale Gough has performed superbly making a notable improvement in the quality of the sites which we maintain.

On completion of our 14th grass cut of the year, the teams were scheduled for reorganisation and the start into the winter work program, with one team continuing to cut grass throughout the winter while others carry out the winter ditch maintenance program; winter shrub bed maintenance; hedge cutting and the maintenance of the trees. This plan is currently being reconsidered and we may continue with mowing and postpone the winter based operations in line with weather conditions.

We are also currently looking at further arboricultural and landscape works throughout the district and will be creating development plans in line with resources available.

In the last report I informed members that we were trialling a new herbicide that is for use on non-productive porous surfaces and were hopeful that this will perform successfully and be an additional 'tool' for us when maintaining the district. Unfortunately this option proved itself to be too costly for the benefits it offered so we have ceased these trials. We will however continue to investigate ways of improving the service we provide and give the best possible value for money.

In the previous report we also referred to the 'new' fungus which has affected Ash tree species and to date we have found no instances of this fungus on the trees which we manage and reports from the industry indicate that the projected speed of the disease spreading is far slower than was predicted following changes made to combat this problem.

Also mentioned in the previous report, the team was awaiting the arrival of two new apprentices. As a result we currently have one of these working on the sports ground team with the other working in our admin support team at Lufton.

The service has also successfully bid for funding that will enable us to replace the plant workshops grinding machine that sharpens the cylinder mower blades of the ride on sweepers (the current machine is 20 – 25 years old and is inefficient) and allows the purchase of a tow behind wood chipper that will allow great improvements in efficiency in our horticultural service. This change to the service will also offer a cost saving within a reasonable timescale.

Storm Clearance

The recent storm that hit the Country did create some damage. Fortunately it was not as powerful as was predicted however it still resulted in widespread damage that redirected our teams from their normal work programmes to get things 'back to normal'. Most of the damage was from trees splitting apart due to the amount of leaves that have been retained thus preventing the wind from passing through the canopies as would normally be expected at this time of year.

Parish Ranger Scheme

Recently we have carried out a couple of 'trial days' with the ranger at Martock and the parish are considering if they wish to pursue this option. Further information about the scheme is shown in Appendix A.

What's coming next?

- Winter maintenance operations
- Continuation of highway weed control operations
- Winter ditch maintenance operations
- Landscaping and development of open space areas

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 reports to Area Committees on the Performance of the Streetscene Service*

Appendix A - Parish Ranger Scheme

What does the Scheme offer?

Scope of work:

- Ability to undertake additional Works that are beyond the scope of normal maintenance regimes
- Ability to undertake unique work that falls outside of routine responsibilities
- Ability to undertake works that are no longer undertaken or have had their funding reduced
- Ability to undertake responsive works that are requested by the Parish Council

This includes:

- Horticultural works / cutting back of overgrowth / bulb & tree planting
- Management of Environmental / conservation areas
- Additional clearance of flood alleviation / drainage systems
- Additional Litter clearance
- Installation / Repairs to fence & gates
- Additional herbicide applications
- Additional clearance of street weeds

Reporting Process:

- The Streetscene Team manage the day to day work of the Ranger and are responsible for his management, H&S, training etc.
- An Annual work programme of routine tasks is agreed with the Parish prior to commencement of the scheme and circulated to all members for clarity.
- There is a single point of contact agreed between the Parish & SSDC Landscape Officer to avoid multiple and conflicting demands, usually the Clerk

Skills base

The ranger in particular is trained to undertake:

- Conservation management
- Herbicide application
- Minor arboricultural works
- Minor landscaping and countryside building skills (fencing etc)
- Cleansing operations
- Chapter 8

However; when required additional skills can be called upon depending on the project, these can include:

- Major arboricultural works including tree risk and inspection
- Open space risk assessment
- Open space design and management

Cost

- There is an hourly rate of £17 per hour +vat (at January 2013)

Area North Committee – 27 November 2013

11. Area North Play Schemes - Summer 2013

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 Sara Kelly, Neighbourhood Development Officer (North)
Contact Details: sara.kelly@southsomerset.gov.uk or (01935) 462249

Purpose of the Report

The purpose of the report is provide feedback on the programme of summer holiday play schemes in Area North

Public Interest

Holiday play schemes provide a range of fun activities for children and families. A play scheme may be for as little as one session for 2-3 hours through to several days in any one school holiday. They tend to be low cost and informal and in a rural area are often run by local volunteers from within the community they serve.

This report shows how SSDC has supported a variety of play schemes within Area North during the 2013 summer holidays.

Recommendation

Councillors are invited to note the report and confirm on-going support to community led holiday play schemes in Area North within existing resources.

Background

A number of play and holiday activities take place throughout South Somerset every year. Some are organised by local groups of volunteers and SSDC (through the Community Health and Leisure service) provide a programme of holiday play schemes across the district.

SSDC also supports the start-up and on-going development of community led schemes, and this is often a starting point to support further community development. Supporting existing community led schemes takes very little time, and they largely run themselves.

