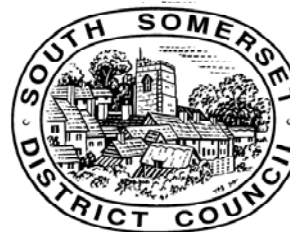


South Somerset District Council

Notice of Meeting



Area West Committee

Making a difference where it counts

Wednesday 16th March 2011

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

This Agenda was issued on Monday, 7th March 2011

Ian Clarke, Assistant Director (Legal & Corporate Services)

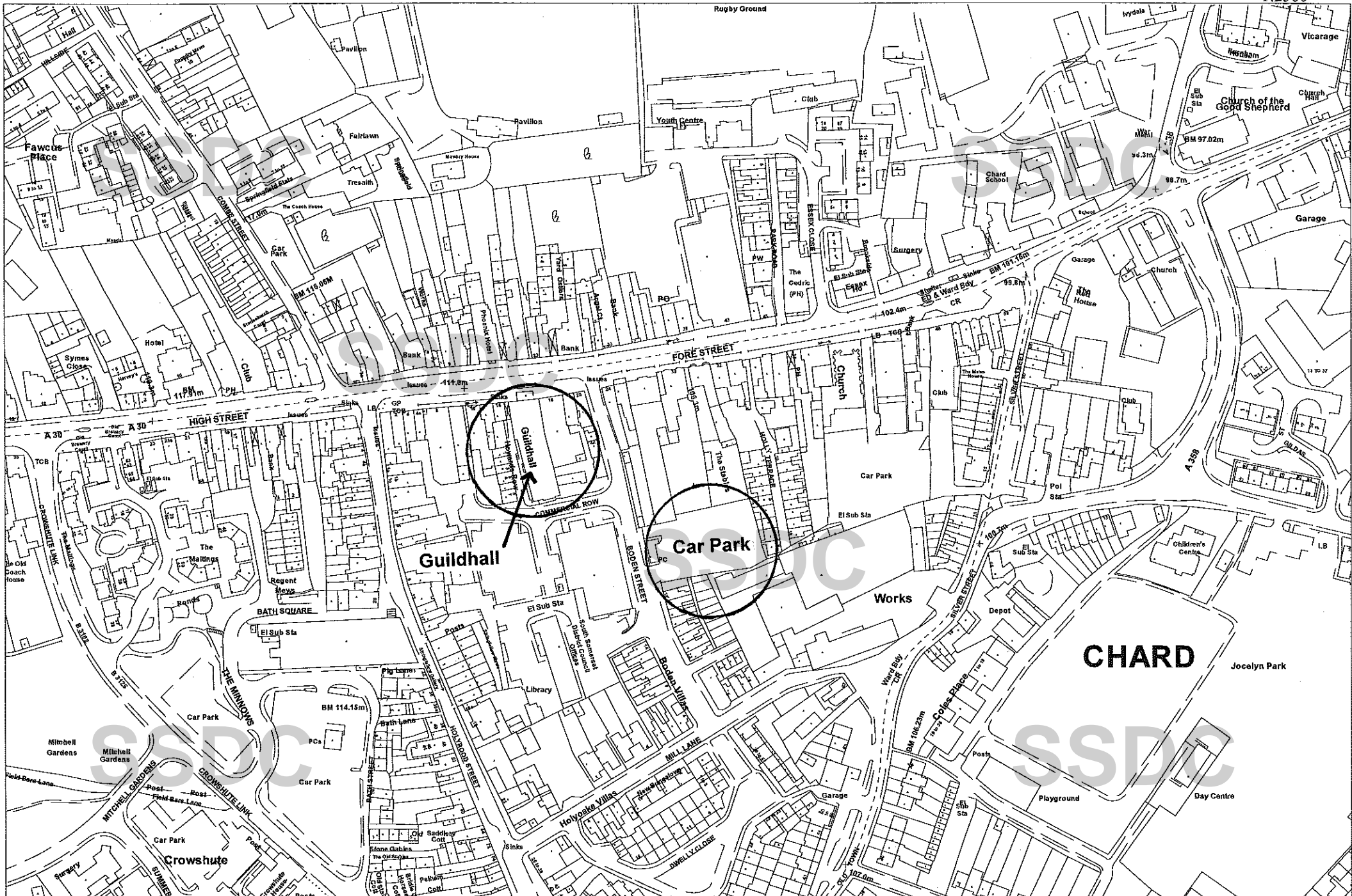


2007-2008
Neighbourhood and
Community Champions:
The Role of Elected Members
2006-2007
Improving Rural Services
Empowering Communities
2005-2006
Getting Closer to Communities

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



INVESTOR IN PEOPLE



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Area West Membership

Chairman: Kim Turner
Vice-Chairman: Michael Best

Simon Bending
David Bulmer
Geoff Clarke
Carol Goodall
Jenny Kenton

Nigel Mermagen
Robin Munday
Ric Pallister
Ros Roderigo
Dan Shortland

Angie Singleton
Andrew Turpin
Linda Vijeh
Martin Wale

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.

