

South Somerset District Council

Notice of Meeting



Area West Committee

Making a difference where it counts

Wednesday 17th November 2010

5.30 pm

**The Guildhall,
Fore Street, Chard
Somerset TA20 1PP**

(See location plan overleaf)

The public and press are welcome to attend.

Disabled Access is available at this meeting venue.



If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Andrew Blackburn** on Yeovil (01935) 462462
email: andrew.blackburn@southsomerset.gov.uk
website: www.southsomerset.gov.uk

This Agenda was issued on Monday, 8th November 2010

Ian Clarke, Assistant Director (Legal & Corporate Services)

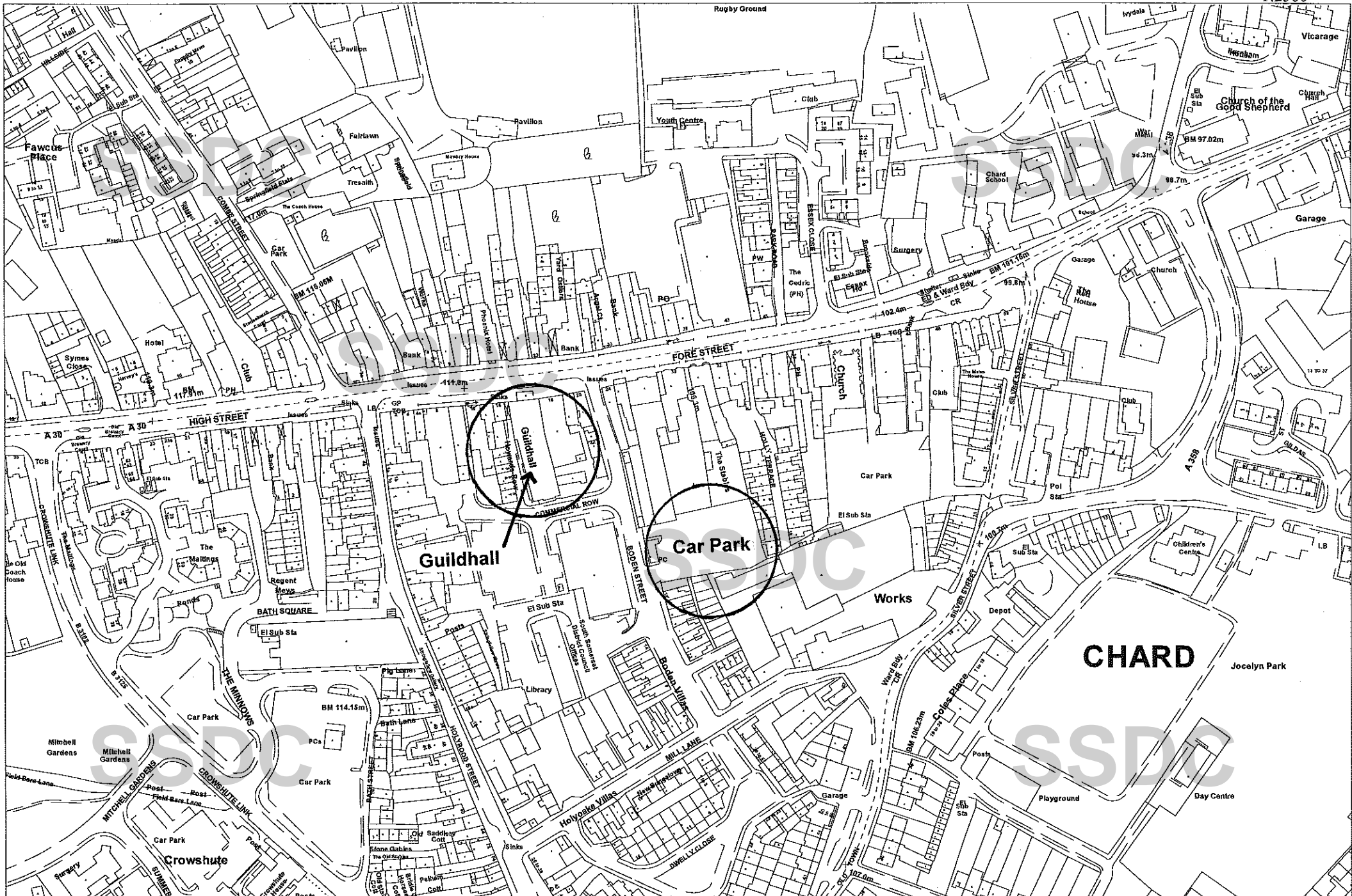


2007-2008
Neighbourhood and
Community Champions:
The Role of Elected Members
2006-2007
Improving Rural Services
Empowering Communities
2005-2006
Getting Closer to Communities

**If you need this information in large print,
Braille, audio or another language,
please contact 01935 462203**



INVESTOR IN PEOPLE



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 function 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 – LA 100019471-2010.

Area West Membership

Chairman: Kim Turner
Vice-Chairman: Michael Best

| | | |
|---------------|----------------|-----------------|
| Simon Bending | Nigel Mermagen | Angie Singleton |
| David Bulmer | Robin Munday | Andrew Turpin |
| Geoff Clarke | Ric Pallister | Linda Vjeh |
| Carol Goodall | Ros Roderigo | Martin Wale |
| Jenny Kenton | Dan Shortland | |

Somerset County Council Representatives

Somerset County Councillors (who are not already elected District Councillors for the area) are invited to attend Area Committee meetings and participate in the debate on any item on the Agenda. **However, it must be noted that they are not members of the committee and cannot vote in relation to any item on the agenda.** The following County Councillors are invited to attend the meeting:-

Councillor Cathy Bakewell, Councillor John Dyke, Councillor Anne Larpent and Councillor Jill Shortland.

South Somerset District Council – Corporate Aims

Our key aims are: (all equal)

- Increase economic vitality and prosperity
- Enhance the environment, address and adapt to climate change
- Improve the housing, health and well-being of our citizens
- Ensure safe, sustainable and cohesive communities
- Deliver well managed cost effective services valued by our customers

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

Members of the public are requested to note that the Committee will break for refreshments at approximately 6.45 p.m. Planning applications will not be considered before 7.00 p.m. 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 be available half an hour before the commencement of the meeting 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 3 minutes on agenda items; and
- see agenda reports.

Meetings of the Area West Committee are held monthly at 5.30 p.m. on the 3rd Wednesday of the month in venues throughout Area West.

Agendas and minutes of Area Committees are published on the Council’s website www.southsomerset.gov.uk

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 3 minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

Town or Parish Council Spokesperson
Objectors
Supporters
Applicant/Agent
County Council Division Member
District Council Ward Member

If a member of the public wishes to speak they must inform the committee administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing. This must be done by completing one of the public participation slips available at the meeting.

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

The same rules in terms of public participation will apply in respect of other agenda items where people wish to speak on that particular item.

If a Councillor has declared a personal and prejudicial interest

Under the new Code of Conduct, a Councillor will be afforded the same right as a member of the public, except that once the Councillor has addressed the Committee the Councillor will leave the room and not return until after the decision has been made.

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 function 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.

Area West Committee

Wednesday 17th November 2010

Agenda

Preliminary Items

1. **To approve as a correct record the minutes of the previous meeting held on 20th October 2010**
2. **Apologies for Absence**
3. **Declarations of Interest**

In accordance with the Council's Code of Conduct, which includes all the provisions of the statutory Model Code of Conduct, Members are asked to declare any personal interests (and whether or not such an interest is "prejudicial") in any matter on the agenda for this meeting. A personal interest is defined in paragraph 8 of the Code and a prejudicial interest is defined in paragraph 10. In the interests of complete transparency, Members of the County Council, who are not also members of this committee, are encouraged to declare any interests they may have in any matters being discussed even though they may not be under any obligation to do so under the code of conduct.

Planning Applications Referred to the Regulation Committee

The following members of this Committee are also members of the Council's Regulation Committee:

Cllr Mike Best
Cllr Kim Turner
Cllr Linda Vijeh

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. **Public Question Time**

This is a chance to ask questions, make comments and raise matters of concern.

Parish/Town Councils may also wish to use this opportunity to ask for the District Council's support on any matter of particular concern to their Parish/Town.

Anyone wishing to raise matters in relation to items on the agenda may do so at the time the item is considered.

5. Chairman’s Announcements

Page Number

Items for Discussion

6. Budget Monitoring Report for the Period Ending 30th September 2010 (Executive Decision).....1

7. Street Markets in Area West (Executive Decision).....7

8. Area West Opportunity Event (Executive Decision)13

9. Area West Committee - Forward Plan18

10. Reports from Members on Outside Organisations22

11. Feedback on Planning Applications referred to the Regulation Committee23

12. Planning Appeals.....24

13. Planning Applications25

14. Date and Venue for Next Meeting26

THE SCHEDULE OF PLANNING APPLICATONS APPEARS AFTER PAGE 24.

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 West Committee – 17th November 2010

6. Budget Monitoring Report for the Period Ending 30th September 2010 (Executive Decision)

Chief Executive: Mark Williams
 Assistant Director: Donna Parham (Finance and Corporate Services)
 Service Manager: Amanda Card, Finance Manager
 Lead Officer: Catherine Hood, Corporate Accountant
 Contact Details: catherine.hood@southsomerset.gov.uk or 01935 462157

Purpose of the Report

The purpose of this report is to update members on the current budgetary position of the Area West Committee as at the end of September 2010.

Public Interest

This report gives an update on the financial position of Area West Committee half way through the financial year 2010/11.

Recommendations

Members are recommended to:

- (1) review and comment on the current financial position of the Area West Budgets;
- (2) reduce the allocation to underwrite community grants from £52,550 to £40,500;
- (3) return the allocations of £790 (Merriott Flood Relief Scheme) and £1,500 (Crewkerne Public Places Order) to uncommitted balances.

REVENUE BUDGETS

Background

Full Council in February 2010 set the General Revenue Account Budgets for 2010/11 and delegated the monitoring of the budgets to the four Area Committees and District Executive. Area West now has delegated responsibility for the Area West development revenue budgets, which include revenue grants and regeneration, the Area West Capital Programme and the Area West Reserve.

Financial Position

The table below shows the position of revenue budgets as at 30th September 2010. This includes transfers to or from reserves.

| | £ |
|--|----------------|
| Approved base budget as at Feb 2010 (Original Budget) | 446,580 |
| Budget Carry forwards | 20,680 |
| Staff turnover savings | (7,580) |
| Revised Budget as at 30th September 2010 | 459,680 |

A summary of the revenue position as at 30th September 2010 is as follows:

| Element | Original Budget | Revised Budget | Y/E Forecast | Favourable Variance | Adverse Variance | % |
|------------------------|-----------------|----------------|----------------|---------------------|------------------|---|
| | £ | £ | £ | £ | £ | |
| Development | | | | | | |
| Expenditure | 414,160 | 437,080 | 437,080 | | | - |
| Income | (45,050) | (50,050) | (50,050) | | | - |
| Projects | | | | | | |
| Expenditure | 95,000 | 129,780 | 129,780 | | | - |
| Income | (87,800) | (122,580) | (122,580) | | | - |
| Grants | | | | | | |
| Expenditure | 70,270 | 65,450 | 65,450 | | | - |
| Income | 0 | 0 | 0 | | | - |
| Group Total | | | | | | |
| Expenditure | 579,430 | 632,310 | 632,310 | | | - |
| Income | (132,850) | (172,630) | (172,630) | | | - |
| Net Expenditure | 446,580 | 459,680 | 459,680 | | | - |

Budget Virements

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

The following virements have taken place since the last report.

| Amount £ | From | To | Details |
|-------------|-------------------------------|-------------------------------|--|
| 5,000 | Area West Grants Budgets | Area West Development Budgets | To meet 2010/11 savings target previously not identified |
| 5,310 | Area West Development Budgets | Finance | Staff turnover savings |

AREA RESERVE

The position on the Area West Reserve is as follows:

| | | |
|---|----------|---------------|
| | | £ |
| Position as at 1st April 2010 | | 57,840 |
| Less amounts transferred for use in 2010/11: | | 0 |
| | | |
| Current balance in Reserve at 30th September 2010 | | 57,840 |
| Less amounts allocated: | | |
| Merriott Flood Relief Scheme | (790) | |
| Alcohol Consumption in Public Place Order-Crewkerne | (1,500) | |
| Underwrite Community Grants | (52,550) | |
| Christmas town centre parking | (3,000) | |
| | | (57,840) |
| Uncommitted balance remaining | | 0 |

Area Development Manager's Comments

This report reflects the use of balances (reserves) to underwrite and support approved capital projects and other programmes of activity like the "tapering" strategy for community grants.

