

South Somerset District Council
Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 26 February 2014

2.00pm

**Millennium Hall
Water Street
Seavington
TA19 0QH**

(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 3.15pm.

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 18 February 2014.

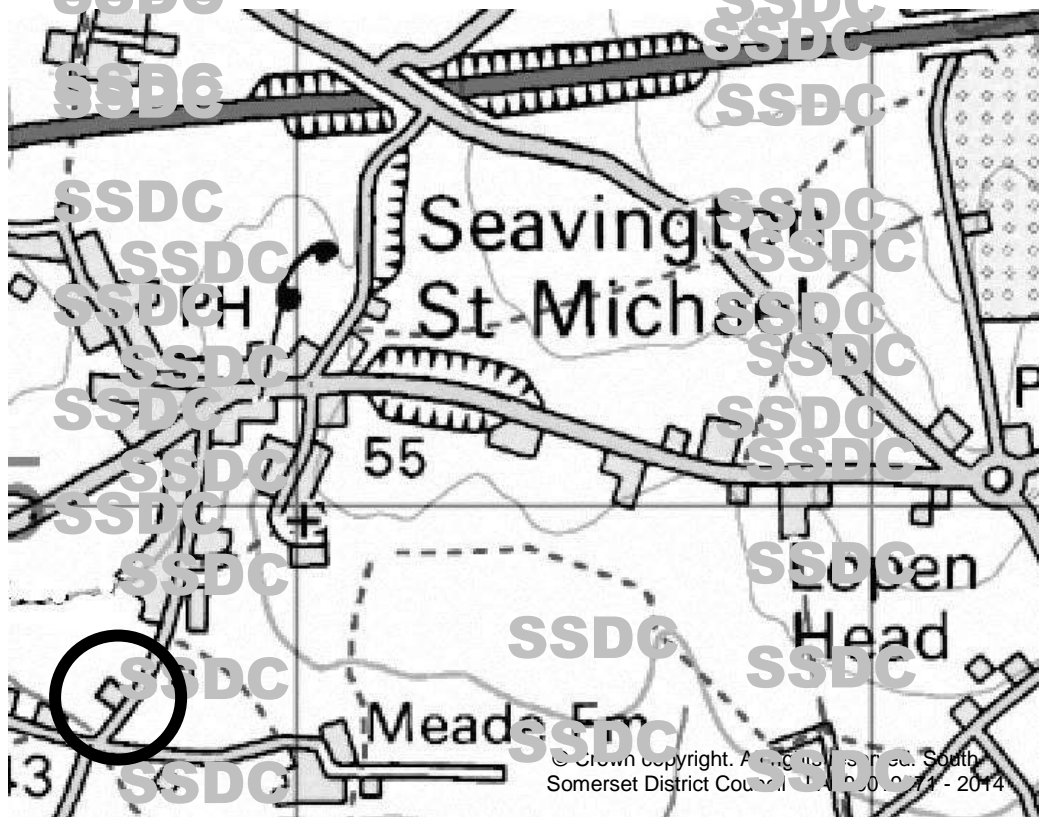
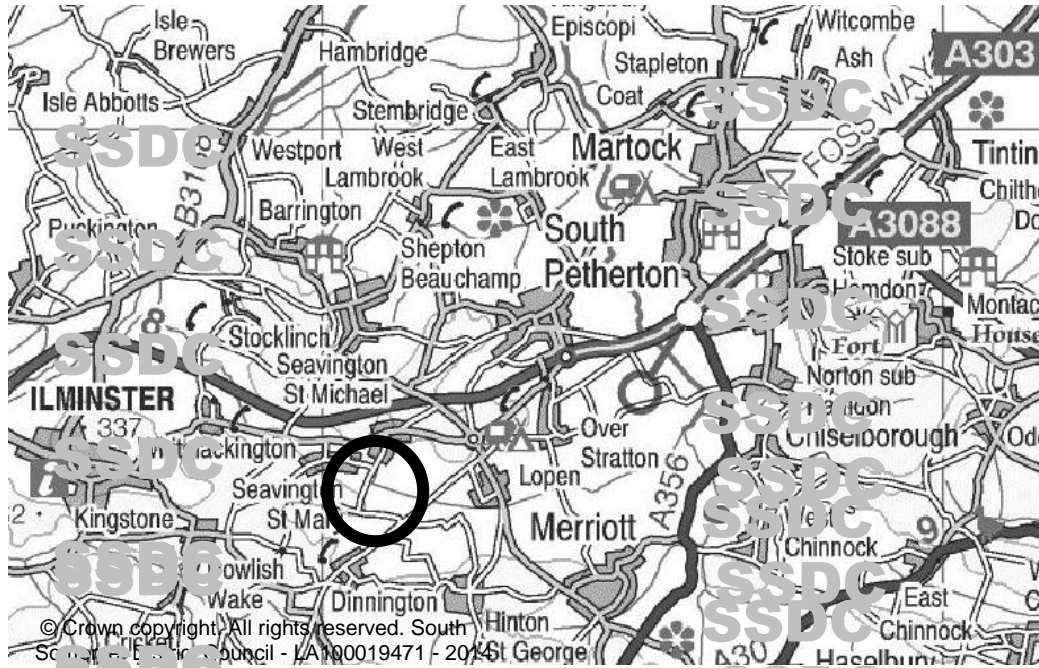
Ian Clarke, Assistant Director (Legal & Corporate Services)