What volunteers tell us they need is simple to follow guidance on how to run successful schemes, support (ideas, resources) to make schemes interesting for a variety of ages, and small amounts of money to help keep schemes at as low a cost as possible. Meeting these needs can come from the local community itself, but some SSDC support to 'help local people help themselves' is highly valued. This could mean a grant, or resources / activities, or help with training.

Area North – holiday play schemes – Summer 2013

Earlier this year the SSDC encouraged a small number of new schemes to start up (or re-start) in Area North, and reviewed the support offered to existing community led schemes.

A map is attached showing the locations of 17 play schemes days / sessions supported, which includes the SSDC schemes provided by the Community Health and Leisure Service, and community led schemes.

SSDC provided the means to book the 'play bus' (owned by Yarlington Housing Group), fully equipped for play schemes, with a play worker on board! The local volunteers took responsibility for arrangements including marketing, risk assessments, and running the scheme itself.

Feedback from the volunteers supported in Area North been incredibly positive. The approximate numbers attending were provided by each organiser, shown in the table below.

Location	Numbers attending
Stoke sub Hamdon	55
High Ham	40
Kingsbury Episcopi	35
Seavington	75
Somerton	45

Stoke-sub-Hamdon People attending the play day in Stoke Sub Hamdon were encouraged to take a packed lunch and have a picnic on the recreation ground. which proved popular. The Hamdons playgroup offered refreshments for sale, which acted as a small fundraising opportunity for the group.

Seavington - The event in Seavington was so well attended that the village hall had to be opened to allow overspill from the bus. Children attended from Dowlish Wake, Hinton St George and Misterton as well as from the village.

In **Somerton**, the Roundabout pre-school used the play day as a small fundraising opportunity by running some stalls such as tombola and lucky duck.

Feedback from local organisers confirmed that the support given offered a good balance between people doing things for themselves but with the confidence of help being available if needed.

We are also aware that in places new relationships have been and ideas for the future discussed – watch this space!

Looking forward

- Use contacts made by CHL team at SSDC events to encourage further 'community led' in future.
- Develop a programme for 2014 again using principles of self-help where possible and ensuring that the right types of support and guidance is available at a parish level.
- Review the publication of guidance, including templates for use by play scheme volunteers.

Financial implications

None from this report. Support to holiday play schemes is met from existing resources to support community development in Area North.

Council Plan Implications

Supporting community led holiday play schemes supports the council's priority to support "communities that are healthy, self-reliant, and have individuals who are willing to help each other".

Carbon Emissions and Adapting to Climate Change Implications (NI188)

None from this report.

Equality and Diversity Implications

Holiday play schemes provide informal leisure opportunities for children and young people. Venues used and activities provided are designed to be accessible.

Background Papers: *None*

Area North Play Schemes Summer 2013



Key

Organised by Community Health and Leisure

Community led schemes (with SSDC support)

Area North Committee – 27 November 2013

12. Area Development Plan 2013 -14 – 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 on the Area Development Plan for Area North 2013-14

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

Area Development teams support the council's four Area Committees (North, South, East and West) to secure investment in local social, economic and environmental priorities for Yeovil, the market towns and rural areas of South Somerset.

This is a half-year report on the progress of a variety of projects and initiatives funded or supported by SSDC in Area North, during 2013-14.

Recommendation

Note and comment on the report and presentation highlighting any local issues relating to the Area North Committee's priorities.

Area North Priorities 2013-14

- **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.
- **Affordable housing** – we will assist with the delivery of affordable homes in Area North, including support to test and develop new models.
- **Self-Help** – we will promote greater levels of self-help to promote the sustainability of local services and facilities for all ages.
- **Flood and Water management** – we will help promote locally led solutions which prevent unacceptable flood events in our communities; we will support the work of the Somerset Water Management Partnership including the task force for the Levels and Moors; we will seek to include past learning from the Parrett Catchment Project into future solutions and we will support the Environment Agency find a long term solution to flood relief and return our rivers to their original profile.

The attached Appendix includes updates on the projects and areas of work we are currently supporting.

Our work usually starts with a simple enquiry:

“I wondered if you can help us find out more about....?”

Or sometimes - “What is the council doing about....!”

Area Development work falls under three main headings:

Local investment programmes where we work with communities to secure investment into social, economic or environmental well-being. This can be summarised as working to ‘make a difference where it counts’. This can mean dusting off and making good the old ways of doing things, or can be about doing something completely different.

Local access to services. SSDC operates a network of community offices across South Somerset where residents can find face to face help with their enquiries and requests. In addition the Area North team work in partnership with other agencies and local communities to maintain and develop local access to services. This includes Service Level Agreements with four Local Information Centres in Martock, South Petherton, Somerton and Langport. Other examples are supporting local community transport projects; the emerging ‘job clubs’; local advice, information and support services; local access to ICT use and classes.