To deliver as many projects and programmes as we can, it is important to keep the Area West budget position under review.

As a result of budget and spending decisions taken earlier in the year, the amount allocated to underwrite the community grants programme over the next 3 years can be reduced to £40,500.

CAPITAL PROGRAMME

The revised capital programme for this financial year and beyond is attached following this report together with a progress report on each scheme either Area or District Wide that are current within Area West. The estimated spend on the West Capital programme in 2010/11 is £18,693 and a further £12,500 for future years. In addition there is £20,000 that has been approved in principle for future years. There is also a balance of £94,608 that is unallocated as detailed below.

| Schemes | Estimated Spend 2010/11 | Future Spend |
|-----------------------------|------------------------------------|---------------------|
| | £ | £ |
| Iminster Community Office | | 20,000 |
| Unallocated Capital Reserve | 47,000 | 47,608 |
| | | |
| TOTALS | 47,000 | 67,608 |

If members would like further details on any of the Area West budgets or services they should contact the relevant budget holder or responsible officer.

Corporate Priority Implications

The budget is closely linked to the Corporate Plan.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

There are no implications currently in approving this report.

Equality and Diversity Implications

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

Background Papers: *Financial Services Area West budget file*

AREA WEST CAPITAL PROGRAMME 2010/11 - 2015/16

| | 2010/11 Estimate Spend | Actual Spend to 30/09/2010 | 2010/ 11 Remaining Budget | Future Spend | Responsible Officer (s) | Responsible Officers Comments | |
|--|------------------------------|----------------------------------|---------------------------------|---------------|----------------------------|-------------------------------------|--|
| | | | | | | Action taken to Control Slippage | Performance Against Targets |
| | £ | £ | £ | £ | | | |
| Health and Well Being | | | | | | | |
| The Neroche Project | 6,000 | 0 | 6,000 | | A Gillespie | | |
| Local Improvement Community Forums 2008 Chard | 5,006 | 5,000 | 6 | 0 | A Gillespie | | Forum held April 2009 final grant now paid |
| Pavilion Extension Forton Rangers Football Club | 0 | 0 | 0 | 12,500 | L Pincombe | | |
| Flood Lighting in Happy Valley, Crewkerne | 8,000 | | 8,000 | | A Gillespie | | Agreed at Area West Committee 18.8.2010 |
| Total Health and Well Being | 19,006 | 5,000 | 14,006 | 12,500 | | | |
| Environment | | | | | | | |
| Total Environment | 0 | 0 | 0 | 0 | | | |
| Economic Vitality | | | | | | | |
| Snowdon Park - Mitchell Gardens Play Area | 19,686 | 21,614 | (1,928) | | R Parr | Overspend to funded | Project complete but retention monies to be paid |
| Snowdon Park - Mitchell Gardens Section 106 contribution | (14,999) | (15,000) | 1 | | A Gillespie | | |
| Contribution from Residents Association | (5,000) | (5,000) | 0 | | A Gillespie | | |
| NET cost of Chard The Mintons | (313) | 1,614 | (1,927) | 0 | | | |
| Total Economic Vitality | (313) | 1,614 | (1,927) | 0 | | | |

| | | | | | | | |
|--|---------------|--------------|---------------|---------------|--|--|--|
| Total West Capital Programme Approved in Detail | 18,693 | 6,614 | 12,079 | 12,500 | | | |
|--|---------------|--------------|---------------|---------------|--|--|--|

Approved in Principle and Unallocated

| | | | | | | | |
|--|---------------|----------|---------------|---------------|-------------|--|---|
| Ilminster Community Office | 0 | 0 | 0 | 20,000 | A Gillespie | | |
| Unallocated Programme | 47,000 | 0 | 47,000 | 47,608 | A Gillespie | | Additional £50k awarded in Feb 2009 for allocation in 2009/10 & 2010/11. Additional £25k awarded in Feb 2010 for allocation in 2010/11. |
| Total Approved in Principle and Unallocated | 47,000 | 0 | 47,000 | 67,608 | | | |

Summary

| | | | | | | | |
|---|---------------|--------------|---------------|---------------|--|--|--|
| West Capital Programme | 18,693 | 6,614 | 12,079 | 12,500 | | | |
| Reserve Schemes (Approved in Principle and Unallocated) | 47,000 | 0 | 47,000 | 67,608 | | | |
| Total Programme to be Financed | 65,693 | 6,614 | 59,079 | 80,108 | | | |

Corporate Capital Programme Schemes in Area West

| | | | | | | | |
|---------------------------------------|--------|---------|--------|--------|--------|--|---|
| Community Play Scheme 2006 bid | 79,000 | (8,000) | 87,000 | 53,000 | R Parr | | Redstart Park Chard £49K consultation and design is complete, expected to be built spring/summer 2010 and Furzehill Chard £50k (less £20K SCC playbuilder funding to be received) due 2010/11. Blackdown View Ilminster £28k & Packers Way Misterton £25k making a total of £53K due in future years. |
| Youth Facilities Development 2006 bid | 5,000 | 0 | 5,000 | 15,000 | R Parr | | Combe St Nicholas PC £5k (current year), Broadway PC £5k, Misterton PC £5k & West & Middle Chinnock PC £5K (all future years) |
| Multi Use Games Areas | 35,000 | 0 | 35,000 | 35,000 | R Parr | | Crewkerne TC 35K (current year) & Ilminster TC £35K (future year) |
| Grants to Parishes with Play Area | 50,000 | | 50,000 | 25,000 | R Parr | | Jocelyn Park Chard & Merriott completed, Happy Valley Crewkerne £37.5K less £25K playbuilder funding (current year) & Henhayes Crewkerne £12.5K & Forton Road Chard £12.5K (future years) |




AREA WEST CAPITAL PROGRAMME 2010/11 - 2015/16

| | 2010/11 Estimate Spend £ | Actual Spend to 30/09/2010 £ | 2010/ 11 Remaining Budget £ | Future Spend £ | Responsible Officer (s) | Responsible Officers Comments | |
|--|-----------------------------------|---------------------------------------|--------------------------------------|-------------------|----------------------------|-------------------------------------|-----------------------------|
| | | | | | | Action taken to Control Slippage | Performance Against Targets |

Corporate Capital Programme Administered by Area West

| | | | | | | | |
|--------------------------------|---------|--|----------------|---------|-------------|--|--|
| Market Town Vision - All Areas | 155,000 | | 155,000 | 100,000 | A Gillespie | A Market Town Investment Group has been established with 10 Market Towns. Schemes are being worked on by this group. | |
|--------------------------------|---------|--|----------------|---------|-------------|--|--|

Key

- Delayed Projects 
- Projects in progress/likely to span further than current financial year 
- Projects Completed/ On course to be completed in current financial year 

Area West Committee – 17th November 2010

7. Street Markets in Area West (Executive Decision)

Strategic Director: Rina Singh (Place and Performance)
Assistant Director: Helen Rutter (Communities)
Service Manager: Andrew Gillespie, Area Development Manager (West)
Lead Officer: Zoë Harris, Community Regeneration Officer
Contact Details: zoe.harris@southsomerset.gov.uk or 01460 260423

Purpose of the Report

To propose a way forward to reinvigorate the markets in Area West and help create a vibrant market town atmosphere.

Public Interest

Over the past few years there has been a decline in the number of market pitches being taken up by traders and a reduction in income from the markets in Area West. This report proposes the formation of a Markets Improvement Group, which will draw up an action plan, make proposals and steer the SSDC Officers.

Recommendations

- (1) To agree to the formation of an Area West Markets Improvement Group;
- (2) to allocate £14,340 from the Area Reserve budget and £5,660 from unallocated capital to the Area West Markets Improvement Group to use over the next 18 months.

Background

Last year two reports looked at street markets in South Somerset with one focusing on Area West markets in particular. Both reports highlighted the need for better promotion, improved working with traders in relation to marketing and promotions and the need for a more strategic approach in relation to the future development of Area West Markets.

Area West Markets Workshop

In August 2010 a workshop took place with representatives from the three town councils along with District Councillors from Chard and Crewkerne to explore their aspirations for Area West street markets.

All at the meeting agreed that the markets in Area West are important and have a crucial role to play in the vibrancy and vitality of the market towns.

The workshop highlighted a number of common issues as well as some issues that are specific to particular markets (see pages 10-12). Common issues include improved promotion and publicity, increase the range of market stalls and improve the overall look of the markets. In addition, there were some issues that were specific to individual markets e.g. the location of Crewkerne market.

The workshop highlighted a desire for the three towns to work together with the common aim of improving and reinvigorating the three markets. As the workshop worked well and

highlighted the benefits of partnership working it is recommended that an Area West Markets Improvement Group is set up.

Area West Markets Improvement Group (AWMIG)

The group will be set up, organised and administered by the Area West Community Regeneration Officer. The group should be made up of people who have a strong desire to bring about change and reinvigorate the Area West Markets. Representatives to the group can come from Town Councils, the business community, tourism or local regeneration groups. The SSDC Market Supervisor will also attend these meetings. Ideally the group should also involve representatives from the Area West market traders, although it is recognised that it is not always easy for them to attend meetings. However, endeavours will be made to arrange meetings at times that are suitable for market trader representatives.

The purpose of the Group will be:

- To look at the issues of promotion, publicity, range of stalls, the overall look and location in more detail and decide exactly how they will be addressed.
- Draw up an 18 month Action Plan (to be agreed jointly by the Area Development Managers for West and South). It is felt that it may be difficult to address some of the issues within a year, but as a task and finish group there needs to be focus and it is hoped that all actions can be achieved within 18 months.
- Agree initial baseline figures that can be used to measure progress and establish the success of the work of the AWMIG.
- Oversee the implementation of the Action Plan and provide support to relevant officers where appropriate.

Investment in Area West Markets

It is recognised that there has been a lack of investment in the markets in recent years and to address the issues already mentioned funding is needed. To enable this group to move forward with this proposal and carry out the actions identified up to £20,000 should be allocated to the project. This money can be used to finance specific actions and could also be used as match funding to draw down external grants from other relevant funding streams.

Financial Implications

It is recommended that a budget of up to £20,000 be made available to support the work of the proposed AWMIG.

The budget can be funded from the Area Reserve and the Area West unallocated capital budget.

The Area Development Manager will approve all spending decisions.

Corporate Priority implications

- SSDC Corporate Theme 1 is about increasing economic vitality and prosperity, this project relates to Key Target Area:
- 1.11 a vibrant and sustainable Yeovil, market towns and rural economy

Carbon Emissions & Adapting to Climate Change Implications (NI188)

Markets provide the opportunity for local produce to be sold and bought, thus reducing food miles.

Equality and Diversity Implications

Markets have the potential to promote diversity, they enable all sections of the community, especially those on a low income to shop and set up business.

Background Papers: *Audit Committee August 2010 - Markets Audit Action Plan Update*
JAC West October 2009 – Management of Street Markets in Area West
SW Audit Partnership draft discussion document 2009

Notes from the Area West Markets Workshop

Comments raised at workshop reflect the views of the individuals in attendance and are not necessarily the views of the organisations they represent.

Chard Market

- Operates on a Saturday morning.
- Used to be located in Boden St Car Park. At this time it was large successful market with wide variety of stalls. It has since been moved a couple of times and now located on Fore Street.
- The location is unsatisfactory. Shoppers often forced to step over stream. Street is sloped. When stalls are located on east side of street they are spread out quite widely and cars park in-between stalls making it difficult for shoppers to see stalls.
- There are a reasonable variety of stalls and some do very well, especially the regulars.
- There is not a standard look to the stalls.
- There was originally a farmers market in the Guildhall, which moved out during the refurbishment of the Hall and has never returned.
- Guildhall now runs a monthly craft & food market.

Crewkerne Market

- Operates on a Wednesday morning
- Was located in South Street Car Park until Waitrose development started. At this time it was a decent size and had a variety of stalls.
- Has since been located in a couple of different places and now takes place on edge of South Street Car Park. None of the more recent locations have been satisfactory.
- Would like to relocate to Market Square in front of Town Hall. Highways will not agree to the side road being closed.
- A monthly Farmers Market takes place in Falkland Square
- A Country Market takes place every Friday morning in Henhayes Centre.