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Area West Committee

Wednesday 16th March 2011

Agenda

Preliminary Items

1. **To approve as a correct record the minutes of the previous meeting held on 16th February 2011**
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. Report for Area West Committee on the Performance of the Streetscene Service	1
7. Chard Regeneration Scheme - Delivery Management Structure	9
8. Area West – Requests for Capital Grants (Executive Decision)	15
9. Cuts in Bus Services affecting Area West	23
10. Area West Committee - Forward Plan	24
11. Reports from Members on Outside Organisations	28
12. Feedback on Planning Applications referred to the Regulation Committee	29
13. Planning Appeals	30
14. Planning Applications	40
15. Date and Venue for Next Meeting	41

THE SCHEDULE OF PLANNING APPLICATIONS APPEARS AFTER PAGE 39.

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 – March 2011

6. Report for Area West Committee on the Performance of the Streetscene Service

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

Purpose of the Report

To update and inform the Area West Committee on the performance of the Streetscene Service in the Area for the period April 2010 – February 2011.

Public Interest

This report is simply to inform the committee of the work that has been done by the Council's Streetscene team over the last year, and to highlight any changes that may affect the service in the coming months.

Recommendation

Members are invited to comment on the report.

Report

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

- Renewed the Yarlington Housing Groups Grounds Maintenance Partnership And other contracts
- Introduced dog control orders
- Developed the draft Open Space Strategy
- Improved NI 195 (street cleaning) result of 7% in 2009/10
- NI196 (Managing Fly tipping) result of Level 1
- Completed tree planting schemes at Snowdon Park and at the new HWRC

Operational Works

The Horticultural team were delighted to retain the Yarlington Homes Grounds Maintenance Partnership contract earlier in the year. The contract is for ten years and is critical to the appearance of the street scene in the district and to the unit as a whole. We continue to enjoy a great working relationship with our partners at Yarlington and look forward to continuing this work.

The team has also retained the maintenance of Critical Ordinary Watercourses with the Environment Agency,

In Area West, the team maintains the following sites on behalf of the Environment Agency:

- **Shudrick Stream, Iminster** - Upstream of Shudrick Lane, Wharf Road to Station Road & Winterhays Cottages through to Greenlands
- **Goulds Brook, Merriott** - Along the track to Haymore, from Lyewater to the head of the main river & from Brookfield through to Tail Mill in Merriott
- **Chinnock Brook, West Chinnock** - From Poop Hill Bridge to Lower Street bridge, & from Lower Street bridge to the bend in the first field downstream of Yarn Barton

The team also maintains the following ditches for SSDC:

- **Ashill** – Kenny Bridge - 10m upstream & 80m downstream
- **Chaffcombe** - Chard Road
- **Chard Junction** - Station House to disused railway
- **Combe St Nicholas** - Nimmer
- **Dowlish Ford** - Clarks factory, Yarn Barton, Sea
- **Dowlish Wake** - Main Street & Bryants
- **Moorlands** House to Moorlands Court, Moorlands Road to Rill House
- **North Perrott** – Downclose Lane. Grey Abbey Hill
- **Tatworth** – Waterlake Farm, Wreath Gren, Loveridge Lane, Waterlake Road to Bulls Lane, Storage Ponds at Pop Lane, Parrocks Lane, Whitney Lane, Lower Coombes /Waterlake Road, Forton
- **Chard** – Business Park

The team also clears 'trash screens' at the following locations for SSDC.

- **Iminster** – Shudrick Lane
- **Merriott** – Beadon Lane & Moorlands Road
- **Haselbury Plucknett** – Tamarisk opposite the White Horse
- **North Perrott** – Grey Abbey Hill & Downclose Lane

We are currently working to renew the maintenance of the Cartgate Picnic Area.

This year we have also developed and fenced the small amenity area at Reed Close in Chard and renewed the fencing around the Minnows Pond using metal bow topped fencing.