Community engagement We work with ward councillors to (try to) design local solutions to local problems. We particularly support engagement with the local business community, town and parish councils and local residents to help SSDC achieve the council plan and other responsibilities. Where possible we try to help local people make a difference to their communities in ways that suit their circumstances. No one size fits all – yet ‘localism’ does not mean you get your own way every time!

Financial implications

None from this report. The Area North budget including the capital programme was approved by Full Council in February 2013. Specific projects are funded through separate reports if required.

Council Plan Implications

The setting of Area North priorities and the work programme of the service is directly linked to the Council Plan.

Carbon Emissions and Adapting to Climate Change Implications (NI188)

None directly from this report.

Equality and Diversity Implications

None directly from this report.

Background Papers: *Area Development (North) – Review of 2012-13 and Priorities for 2013-14 – ANC 22nd May 2013; Area Development Plan 2013-14; SSDC Council Plan 2012-2015.*

Appendix A - Area Development (North) Plan – Update November 2013

AN = Area North contacts CJ = Charlotte Jones, PB = Pauline Burr, TO = Teresa Oulds, SK = Sara Kelly, JD = James Divall,

areanorth@southsomerset.gov.uk Tel: 01935 462252

AN contact	Ward	Parish	Action / Project (what is planned to be done this year)	Current position / update (November 2013)
CJ	Area North	Area North	Promote positive engagement with Area North Town & Parish Councils.	The Annual Town & Parish Council meeting held in October and was attended by 37 councillors representing 19 Town & Parish Councils. Frequent requests made for guidance on 'community right to bid', parish plans, Neighbourhood Plans, funding advice and contact with other services / agencies. Guidance offered, plus contact with relevant services arranged as required.
TO	Area North	Area North	Support Community Youth project steering group (local employment of community youth workers)	Continuing to be successful supporting parishes of Somerton, Martock, the Hamdons, Tintinhull, Kingsbury Episcopi and the Charltons. Steering group considering setting up as a Charitable Incorporated Organisation - with trustees.
SK	Area North	Area North	Support 2013 programme of holiday play schemes.	Around 240 children attended a range of community led schemes arranged with SSDC support. See report to November ANC for further information.
PB	Area North	Area North	Implement Area North marketing and signage programme.	£20,000 allocated from Area North capital programme. Initial stage to encourage locally led initiatives and clarify / explain complex rules and procedures to erect / display signage. Members steering group to meet to agree criteria, review issues raised and consider initial applications to the scheme.
TO	Area North	Area North	Support creation and launch of South Somerset market towns "app"	Now launched in 9 Market Towns (including Langport, Somerton & Martock) with an aim to promote businesses and local facilities within the towns. The app is free to download in Android & Apple formats. Planned handover to local groups for managing updates in the autumn. South Petherton encouraged to join when ready

CJ	Area North	Area North	Support progress of Devon & Somerset Broadband Programme and local access to ICT	Presentation made by Cosmic at the Area North Community Event in May. More details of planned 'roll-out' are becoming available, but limited. SSDC / East Devon undertaking some joint scrutiny.
CJ	Area North	Area North	Support progress of joint review of flood/water management in Somerset and promote local involvement to address and mitigate the effects of flooding	£1,000 funding agreed to Levels & Moors Task Force for support towards administration costs of the group. Cllr Sue Steele appointed to the Executive Board. A 'vision' has been drafted and the task force will soon establish under the Somerset Water Management Partnership.
TO / CJ	Area North	Area North	Support local access to advice for housing & welfare benefits	Additional day per week funded by ANC for 2013-14. Report due in early 2014. Regular surgeries by housing advisors held in Langport and Somerton. Customer advisor to attend Martock job club to learn more about their needs for support / advice to volunteers and residents using the service. Ad hoc appointments and home visits can be arranged on request.
Programme of local projects – by ward and parish				
<i>tbc</i>	Burrow Hill	Kingsbury Episcopi	Support Kingsbury recreation ground to make improvements to community facilities	Following the upgrade to the MUGA, the community have now installed an outdoor 'gym'. A planning application recently submitted for new pavilion combining community shop & café, community hall and changing rooms.
SK	Curry Rivel	Curry Rivel	Support delivery of Curry Rivel community facilities investment programme at Westfield and SSDC play areas	Funding available from recent s106 developer obligations. Parish Council are likely commission professional design work due to the size of the project. SSDC have completed work to the Abby play area.
SK	Curry Rivel	Curry Rivel	Support Robert Sewers Village Hall, Curry Rivel to carry out programme of improvements.	3 phases of the programme identified. Phase 1 almost completed-including complete re-decoration. Grant awarded for £8,000 at October Area North towards new entrance/extension. Further work to consider recent access review on-going.
CJ	Curry Rivel	Curry Rivel	Support completion of Housing Needs Survey for Curry Rivel	Housing needs survey carried out in June/July 13. Large response! Results analysed and are published.