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



INVESTOR IN PEOPLE

Location of meeting venue



Ordnance Survey mapping/map data included within this publication is provided by South Somerset District Council under licence from the Ordnance Survey in order to fulfil its public functions, to undertake its statutory functions on behalf of the District. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. South Somerset District Council - LA100019471 - 2014.

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 3.15pm 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 1.40pm 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 26 February 2014

Agenda

Preliminary Items

1. **To approve as a correct record the minutes of the meeting held on 29 January 2014.**
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 scheduled to be held at 2.00pm on **Wednesday 26 March 2014** at the **Village Hall, Chilthorne Domer**.

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

Page Number

Items for Discussion

| | | |
|-----|--|----|
| 8. | Flooding Update..... | 1 |
| 9. | Grant to Barrington Football Club – Purchase of Land (Executive Decision) .. | 2 |
| 10. | Capital Expenditure – Footpath at Minchington Close, Norton sub Hamdon (Executive Decision)..... | 8 |
| 11. | Grant to Martock Parish Council – Refurbishment of Martock Parish Hall (Executive Decision)..... | 11 |
| 12. | Area North Committee – Forward Plan | 16 |
| 13. | Planning Appeals | 19 |
| 14. | Planning Applications | 25 |

**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 February 2014

8. Flooding Update

Strategic Director: Rina Singh, Place and Performance
Assistant Director: Kim Close/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

The Area Development Manager (North) will provide a verbal update on the situation regarding the flooding events affecting South Somerset, and looking forward to the Somerset Levels and Moors Action Plan (N.B. This is also an item at Full Council on 27th February.)

For further information on the emerging Flood Plan:
<http://somersetnewsroom.com/2014/02/13/the-somerset-levels-and-moors-20-year-action-plan/>

SSDC is working with the emergency services and all other key agencies to keep people safe and to help in any way possible. We are working through the county-wide Strategic Co-ordinating Group (SCG) whose members include the police, county and district councils, to ensure that there is a co-ordinated approach to responding to peoples' needs.

Our message to residents and businesses affected by flooding in South Somerset: -

- Call us on 01935 462462 Monday to Friday (8.45am to 5.15pm) - an out-of-hours service providing cover for emergencies operates outside of these times.
- Visit an SSDC Customer Advisor at the Langport Information Centre, Bow Street. Opening times: Mon, Tues and Thurs 9am to 2.00pm. (See our website for details of our other local community offices).
- A home visit will be arranged for those residents unable to access an office or use our services by phone or on-line.
- SSDC will help those who may be made temporarily homeless.
- Once the initial stage of this major incident has passed, we will be working to help communities recover.
- Our services include help with council tax reduction & housing benefits, business rates relief, and environmental health services - including guidance on dealing with septic tanks and sanitation during this difficult time.

Read the latest community bulletins and find other information about flooding and ways to find help when needed: <http://www.southsomerset.gov.uk/majorincident>

Area North Committee – 26 February 2014

9. Grant to Barrington Football Club – Purchase of Land (Executive Decision)

Strategic Director: Rina Singh, Place and Performance
Assistant Director: Kim Close/Helen Rutter, Communities
Service Manager: Charlotte Jones, Area Development Manager (North)
Lead Officer: Teresa Oulds, Neighbourhood Development Officer (North)
Contact Details: teresa.oulds@southsomerset.gov.uk or (01935) 462254

Purpose of the Report

This report is for Councillors to consider the award of a grant for £9,500 towards the cost of the freehold purchase of the Barrington Football Club playing field.

Public Interest

Barrington Football Club was founded in 1923 and is a community based football club which has played on the same land since its establishment. The landowner now wishes to sell the freehold and has offered the club a first option to acquire the freehold. Owning the land will ensure there continues to be long term access to a local sporting facility for the people of Barrington and surrounding villages. It has been difficult to find alternative sources of funding for this project and Area North Committee is asked to consider agreeing the award of £9,500 which would afford the club the confidence to continue negotiations, secure in the knowledge that the amount needed is achievable.