In addition to these works, our mowing team that cuts grass around Chard is now operating from the depot of Chard Town Councils Amenities dept. This is another step in the ongoing partnership working between our two organisations aimed at delivering more cost effective services.

The team have planted an avenue of Cherry Trees around Snowdon Park, as part of the ongoing development of this site and we look forwards to seeing this develop over the coming years.

We have also been involved with the landscaping around the new HWRC in Chard, planting hundreds of trees that will create a green corridor linking the HWRC with the Chard Reservoir.

The Middle Hill development in Crewkerne has recently been adopted and is being maintained by the service and we are currently working on the completion of the Snowdon Collar Works in Chard.

Our street cleaning teams continue to clean the Area on a daily basis, and we currently have a crew litter picking along rural roads. This is a considerable amount of work but makes a considerable difference when completed.

Sadly our long serving Area West Streetscene Co-ordinator, Dave Salter, is retiring in April, we wish him well and would like to officially thank him for all the work he has done caring for Area West over the years and we wish him a happy and healthy retirement. Some would say it's well deserved! We will be reviewing the management of the service as a result, and will be looking for someone to fill his role.

Open Space Strategy

The team has been working with other units within the Council to develop an Open Space Strategy for South Somerset. That is designed to set a clear vision for the management of the open spaces in South Somerset, how this is going to be achieved and provide clear expectations for developers on open space issues in new developments.

Our Landscape Officer, Steve Fox, has been leading this work, and deserves great credit for his contribution towards developing this strategy.

The strategy was presented to the District Executive on the 3rd March and will be passed to full Council for approval.

Dog Control Orders

Following changes in dog related law, the service worked with the Licensing team to introduce Dog Control Orders. These were agreed by full Council in November 2010 and provide the service with the authority to instruct people to put their dogs on leads when they are considered to be out of control; ban dogs from specified areas; and classify dog fouling anywhere on public land as an offence & also to introduce dog exclusion areas to specific areas.

We aim to have these orders fully in place by July 2011.

Our staff have also continued to deliver the Council's 'Out of Hours' service, which deals with dogs, sharps and other hazardous Streetscene related works. They can be contacted via the Council's 01935 462462 and they will be directed through to the service from there.

In addition to this, our enforcement officers have been involved tackling an environmental issue via a Community Justice Panel where an acceptable behaviour contract was delivered.

A Street cleaning response team has been set up and is working well; each week they deal with all reports of fly tips, graffiti, or areas of particularly bad littering. The team can be contacted via Lufton depot by calling 01935 462462 or e-mail via the following addresses:

- horticulture@southsomerset.gov.uk
- esgenforcement@southsomerset.gov.uk
- streetsceneservices@southsomerset.gov.uk

Alternatively people can contact us via the Council's website following the links to Streetscene.

They are dedicated to dealing with requests on an 'Area' a day basis, Monday to Thursday; with Area West having Thursdays as their dedicated day. Fridays are saved for 'larger jobs' regardless of where in the district they are. Recently the team has been involved clearing the rubbish that has been dumped over the banks behind the lay-bys along the A303. A very unpleasant job, but environmentally well worth doing.

It should be noted that since this team has been formed, the Council's performance on NI196 that covers the control of fly tipping has improved to Level 1 performance as the team also searches fly tipping for evidence that is passed to our Enforcement team for action.

Highway Works

Highway Weeds

Two applications of herbicide were made during 2010 with our team controlling weeds in Crewkerne, Misterton, Merriott, Ilminster, Tatworth, Forton, Horton & Broadway; and Chard Town Council's Amenities Department is contracted to carry out weed control in Chard on behalf of the Service. In the villages and along the rural roads, the County Highways department's contractor was tasked with controlling highway weeds in these areas.

Due to cuts in the County Council's budgets in the coming year, it appears that the Highways department will no longer be carrying out any highway weed control. In response to this news, we propose to change our herbicide application frequency to an annual spray but to include all areas that were previously managed via the Highways contractor.

Verge Maintenance

Similarly, there is a proposed reduction in the funding from County Highways towards highway verge maintenance. With regards to the Streetscene team, this relates to the frequent cutting of verges in towns and villages. Currently our mowing frequency is 16 cuts per year, however due to the reduction in funding, we aim to deliver 11 grass cuts and we believe that this will still provide an acceptable level of service.

National Indicators

Following the election of the Coalition Government, a number of National Indicators, including NI195 have been scrapped. This is a disappointment to the service, especially after the team showing has shown such improvement over the years resulting in our most recent years results of 7%.