Ilminster Market

- Operates on a Thursday morning, as the local Chamber wanted it to be on half day closing.
- Used to be located in car park where Tesco now is, has since been moved to Market House and East Street.
- Has a reasonable variety of stalls, some are regulars others are very casual so the nature of goods does change.
- Traders are locating their stalls in disabled parking spaces. Sometimes an issue with traders spreading wares out too much over the pavement, which causes an obstruction.
- A monthly market is now held in the Meeting House and Ilminster Forum now runs a monthly produce market in the Market House on first Saturday of each month.

What is the role & purpose of the market in your town?

- Increase footfall & provide goods that are not already available in the town
- Create a healthy upbeat atmosphere 'buzz' – sense of community
- Attract people into town and make them want to return
- Provide value for money

- Provide a good mix of goods with friendly service
- Historical, tourism community event
- Provide goods not normally available
- Encourage entrepreneurs

What are the good things about the market in your town?

- Some stalls do provide goods that aren't currently available in the town
- Awareness of Saturday being market day
- Good visibility
- Ability to attract new stalls
- Good location – very central & visible
- Easy to buy from it as it is not out of the way
- Adds value to the existing shopping experience & compliments the individual shops
- It's sticking with the town

What things are not so good about the market in your town?

- Some stalls block pavements & straddle the stream
- Danger for stallholders with their backs to the traffic
- Stalls sometimes poorly placed: either side of A30 / positioned outside like selling shops
- Some stalls are tatty and in bad weather look bad, as there are no canopies
- Not much room for growth
- Parking issues – narrows the street and cause problems with visibility
- Sometimes pavements are obstructed
- Publicity seems limited or non-existent
- Location
- Quality
- Size
- Atmosphere
- Support from shoppers – lack of
- Lack of appearance of a proper market
- No Advertising

How would you like your market to look in 5 years time?

- Busy, attractive destination market with its own unique site
- Must have its own identity i.e. canopies
- Proper looking market stalls with consistent look to awnings
- Greater diversity of goods more stalls
- A thriving market where people look forward to market day including local shopkeepers
- Increased footfall in whole town
- Co-ordinated – uniformity of colour, style etc
- New location that captures the maximum footfall
- Colourful
- Well organised with no large lorries blocking pedestrian access, but say refrigerated stalls in one area
- Bigger range & variety of stalls
- Tri-partite scheme organised and run in Area West.
- Have a market with a reputation for quality known throughout the South West

If you had money what 3 things would you spend it on to improve your market?

- Move market administration to the 3 councils with shared infrastructure
- Advertising, awareness of market and an advertising mast in town centre
- Free car parking on market day
- Supply awnings and stall so the overall look of the market is improved
- Promotion of the market – radio, newspapers, TV, tourism websites. Places where it reaches people beyond Somerset as so close to border with Dorset & Devon
- Market research – establish what works well in other towns and what shoppers want from a market
- Buying uniform market stalls, umbrellas etc
- Good advertising and marketing
- Spend time visiting other markets & areas to learn what they do to make a successful market
- Create an image, logo, brand, style or atmosphere that's instantly recognisable to local people and visitors alike

Area West Committee – 17th November 2010

8. Area West Opportunity Event (Executive Decision)

Strategic Director: Rina Singh (Place and Performance)
Assistant Director: Helen Rutter (Communities)
Service Manager: Andrew Gillespie, Area Development Manager (West)
Lead Officer: Zoë Harris, Community Regeneration Officer
Contact Details: zoe.harris@southsomerset.gov.uk or 01460 260423

Purpose of the Report

To recommend the future format and arrangements, for 'Opportunity', the Community Forum in Area West.

Public Interest

This report recommends the adoption of arrangements for the new style Opportunity event in Area West. This will give residents the chance to choose how money will be spent in their local area on community projects and mainstream SSDC services, such as street cleaning or play services.

Recommendations

It is recommended that members:

- (1) give in principle approval for the Community Regeneration Officer to plan and make arrangements for 'Opportunity' the Area West Community Forum;
- (2) allocate a budget of £50,000 to fund local improvement schemes, as detailed below;
- (3) agree that the budget should be split 50:50 between mainstream SSDC service delivery and community projects.

Background

In 2007/8 each Area was allocated a Service Enhancement budget and asked to experiment with new models of decision making and community engagement to establish how that budget should be spent in the locality. The result was Community Forums, which were used to deliver participatory budgeting style events where the public got involved in decision making in relation to a local budget. The success of the 'Opportunity' events model in Area West has been widely reported.

Participatory Budgeting involves local people directly in deciding how part of a public budget is spent. This helps tailor services closer to local needs, giving people more ownership of their community. Residents and community groups representative of all parts of the community are engaged in debating the merits of various spending proposals. Local people can vote on these proposals, and can have a role in scrutinising and monitoring the process.

Participatory Budgeting can help:

- achieve decisions better tailored to local needs

- engender greater understanding of the complexities of public budgeting and increase transparency and accountability of public budgets
- develop participants' skills, experience and confidence
- bring people together from different backgrounds within an area
- local councillors and council officials to work better with residents
- galvanize further involvement in activities in the local neighbourhood.

The Area West Development team have been looking at ways to develop the participatory budgeting model used in Opportunity events to encourage residents to become involved in decisions over mainstream budgets and services as well as community grants. This work fits in with the growing interest both locally and nationally in Participatory Budgeting and concepts such as 'Total Place' where budgets from a variety of agencies can be used more effectively to deliver services within a community. With the increasing need for all public agencies to deliver services with less money there is a need to look at using local knowledge to inform better service delivery. Such a way of working is attracting a lot of interest at local, regional and national level and is likely to be adopted through the forthcoming Localism Bill.

A model of voting that has been used with great success elsewhere in other participatory budgeting events has been deliberative voting. This is where people are encouraged to discuss proposals and consider them in relation to particular criteria e.g. does it offer value for money or does it meet the needs of the community.

Stage One – Inviting Project Proposals

SSDC Service Proposals

The SSDC Heads of Service will be invited to put forward suggestions on how they could spend up to £3,000 within their service on a proposal that is specific to Area West. This maybe a package of measures that benefits a particular sector or theme across Area West or it could be a specific proposal that focuses on one particular geographical area.

Members can also put forward proposals for how they would like to see up to £3,000 spent within their ward. Suggestions put forward by members and Heads of Service will need to be submitted in writing with appropriate costs, need to relate to SSDC services, will have to be deliverable within 12 months and should meet one or more of the targets identified in the Corporate Plan.

Community Groups

The remaining 50% of the budget will be allocated to external organisations. Local community groups will be invited to submit proposals for projects that benefit their local community, they will be able to apply for up to £3,000. Applications will need to be in writing and deliverable within one year. Groups that have received funding via Opportunity on more than one occasion will not be eligible to apply.

Stage 2 - Shortlisting Projects

Once all the applications are in they will be assessed by a small panel made up of officers and members, the details of this panel will be worked up with the Area West Community Regeneration Officer in consultation with the Area West Committee Chair. Those applications that meet the eligibility criteria will go through to the second stage for the public vote.

As there is only one event and to ensure that more people are involved in the democratic process, rather than put all the project proposals forward to a public event, residents will be asked to use consensus voting to decide which proposals go through to the final stage.

This voting stage will take place through the media and via the SSDC community offices. To ensure a fair geographic distribution of projects gets through to the final event the projects will be split into 3 geographical areas

- Chard & hinterland
- Crewkerne & hinterland
- Ilminster & hinterland

There will then be a list of project proposals, both service and community, put forward for each area. The lists will contain the following information about each proposal: how the money will be spent, the benefits, geographical area of benefit, cost of project.

Residents will be asked to pick their three favourite service projects and their three favourite community projects, scoring them 1 – 3 with 3 being the top mark.

The highest scoring service projects and the highest scoring community projects from each area will go through. To ensure that the villages stand a good chance of being involved the top scoring village community project and the top scoring service proposal from each area will go through.

It is envisaged that approximately 10 to 15 service proposals and 10 - 15 community projects will go through to the final event.

A list giving brief details of those proposals that make it through to the final stage will be published.

Stage 3 – The Event

This will be the main event where all the projects that have made it through will be invited to a public meeting. The format for this event will differ slightly from previous Opportunity events. Like previous events all applicants will be expected to attend and give a three minute presentation and provide a display with additional information on their proposal.

Unlike previous events the audience will engage in a deliberative voting procedure and there will be an opportunity to ask applicants questions about their proposals.

Format and timing of the event

Because of the need to allow questions after each presentation and because the deliberative voting can take longer it may be necessary to hold the event on a Saturday.

The SSDC Service proposals will be heard first. Each service representative or member will give their three minute presentation and after each one there will be up to five minutes for the audience to ask questions. Once all the Service proposals have been heard the audience will vote using the deliberative voting model.

Once the votes have been cast there will be a break. After the break the community groups will then take their turn at presenting and again the audience will have the opportunity to ask questions before using deliberative voting.

Voting

Instead of using the first past the post sticky dot system that has been part of previous Opportunity events, this arrangement will make use of the 'Deliberative Voting' model. This is when the audience are seated in small groups and as a group they will discuss each proposal in relation to three criteria:

- Does it offer value for money?
- How well does this proposal address the needs of the community?
- How widely beneficial is it?

Each person will then complete a voting sheet for each project where they will then score each proposal from 1 to 5 on each of those criteria. The proposals with the highest scores then receive funding.

This voting system has been used successfully elsewhere in the country, for example Dulverton and Newcastle (please see www.participatorybudgeting.org.uk for case studies and more information).

Attendance at event

Based on previous experience with Opportunity events it is envisaged that there will be a greater number of people wishing to attend than will be able to be accommodated, therefore it is proposed that again this is a ticket only event. Part of the audience will be made up of community groups and their representatives and the other half will be members of the public who can apply for a free ticket in advance. Tickets will be allocated to ensure an even geographical spread so that one community does not greatly outnumber another community.

Financial Implications

It is recommended that a budget of £50,000 to fund local improvement schemes is agreed, comprising £40,000 (2010/11 Service Enhancement Budget.) and £10,000 from the community grants budget.

Given the complexity involved, it is anticipated that the 'Opportunity' event takes place in early March 2011 and that the Area West Committee then be asked to approve the recommendations made at their meeting to be held on March 16th 2011.

It is therefore likely that the majority of spend will take place in 2011/12 rather than 2010/11. The Assistant Director (Finance & Corporate Services) has confirmed that money allocated to specific schemes before the end of March 2011 can be carried forward.

Corporate Priority Implications

The 'Opportunity' event will address the corporate theme four 'Ensure safe, sustainable and cohesive communities', and in particular the following target areas:

- 4.16 Outcome: An empowered community where all people take part in shaping their neighbourhood
- 4.19 Increase civic participation in the local area
- 4.20 Increase % of people who feel that they can influence decisions in their locality

Carbon Emissions & Adapting to Climate Change Implications (NI188)

There are no implications.

Equality and Diversity Implications

The event will be held in a fully accessible building, I will liaise with Portuguese and Polish Link Workers to help promote the event.

Background papers and information: www.participatorybudgeting.org.uk
AW Committee June 2009 – Opportunity Review
AW Committee June 2008 – Future arrangements for
Opportunity events

Area West Committee – 17th November 2010

9. Area West Committee - Forward Plan

Strategic Director: Rina Singh (Place and Performance)
Assistant Director: Helen Rutter (Communities)
Service Manager: Andrew Gillespie, Area Development Manager (West)
Agenda Co-ordinator: Andrew Blackburn, Committee Administrator, Legal & Democratic Services
Contact Details: andrew.blackburn@southsomerset.gov.uk or 01460 260441

Purpose of the Report

This report informs members of the proposed Area West Committee Forward Plan.

Recommendation

Members are asked to:-

- (1) comment upon and note the proposed Area West Committee Forward Plan as attached at pages 19-21;
- (2) identify priorities for further reports to be added to the Area West Committee Forward Plan.

Forward Plan

The forward plan sets out items and issues to be discussed by the Area West Committee over the coming few months.

The forward plan will be reviewed and updated each month in consultation with the Chairman. It is included each month on the Area West Committee agenda and members may endorse or request amendments.