SK	Curry Rivel	Drayton	Support Drayton Village Hall to make improvements to entrance/porchway	Project underway, £750 grant awarded.
TO	Hamdon	Stoke Sub Hamdon	Support Stoke Sub Hamdon Recreation Trust to implement five year plan	Supported recent local consultation to help update 5 year plan - printing and analysis. £750 community grant awarded towards additional facilities for informal recreation. Hosted summer play day – successful.
TO	Hamdon	Norton Sub Hamdon	Work in partnership with Norton Parish Council to improve local pathway at Minchington Close.	Plans drawn up by SSDC Engineering and SCC Highways consulted. Norton PC have agreed a contribution towards costs, and design work is in hand.
CJ	Hamdon	Norton Sub Hamdon	Support Norton Community Land Trust to deliver local housing scheme.	Land ownership and planning agreements all in place. Construction work has commenced on site.
TO	Hamdon	Norton Sub Hamdon	Support further development of The Hamdons youth group (in association with the Community Youth Project)	Good progress. Summer activities held based at Norton village hall & playing field.
TO	Islemoor	Ilton	Support delivery of Ilton community facilities investment programme.	Project includes refurbishment of play facilities at Copse Lane recreation ground. S106 and other grants in place. Limited recent progress due to review by landowner of plan to provide additional open space / playing pitch.
TO	Islemoor	Hambridge	Support improvements to access and facilities at Hambridge Village Hall	£750 community grant awarded to help complete refurbishment of kitchen.
PB	Langport & Huish	Langport & Huish	Support the development of ideas to promote rowing / boating on the Parrett at Langport	Support available if this project can be led by the community. No further progress on idea to start rowing club.
PB	Langport & Huish	Langport & Huish	Support Langport Town Council and local businesses to make improvements to Westover business estate signage and install gateway signage (MTIG)	Signage for Westover estate designed, and submitted for planning consent. New signs installed at town entrances.

PB	Langport & Huish	Langport & Huish	Support Langport Town Council to deliver "Walk Langport" including new and improved pathways and access improvements.	Projects include pathways on Common Moor (complete) and Cocklemoor (current). Improved signage and marketing also under design
CJ	Langport & Huish	Langport & Huish	Support to Memorial Playing Field Trust to create Multi-Use Court and complete improvements to open space.	MUGA now installed and project completed. Support to help promote increased use to be considered
TO	Langport & Huish	Langport & Huish	Support development of community facilities at Huish Leisure Centre including Artificial Grass Pitch (AGP)	Feasibility completed. Local consultation / planning application expected Autumn 2013.
PB	Langport & Huish	Langport & Huish	Support operation of Langport Information Centre through service level agreement	2013-14 service level agreement in place. LIC helped promote local information during recent road closures
PB	Langport & Huish	Langport & Huish	Support Langport Town Council review of options for use of Langport town square for markets and other community events	Agreed plan and timescale with SSDC Engineering to make adjustments to the 'island'. SSDC helping to develop a service level agreement for town council and markets co-ordinator
TO	Langport & Huish	Langport & Huish	Support Somerset Advice Network to trial "Info Hubs" project in Langport.	Staff / volunteer representatives from the Library, Information Centre, SSDC, Children's Centre and the Angel received training on advice & signposting services. Raised awareness of local sources of advice, and promoted networking between the groups involved. 'Info Hub' branding offered to each location
SK	Langport & Huish	Langport & Huish	Support Ridgway Hall Management Committee to implement actions from access review	Limited contact, but support offered
TO	Langport & Huish	Langport & Huish	Support operation of SSVCA - Links Community Transport service	£5,000 grant awarded in April by the Area North Committee towards a new community vehicle. Currently looking for suitable replacement vehicle.

PB	Martock	Martock	Support to Martock Parish Council to complete lighting scheme and precinct enhancement project and support to Producers Market (MTIG)	Agreed schedule with SSDC Engineers. MTIG funding released for first stage of grant (purchase of gazebos and trailer).
TO	Martock	Martock	Support operation of Martock Information Centre through service level agreement	£500 grant to support costs through service level agreement. Currently working with the LIC on new local walks leaflet.
CJ	Martock	Martock	Support M3 to develop Martock Growing Business programme	Martock Business Forum - includes presentations from local businesses and other items of interest. SSDC Chief Executive attending January meeting to discuss use of business rates income for services. New signage planned for business park
CJ	Martock	Martock	Support further development of Martock Job Club and local employment, training and skills programme	Local community have arranged classes for ICT – wish to trial a new location - currently seeking support for equipment. Job Club: 114 job seekers have visited between Sept 2012 and end of August 2013. 40 are known to have found work including 18 working locally. An average of 8 new job seekers and 12 returning ones are visiting the Club each week.
CJ	Martock	Martock	Support Martock Youth Centre and Martock Parish Council to new youth centre and pavilion at Martock Recreation Ground	Steering group established with terms of reference. Project manager to be appointed. Land agreed with planning consent (outline). Further housing development has agreements for contributions.
PB	Martock	Martock	Support progress of economic re-use of redundant buildings at Parrett Works	Owners guided to help themselves develop a viable plan for the re-use. Support from Architectural Heritage Foundation for feasibility secured. Martock community partnership supporting.
CJ	Martock	Martock	Support Martock Parish Council to secure highways improvements to Stoke Road / Water Street junction	Main benefit is greater pedestrian safety and access around Martock Recreation Ground. Feasibility study (stage 1 design) and local consultation completed by SCC / MPC (£750 towards costs on partnership basis).
TO	Martock	Martock	Support towards Archie's Extra refurbishment of trailer and purchase of additional equipment	Grant of £500 awarded. Project completed.