The other national indicator NI196 relates to our performance on fly tipping and we were delighted to find that the service had retained its level one performance, meaning that we have reduced the number of fly tips reported to us while carrying out more enforcement actions than during the previous year.

We are currently working to develop a new performance measurement process to reflect the work that we are carrying out across the district and plan to base a new system on our current local area quality inspections.

Local Area Quality Inspections

We have carried out monitoring of the overall standards of street cleaning and grounds maintenance via the process of site inspections carried out in conjunction with the local ward members when possible.

I have listed the standards that we inspect to, in the following table:

Area of Operation	Good Pass	Fair Pass	Minor Fail	Serious Fail
Grassland Maintenance	All grassland cut to correct length and backed up. No noticeable arisings. Area left clean and tidy No 'bennets' left showing	Area cut and backed up Area left clean and tidy No major piles of arisings	Grass 'Scalped' or left too long Uneven cut Area needs backing up Arising left on paths, etc.	Area not cut Mowed Litter Area not cleared up Back-up left too long
Shrub Bed Maintenance	No Weed growth Correct pruning Evenly mulched Area tidy around the bed Good edge to bed	Annual weed growth of less than a month old. Adequate pruning Litter removed after operation	Poor pruning techniques Wrong pruning season Slightly overgrown Weed growth of over a month old Litter left after operation	Badly overgrown Shrubs badly pruned Woody weeds present Large perennial weed present Litter left after operation Area not cleared up
Hedges	Level, even cut 'tight' cut No woody weeds present Area clean and tidy 'Correct' tools have been used	Tidy level cut Clean and tidy	Untidy cut Large weed growth in hedge base Arisings not cleared up properly Missed bits in hedge	Hedge not cut Badly uneven cut Debris left on and around hedge Large woody weeds present in hedge
Bedding	Healthy plants Evenly planted Correct plants/colours Bed well edged Firm, level bed No weeds or litter Tidy surrounding area	Weed growth unobtrusive Area lacks 'finish' i.e. Edges not clipped tight enough/ plant spacing not quite even.	Obvious weed growth Beds not edged Poor bed preparation Rogue colours in scheme	Wrong plants in wrong place Large weeds Lack of edging Poor plant health Litter in bed Lack of bed preparation
Hard Areas	Areas clean and weed free Good surface quality Half mooned edges Areas not overgrown	Clean with only unobtrusive weed growth Surface condition acceptable i.e. not causing puddles to form	Some noticeable weed growth Light surface damage Edges obscured by overgrowth	Widespread weed growth Potholes Path Overgrown
Trees	'0 star' rating Visually acceptable Correctly staked and tied Good formative pruning No epicormic growth Good tree growth	'1 star' rating Adequate staking and tying Tree in good health not causing a nuisance	'2 star' rating Missing tree ties Broken stakes Epicormic growth present Incorrect staking Damaged trees	'3 star' rating Dead trees left in Stakes/ties damaging trees Trees causing a serious nuisance Poor pruning techniques Trees in poor health

Area of Operation	Good Pass	Fair Pass	Minor Fail	Serious Fail
Litter & Road Sweeping	NI195 Grade A standard No noticeable litter or detritus	NI 195 Grade B standard Predominantly free of litter & detritus apart from some small items of litter or light scattering of detritus	NI 195 Grade C standard Widespread distribution of litter or detritus but no major accumulations	NI 195 Grade D standard Heavily littered or significant accumulations of detritus

The results from these inspections are reported in the table below.

April 2010 – February 2011

Month	Location	Results
April	East Chinnock Chiselborough West Chinnock	69% Good Pass 31% Fair Pass 0% Fail
May	Crewkerne	49% Good Pass 38% Fair Pass 13% Fail (Weeds)
June	Winsham Tatworth	81% Good Pass 19% Fair Pass 0% Fail
July	Chard	25% Good Pass 75% Fair Pass 0% Fail
August	Broadway Horton Dowlish Wake Donyatt Kingstone	75% Good Pass 25% Fair Pass 0% Fail
September	Haselbury Plucknett	50% Good Pass 50% Fair Pass % Fail
October	Ashill Ilminster	46% Good Pass 45% Fair Pass 9% Fail (Sweeping, Ashill)

Month	Location	Results
November	Combe St Nicholas	100% Good Pass 0% Fair Pass 0% Fail
December	N/A DUE TO SNOW & ICE	N/A
January	East Chinnock West Chinnock Wayford Winsham Chard Tatworth	49% Good Pass 30% Fair Pass 21% Fail (Litter, Road Sweeping - Chard)
February	*Results being calculated	% Good Pass % Fair Pass % Fail
Target Set	90% Pass, 50% at Good Level	
Overall Performance	95% Pass, 60% at Good Level with 5% Fail	