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

Councillors, service managers, partners and members of the public may request that an item is placed within the forward plan for a future meeting by contacting the agenda co-ordinator.

Background Papers: None.

Notes

- (1) Items marked in *italics* are not yet confirmed, due to the attendance of additional representatives.
- (2) Further details on these items, or to suggest / request an agenda item for the Area Committee, please contact the Agenda Co-ordinator; Andrew Blackburn, 01460 260441 or e-mail andrew.blackburn@southsomerset.gov.uk
- (3) Standing items include:
- a. Quarterly Budget Monitoring Reports
 - b. Reports from Members on Outside Organisations
 - c. Feedback on Planning Applications referred to the Regulation Committee
 - d. Chairman's announcements
 - e. Public Question Time

| Meeting Date | Agenda Item | Background / Purpose | Link to SSDC Area & Corporate Priorities and National Indicators (NI) | Lead Officer |
|-----------------------|-----------------------------------|--|--|---|
| 17th Nov. 2010 | Proposals for future Area forums | To promote local service enhancements | SSDC corporate plan key target area 4.19 Increase civic participation in the local area (NI 3). | Andrew Gillespie, Area Development Manager (West) Zoë Harris, Community Regeneration Officer Area Development (West) |
| 17th Nov. 2010 | Operation of Markets in Area West | To consider delivery options for future | SSDC corporate plan key target area 1.11 promoting distinctive balanced local economies. | Andrew Gillespie, Area Development Manager (West) |
| 15th Dec. 2010 | Community Cars Scheme | To consider in principle making a financial contribution towards a project to develop a network of Community Car Schemes across South Somerset | SSDC corporate plan key target area 3.11 Outcome: Increased choice and quality of life for older and vulnerable people. Measured by: Increasing the percentage of residents who feel that older people in their local area receive the services and support they need to continue to live independently at home (NI 139). 3.12 Increase the % of vulnerable people who are supported to maintain independent living. | Zoë Harris, Community Regeneration Officer (West) |

| Meeting Date | Agenda Item | Background / Purpose | Link to SSDC Area & Corporate Priorities and National Indicators (NI) | Lead Officer |
|-----------------------|--|--|---|--|
| 15th Dec. 2010 | Chard Regeneration Scheme including Key Site development | Report on Progress | SSDC corporate plan key target area 1.9 Increase overall employment rate (Somerset resident population of working age). 1.11 Outcome: A vibrant and sustainable Yeovil, Market Towns and Rural Economy. Measured by: Increased local sustainability. 3.3 Increase the net additional homes provided. 3.5 Increase the supply of ready to develop housing sites. | Andrew Gillespie, Area Development Manager (West) Robert Murray, Economic Development Officer |
| 19th Jan. 2011 | Area West Community Safety | Report on the activities and achievements of neighbourhood policing and partnership working to reduce crime and the fear of crime in Area West | SSDC corporate plan key target area 4.8 (and NI 21) Improve dealing with local concerns about anti-social behaviour and crime by the local council and police. | Inspector Jackie Gold and A/Inspector Andy Lloyd, Avon and Somerset Constabulary |
| 16th Feb. 2011 | Equalities work within SSDC | A presentation on the role of the Community Cohesion Officer and the equalities work within SSDC | SSDC corporate plan key target area 4.16 Outcome: An empowered community where all people take part in shaping their neighbourhood. Measured by: Increasing % of people who feel that they belong to their neighbourhood (NI 2). 4.17 Increase % of people who believe people from different backgrounds get on well together in their local area. 4.18 Increase perceptions that people in the area treat one another with respect and consideration. | Jo Morgan, Community Cohesion Officer |
| 16th Feb. 2011 | Carbon Reduction Projects | Presentation on carbon reduction projects and how SSDC carbon emission targets are being met. | SSDC corporate plan key target area 2.13 Outcome: A low carbon council adapting to climate change. Measured by: Increasing residents' perception that SSDC leads by example in tackling climate change. 2.14 CO2 reduction from Local Authority operations. | Keith Wheaton-Green, Climate Change Officer |

| Meeting Date | Agenda Item | Background / Purpose | Link to SSDC Area & Corporate Priorities and National Indicators (NI) | Lead Officer |
|------------------------|--|--|--|---|
| 16th March 2011 | SSDC Streetscene Services | Service report on performance and priority issues in Area West | SSDC key target area 2.8 (and NI195/196) Improve street and environmental cleanliness by reducing levels of graffiti, litter, detritus, flytipping and flyposting | Chris Cooper, SSDC Head of Streetscene Services |
| 16th March 2011 | Opportunity Event | To agree allocation of Area Forum budget to specific local improvement schemes | SSDC corporate plan key target area 4.16 Outcome: An empowered community where all people take part in shaping their neighbourhood. 4.19 Increase civic participation in the local area (NI 3). 4.20 Increase % of people who feel that they can influence decisions in their locality. | Andrew Gillespie, Area Development Manager (West) Zoë Harris, Community Regeneration Officer Area Development (West) |
| <i>Twice per year.</i> | <i>Crewkerne Community Planning Update</i> | <i>For Information</i> | SSDC corporate plan key target area 4.16 Outcome: An empowered community where all people take part in shaping their neighbourhood. Measured by: Increasing % of people who feel that they belong to their neighbourhood (NI 2). | <i>Zoë Harris, Community Regeneration Officer Area Development (West)</i> |

Area West Committee – 17th November 2010

10. Reports from Members on Outside Organisations

This is an opportunity for members who represent the Council on outside organisations to report items of significance to the Committee.

Members are asked to notify the Chairman before the meeting if they wish to make a report.

Area West Committee - 17th November 2010

11. Feedback on Planning Applications referred to the Regulation Committee

There is no feedback to report on planning applications referred to the Regulation Committee.

Area West Committee – 17th November 2010

12. Planning Appeals

Strategic Director: Rina Singh (Place and Performance)
Assistant Director: Martin Woods (Economy)
Service Manager: David Norris, Development Manager
Lead Officer: David Norris, Development Manager
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.

Recommendation

That the report be noted.

Background

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.

Report Detail

Appeals Lodged

Written Representation

Chard – The erection of a bungalow, land rear of 43 Crimchard – Mr. & Mrs. P. King – 10/01854/OUT.

Haselbury Plucknett – Application to vary condition no. 02 of planning approval 08/03912/S73 dated 4/12/2008 to include alcoholic drinks to be sold, Bay Tree Farm, Claycastle – Eden4flowers.co.uk Ltd. – 10/03089/S73.

Background Papers: *Application files – 10/01854/OUT & 10/03089/S73.*

Area West Committee – 17th November 2010

13. Planning Applications

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

The schedule of applications is attached following page 24.

The inclusion of two stars (**) as part of the Assistant Director's (Economy) 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.

Human Rights Act 1998 Issues

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

Article 8: Right to respect for private and family life

- (i) Everyone has the right to respect for his 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 interest 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.*

The First Protocol

Article 1: Protection of Property

Every natural or legal person is entitled to the peaceful enjoyment of his 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.

Background Papers: *Individual planning application files.*

Area West Committee – 17th November 2010

14. Date and Venue for Next Meeting

The next scheduled meeting of the Committee will be held at the Henhayes Centre, off South Street, Crewkerne on Wednesday, 15th December 2010 at 5.30 p.m.

Planning Applications – November 2010

Members to Note:

*The inclusion of two stars (**) as part of the Assistant Director's (Economy) 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.

| Page | Ward | Application | Proposal | Address | Applicant |
|-------------|-------------|--------------------|---|--|------------------------|
| 1 | Parrett | 10/03059/S73 | Application to vary condition No 3. of planning permission 03/02037/FUL to allow temporary siting of mobile home until 31 July 2015 | The Caravan, Stonage Lane, Haselbury Plucknett | Mr J Brown |
| 6 | Eggwood | 10/00953/FUL | The repair and conversion of redundant barn to form a dwelling and the formation of a vehicular access | Manor Barn, Church Hill, Dinnington | Mr. Clive Wakely |
| 16 | Eggwood | 10/00962/LBC | The repair and conversion of redundant barn to form a dwelling and the formation of a vehicular access | Manor Barn, Church Hill, Dinnington | Mr. Clive Wakely |
| 24 | Blackdown | 10/03753/FUL | Alterations and the erection of a single storey front extension to dwellinghouse | Bereta, Underway, Combe St. Nicholas | Mr. & Mrs. R. Roderigo |

Area West Committee – 17th November 2010

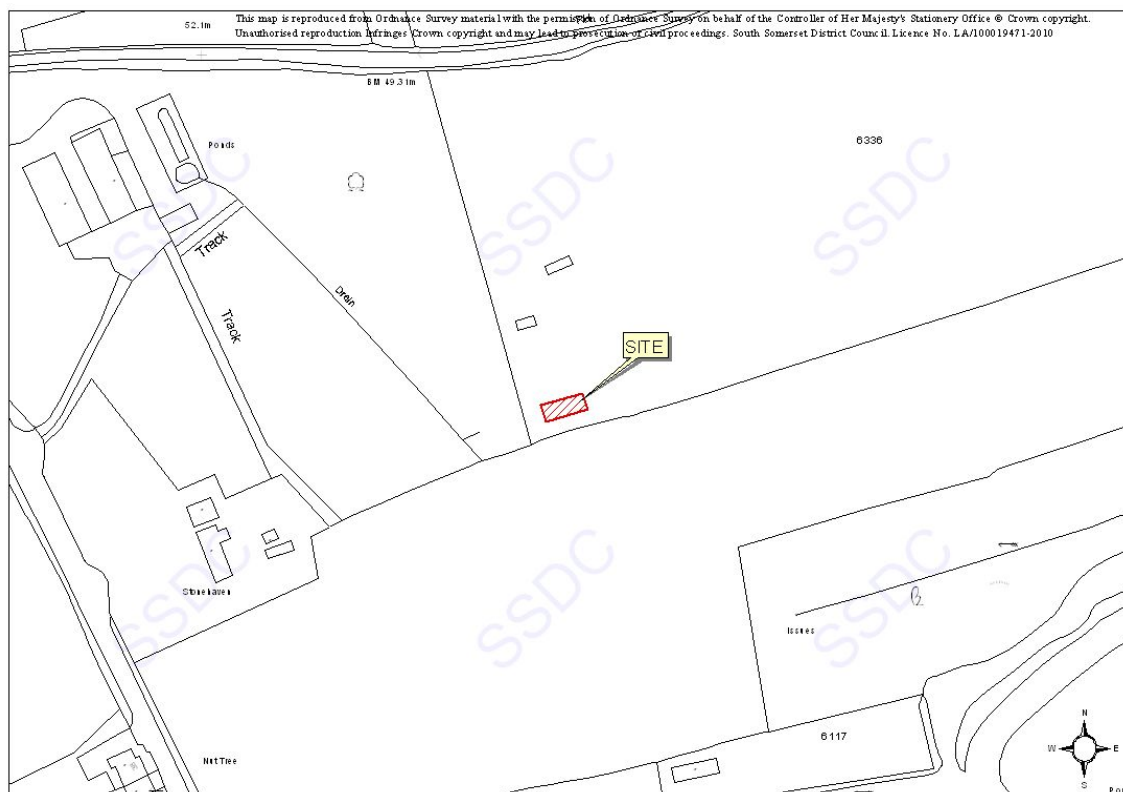
Officer Report on Planning Application: 10/03059/S73

| | |
|---------------------------------------|--|
| Proposal : | Application to vary condition No 3. of planning permission 03/02037/FUL to allow temporary siting of mobile home until 31 July 2015 (GR 347716/110462) |
| Site Address: | The Caravan Storage Lane Haselbury Plucknett |
| Parish: | North Perrott |
| PARRETT Ward | Cllr. R J T Pallister |
| Recommending Case Officer: | Diana Watts Tel: 01935 462483 Email: diana.watts@southsomerset.gov.uk |
| Target date : | 14th September 2010 |
| Applicant : | Mr J Brown |
| Agent: (no agent if blank) | |
| Application Type : | Other |

REASON FOR REFERRAL TO COMMITTEE

This application is being referred to the Area West Committee at the request of the Ward Member and the Area Chairman to consider the suitability of a mobile home being used for storage.

SITE DESCRIPTION AND PROPOSAL



The site comprises a loose group of single storey buildings comprising small sheds, a mobile home and a polytunnel located within the open countryside. The land is situated between Haselbury Plucknett and North Perrott and shares a boundary with a residential property to the west, Storage Lane to the north and agricultural/horticultural land to the south and east. The site is raised slightly above the level of the road and has its own access from Storage Lane.