Recommendation

It is recommended that councillors award £9,500 to Barrington Football Club towards the freehold purchase of their playing field, to be allocated from the Area North Capital Programme (Local Priorities), subject to SSDC standard conditions for community grants (appendix A) and the following special conditions:

- 1) Legal agreements (which have been checked in advance by SSDC Legal services) are signed between the relevant parties which will ensure the long term maintenance and protection of the land as a community asset for the people of Barrington, the agreement to include a provision for the investment of sale proceeds should the land no longer be required for recreational use in Barrington. A signed copy to be submitted to SSDC.
- 2) Agreements are made between the club and local residents to use the land free of charge for community events or casual use, providing that any activities are complementary to its primary function as a football pitch
- 3) The club promotes the development of players of all ages, with the assistance of SSDC's Community Health and Leisure Service or another appropriate advisory body.

Application Details

| | |
|---------------------------------|---|
| Name of applicant: | Barrington Football Club |
| Project: | Purchase of freehold land for football club / community use - AN13/09 |
| Project description: | Purchase of 2 acres of land at Barrington in order to secure the long term future of the club and the land for the community. |
| Total project cost: | £19,000 |
| Amount requested from SSDC: | £9,500 (50%) |
| Recommended special conditions: | SSDC standard grant conditions, plus special conditions (Appendix A) |
| Application assessed by | Teresa Oulds, Neighbourhood Development Officer (North) in consultation with Lynda Pincombe, Community Health and Leisure Manager and Jake Hannis, Senior Sport and Healthy Lifestyles Officer. |

Community Grants Assessment Score

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

| Category | Actual Score | Maximum score possible |
|----------------------------|--------------|------------------------|
| A Eligibility | Y | |
| B Target groups | 3 | 7 |
| C Project | 3 | 5 |
| D Capacity of organisation | 11 | 15 |
| E Financial need | 4 | 7 |
| F Innovation | 3 | 3 |
| Grand Total | 24 | 37 |

Background

Barrington Football Club, also known as “The Yellow Hammers”, was established in 1923 and remains a community based football club providing sporting and social activities for local people.

The club has a long history in the Perry Street Football League, having been up and down most of the divisions within it. It currently runs two adult teams: the first team is in the Division 1 and the reserves in Division 3. The club has 50 players and 250 social members.

The club is run completely by volunteers who maintain the facilities and grounds. It is affiliated to the Football Association and has been awarded the Charter Standard in recognition of its development work, safety and standard of provision.

Anyone is welcome to attend training sessions and participate in club activities and the venue can be hired to other local teams and organisations when not in use.

Evidence of Need

Barrington is a small rural village in South Somerset with a population of approximately 450. It is based within the Burrow Hill ward, which is ranked 5th out of 103 areas in South Somerset in the index of multiple deprivation relating to “Barriers to Housing and Services”.

Whilst it has a pub (currently on the market), small school and village hall the community is isolated from mainstream services and facilities, particularly in relation to sport and physical activity. There is a small play area and the only current playing field is the one used by the football club. This field is viewed by the SSDC Community Health and Leisure service to be one of the best quality pitches within the league and should be maintained.

The pitch is of good quality and well maintained by the club. Members and players would like to upgrade the facilities to be able to offer a good playing experience and develop provision for juniors if the opportunity arises. It is difficult for them to plan for the future in the knowledge their playing field is up for sale. Unless they are able to purchase the land and thus secure a permanent playing field for the village it is quite possible there will cease to be a football club in Barrington.

The Project

The owner of the land on which Barrington Football Club plays intends to sell the freehold. The club has been given the option to purchase the freehold and, following negotiation with the owner, agreed a price of £19,000 (to include legal costs). This has been assessed by an independent valuer and found to be a reasonable price. A successful purchase would secure the long term future of the club and enable it to further develop and upgrade the facilities for the benefit of the local community. Provision has been made for the land to remain within the community should the club cease to exist.

Negotiations with the owner’s agent have been going on for over a year and it is now imperative that a decision is made on its purchase, one way or the other.

Project Costs

The purchase of the freehold of two acres of land for recreational use, including legal fees has been agreed with the vendor as £19,000. The club has received advice from an independent valuer that this is a fair price.

Funding Plan

The club has found it difficult to find external funders for the purchase, despite it being generally agreed to be a worthwhile project which would result in the long term security of recreational land for the community. Various local grant funders have been approached, but to date only one local charitable trust and the parish council have offered a grant.

An example is that Barrington is not a big enough club to meet the criteria for investment by the Football Foundation.

The club runs fundraising activities throughout the year to cover its normal expenses and is able to contribute £5000 of its own funds to the purchase (26%).

| Funding Source | Funds | |
|----------------------------|---------------|---------|
| Own funds | £5,000 | Secured |
| Barrington Parish Council* | £500 | Secured |
| Local Charitable Trust | £3,000 | Secured |
| Total secured | £8,500 | |
| Amount requested from SSDC | £9,500 | |
| Current shortfall** | £1000 | |

*The parish council's contribution is below 10% of the value of the project, which is generally expected for community grant applications to SSDC. However, the parish council has given the club £1500 within the last three years to assist with the refurbishment of the facilities following fire damage. The parish council has also agreed to take on the future ownership and maintenance of the playing field through a legal agreement for the benefit of the community were the club to fold in the future.