Customer Feedback

The service, as usual, has dealt with a number of calls from customers and a general breakdown of the calls is detailed in the table below:

	Horticulture	Street Cleaning	Enforcement	Total
Request	92	318	140	550
Complaints	12	15	0	27
<i>*complaints listed are for the whole district as they cannot at this time be broken down to areas</i>				
Compliments	1	4	0	5

We are once again pleased to note the lack of formal complaints that we have received regarding the service; the majority of calls once again are for information or requests for work.

What's coming next?

- Summer Maintenance programmes
- Adoption of the Open Space Strategy
- Highway weed control operations

Financial Implications

All issues highlighted in the report will be achieved within service budgets.

Implications for Corporate Priorities

Deliver well managed cost effective services valued by our customers
Ensure safe sustainable communities
Promote a balanced natural & built environment

Carbon Emissions and Adapting to Climate Change Implications

Moving an operational team to work from the Chard depot has positive benefits in reducing fuel use and thus reducing emissions.

The team is also currently involved in acquiring an electric powered vehicle for use in Area South.

Equality and Diversity Implications

None.

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

Area West Committee – 16th March 2011

7. Chard Regeneration Scheme - Delivery Management Structure

Strategic Director: Rina Singh (Place and Performance)
Assistant Director: Martin Woods (Economy)
Portfolio Holder: Jo Roundell Green
Lead Officer: David Julian, Economic Development Manager
Contact Officer: Rob Murray, Economic Development Officer
Contact Details: robert.murray@southsomerset.gov.uk or 01935 462173

Purpose of the Report

To advise members of Area West Committee of the revised Delivery Management Structure for the Chard Regeneration Scheme (CRS).

Public Interest

This report provides information on the Delivery Management Structure for the Chard Regeneration Scheme (CRS).

Recommendation

That members note the amendments made to the CRS governance and management arrangements and governance model designed to bring the required skill sets and corporate resources to the delivery phase of the project.

Background

The Chard Regeneration Framework (CRF) is a set of documents (Vision, Regeneration & Implementation Plan) that consider how the long-term growth and regeneration of the town should be directed. It takes into account a range of factors that will need to be addressed in order to achieve social, economic and environmental objectives and to ensure that development is deliverable, viable and sustainable.

Arrangements for the public exhibition of the work were agreed and these documents were successfully exhibited in September 2010, prior to the Chard Core Strategy Consultation on the 15th November 2010.

The delivery, final review and successful public exhibition of these documents marked the final stages in the Chard Regeneration Framework developed by LDA Design, SSSC and partners to establish a long term vision, strategy and delivery plan for the future development of Chard¹. This completed document set (final drafts available at www.southsomerset.gov.uk/chardregen) describes the proposals for the evolution of Chard over the next 20 years and has recently received a commendation in the Royal Town Planning Institute's (RTPI) 2010 Planning Awards.

This report advises members that the CRS is now progressing from its planning and development phase to its delivery phase.

¹ See Background Paper "Chard Regeneration Scheme Briefing: Joint Area Committee West" (18th March 2009) for the strategic context & management structure of this work to date.