This is a retrospective application for the retention of a static mobile home for use as a shelter, a rest room and office, in connection with the horticultural use of this smallholding, for a further five years. Temporary planning permission was granted previously for this use but it recently lapsed on 31 July 2010. The application seeks to vary condition no.03 to allow this extension of time. (The application originally proposed to retain the mobile home on a permanent basis through the removal of condition 03 but the application has been amended.)

Supporting information from the applicant explains that when the applicants bought the land in July this year it was a neglected smallholding. They intend to bring it back into production as soon as possible (estimated to be 18 months to 2 years), growing vegetables, fruit, herbs and flowers. Their aim is to grow sufficient for themselves and to sell at local markets. The mobile home provides shelter from the elements and a place to wash hands, provides a space to make hot drinks and food for lunchtime, serves as a first-aid post and, as office space it is invaluable as they can keep records, seed catalogues, planting schemes, orders, invoices, receipts and other paperwork there. It can also be used to store bags of seeds, bottled, bagged or dried produce, tools and cold/wet weather clothing. They stress that it is an unobtrusive structure of great practical value. Photographs have also been submitted to demonstrate the progress already made on site and a 2 year planting/maintenance plan has been provided.

HISTORY

09/02240/COU - Change of use static mobile home from office and storage to residential - refused (no justification, unsustainable and poor approach road)

03/02037/FUL - Siting of mobile home for use as office restroom/w.c. and storage. Approved 01/08/05. This permission was temporary for ten years and required that the caravan be removed and the land restored to its former condition on or before 28th July 2010.

02/00856/FUL - Erection of greenhouse and polytunnel. Approved 28/05/02.

841237 - The use of land off Stonage Lane, North Perrott as riding school stables. Refused 31/08/84

POLICY

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

Relevant Development Plan Documents

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

Policies:-

STR1 - Sustainable Development

STR6 - Development outside towns, rural centres and villages

49 - Transport Requirements of New Development

South Somerset Local Plan 2006:

Policies:-

ST3 - Development outside development areas

ST5 - General Principles of Development

ST6 - The Quality of Development

EC3 - Landscape character

PPS 7 'Sustainable Development in Rural Areas'

CONSULTATIONS

North Perrott Parish Council - support the application (as amended).

Adjoining Parish - Haselbury Plucknett - review of the applicant's horticultural yearly plan 2010-2011 does not demonstrate a need for the presence of a mobile home on site. It is our view that the work supports only the need for storage sheds.

County Highway Authority - I would advise you that as the proposal is unlikely to result in a significant increase in traffic movement to and from the site from a highway point of view there is no objection to the proposal.

Landscape Officer - Whilst the site is relatively unobtrusive, the mobile home imparts a residential character in a location that is divorced from the village edge, and clearly rural. In that respect, it is at variance with local landscape character. I also note that the conditions of the 2003 consent were aiming to rationalise the site, and improve its appearance. It was noted at that time that a purpose built structure would be more appropriate for storage use etc.

On balance, I support the aims of the original condition, and thus have no issue with condition 3. However, if you are mindful to grant a temporary extension on the home's life, before an agreed removal, to enable the current applicants time to establish their business, then there would be no landscape objection to that.

Area Engineer, Technical Services Department -No comments.

REPRESENTATIONS

One letter of objection has been received from an occupier of an adjoining residential property:

- It highlights that some of the objections raised in respect of the previous owner's application to use the mobile home as a residence still apply
- the caravan was supposed to support a market garden type operation to produce organic food and this concept was never achieved
- the previous owner erected several small huts and placed all manner of items in the field making the area untidy
- the field has been sold off in plots and other people have erected huts, a secondhand cricket pavilion and a further caravan has arrived
- as the previous owner's original concept has failed, it is clear that the caravan is no longer required as a store/ rest room and therefore there is no reason why clause 3 should be removed
- the removal of the caravan would be a welcome opportunity to tidy up what has become an eyesore

CONSIDERATIONS

The main issues are :

1. Need/use

The land is now in new ownership and there appears to be a genuine intention to bring the smallholding back into production and the practical use of the mobile home to support this new horticultural enterprise is appreciated. It is clear that the applicants have already invested in the site and improvements have been made to the appearance of the land. It is considered reasonable to allow an extension of time to enable the applicants to develop their enterprise. At the end of this period, the situation can be reviewed including the need for and condition of the mobile unit, assessing how successful the horticultural business has become and whether or not a more sympathetic purpose built structure should be applied for.

The only justification for a dwelling within this location (which is outside any Development Area) would be if it were essential for an agricultural worker to live on the site and the requirements of annex A of PPS 7 'Sustainable Development in Rural Areas' would need to be satisfied. This is not proposed here and it is considered that use of the mobile home as a dwelling would be highly unlikely to be justified. Condition No. 02 which states that the mobile home should not be used for living accommodation would still stand.

2. Visual Impact

It is considered that the site is well screened by mature trees and hedgerows. The mobile home sits amongst an established group of buildings and structures and as such, it is not readily visible within the local landscape. It is not however suitable on a permanent basis due to the form, appearance and constructional nature of the unit and therefore only a temporary permission would be appropriate.

3. Highway safety

There is an existing access into the main field, and parking/turning space is available on the application site. No objections have been raised by the County Highway Authority.

4. Structures elsewhere in the field

The neighbour's objections are noted including reference to development on adjoining land but this is outside the scope of this application and is the subject of a separate investigation.

5. Consultation on amended application

The objector and the Parish Councils were consulted on the amended application but no further comments were received (due 3 September).

RECOMMENDATION

Grant permission.

JUSTIFICATION

Due to the form, scale and siting of the mobile home, the proposal would not have a significant adverse impact on local amenities or highway safety, and taking into account its temporary nature together with the special need for the mobile home to support a horticultural enterprise, it is felt to be appropriate on a temporary basis only, in accordance with policies EC3, ST3 and ST6 of the South Somerset Local Plan (Adopted April 2006).

SUBJECT TO THE FOLLOWING:

1. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from July 2010 being the date when the development was carried out.

Reason: To accord with section 73a of the Town and Country Planning Act 1990.

2. The use hereby permitted shall be discontinued, the caravan removed and the land restored to its former condition on or before 31 July 2015 in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with the provisions of policies ST6, ST3 and EC3 of the South Somerset Local Plan (Adopted April 2006).

3. The development hereby permitted shall be carried out in accordance with the following approved plans as amended by letter of 18 August 2010 and additional supporting information received on 19 August 2010, and location plan received on 10 July 2010.

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

4. The use of the caravan hereby permitted shall be limited to use as an office, rest room/w.c and storage and shall not be used as living accommodation.

Reason: For the avoidance of doubt as to what has been permitted.

Area West Committee – 17th November 2010

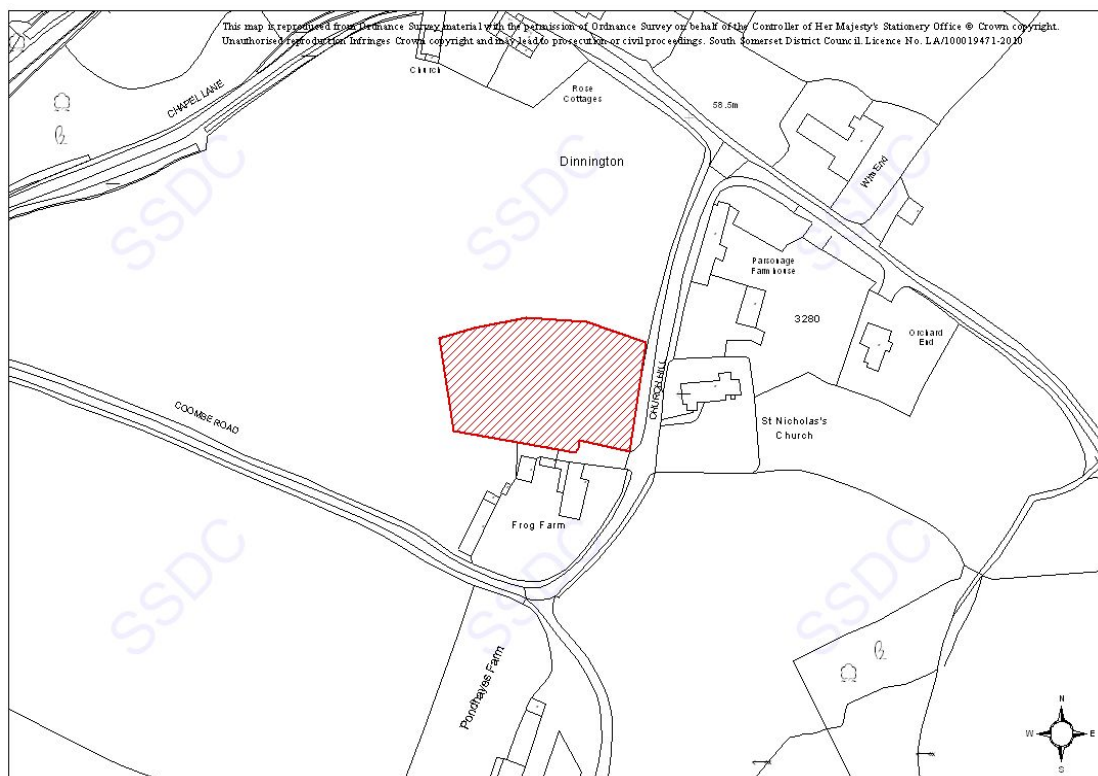
Officer Report on Planning Application: 10/00953/FUL

| | |
|---------------------------------------|---|
| Proposal: | The repair and conversion of redundant barn to form a dwelling and the formation of a vehicular access. (GR: 340260/112735) |
| Site Address: | Manor Barn Church Hill Dinnington |
| Parish: | Dinnington |
| EGGWOOD Ward | Cllr S Bending |
| Recommending Case Officer: | John Millar Tel: 01935 462465 Email: john.millar@southsomerset.gov.uk |
| Target date: | 28th April 2010 |
| Applicant: | Mr Clive Wakely |
| Agent: (no agent if blank) | Mr Paul Richold 12 The Wool Hall St Thomas Street Bristol BS1 6JJ |
| Application Type: | Minor Dwellings 1-9 site less than 1ha |

REASON FOR REFERRAL TO COMMITTEE

The application is to be considered by Area West Committee at the request of Cllr Bending, with the agreement of the Area Chair, Cllr Turner. It is felt that the issues should be given further consideration by members.

SITE DESCRIPTION AND PROPOSAL



The application relates to a redundant barn, previously within the curtilage of Frog Farm, a grade II listed detached farmhouse located in an elevated position on the southern edge of the hamlet of Dinnington. Across the lane to the north east is St Nicholas Church, also a

listed building, there are open fields to rear, side and front of the site, with the fields rising away from the rear of the house.

The barn is not listed in its own right but as it falls within the historic curtilage of Frog Farm, it is considered to be listed in association with this property.

The proposal is made to convert the barn for residential purposes and create a new vehicular access, to separate the unit completely from the neighbouring dwelling. Planning permission and listed building consent have been granted previously, in 2003, 2007 and 2009. The latter applications were made by the current applicant and have been commenced. This application is made to vary planning permission 09/00762/FUL. The main changes are to increase the size of the approved strip roof lights and solar panels to the south elevation. The other details altered from the original consent include minor internal rearrangement, which does not require any changes to the external appearance of the building, the re-design of the screen above the garage doors and an updated landscaping scheme. As the previous consent has been commenced and the amended roof lights have been inserted, the application is made part retrospectively. The solar panels have not been inserted yet and the landscaping scheme has not been implemented. The proposal also included the addition of an oil tank on the east boundary of the site. This has since been amended to position it well within the site.

HISTORY

10/00989/FUL: Demolition of corrugated iron lean to roof, repair and alteration of the Wagon Shed to form garage and store with accommodation at first floor - Permitted with conditions

10/00990/LBC: Demolition of corrugated iron lean to roof, repair and alteration of the Wagon Shed to form garage and store with accommodation at first floor - Permitted with conditions.

09/00762/FUL: The repair and conversion of a dwelling and the formation of a vehicular access - Permitted with conditions.