TO	Martock	Long Load	Support Long Load Parish Council to secure additional land for community use.	The parish council have undertaken local discussions and a planning application has been submitted which includes land for community use.
CJ	Martock	Ash	Support progress of local affordable housing scheme for Ash	Hastoe Housing Association is preparing a planning application for a site, final feasibility to be completed in October / November. (This project is managed by the Strategic Housing team).
PB	South Petherton	South Petherton	Support operation of South Petherton Community Office through service level agreement.	The information centre moved into the library earlier this year on a trial basis.
SK	South Petherton	South Petherton	Support the Blake Hall Management Committee, South Petherton to make improvements.	Project includes support to the committee / parish council to consider recent access review.
CJ	South Petherton	South Petherton	Secure reuse for former Public Toilets at Prigg Lane car park	Toilets currently marketed by SSDC commercial agent. Limited interest. SPPC have expressed interest but no proposal received.
TO	South Petherton	South Petherton	Support completion of memorial garden in South Petherton (MTIG)	Limited progress due to recent changes at the parish council.
SK	South Petherton	Seavington St Michael	Support Seavington playing field committee to make pathways and access improvements at playing field / village halls	Guidance provided, project progressing well.
SK	South Petherton	Seavington St Michael	Support The Seavingtons community shop and café to continue to develop business plan	After a period of review - the revised business plan is going well. The committee have re-formed with new members and obtaining business support. Various improvements made to the shop / café environment
TO	St Michaels	Montacute	Support completion of feasibility and business plan for new village hall in Montacute	A steering group established to ensure a full options appraisal is completed with in principle support from the community and various regulatory bodies (eg planning, highways, English Heritage). An agreed site not yet identified, and this is the steering group's top priority

JD	St Michaels	Tintinhull	Support Tintinhull Parish Council to progress funding and design for new village hall	Not heard anything recently though I periodically remind them we are here.
JD	St Michaels	Tintinhull	Support Tintinhull Parish Council to secure further investment at recreation ground	Improvements to SSDC play area at nearby Thurlocks planned in this financial year – designs being finalised. Further consultation with parish council required to consider improvements to MUGA.
TO	St Michaels	Tintinhull	Support Tintinhull youth club to be part of the Community Youth Project	Going well!
SK	St Michaels	Chilthorne Domer	Support Chilthorne Domer to continue to improve facilities at recreation ground	Guidance provided, various projects (new pathways, further work to pavilion) progressing well.
CJ	Turn Hill	Long Sutton	Monitor and support progress of two affordable housing schemes at Long Sutton	YHG scheme at Parsons Close completed. Scheme at Martock Road not started
SK	Turn Hill	Long Sutton	Support Long Sutton Village Hall to make improvements to access and facilities	Access review completed. £750 grant award towards hall improvements. Advice given on project planning and budgets. Some design help from SSDC Property Services - re-modelled disabled toilets and kitchen alterations completed.
TO	Wessex	Somerton	Support operation of Somerton Information Centre through service level agreement	New location in Library settling down. SLA in place for 13-14
CJ	Wessex	Somerton	Support to the Edgar Hall to develop management and marketing plans	Support provided to consider alternative management arrangements and ways to increase marketing activity. STC have agreed way forward.
CJ / SK	Wessex	Somerton	Work with Somerton Town Council to support SSDC car parking strategy.	Feasibility of additional supply being considered.

PB	Wessex	Somerton	Support Somerton Historic Buildings Preservation Trust to acquire and operate the Old Town Hall business/community use.	Recent grant application to Heritage Lottery Fund unsuccessful.
TO	Wessex	Somerton	Support completion of Jubilee Garden in Somerton (MTIG)	Advice provided by Conservation team. Project has been simplified and is underway.
PB / TO	Wessex	Somerton	Support completion of car parking and gateway signage scheme for Somerton (MTIG)	Underway, although in part under review – details of project to be agreed by STC.
TO	Wessex	Somerton	Support Roundabout Pre-School with new building.	£10,000 grant awarded at September Area North Committee. Project underway, to be completed March 2014.
CJ	Wessex	Compton Dundon	Support Compton Dundon Parish Council to complete local consultation for community plan.	Guidance and resources provided for consultation events.