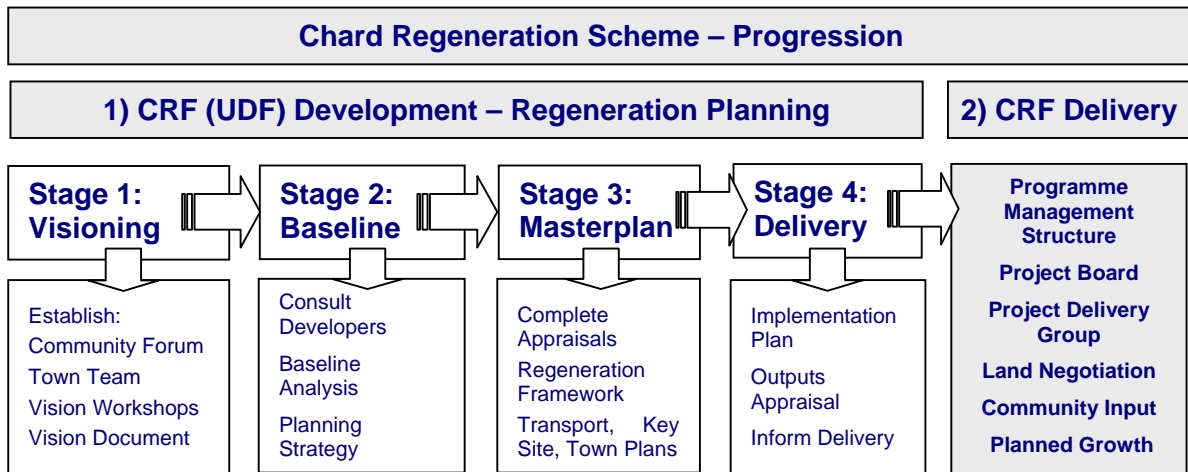


Fig. 1. Chard Regeneration Scheme – Key Deliverables by Stage (Planning & Delivery)

Figure 1 illustrates the successful completion of the 4-stage Chard Regeneration Framework by LDA Design, SSDC & partners which established the long-term vision, strategy & delivery plan for the future development of Chard and the progression of the scheme to delivery stage.

The CRS is a bold plan that has comprehensively addressed the issues that have been holding the development of Chard back for some time. To bring forward development is going to be challenging, especially at this time of recession and public sector spending reductions. The Council now needs to be proactive in bringing forward the growth and regeneration described in the Vision for Chard.

Amendments are designed to bring the appropriate corporate and external skill sets needed to deliver the project objectives. The Economic Development Manager is now responsible for reporting progress to the board. He will manage the project and be supported by a project delivery group, specialist officer input and external valuation expertise.

Crucially, Area Engagement will continue to be supported and led by the Area Development Manager West and his regeneration team.

The ED Manager will be able to use the resources of his own section as well as Development Management and Spatial Planning. Links have been made with the Homes & Communities Agency (HCA). Increasingly the opportunities available for infrastructure are going to be limited to key funds such as the Regional Growth Fund, which itself is dependent on the positioning of Chard in the current and future versions of the Somerset Local Investment Plan. Chard is the top market town priority for investment in South Somerset and will continue to be promoted as such.

Project Update

Local Development Framework

CRF Delivery is a critical component of both the Local Development Framework (LDF) project plan and the Core Strategy. The growth envisaged for Chard will necessitate close co-operation between the project board, SSDC officers and developers to present a timely, viable development plan for Chard’s proposed allocation of dwellings. The need for a phased development scheme to ensure immediate development contributes to subsequent phases is one of the most challenging aspects of the CRS.

The plan now requires agreement across landowners and developers to create infrastructure that can help allow growth and relieve the town centre. The HCA have signed up to this and offered assistance, but further support is required. They have thus been invited to join the Project Board and officer groups to support the Board.

Chard Town Centre

The purchase of the former ACI site and the creation of development opportunity with SSDC land is a bold step that can help invigorate the Town Centre, save a historic building and create new public areas.

The CRS Project Board is keen to move forwards and have instructed officers to bring the site to market as soon as possible. There has been developer interest in the site, but the procurement process requires that the site be opened up to other potential developers. Officers are now in a position to invite expressions of interest in this site, based upon an agreed development brief. This is in accordance with the report that was approved by District Executive. This brief will be sent out in March.

Community Leadership & Participation

At this stage of the project, both the Town Team and the Community Forum will be required to provide input to the Project Board to maintain progress towards shared local objectives. Their representation on the Project Board will be via the Area Development Manager (West). The local community engagement responsibility rests with the Area Development Manager (West) as is the norm in all other areas (North, South & East ADM’s oversee local engagement). The programme for this will need to be aligned with the overall timescale of the project and agreed/discussed at the CRS Project Board. This will be a standard item on each CRS Project Board agenda.

Governance and Reporting Lines

The strategic governance and reporting lines for this delivery stage of the CRS and the composition of the project partnership (SCC, SSDC & CTC representation) is illustrated in figure 2 below.