**There remains a gap of £1000, but the club is confident that, if Area North Committee agrees to award £9,500 then it would be able to raise the shortfall through further fundraising efforts as it would be able to demonstrate the purchase is achievable.

Ownership and maintenance.

Barrington Football Club will own and manage the land for its club activities and is willing to support casual use for recreation and village events. The club accounts and past history show the club covers its costs and raises surplus funds towards longer term improvements.

In the event that the club were to be wound up, Barrington Parish Council has agreed to take on the ownership and maintenance of the land, through a legal agreement. Any sale would have to be agreed by the parish council and Fields in Trust.

The Football Club has joined Fields in Trust which means the land may only be sold with its prior approval. This provides an additional protection that the value of the land will continue to benefit the community.

Consultation response – SSDC Community Health and Leisure

The Community Health and Leisure service is supportive of this application to SSDC. If the facility were lost, there would be no football pitch provision in the near vicinity and the playing pitch itself is a good quality playing pitch and should be retained for community use.

Focus Four of the Council's Local Plan aims to "maintain and enhance the South Somerset network of leisure and cultural facilities" and the Council's saved Local Plan Policies also highlight that "outdoor playing space, recreation fields and recreation areas are an important community resource". The Community Health and Leisure service therefore feels that this application closely accords with Council policy.

The service recommends that if the application is supported consideration be given to ensuring that the land can also be used by local people for complementary community events should the need arise. This point has been included in the special conditions to be applied if the application is approved.

Conclusion and Recommendation

Barrington Football Club is run completely by volunteers who support the teams and maintain the facilities and grounds. It is affiliated to the Football Association and has been awarded the Charter Standard in recognition of its development work, safety and standard of provision.

This application is for £9,500 towards the project cost of £19,000. This is an unusual situation with a once in a lifetime opportunity to purchase the freehold of a good quality playing field in a rural location. It has been difficult to find funding but that does not mean it is not a worthwhile project, rather that it does not meet the criteria of most grant-giving bodies. All those involved with the application are in agreement that it would be a permanent loss to the local community if the land were not secured.

The parish council has agreed that, subject to a legal agreement, it will take on the maintenance of the field should the club fold and not be replaced. This demonstrates the seriousness with which local representatives view the opportunity to retain a valuable piece of recreational space within their village. The cost of legal fees to complete the purchase and associated legal agreements will not be incurred until the majority of funds are secured by the community.

It is recommended the application to SSDC for £9,500 is supported.

Financial Implications

There is £249,036 available in the Area North Capital programme for Local Priority Schemes. If the recommended grant of £9,500 to Barrington is awarded, £239,536 will remain in this allocation for 2013-14 and for future years.

Council Plan Implications

Focus Four: Health & Communities: “maintain and enhance the South Somerset network of leisure and cultural facilities”

SSDC Saved Local Plan Policies highlight that “outdoor playing space, recreation fields and recreation areas are an important community resource”.

Carbon Emissions & Climate Change Implications

None from this decision

Equality and Diversity Implications

The Council is committed to promoting equality, recognising and valuing diversity and ensuring equal opportunities chances for all and this project will be fully compliant with these aims and the legislation laid down in the Equality Act 2010.

Appendix A

Standard Grant Conditions

The funding support is offered subject to the following conditions:

| | |
|----|--|
| 1. | The funding has been awarded based on the information provided on the application form for your application number AN13/09 for 50% of the total cost. |
| 2. | The signed "Advice of Acceptance of Funding Offer" to be returned before payment is made to Area Development North, SSDC, Unit 10 Bridge Barns, Long Sutton, TA10 9PZ. |
| 3. | Confirmation that all other funding sources are secured. |
| 4. | SSDC is acknowledged on any publicity and on any permanent acknowledgement of assistance towards the project. |
| 5. | The applicant will work, in conjunction with SSDC Officers, to monitor the success of the scheme and the benefits to the community, resulting from SSDC's contribution to the project. A project update will be provided on request. |
| 6. | Should the scheme be delayed or unable to commence within twelve months from the date of this committee, SSDC must be notified in writing. |
| 7. | Should the final cost be less than the estimate considered by the Committee, the funding will be proportionately reduced. However, if the cost exceeds that estimate, no further funding will normally be available. |
| 8. | SSDC must be notified of, and approve, any proposed changes to the project. |
| 9. | The applicant will share good practice with other organisations if successful in securing external funding. |

Additional Special Conditions

| | |
|-----|--|
| 10. | Legal agreements (which have been checked in advance by SSDC Legal services) are signed between the relevant parties which will ensure the long term maintenance and protection of the land as a community asset for the people of Barrington, the agreement to include a provision for the investment of sale proceeds should the land no longer be required for recreational use in Barrington. A signed copy to be submitted to SSDC. |
| 11. | Agreements are made between the club and local residents to use the land free of charge for community events or casual use, providing that any activities are complementary to its primary function as a football pitch |
| 12. | The club promotes the development of players of all ages, with the assistance of SSDC's Community Health and Leisure Service or another appropriate advisory body. |