Area North Committee – 27 November 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 SSSDC 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
18 Dec '13	South Somerset Citizens Advice Bureau (CAB)	Presentation on the work of the South Somerset CAB.	Georgina Burton, CEO of South Somerset CAB.
18 Dec '13	SSDC Community Offices	Update report on SSDC Community Offices service.	Lisa Davis, Community Office Support Manager
18 Dec '13	Draft Asset Management Strategy	To consult with Area Committees on the proposed Asset Management Strategy.	Donna Parham, Assistant Director (Finance & Corporate Services) and Vega Sturgess, Strategic Director (Operations and Customer Focus)
29 Jan '14	South Somerset Disability Forum / Community Building Access Reviews	Presentation on the work of the South Somerset Disability Forum (SSDF) including recent work commissioned by SSDC to conduct access reviews of community buildings.	Jo Morgan, Community Cohesion Officer
29 Jan '14	Local Housing Needs in Area North	A report on the services provided by the Housing and Welfare Team and an update on housing need in Area North.	Kirsty Larkins, Housing and Welfare Manager
29 Jan '14	<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>

26 Feb '14	Arts and Entertainment	Service update report.	Adam Burgan, Arts & Entertainment Manager and Pauline Burr, Arts Development Officer
26 Feb '14.	<i>Building at Risk (Confidential)</i>	<i>A report on a particular historic building in Area North, with an assessment of the council's options for its longer term conservation.</i> <i>NB: This report may be delayed due to the requirement for detailed financial information.</i>	<i>Ian Clarke, Assistant Director (Legal and Corporate Services)</i>
TBC	<i>Community Safety Update</i>	<i>A briefing and opportunity for discussion of community safety and policing matters affecting South Somerset / Area North</i>	<i>Chief Inspector Richard Corrigan, Avon and Somerset Police, and Steve Brewer, Community Safety & Projects Co-ordinator</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>Levels and Moors Task Force</i>	<i>An update report on the progress of the newly established Levels and Moors task force.</i>	<i>TBC (N.B. may be merged with the Flood Scrutiny report)</i>
TBC	<i>Welfare Benefit Advice Services in Area North</i>	<i>A service update report.</i>	<i>Catherine Hansford – Housing & Welfare</i>

Area North Committee – 27 November 2013

14. Montacute Working Men’s Club – Assessment of Nomination Under Community Right to Bid (Item for information)

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

Purpose of the Report

This report is to inform councillors of the decision to place Montacute Working Men’s Club onto the SSDC Register of Assets of Community Value, following a nomination made by Montacute Parish Council.

Public Interest

On 12th September 2013 SSDC received a nomination from Montacute Parish Council to include the Montacute Working Men’s Club in the SSDC Register of Assets of Community Value and it is SSDC’s responsibility to consider whether this should be included on the Register. SSDC has 8 weeks to consider a nomination.

Recommendation

That members note the report.

Background

In August 2013 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 criteria which are set out in the Localism Act.

The decision is delegated to the relevant Area Development Manager in consultation with the Ward Member and Area Chair. The result of a nomination is reported to the Area Committee for information only, with a quarterly report being presented to District Executive for information. (NB: decisions about any SSDC-owned properties are still presented to District Executive for decision.)

The assessment

The nomination was approved on 4th November by the Area Development Manager (North). The assessment is set out in Appendix 1. A map showing the nominated site is provided at Appendix 2.

Next Steps

The Parish Council, the property owner and the Land Registry will be notified and the asset will be placed on the SSDC Register of Assets of Community Value.

The owner can appeal against the decision; any appeals are considered by the Council's Monitoring Officer.

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. A relevant community group is then given 6 weeks to express an interest in the asset and submit a written intention to bid for the property(s).

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 at this stage. Government has provided SSDC with an (un-ringfenced) sum of £7,902 for 2013/14 as a contribution towards the costs associated with the new duties under the Community Right to Bid. Sums in future years are still to be confirmed.

Property owners who believe they have incurred costs as a result of complying with these procedures can apply for compensation from the Council. SSDC is in the process of designing this compensation scheme. Government recognises this as a potential risk to local authorities and will provide a safety net whereby any verified claims of over £20,000 will be met by Government.

Council Plan Implications

Evaluate the overall requirements of the Government's Localism legislation and work with communities to develop plans for their community

Carbon Emissions & Adapting to Climate Change Implications

None in relation to this decision.