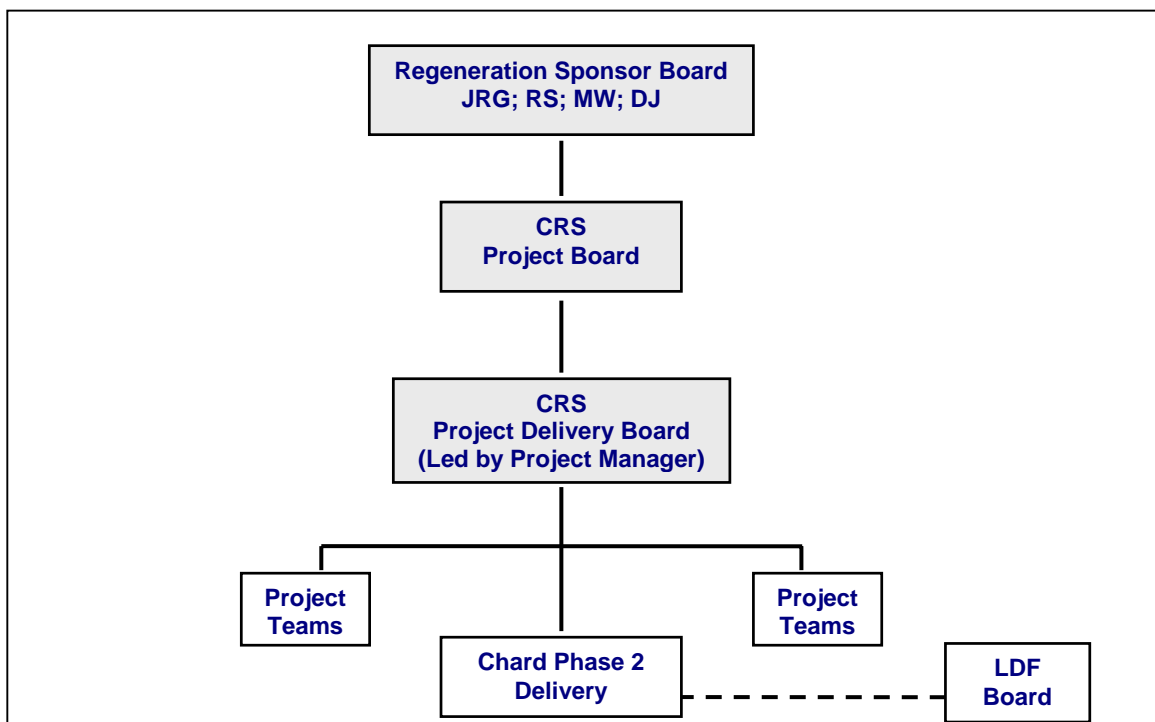


Fig. 2. CRF Stage 2 Delivery Management Structure (March 2011)

Regeneration Sponsor Board

The purpose of this Board is for the SSDC Portfolio Holder – Economic Development & Regeneration to meet directly with SSDC Strategic Director (Place & Performance); Asst. Director (Economy) & Economic Development Manager to maintain an overarching view and a strategic focus on aspects of CRS delivery where necessary.

The Project Board

As we move to the Delivery Stage, the Project Board remains the main body for steering project, delivery. It will maintain decision-based control and ensure that the projects are resourced.

In summary, the responsibilities of the Project Board will be to:

- Maintain crucial 3 authority representation & partnership.
- Retain decision-making power & steer project delivery. Authorise & monitor projects to ensure the maintenance of standards throughout.
- Unlock barriers to project delivery, feeding back to respective LA's.
- Maintain project management through the Economic Development Manager (CRS Project Manager).
- Ensure robust engagement and liaison with the local community thus maintaining the link between community & strategic decision making.

Project Board Composition

The Board will comprise:

User Representation:

- (Area West Chair – South Somerset District Council)
- (SSDC Portfolio Holder – Economic Development and Regeneration)
- (Chard Town Council)
- (Somerset County Council)
- (Area West Development Manager)

External Partner Representation:

- SWRDA Representative
- HCA Representative (as required)

SSDC Officer Representation:

- David Julian (Project Manager)
- Rob Murray (Project Officer)
- Catherine Hood (Management Accountant)
- Administrative Officer (Minutes, Agendas and Actions)

The Project Delivery Group (Implementation)

The main function of the Project Delivery group will be to provide the necessary skills base and capacity to drive projects forward.

In summary, the responsibilities of the Project Delivery Group will be to:

- Move focus from master planning to delivery of the phased development described in the Chard Implementation Plan (LDA Design 2010) and to progress delivery through specific projects.
- To progress the requirements of the LDF and Core Strategy and to produce viable housing and employment plans.
- Include Highways & relevant SSDC & SCC officers to action all delivery requirements.
- Utilise the external support where a skills gap is identified and resources are secured (Any such support will be answerable to Asst. Director Economy on behalf of the Project Management Board).
- To convene project groups as appropriate.