Area North Committee – 26 February 2014

10. Capital Expenditure – Footpath at Minchington Close, Norton sub Hamdon (Executive Decision)

Strategic Director: Rina Singh, Place and Performance
Assistant Director: Kim Close/Helen Rutter, Communities
Service Manager: Charlotte Jones, Area Development Manager (North)
Lead Officer: Teresa Oulds, Neighbourhood Development Officer (North)
Contact Details: teresa.oulds@southsomerset.gov.uk or (01935) 462254

Purpose of the Report

Councillors are asked to consider the allocation of £14,000 from the Area North capital programme (Local Priority Schemes) towards the cost of the construction of a hard surface footpath across SSDC owned land at Minchington Close, together with improved access to Skinners Lane in Norton-sub-Hamdon.

Public Interest

There is currently no footpath along Skinner's Lane into the village of Norton-sub-Hamdon and those living there either walk along the side of a narrow road or cross SSDC land which has no hard surface and leads to steep stone steps down to the road. A hard surface footpath is planned to go across the land, together with improvements to visibility and access where the path would meet the highway as a slope rather than steps. This would greatly improve the safety of pedestrians.

Recommendation

It is recommended that councillors allocate £14,000 from the Area North capital programme (Local Priority Schemes) for the construction of a footpath in Norton sub Hamdon, the scheme to be project managed by Engineering and Property Services. After completion any sum not required to be returned to Area North balances.

Background

SSDC owns a small piece of land at Minchington Close, managed as public open space by Streetscene Services and which also includes an equipped play area.

Planning consent to Yarlington Homes was granted for the construction of 10 affordable homes for local people in Minchington Close, Norton-sub-Hamdon in August 2013. Construction has already started and it is to be expected that this will result in an increase in the number of people travelling to and from other parts of the village in particular, children and families going to and from school.

Currently, residents either have to walk down a narrow road which does not have a pavement or cross the SSDC owned open space which can be muddy and leads to uneven stone steps down to the road. The visibility here is not good and there are

concerns for the safety of pedestrians. It is not currently practical to cross the land with a buggy or wheelchair due to the soft ground and the steps.

The Project

The project is to construct a hard surface footpath across SSDC owned land at Minchington Close, together with improved access to Skinners Lane in Norton-sub-Hamdon.

The project will provide a fully accessible and safe route into the village of Norton-sub-Hamdon from Minchington Close and neighbouring properties which will avoid the need to walk along a narrow road.

The expected local benefits are to improve residents' feeling of safety when walking through the village and thus encouraging people to walk rather than drive, and to improve the environment of the open space encouraging its use by all members of the community.

Detailed consultation was carried out with the Highways Department at Somerset County Council, the Parish Council and the ward member for The Hamdons to ensure the most appropriate footpath was designed. It was recognised that to build a path without improving the point where it met the highway would significantly reduce its value to the community and therefore designs were agreed whereby the road would be hatched and bollards installed in order to ensure as good visibility as possible.

The additional work required in order to provide safe transition to the road has added to the cost of the project, but the overall outcome will be far better for the community than the path ending in steps and poor visibility for both pedestrians and drivers.

The Parish Council is keen to promote the provision of an all-weather footpath, recognising that this would have several benefits, including the encouragement of residents to use and enjoy the existing, well-maintained open space and the provision of a much safer route for pedestrians to walk from one end of the village to the other. The latter would include the additional school children expected as a result of the new houses.

Consents, project management and future maintenance

Planning consent is not required to construct the pathway. On-going costs can be from existing budgets with any work necessary in the future carried out by Streetscene Services as part of the normal maintenance programme for the area.

The SSDC Open Spaces Officer supports the project.

Project Costs.

Quotations have been invited from an outside contractor and SSDC Streetscene Services as an internal contractor in order to ensure value for money. It is expected that the total cost of the project will be no more than £15,000, and the final quotation should be available at the time of committee. If the capital funding is approved, the work will be carried out by the approved contractor as soon as practical. The agreed quotation is valid for 90 days.

As this is an improvement to SSDC owned land it unusual to benefit from third party contributions. The Parish Council has been very involved in the planning of the path, and has agreed to contribute a minimum of £1000 towards the cost of the project.

Funding from other sources has been sought but none has been successful, this is likely to be because the land is owned by SSDC.

Conclusion and Recommendation

This project is strongly supported by the parish council and local ward member, to address a problem for the community (poor pedestrian access along Skinners Lane) travelling to and from Minchington Close in particular and enhanced access to the public open space.

The scheme has been carefully designed and in full consultation with SCC highways, and will be managed by Engineering and Property Services.