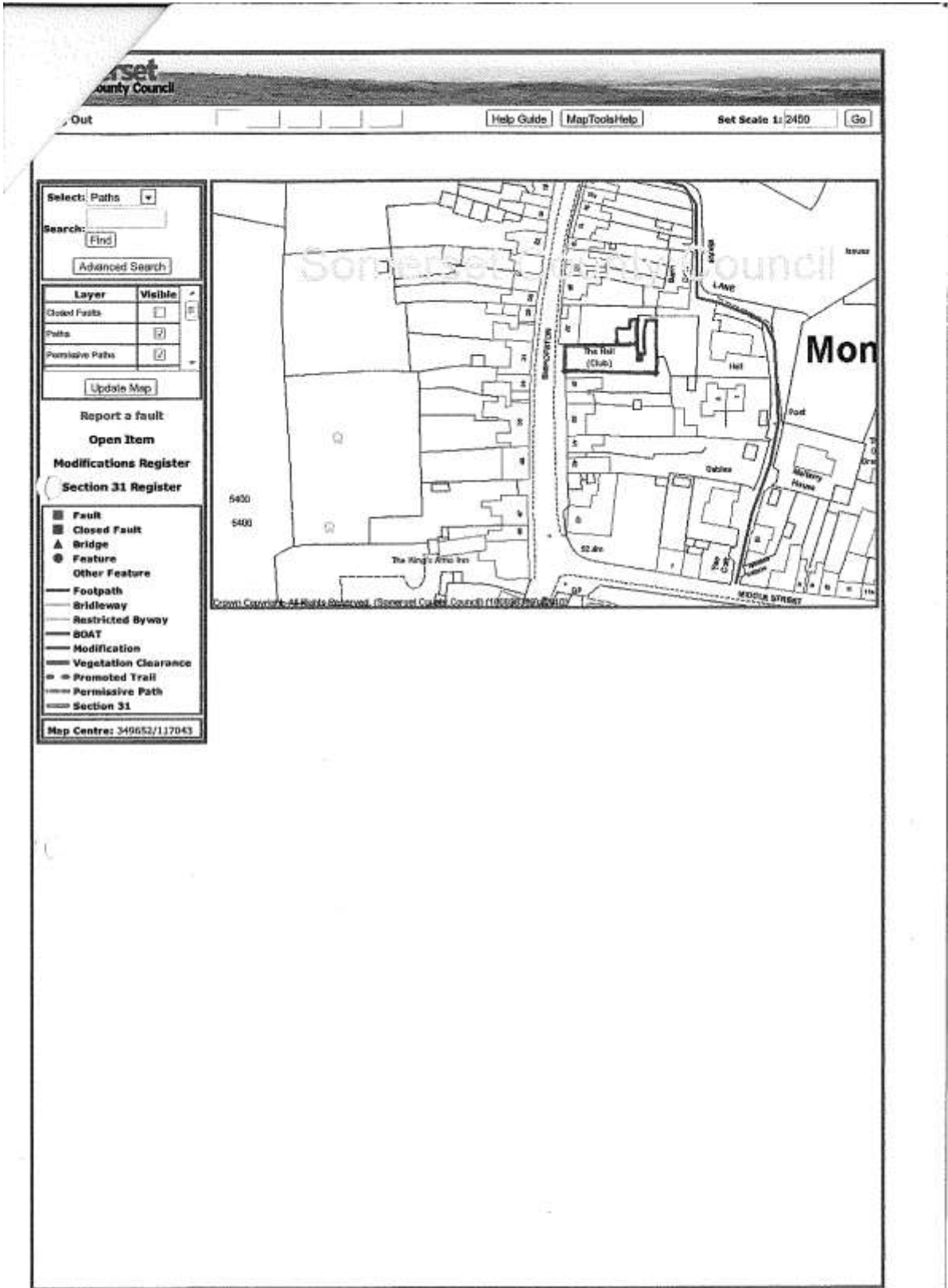
Equality and Diversity Implications

The Council's Single Equality Scheme and the General Equality Duty have been considered in the assessment of this nomination. There are no implications requiring action arising from this decision.

Appendix 1 – Community Right to Bid Assessment – Montacute Working Men’s Club

Name of Property/Land	Montacute Working Men’s Club, The Hall, Bishopston, Montacute TA15 6UU		Date of decision	4 th November 2013
			Area Development Manager	Charlotte Jones
	Detail	Community Right to Bid Criteria	Fits Criteria Y/N	
Nominating Body	Montacute Parish Council	Does the nominating body fit the definition of a ‘Community Interest Group?’	Yes. A parish council is an expressly named eligible group.	
Area of interest	Montacute and surrounding area	Does the nominating body 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?	Yes. Montacute parish is within South Somerset.	
Use in recent past	Working Men’s Club	Does the current use of the property or its use in the ‘recent past’ (ie. the past 5 years) further the social wellbeing and interests of the local community?	Yes. Its use in the recent past as a working men’s club fulfils the criteria of social value. This includes the opportunity for social and recreation activities and events. Although Montacute Working Men’s Club closed within the past few months it was used for many years as a social club.	
Proposed Future Use	As a village hall.	Does the proposed continued use (or in the next 5 years) further the social wellbeing and interests of the local community?	Yes. Community / village halls are established for the express purpose of supporting local social and educational well-being.	
Conclusion	Montacute Parish Council is an eligible body to make this nomination, and the property history and proposed future use appear to fit the criteria established by the Localism Act and its associated guidance. Further advice was sought from Locality (the Government’s appointed advisory body) which confirmed this assessment. The ward member and Area Chairman have been consulted and support this assessment.			
Decision	Montacute Working Men’s Club to be added to the SSDC Register of Assets of Community Value.			