09/00764/LBC: The repair and conversion of a dwelling and the formation of a vehicular access - Permitted with conditions.

08/00942/FUL: Conversion of wagon house into residential annexe for use in association with dwelling as approved 07/04434/FUL - Permitted with conditions.

08/00943/LBC: Conversion of wagon house into residential annexe for use in association with dwelling as approved 07/04435/LBC - Permitted with conditions.

07/04434/FUL: Conversion of barn to dwelling - Permitted with conditions.

0/04435/LBC: Conversion of barn to dwelling - Permitted with conditions.

03/00069/LBC: Change of use and conversion of a Barn into a single dwelling - Permitted with conditions.

03/00072/FUL: Change of use and conversion of a barn into a single dwelling - Permitted with conditions.

POLICY

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

Relevant Development Plan Documents

Somerset and Exmoor National Park Joint Structure Plan:
STR1 - Sustainable Development
STR6 - Development Outside Towns, Rural Centres and Villages
5 - Landscape Character
9 - Built Historic Environment

South Somerset Local Plan 2006:
ST3 - Development Areas
ST5 - General Principles of Development
ST6 - The Quality of Development
EC3 - Landscape Character
EC8 - Protected Species
EH3 - Listed Buildings
EH5 - Development Proposals Affecting the Setting of Listed Buildings

SSDC Supplementary Planning Guidance: The Conversion of Barns and Other Historic Buildings
English Heritage Advice Note: The Conversion of Traditional Farm Buildings - A Guide to Good Practice.
Planning Policy Statement 5: Planning for the Historic Environment

CONSULTATIONS

Parish Council - Object to the positioning of the oil tank at the eastern end of the barn as it will not safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area. The oil tank and the hedge surround will also reduce light to the window in the west end of the church.

No further comments received.

SSDC Technical Services - No comments.

County Highway Authority - It appears from the planning history of the site that the conversion of the barn element of the proposal has been permitted as part of a previous application and as such no comment is required at this time.

However, the proposal is seeking to create a new access on to the Highway at this point. Having visited the site I have the following comments to make. It is clear that the speed and volume of passing traffic at this point is limited. It is also noted that at present the whole of the site is served by one access and as such there is the potential for the meeting of vehicles at this point. Given that there is an inability for two vehicles to pass manoeuvring may take place on the highway, which is a highway safety concern.

It should be noted that the Highway Authority has concerns regarding the likely gradient of the proposed access. Given the nature of the existing access adjacent, it is likely that the gradient of the proposed access will be excessively steep. The Highway Authority would wish to see the access no steeper than 1 in 10 over the first 5.0m of its length. However, whilst this is of concern to the Highway Authority the benefits achieved through reducing the potential for conflict through the introduction of this access outweigh these concerns.

As a result, whilst finely balanced, I would advise you that from a highway point of view there is no objection to the proposal. However, in the event of permission being granted I would recommend the imposition of conditions.

County Archaeology - No objection on archaeological grounds.

English Heritage - No comments. The application should be determined in accordance with national and local policy guidance, and on the basis of specialist conservation advice.

SSDC Ecologist - The previous application was subject to a bat condition, which resulted in a survey report and mitigation plan being submitted and approved. I recommend a condition on the consent notice requiring implementation of this bat mitigation plan. I also recommend an informative regarding the need for a 'mitigation licence' from Natural England:

Before this development can commence, a European Protected Species Mitigation Licence (The Conservation (Natural Habitats, &c.) Regulations 1994) will be required from Natural England. You will need to liaise with your ecological consultant for advice and guidance on the application for this licence.

SSDC Conservation Officer - In the context of the previous approval, I have no objections (to the proposed changes in relation to the solar panels). I have visited the site without the file. I would comment that I am happy with the roof lights that I saw on site. Concerns raised regarding glazed overlight above garage doors, feel that it would not look right above solid doors, as approved.

REPRESENTATIONS

The application has been advertised by press and site notice for the requisite period. Four letters of objection have been received. The main points made are as follows:

- The barn is listed 'by association' within the curtilage of Frog Farm House, is surrounded by listed buildings, such as St Nicholas Church, and is in a conservation area.
- The position of the oil tank will be quite high and will have a detrimental visual impact, particularly due to close proximity to the church. The oil tank will also necessitate higher hedge planting, which may take light away from the window of the church and encourage growth of algae. The tank would be much better placed at the opposite end of the barn where it would not affect anyone.
- The mish-mash of different shapes and openings on the north elevation seems disproportionate. Have planning laws been relaxed? The character of old buildings should not be allowed to be destroyed.
- The solar panel on the south roof looks substantially larger than depicted on the previous plans, which does not maintain the character of the roof. The revised collectors, including flashings are almost four tile courses high and approximately one metre wider than previously approved.
- The 'slatted timber screen previously approved above the garage doors is now an 'overlight, which is different design with more glass. This is a more significant intervention that will have a greater impact on the building. This alteration along with that to the solar panels will not maintain the building's character and appearance as a traditional farm building and will detract from the setting of the adjacent listed house and church.
- The roof light strips are also a full three tile courses high, an increase of 50%, and doesn't accord with the previous view that they would not create a large intervention that will impact unduly on the large unbroken appearance of the roof. When approaching from the south, the roof slope and roof lights (along with the proposed solar panels) are clearly visible. Given the unbroken appearance of the east slope of Frog Farm and the south facing roof slope of the church, the significantly disrupted appearance of the barn roof will adversely affect the setting of the adjacent listed buildings and the character of the immediate area.
- It is felt that the application should be further amended to rectify the adverse affect prior to approval.

CONSIDERATIONS

Principle of Development

The proposed development is a revision of the scheme approved previously under planning permission 09/00762/FUL and therefore, is generally acceptable in principle. The changes to

the approved scheme include the enlargement of the approved glazed strip roof lights and solar panel and minor internal alterations. The scheme originally proposed the positioning of an oil tank close to the eastern boundary of the site and the installation of a glazed screen above the garage doors. Details of proposed landscaping is also included as part of the scheme.

Some objections have been raised by neighbours. These particularly relate to the increased size of the roof lights and solar panels, the positioning of the oil tank and the glazed screen.

In relation to the oil tank and glazed screen, the applicant has agreed to amend the proposal to rectify these issues. Amended plans have been received showing the oil tank well within the site and out of view and as such there are no objections to this element of the scheme. The applicant has also confirmed in writing that they no longer wish to include the glazed screen and will revert to the existing finish. It is noted that a slatted timber screen was approved under the previous permission and as such retaining this approved finish would also be considered acceptable. A condition will be imposed to this affect.

The internal alterations are minimal and will have no impact on the external appearance of the barn so no objections are raised to this part of the scheme.

Barn Conversion and Historic Context

The remaining objections relate to the enlargement of the glazed strips and the proposed solar panels on the south facing roof slopes. The roof lights are already in position but the solar panels have not been inserted yet, as such the application is part retrospective. The main considerations in assessing this amendment are whether the works will detrimentally impact on the traditional appearance of the traditional building and whether it will adversely affect the setting of the adjacent listed buildings, including the grade II* listed church.

Both the roof lights and the solar panels were shown as being approximately two tile courses in width. The glazed strips just exceed this and together with the proprietary flashing, now extend to just over three tile courses. The proposed solar panels will be approximately three tile courses, extending further with the flashing included. The objections are based on the increase in size and argue that this will be significantly more noticeable, which in turn will detract from the traditional appearance of the building and will adversely impact upon the setting of the listed buildings as a result. One comment also infers that the solar panels will be approximately one metre wider than previously approved.

It is noted that these features will be larger than those already approved but in the context of the previous approval, it is not considered that there will be a significant change in appearance so as to affect the general setting of the building or the wider setting of the nearby listed buildings. In terms of the scale of the features in relation to the overall size of the roof, the increase is not considerable. The glazed strips as approved were approximately 700mm in width and those installed are now about 900mm, with the flashing increasing the size of opening to 1.15m in width. The solar panels were also approved at 0.9m, the proposed increase is to 1.05m, with flashing totalling approximately 1.25m. This indicates a total increase (including proprietary flashing) of approximately 450mm for the roof lights and 550mm for the proposed solar panels. The Council's Conservation Officer has been consulted and has raised no objections to the proposal. Having visited the site and seen the glazed roof strips in situ, it is considered that they are acceptable in the context of the previous approval. It is also noted that English Heritage have raised no objection in relation to the impact on the grade II* church.

While there is an increase in the size of the glazed roof strips and the proposed solar collectors, the increase is not excessive in relation to the size and scale of the roof. They still sit comfortably in the roofline and are not considered to create such a large intervention that will impact unduly on the largely unbroken appearance of the roof. The revised scheme is still considered to be consistent with advice contained with SSDC guidance and English Heritage advice.

CONCLUSION

Overall the proposed works are deemed to be acceptable and are not considered to have an adverse affect on the character or appearance of the traditional building, the setting of the local landscape character or the listed buildings. Therefore, the recommendation to members is to grant planning permission for the proposed development.

RECOMMENDATION

Approval with conditions.

JUSTIFICATION

The proposed development, by reason of its size, scale and materials, has no adverse affect on the character or appearance of the traditional building, the setting of the local landscape character or the listed buildings and does not cause any unacceptable harm to residential amenity, in accordance with the aims and objectives of PPS5, policies STR1, STR6, 5 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST3, ST5, ST6, EC3, EH3 and EH5 of the South Somerset Local Plan 2006.

SUBJECT TO THE FOLLOWING:

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: '914/151 P2' and '914/153 P6' received 7th June 2010 and '914/152 P9', '914/154 P3' and '914/155 P3' received 3rd March 2010.

Reason: For the avoidance of doubt as to the development authorised as the submitted proposal has been amended, in the interests of proper planning and to safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area in accordance with PPS5, policies STR1, 5 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan 2006.

3. No approval is granted hereby for the provision of the 'overlight' shown above the garage doors on proposed elevation plan '914/153 P9', received 7th June 2010. This shall be replaced by the slatted timber screen, as shown on elevation plan '914/153' of the approved scheme 09/00762/FUL, otherwise the existing horizontal boarded panel shall remain in place, as agreed in writing by correspondence dated 19th August 2010.

Reason: To safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area in accordance with PPS 5, policies STR1, 5 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan 2006.

4. No work shall be carried out on site unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.)

Reason: To safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area in accordance with PPS 5, policies STR1, 5 and 9 of the Somerset and Exmoor National Joint

Structure Plan Review and saved policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan 2006.

5. No works shall be undertaken on site unless the following details have been submitted and a sample panel provided on site for inspection and written approval of the Local Planning Authority:

- a) Full details, including elevational drawings, to indicate the areas to be repointed.
- b) Details of the method of removal of existing pointing. In this regard mechanical tools shall not be used,
- c) Details of the mortar mix, and
- d) A sample panel of new pointing that shall be carried out in the agreed mortar.

Reason: To safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area in accordance with PPS 5, policies STR1, 5 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan 2006.

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

Reason: To safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area in accordance with PPS 5, policies STR1, 5 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan 2006.

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

Reason: To safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area in accordance with PPS 5, policies STR1, 5 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan 2006.

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

Reason: To safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area in accordance with PPS 5, policies STR1, 5 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan 2006.

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

Reason: To safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area in accordance with PPS 5, policies STR1, 5 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan 2006.

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

Reason: To safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area in accordance with PPS 5, policies STR1, 5 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan 2006.

11. No work shall be carried out on site unless details of the roof lights and solar panel collectors have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area in accordance with PPS 5, policies STR1, 5 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan 2006.

12. No work shall be carried out on site unless details of all new services to all bathrooms, kitchens etc, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area in accordance with PPS 5, policies STR1, 5 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan 2006.

13. All electrical and telephone services to the development shall be run underground. All service intakes to the dwelling(s) shall be run internally and not visible on the exterior. All meter cupboards and gas boxes shall be positioned on the dwelling(s) in accordance with details, which shall have been previously submitted to and approved in writing by the local planning authority and thereafter retained in such form. On (all) buildings satellite dishes shall be of dark coloured mesh unless fixed to a light coloured, rendered wall, in which case a white dish should be used. Satellite dishes shall not be fixed to the street elevations of the buildings or to roofs. All soil and waste plumbing shall be run internally and shall not be visible on the exterior unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area in accordance with PPS 5, policies STR1, 5 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan 2006.