It is recommended that an allocation of up to £14,000 is approved (ie the estimated cost less £1000 contribution from the parish council). After completion any sum not required to be returned to Area North balances.

Financial Implications

If approval for the grant to Barrington Football Club (previous item on the agenda) was agreed, there is £239,536 available in the Area North Capital programme for Local Priority Schemes. If the recommended funding of £14,000 is allocated to Norton Sub Hamdon project, £225,536 will remain in this allocation for 2013-14 and for future years.

Council Plan Implications

Focus Two: Environment: Continue to deliver schemes with local communities that enhance the appearance of their local areas.

Carbon Emissions & Climate Change Implications

The construction of an all-weather footpath could reasonably be expected to lead to a reduction in the number of car journeys to and from the school and recreation field, resulting in a reduction in carbon emissions generated by vehicles.

Equality and Diversity Implications

The Council is committed to promoting equality, recognising and valuing diversity and ensuring equal opportunities chances for all and this project will be fully compliant with these aims and the legislation laid down in the Equality Act 2010.

Area North Committee – 26 February 2014

11. Grant to Martock Parish Council – Refurbishment of Martock Parish Hall (Executive Decision)

Strategic Director: Rina Singh, Place and Performance
Assistant Director: Kim Close/Helen Rutter, Communities
Service Manager: Charlotte Jones, Area Development Manager (North)
Lead Officer: Teresa Oulds, Neighbourhood Development Officer (North)
Contact Details: teresa.oulds@southsomerset.gov.uk or (01935) 462254

Purpose of the Report

Councillors are asked to consider the awarding of a grant for £5,000 towards the cost of the final stage of a phased programme of improvements and refurbishment of the Parish Hall in Martock.

Public Interest

To date, Martock Parish Council has invested £75,000 in an extensive, planned refurbishment of the Parish Hall and is now seeking to complete this with the installation of secondary glazing, provision of new fire resistant curtains, complete redecoration and additional storage for the kitchen. It is keen to begin the work as soon as possible and has asked the Area North Committee to consider a grant towards the cost.

Recommendation

It is recommended that councillors award £4,928 to Martock Parish Council towards the installation of secondary glazing, provision of new fire resistant curtains, complete redecoration and additional storage for the kitchen in Martock Parish Hall, allocated from the District Wide Village Halls budget and subject to SSDC standard conditions for community grants (appendix A).

Application Details

| | |
|--------------------------------|---|
| Name of applicant | Martock Parish Council |
| Project | Completion of refurbishment of Martock Parish Hall (ref:AN13/13) |
| Project description | Installation of secondary glazing, provision of new fire resistant curtains, complete redecoration and additional storage in the kitchen of Martock Parish Hall |
| Total project cost | £9,856 |
| Amount requested from SSDC | £4,928 (50%) |
| Recommended special conditions | None (standard conditions only.) |
| Application assessed by | Teresa Oulds, Neighbourhood Development Officer (North) |

Community Grants Assessment Score

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

| Category | Actual Score | Maximum score possible |
|----------------------------|--------------|------------------------|
| A Eligibility | Y | |
| B Target groups | 6 | 7 |
| C Project | 5 | 5 |
| D Capacity of organisation | 15 | 15 |
| E Financial need | 5 | 7 |
| F Innovation | 2 | 3 |
| Grand Total | 33 | 37 |

Background

Martock is a thriving community of around 5000 people less than one mile from the A303 London to Exeter Road. It has a primary school, medical and dental surgeries, a range of shops and a public library. The nearest secondary schools are in the nearby villages of Huish Episcopi and Stoke sub Hamdon.

The Parish Council plays an active part in the life of the village and supports a number of local initiatives, including a job club for local people, its own youth worker, the development of a business engagement group and a craft market. There is a regular monthly farmers' market.

There are around 2098 households and the precept for 2013/14 is £257,570, with a Band D charge of £149.74.

Built in 1885, Martock Parish Hall has been owned by the Parish Council since the 1960s. It is an important community building within the parish and is utilised by at least 10 user groups ranging from the Martock Players Drama Society to zumba and pilates exercise classes. Whilst there are plans to develop a new youth centre building at some stage in the future, the parish hall will continue to play an integral part in community events, activities and provision.

Evidence of Need

In 2012, the refreshed Local Community Plan for Martock identified the refurbishment of the Parish Hall as one of its action areas, notably a "complete upgrade of the Parish Hall interior to 21st century standards, including improving access and energy efficiency to meet the needs of existing and future users".

Also in 2012 the Parish Council supported the establishment of the Parish Hall User Group, which includes representatives of all the main users of the hall. The group meets monthly and provides a forum for users to discuss their needs and has helped formulate the list of improvements, both past and planned (and the subject of this grant application).

Guided by suggestions made by the user groups, the council has already invested over £75,000 in an extensive refurbishment of the hall in order to bring it up to the high

standards required in a community building. This has been carried out in three stages, as below.