Appendix 2 – Montacute Working Men’s Club



Area North Committee – 27 November 2013

15. 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

13/02709/OUT – Land off Heale Lane, Curry Rivel.
Outline application for up to 16 dwellings.

13/01338/FUL – Land south of Middle Way, Middle Street, Bower Hinton, Martock.
The erection of a new house with a private drive serving a double garage, parking and turning area set to the rear of the house, together with associated site works. Removal of existing site frontage railings and hedging and replacement with new stone walls and railings.

Appeals Dismissed

12/03330/FUL – Magnolia House. Stout Road, High Ham.
Construction of a tennis court and surrounding fence.

Appeals Allowed

None

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

Appeal Decision

Site visit made on 13 August 2013

by Jonathan Manning BSc (Hons) MA MRTPI

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

Decision date: 3 October 2013

Appeal Ref: APP/R3325/A/13/2195409

Magnolia House, High Ham, Langport, Somerset, TA10 9BD

- 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 J Nankervis against the decision of South Somerset District Council.
 - The application Ref 12/03330/FUL, dated 13 August 2012, was refused by notice dated 2 October 2012.
 - The development proposed is tennis court and surrounding fence.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The appellant is of the view that Policies ST3, ST5, ST6 and EC3 of the Adopted South Somerset District Council Local Plan (LP) (2006) are not consistent with the National Planning Policy Framework (the Framework). I have carefully considered the Local Plan policies against the Framework. As they are in general accordance I have afforded them substantial weight (paragraph 215 of the Framework).

Main Issues

3. The main issues of this appeal are: the effect of the proposed development on the character and appearance of the area; and the effect of the proposed development on the living conditions of the occupants of neighbouring properties.

Reasons

Character and appearance

4. The proposed development would be located within an area of land currently used as an orchard. The site is surrounded by large paddocks associated with neighbouring properties and by open countryside to the east. The appeal site is located outside of any defined development boundary. The site contributes to the transition of the village High Ham into the wider agricultural landscape and maintains a relatively rural character. The proposed development would introduce a tennis court and surrounding chain link fence.
 5. I acknowledge the site is relatively well screened from the wider area and the proposed development would be cut into the ground to reduce its visibility.
-

However, due to the rural character of the site, the proposed development, by virtue of its form, design and materials, would be an incongruous feature and would erode the character and appearance of the area.

6. I conclude that the proposed development would unacceptably impact on the character and appearance of the area and be contrary to Policies ST3, ST5, ST6 and EC3 of the LP. These policies seek to protect the character and appearance of the area and limit development outside of development areas to those that maintain or enhance the environment and do not harm the distinctive character and quality of the local landscape.

Living conditions

7. Concerns have been raised that the proposed development would affect the living conditions of the occupiers of neighbouring properties. It was clear from my site visit that the appeal site is located in close proximity to the rear garden boundary of Polden View and is not well screened. I consider that this proximity would lead to a perception by the occupants of being surrounded by development, leading to a loss of privacy when they are in their rear garden. Further, I am also mindful that despite the sloping land, the fact that the proposed development would be dug into the ground and the proposed planting, the tennis court would be likely to lead to noise and disturbance to the occupiers of Polden View further affecting their enjoyment of the rear garden.
8. I conclude that the proposed development would adversely affect the living conditions of the occupiers of Polden View and is therefore in conflict with Policy ST6 of the Local Plan, which seeks to protect residential amenity.

Conclusion

9. For the reasons set out above and considering all other matters raised, the appeal is dismissed.

Jonathan Manning

INSPECTOR

Area North Committee – 27 November 2013

16. 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
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Background Papers: *Individual planning application files referred to in this document are held in the Planning Department, Brympton Way, Yeovil, BA20 2HT*

Planning Applications – 27 November 2013

Planning Applications will be considered no earlier than 3.45 pm

Members of the public who wish to speak about a particular planning item are recommended to arrive for 3.35pm.

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	37	MARTOCK	13/02638/ FUL	Change of use from Use Class A4 (Public House) with associated landlords accommodation (C3) at first floor to cafe (A3) on the ground floor & function room/ community meeting rooms (D1) on the first floor (part. retrospective). External alterations etc.....	George Inn, Church Street, Martock.	Mrs A Brett
2	45	MARTOCK	13/02639/ LBC	Internal and external alterations.	The George, Church Street, Martock.	Mrs A Brett
3	53	CURRY RIVEL	13/03132/ OUT	Outline planning permission for demolition of filling station and construction of four houses and one flat with associated parking and access.	Country Stores Garage, High Street, Curry Rivel.	The Country Stores Ltd
4	65	SOUTH PETHERTON	13/03653/ FUL	Erection of a dwelling.	Land rear of Duke of York, North Street, Shepton Beauchamp.	Mr & Mrs P Rowlands
5	71	CURRY RIVEL	13/03756/ COU	Use of residential annexe for short term letting, including the submission of a legal undertaking to prevent the annexe being separated from the dwelling (Rev. Application).	Strachey House, North Street, Drayton.	Mr S Legg