14. The development hereby approved shall be carried out in complete accordance with the contents and recommendations contained within the approved bat mitigation plan accompanying the survey carried out on 26th July, 31st July, 24th August and 24th September 2009, unless otherwise agreed in writing by the local planning authority.

Reason: To protect legally protected species of recognised nature conservation importance in accordance with Policy EC8 of the South Somerset Local Plan 2006.

15. The approved scheme of landscaping shall not be carried out otherwise than in complete accordance with the submitted plans and specifications as detailed in drawing no. '914/151 P2', received 7th June 2010. All planting, seeding, turfing or earth moulding comprised in these approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The scheme of landscaping shall include a hedgerow planting scheme for the south west field boundary and the north boundary of the approved residential curtilage, as agreed in writing by correspondence dated 27th July 2010.

Reason: To safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area in accordance with PPS 5, policies STR1, 5 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan 2006.

16. The proposed access over at least the first 5.0m of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with policy 49 of the Somerset and Exmoor National Joint Structure Plan Review and saved policy ST5 of the South Somerset Local Plan.

17. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with policy 49 of the Somerset and Exmoor National Joint Structure Plan Review and saved policy ST5 of the South Somerset Local Plan.

18. There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2.4m back and parallel to the nearside carriageway edge over the entire site frontage to the south. Such visibility shall be fully provided before the access hereby permitted is first brought into use and shall thereafter be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy 49 of the Somerset and Exmoor National Joint Structure Plan Review and saved policy ST5 of the South Somerset Local Plan.

19. There shall be no obstruction to visibility greater than 900mm above adjoining road level in advance of line drawn 2.4m back from the nearside carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge

25.0m to the north of the access. Such visibility shall be fully provided before the access hereby permitted is first brought into use and shall thereafter be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy 49 of the Somerset and Exmoor National Joint Structure Plan Review and saved policy ST5 of the South Somerset Local Plan.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the building, or other external alteration made without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area in accordance with PPS 5, policies STR1, 5 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan 2006.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to the building and no buildings or other structures including walls, fences and ponds to be built within the curtilage of the building without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area in accordance with PPS 5, policies STR1, 5 and 9 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5, ST6, EC3 and EH5 of the South Somerset Local Plan 2006.

Informatives:

1. Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation of the new access will require a Section 184 Permit. This must be obtained from the Highway Service Manager at South Somerset Area Highways Tel No. 0845 345 9155. Application for such a permit should be made at least four weeks before access works are intended to commence.
 2. Before this development can commence, a European Protected Species Mitigation Licence (The Conservation (Natural Habitats, &c.) Regulations 1994) will be required from Natural England. You will need to liaise with your ecological consultant for advice and guidance on the application for this licence.
-

Area West Committee – 17th November 2010

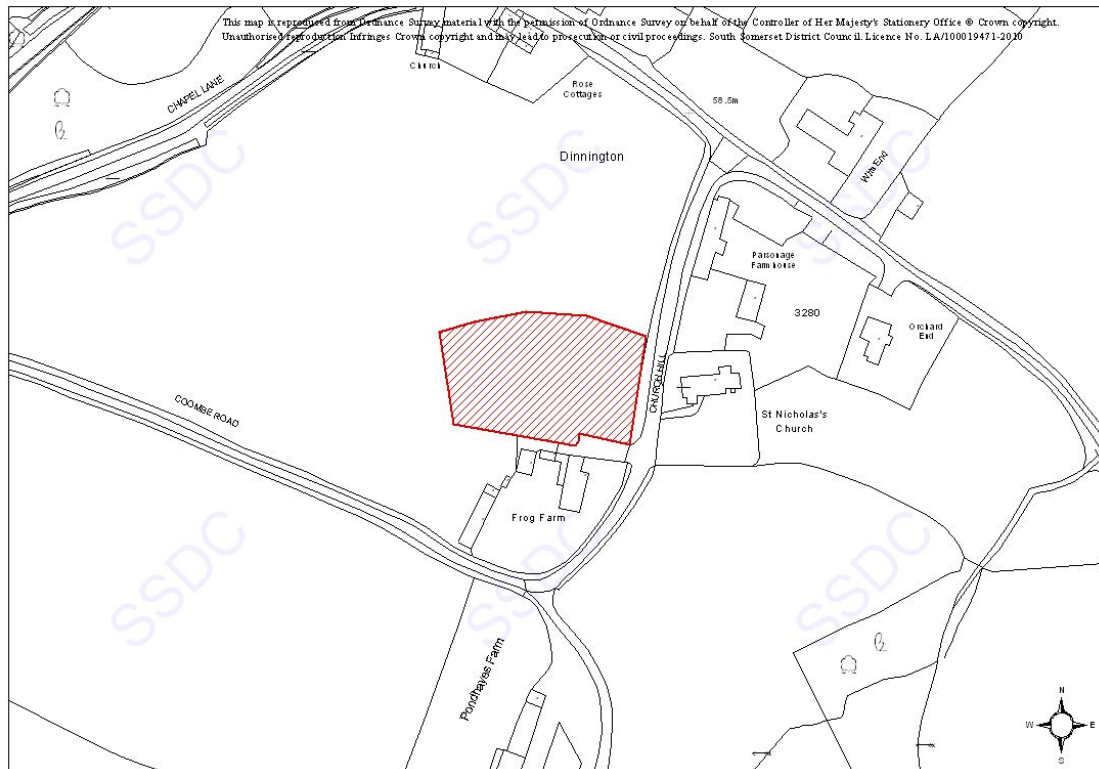
Officer Report On Planning Application: 10/00962/LBC

| | |
|---------------------------------------|---|
| Proposal: | The repair and conversion of redundant barn to form a dwelling and the formation of a new vehicular access. (GR: 340260/112735) |
| Site Address: | Manor Barn Church Hill Dinnington |
| Parish: | Dinnington |
| EGGWOOD Ward: | Cllr S Bending |
| Recommending Case Officer: | John Millar Tel: 01935 462465 Email: john.millar@southsomerset.gov.uk |
| Target date: | 28th April 2010 |
| Applicant: | Mr Clive Wakely |
| Agent: (no agent if blank) | Mr Paul Richold 12 The Wool Hall St Thomas Street Bristol BS1 6JJ |
| Application Type: | Other LBC Alteration |

REASON FOR REFERRAL TO COMMITTEE

The application is to be considered by Area West Committee at the request of Cllr Bending, with the agreement of the Area Chair, Cllr Turner. It is felt that the issues should be given further consideration by members.

SITE DESCRIPTION AND PROPOSAL



The application relates to a redundant barn, previously within the curtilage of Frog Farm, a grade II listed detached farmhouse located in an elevated position on the southern edge of the hamlet of Dinnington. Across the lane to the north east is St Nicholas Church, also a listed

building, there are open fields to rear, side and front of the site, with the fields rising away from the rear of the house.

The barn is not listed in its own right but as it falls within the historic curtilage of Frog Farm, it is considered to be listed in association with this property.

The proposal is made to convert the barn for residential purposes and create a new vehicular access, to separate the unit completely from the neighbouring dwelling. Planning permission and listed building consent have been granted previously, in 2003, 2007 and 2009. The latter applications were made by the current applicant and have been commenced. This application is made to vary listed building consent 09/00764/LBC. The main changes are to increase the size of the approved strip roof lights and solar panels to the south elevation. The other details altered from the original consent include minor internal rearrangement, which does not require any changes to the external appearance of the building and the re-design of the screen above the garage doors. As the previous consent has been commenced and the amended roof lights have been inserted, the application is made part retrospectively, however the solar panels are yet to be inserted.

HISTORY

10/00989/FUL: Demolition of corrugated iron lean to roof, repair and alteration of the Wagon Shed to form garage and store with accommodation at first floor - Permitted with conditions

10/00990/LBC: Demolition of corrugated iron lean to roof, repair and alteration of the Wagon Shed to form garage and store with accommodation at first floor - Permitted with conditions.

09/00762/FUL: The repair and conversion of a dwelling and the formation of a vehicular access - Permitted with conditions.

09/00764/LBC: The repair and conversion of a dwelling and the formation of a vehicular access - Permitted with conditions.

08/00942/FUL: Conversion of wagon house into residential annexe for use in association with dwelling as approved 07/04434/FUL - Permitted with conditions.

08/00943/LBC: Conversion of wagon house into residential annexe for use in association with dwelling as approved 07/04435/LBC - Permitted with conditions.

07/04434/FUL: Conversion of barn to dwelling - Permitted with conditions.

0/04435/LBC: Conversion of barn to dwelling - Permitted with conditions.

03/00069/LBC: Change of use and conversion of a Barn into a single dwelling - Permitted with conditions.

03/00072/FUL: Change of use and conversion of a barn into a single dwelling - Permitted with conditions.

POLICY

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

PPS 5: Planning for the Historic Environment is applicable. Applicants for listed building consent must be able to justify their proposals. They will need to show why works, which would affect the character of a listed building are desirable or necessary. They should provide the local planning authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting.

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application, as these policies are in accordance with PPG 15.

Relevant Development Plan Documents

Somerset and Exmoor National Park Joint Structure Plan:
9 - Built Historic Environment

South Somerset Local Plan 2006:
EH3 - Listed Buildings
EH5 - Development Proposals Affecting the Setting of Listed Buildings

SSDC Supplementary Planning Guidance: The Conversion of Barns and Other Historic Buildings
English Heritage Advice Note: The Conversion of Traditional Farm Buildings - A Guide to Good Practice

CONSULTATIONS

Parish Council - Object to the positioning of the oil tank at the eastern end of the barn as it will not safeguard the character and appearance of the building, the adjacent listed buildings and the character and amenities of the rural area. The oil tank and the hedge surround will also reduce light to the window in the west end of the church.

English Heritage - No comments. The application should be determined in accordance with national and local policy guidance, and on the basis of specialist conservation advice.

SSDC Conservation Officer - In the context of the previous approval, I have no objections (to the proposed changes in relation to the solar panels). I have visited the site without the file. I would comment that I am happy with the roof lights that I saw on site. Concerns raised regarding glazed overlight above garage doors, feel that it would not look right above solid doors, as approved.

REPRESENTATIONS

The application has been advertised by press and site notice for the requisite period. Four letters of objection have been received. The main points made are as follows:

- The barn is listed 'by association' within the curtilage of Frog Farm House, is surrounded by listed buildings, such as St Nicholas Church, and is in a conservation area.
- The position of the oil tank will be quite high and will have a detrimental visual impact, particularly due to close proximity to the church. The oil tank will also necessitate higher hedge planting, which may take light away from the window of the church and encourage growth of algae. The tank would be much better placed at the opposite end of the barn where it would not affect anyone.
- The mish-mash of different shapes and openings on the north elevation seems disproportionate. Have planning laws been relaxed? The character of old buildings should not be allowed to be destroyed.
- The solar panel on the south roof looks substantially larger than depicted on the previous plans, which does not maintain the character of the roof. The revised collectors, including flashings are almost four tile courses high and approximately one metre wider than previously approved.
- The 'slatted timber screen' previously approved above the garage doors is now an 'overlight', which is different design with more glass. This is a more significant intervention that will have a greater impact on the building. This alteration along with that to the solar panels will not maintain the building's character and appearance as a

traditional farm building and will detract from the setting of the adjacent listed house and church.

- The roof light strips are also a full three tile courses high, an increase of 50%, and doesn't accord with the previous view that they would not create a large intervention that will impact unduly on the large unbroken appearance of the roof. When approaching from the south, the roof slope and roof lights (along with the proposed solar panels) are clearly visible. Given the unbroken appearance of the east slope of Frog Farm and the south facing roof slope of the church, the significantly disrupted appearance of the barn roof will adversely affect the setting of the adjacent listed buildings and the character of the immediate area.
- It is felt that the application should be further amended to rectify the adverse affect prior to approval.

CONSIDERATIONS

Principle of Development

The barn is not listed in its own right but as it falls within the historic curtilage of Frog Farm, it is considered to be listed in association with this property. As such, listed building consent is only required for proposed external alterations to the building. Therefore the only elements of the scheme being considered are the alterations to the glazed strip roof lights and the proposed solar panels. All other issues raised have been considered under planning application 10/00953/FUL.

The proposed development is a revision of the scheme approved previously under listed building consent 09/00764/LBC and therefore, is generally acceptable in principle. The changes to the approved scheme relate to the enlargement of the approved glazed strip roof lights and solar panels and the insertion of the glazed overlight above the garage doors.