1. Extensive repairs to the roof and the installation of insulation.
2. Stripping and refitting the kitchen, resurfacing the main hall floor, inserting new flooring in the kitchen and main entrance hall, carrying out damp treatment in the meeting room, redecorating the toilets and meeting room and installing a hearing loop.
3. Installation of a new heating system.

The Project

In order to complete the refurbishment of the Parish Hall to the high standards demanded of such a facility, the following remains to be done:

- Installation of secondary glazing
- Installation of new fire approved curtains for the main hall, including the stage
- Provision of additional wall storage for the kitchen
- Redecoration of the hall and amenity areas

The overarching aim of the project is to meet the needs of local users of the hall. They have identified that the hall is cold, draughty and uninviting. They have also identified specific needs in order to support their existing use of the hall and to enable them to grow e.g. additional storage and new curtains.

In addition to meeting the needs of users, the project will also reduce the Parish Hall's energy consumption and carbon footprint and complete what has been an extensive set of refurbishments which will increase its potential for further lettings and usage.

Management and Ownership

The Parish Hall is owned and managed by Martock Parish Council.

The Martock Parish User Group was established in 2012 in order to ensure that those who use the hall on a regular basis play an active role in its management and use. It has been able to suggest improvements to enhance the hall's attractiveness as a facility and its suggestions have formed the basis for much of the refurbishment programme.

Consents and Permissions

All the work is internal and planning permission is not required. Building Control will be consulted before the work is carried out.

Project Costs

| Item or activity | Cost |
|---|--------------|
| Installation of secondary glazing | £4041 |
| Redecoration – painting | £3000 |
| Fire retardant curtains (including stage) | £2000 |
| Additional kitchen storage | £ 815 |
| Total | £9856 |

All work planned has been subject to quotation.

Funding Plan

| Funding Source | |
|----------------------------|-------------------|
| Martock Parish Council | £4928 - secured |
| Amount requested from SSDC | £4928 - requested |

Conclusion and Recommendation

Martock Parish Council has embarked on an extensive, phased refurbishment of its Parish Hall which has been very well received by user groups. To date the Parish Council has spent over £75,000 on the work and has funded this itself, without any financial support from SSDC. The amount requested is 50% of the current – and last – phase but just 0.05% of the total amount spent on the improvements.

It is recommended that councillors award £4,928 to Martock Parish Council towards the installation of secondary glazing, provision of new fire resistant curtains, complete redecoration and additional storage for the kitchen in Martock Parish Hall, allocated from the District-wide Village Halls Grants Budget and subject to SSDC standard conditions for community grants (appendix A).

Financial Implications

The District-Wide Village Halls grants budget originally existed to support village hall projects applying to the Joint County & District Village halls grants programme. Due to an underspend in this budget and the fact that the Joint Village Halls scheme is no longer in operation, it was agreed at the Corporate Grants Committee that these funds could be awarded by Area Committees to village hall projects addressing energy efficiency and disabled access. There is £5000 available to support this project.

Council Plan Implications

Focus Two: Environment: “Encouraging businesses, individuals and communities to install energy and carbon reduction measures, such as improved property insulation, will be a priority.”

Carbon Emissions & Climate Change Implications

The refurbishment will help reduce the Parish Hall’s energy consumption and carbon footprint through the installation of secondary glazing, an improved heating system and the provision of new curtains.

Equality and Diversity Implications

The Council is committed to promoting equality, recognising and valuing diversity and ensuring equal opportunities chances for all and this project will be compliant with these aims and the legislation laid down in the Equality Act 2010.

Appendix A

Standard Grant Conditions

The funding support is offered subject to the following conditions:

| | |
|-----|--|
| 1. | The funding has been awarded based on the information provided on the application form for your application number AN13/13 for 50% of the total cost. |
| 2. | The attached signed "Advice of Acceptance of Funding Offer" to be returned before payment is made to Area Development North, SSDC, Unit 10 Bridge Barns, Long Sutton, TA10 9PZ. An SAE is enclosed. |
| 3. | Confirmation that all other funding sources are secured. |
| 4. | The applicant demonstrates an appropriate Parish Council contribution. |
| 5. | SSDC is acknowledged on any publicity and on any permanent acknowledgement of assistance towards the project. |
| 6. | The applicant will work, in conjunction with SSDC Officers, to monitor the success of the scheme and the benefits to the community, resulting from SSDC's contribution to the project. A project update will be provided on request. |
| 7. | Should the scheme be delayed or unable to commence within twelve months from the date of this committee, SSDC must be notified in writing. |
| 8. | Should the final cost be less than the estimate considered by the Committee, the funding will be proportionately reduced. However, if the cost exceeds that estimate, no further funding will normally be available. |
| 9. | SSDC must be notified of, and approve, any proposed changes to the project. |
| 10. | The applicant will share good practice with other organisations if successful in securing external funding. |
| 11. | Grants can only be paid for a single year and a second application is not allowed for the same project within 3 years (unless Service Level Agreement). |

Area North Committee – 26 February 2014

12. Area North Committee – Forward Plan

Strategic Director: Rina Singh, Place and Performance
Assistant Directors: Helen Rutter & Kim Close, Communities
Service Manager: Charlotte Jones, Area Development (North)
Lead Officer: Becky Sanders, Committee Administrator
Contact Details: becky.sanders@southsomerset.gov.uk or (01935) 462596

Purpose of the Report

This report informs Members of the Area North Committee Forward Plan.