Some objections have been raised by neighbours. These particularly relate to the increased size of the roof lights and solar panels, the positioning of the oil tank and the glazed screen. The issues relating to the oil tank are to be addressed in the concurrent planning application.

In relation to the glazed screen, the applicant has agreed to amend the proposal to rectify this issue. The applicant has confirmed in writing that they no longer wish to include the glazed screen and will revert to the existing finish. It is noted that a slatted timber screen was approved under the previous permission and as such retaining this approved finish would also be considered acceptable. A condition will be imposed to this affect.

The internal alterations are minimal and will have no impact on the external appearance of the barn so no objections are raised to this part of the scheme.

Barn Conversion and Historic Context

The remaining objections relate to the enlargement of the glazed strips and the proposed solar panels on the south facing roof slopes. The roof lights are already in position but the solar panels have not been inserted yet, as such the application is part retrospective. The main considerations in assessing this amendment are whether the works will detrimentally impact on the traditional appearance of the traditional building and whether it will adversely affect the setting of the adjacent listed buildings, including the grade II* listed church.

Both the roof lights and the solar panels were shown as being approximately two tile courses in width. The glazed strips just exceed this and together with the proprietary flashing, now extend to just over three tile courses. The proposed solar panels will be approximately three tile courses, extending further with the flashing included. The objections are based on the increase in size and argue that this will be significantly more noticeable, which in turn will detract from the traditional appearance of the building and will adversely impact upon the setting of the listed buildings as a result. One comment also infers that the solar panels will be approximately one metre wider than previously approved.

It is noted that these features will be larger than those already approved but in the context of the previous approval, it is not considered that there will be a significant change in appearance so as to affect the general setting of the building or the wider setting of the nearby listed buildings. In terms of the scale of the features in relation to the overall size of the roof, the increase is not considerable. The glazed strips as approved were approximately 700mm in width and those installed are now about 900mm, with the flashing increasing the size of opening to 1.15m in width. The solar panels were also approved at 0.9m, the proposed increase is to 1.05m, with flashing totalling approximately 1.25m. This indicates a total increase (including proprietary flashing) of approximately 450mm for the roof lights and 550mm for the proposed solar panels. The Council's Conservation Officer has been consulted and has raised no objections to the proposal. Having visited the site and seen the glazed roof strips in situ, it is considered that they are acceptable in the context of the previous approval. It is also noted that English Heritage have raised no objection in relation to the impact on the grade II* church.

While there is an increase in the size of the glazed roof strips and the proposed solar collectors, the increase is not excessive in relation to the size and scale of the roof. They still sit comfortably in the roofline and are not considered to create such a large intervention that will impact unduly on the largely unbroken appearance of the roof. The revised scheme is still considered to be consistent with advice contained with SSDC guidance and English Heritage advice.

CONCLUSION

Overall the proposed works are deemed to be acceptable and have no adverse affect on the setting of any listed buildings or their contribution to the local scene. Therefore, the recommendation to members is to grant listed building consent for the proposed development.

RECOMMENDATION

Grant consent with conditions.

JUSTIFICATION

The proposed works are considered acceptable, and do not adversely affect the character and setting or the historic and architectural interests of the listed building itself or the adjacent listed buildings, in accordance with the aims and objectives of PPS5, policy 9 of the Somerset and Exmoor National Joint Structure Plan Review and policies EH3 and EH5 of the South Somerset Local Plan 2006.

SUBJECT TO THE FOLLOWING:

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: `914/151 P2' and `914/153 P6' received 7th June 2010 and `914/152 P9', `914/154 P3' and `914/155 P3' received 3rd March 2010.

Reason: For the avoidance of doubt as to the development authorised as the submitted proposal has been amended, in the interests of proper planning, in the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

3. No approval is granted hereby for the provision of the 'overlight' shown above the garage doors on proposed elevation plan '914/153 P9', received 7th June 2010. This shall be replaced by the slatted timber screen, as shown on elevation plan '914/153' of the approved scheme 09/00764/LBC, otherwise the existing horizontal boarded panel shall remain in place, as agreed in writing by correspondence dated 19th August 2010.

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

4. No work shall be carried out on site unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.)

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

5. No works shall be undertaken on site unless the following details have been submitted and a sample panel provided on site for inspection and written approval of the Local Planning Authority:

- a) Full details, including elevational drawings, to indicate the areas to be repointed.
- b) Details of the method of removal of existing pointing. In this regard mechanical tools shall not be used,
- c) Details of the mortar mix, and
- d) A sample panel of new pointing that shall be carried out in the agreed mortar.

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

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

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

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

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

8. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local

Planning Authority before any work on the development hereby permitted is commenced.

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

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

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

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

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

11. No work shall be carried out on site unless details of the roof lights and solar panel collectors have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

12. No work shall be carried out on site unless details of all new services to all bathrooms, kitchens etc, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

13. All electrical and telephone services to the development shall be run underground. All service intakes to the dwelling(s) shall be run internally and not visible on the exterior. All meter cupboards and gas boxes shall be positioned on the dwelling(s) in accordance with details, which shall have been previously submitted to and approved in writing by the local planning authority and thereafter retained in such form. On (all) buildings satellite dishes shall be of dark coloured mesh unless fixed to a light coloured,

rendered wall, in which case a white dish should be used. Satellite dishes shall not be fixed to the street elevations of the buildings or to roofs. All soil and waste plumbing shall be run internally and shall not be visible on the exterior unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the special architectural and historic interests of the listed building and to safeguard the character and appearance of the adjacent listed buildings in accordance with PPS5 and saved policies EH3 and EH5 of the South Somerset Local Plan 2006.

Area West Committee – 17th November 2010

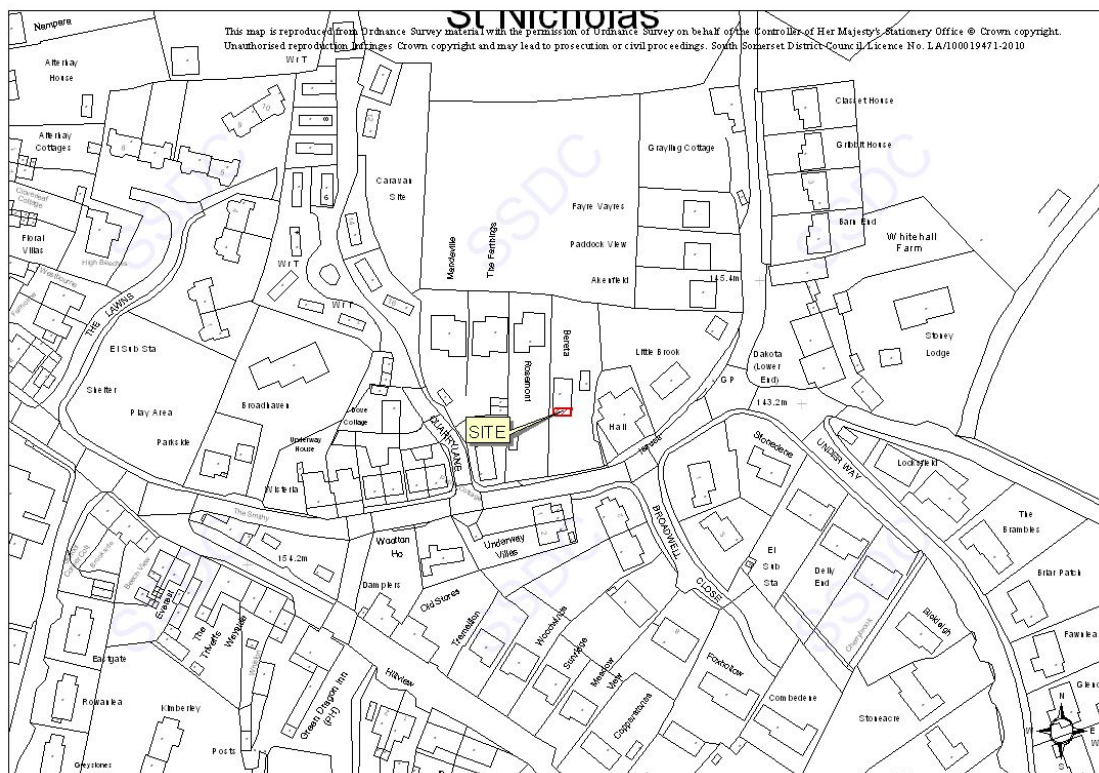
Officer Report On Planning Application: 10/03753/FUL

| | |
|---------------------------------------|---|
| Proposal: | Alterations and the erection of a single storey front extension to dwellinghouse (GR 330359/111309) |
| Site Address: | Bereta Underway Combe St Nicholas |
| Parish: | Combe St Nicholas |
| BLACKDOWN Ward | |
| Recommending Case Officer: | John Millar Tel: (01935) 462465 Email: john.millar@southsomerset.gov.uk |
| Target date: | 16th November 2010 |
| Applicant: | Mr and Mrs R Roderigo |
| Agent: (no agent if blank) | Mr David Lowe Blackdown Planning Services Warrens Farm Churchingford Taunton Somerset TA3 7QN |
| Application Type: | Other Householder - not a Change of Use |

REASON FOR REFERRAL TO COMMITTEE

The application is before Area West Committee as the applicant is a member of this committee. As such, this application may not be dealt with under delegated powers.

SITE DESCRIPTION AND PROPOSAL



The property is a detached dwelling located on the north side of Underway within the defined development area of Combe St Nicholas. It is sited in a generous plot and is approximately 18m from the highway. There is an attractive veranda on the front elevation, which is the full width of the property.

The proposal is made to replace the veranda with a single storey extension to the front elevation of the property. The extension is proposed to protrude forward of the house by just under 3.5m and is to be pebble dashed to match existing materials.

HISTORY

98/02676/FUL: Erection of a conservatory on front elevation - Refused (subsequent appeal dismissed).

POLICY

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

Relevant Development Plan Documents

Somerset and Exmoor National Park Joint Structure Plan:
STR1 - Sustainable Development

South Somerset Local Plan 2006:
ST5 - General Principles of Development
ST6 - The Quality of Development

South Somerset Sustainable Community Strategy
Goal 8: High quality homes, buildings and public spaces where people can live and work in an environmentally friendly and healthy way

CONSULTATIONS

Parish Council - No objections.

SSDC Technical Services - Surface water disposal via soakaways.

County Highway Authority - No observations.

County Archaeology - No objections on archaeological grounds.

REPRESENTATIONS

None.

CONSIDERATIONS

This application is made to erect a single storey extension to the front elevation of the property. It is set well back from the highway but will be readily visible from public view. There is a mix of development along Underway, with many properties of varying size, scale, design and materials.

The proposed extension will replace an existing attractive veranda. It will protrude by over 3m forward of the principal elevation of the property and as a result to the topography of the site, which slopes upwards from the road, it will be set on a brick plinth of approximately 600mm in height. The height to eaves will be approximately 3m.

When considering applications for extensions to the front elevation of dwellings, it is important to consider the impact the proposal will have on the character and appearance of the property and of the locality. Often such proposals should be sensitively designed due to prominence in the street scene and should usually respect a common building line.

Saved Local Plan policy ST6 requires the proposal, in terms of density, form, scale, mass, height and proportions, to respect and relate to the character of its surroundings. Similarly, saved policy ST5 states that it should respect the form, character and setting of the locality.

A previous planning application was made in 1998 for the erection of a conservatory on this front elevation, which was refused and a subsequent appeal was dismissed. The reason for refusal was the adverse visual impact of the proposed development, in terms of unsympathetic design and materials in a very prominent location.

This proposal differs in that the conservatory has now been replaced with an extension that would be constructed of materials to match those of the existing dwelling. It is also noted that since the previous application, new houses have been built on land to the west of the property, which reduce its prominence in the street scene. Despite these improvements on the previous scheme, it is still considered that the proposed extension is of a size, scale and design that detracts from the balance and proportions of the façade and would therefore fail to respect and relate to the character and appearance of the property.

As such, the recommendation to members is to refuse planning permission for the proposed works.

RECOMMENDATION

Refuse.

FOR THE FOLLOWING REASON:

1. The proposed single storey front extension, by reason of its size, scale and design fails to respect and relate to the character and appearance of the property. As such it is contrary to policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5 and ST6 of the South Somerset Local Plan 2006.
-