Public Interest

The forward plan sets out items and issues to be discussed over the coming few months. It is reviewed and updated each month, and included within the Area North Committee agenda, where members of the committee may endorse or request amendments.

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 |
|--------------|---|--|--|
| 26 Mar '14 | Area North Community Grants | Consideration of requests for financial assistance by community organisations. | TBC |
| 26 Mar '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. 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> |
| 26 Mar '14 | Community Health & Leisure | Service update report. | Lynda Pincombe, Community Health and Leisure Manager |
| 26 Mar '14 | Area North Affordable Housing Programme | Update on the progress of the current programme of affordable housing in Area North | Jo Calvert Rural Housing Development Officer / Charlotte Jones Area Development Manager |
| 23 Apr '14 | Area Development Plan update | A report on the achievements during 2013-14 in support of Area Development Plan (North) – the programme of investment into local community priorities supported by the Area Committee. | Charlotte Jones, Area Development Manager (North) |
| 28 May '14 | <i>Community Safety</i> | <i>Update report on Community Safety and Neighbourhood Policing in Area North.</i> | <i>Steve Brewer, Community Safety & Projects Co-ordinator, and a representative from Avon and Somerset Constabulary.</i> |
| 28 May '14 | Highways Update | Half yearly report - update on SCC Highways Services. | Neil McWilliams, Assistant Highway Service Manager (SCC) |

| | | | |
|-------------|--|---|--|
| 28 May '14 | Streetscene Update | Half yearly update on the performance of SSDC Streetscene Services | Chris Cooper, Streetscene Manager |
| Jun/Jul '14 | Arts and Entertainment | Service update report. | Adam Burgan, Arts & Entertainment Manager and Pauline Burr, Arts Development Officer |
| 25 Jul '14 | <i>Local Housing Needs in Area North</i> | <i>A report on the services provided by the Housing and Welfare Team and an update on housing need in Area North.</i> | <i>Kirsty Larkins, Housing and Welfare Manager</i> |
| TBC | <i>Community Youth Project</i> | <i>A presentation 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>Economic Development in Area North</i> | <i>Presentation / discussion on opportunities to promote local economic development</i> | |
| TBC | <i>Somerset Levels and Moors Action Plan</i> | <i>A progress report on the Somerset Levels and Moors Action Plan</i> | <i>Charlotte Jones, Area Development Manager (North)</i> |

Area North Committee – 26 February 2014

13. Planning Appeals

Strategic Director: Rina Singh, Place & Performance
Assistant Director: Martin Woods, Economy
Service Manager: David Norris, Development Manager
Lead Officer: As above
Contact Details: david.norris@southsomerset.gov.uk or (01935) 462382

Purpose of the Report

To inform members of the appeals that have been lodged, decided upon or withdrawn.

Public Interest

The Area Chairmen have asked that a monthly report relating to the number of appeals received, decided upon or withdrawn be submitted to the Committee.

Recommendation

That members comment upon and note the report.

Appeals Lodged

None

Appeals Dismissed

None

Appeals Allowed

13/02245/FUL – Land at Bridgehorn, Henley, Langport.
Retention of 2 no. storage agricultural containers for agricultural purposes.

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

Appeal decision letter – 5 pages

P1

P2

P3

4

Area North Committee – 26 February 2014

14. Planning Applications

The schedule of planning applications is attached.

The inclusion of two stars (**) as part of the Development Manager's recommendation indicates that the application will need to be referred to the District Council's Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The Lead Planning Officer, at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to District Council's Regulation Committee even if it has not been two starred on the Agenda.

Human Rights Act 1998 Issues

The determination of the applications which are the subject of reports in this plans list are considered to involve the following human rights issues: -

1. Articles 8: Right to respect for private and family life.
 - i) Everyone has the right to respect for his/her private and family life, his/her home and his/her correspondence.
 - ii) There shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedom of others.
2. The First Protocol

Every natural or legal person is entitled to the peaceful enjoyment of his/her possessions. No one shall be deprived of his possessions except in the public interests and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.

Each report considers in detail the competing rights and interests involved in the application. Having had regard to those matters in the light of the convention rights referred to above, it is considered that the recommendation is in accordance with the law, proportionate and both necessary to protect the rights and freedoms of others and in the public interest.

David Norris, Development Manager
david.norris@southsomerset.gov.uk or (01935) 462382

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