Project Delivery Group Composition

SSDC & SCC Officers (including potential external support):

- Economic Development Manager (Chair & Project Manager)
- Asst. Dir. Econ. (Project Co-ordinator)
- Area Development Manager West (Local Com. Engagement & Liaison)
- ED Officer (Project Support)
- The group will be assigned specialist support as necessary, for example:
 - Conservation Manager
 - Spatial Policy Manager
 - Development Control Manager
 - Major Applications Co-ordinator
 - SCC Principal Highways Liaison Officer
 - External Expertise

Key Milestones

CRS Delivery Milestone:	Timetable (2010 - 2011)
Draft Development Brief for Chard Town Centre Key site (RM)	17th Dec
Procurement, Legal & Officer input to Brief (GR, RS, MW, DB)	17th Dec – 3rd Mar
Development of site Technical Brief to support Dev. Brief ²	23rd Feb – 18th Mar
Draft Brief Circulated for Internal Review (Officers & Members)	9th Mar
Deadline for Internal Comments on the Development Brief	14th Mar
Final Draft to Project Board & Portfolio Holder for Approval	16th Mar
Development Brief Amendments Complete	17th Mar
Market: Dissemination of Final Development Brief inviting EOI	18th Mar – 31st Mar
Deadline for developer EOI in Chard Town Centre site	3rd May
Timetable for wider CRS delivery aligned with LDF project plan	3rd May onwards

Table 1: CRS Delivery Milestones (Town Centre Site Marketing & Disposal, 2010-2011)

² The Technical Brief is currently in development and will be circulated as appropriate after the May 3rd 2011 deadline for initial expressions of interest (EOI) in developing the Chard Town Centre site.

Chard Regeneration Scheme - Further Reports

This is a large and ambitious scheme and it is expected that further detailed progress reports will be made to Area West Committee on a twice-yearly basis.

Financial Implications

No new financial implications will result from adopting the recommendations made in this report.

Corporate Priority Implications

South Somerset District Council aims to increase economic vitality and prosperity in the area, ensure safe, sustainable and cohesive communities and promote a balanced natural and built environment.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

None.

Equality and Diversity Implications

None.

Background Papers:

Chard Regeneration Framework – Vision, Regeneration Plan & Implementation Plan (available online at www.southsomerset.gov.uk/chardregen)
Chard Regeneration Scheme Workshop – Report to Area West Committee – 18th August 2010.
Chard Regeneration Scheme – Regeneration Plan (Executive Decision) – a report to Joint Area Committee – West - 18th November 2009
Chard Regeneration Scheme: Project Initiation Document - 24th June 2009
Chard Regeneration Plan – Final Draft submitted for internal review, October 2009
“Chard Regeneration Scheme – Briefing” to Joint Area Committee – West – 18th March 2009
Chard Regeneration Scheme – Appointment of Members to the Town Team: Area West Committee – 21st January 2009
Chard Regeneration – SWRDA Funding – Confidential Item: Report to District Executive – 2nd October 2008
Chard Town Centre – Purchase of Property – Closed Session: Report to District Executive – 6th March 2008
“Chard Regeneration Framework - a brief for consultants” October 2008”
Developing the Chard Vision - a report to SSDC District Executive January 2007

Area West Committee – 16th March 2011

8. Area West – Requests for Capital Grants (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 and
Paul Philpott, Community Development Officer
Contact Details: zoe.harris@southsomerset.gov.uk or 01460 260423

Purpose of the Report

For members to consider three grant applications for a variety of capital projects in Area West.

Public Interest

Chard Football Club, Hinton St George Community Shop and Winsham Parish Council have all applied for financial assistance from the Area West Capital Grants programme. These applications have been assessed by the Community Regeneration Officer and the Community Development Officer, their comments and recommendations are contained in this report.

Recommendations

That members approve three grants - Chard Football Club £1000, Hinton St George & Locality Rural Community Services Ltd. £12,500 and Winsham Parish Council £12,500 - totalling £26,000, and in addition to the standard grant conditions they apply the following ones where appropriate:

- 1) Chard Football Club clarifies the cost of relocating the new lights when the club moves;
- 2) Chard Football Club provide evidence that three quotes for the work have been sought, before award of a grant.
- 3) A claw back condition is applied to Hinton St George & Locality Rural Community Services Ltd in case the situation should arise that results in their having to sell the business and / or premises in the near future.

Grant Application Details

Chard Football Club

The club was established in 1920. It has a number of league teams and does raise revenue income through financial sponsorship and other fundraising activities.

It also provides the opportunity for children and adults to play football at a range of levels. This includes an under 16 youth side and under 18 side. There are forty young people involved with an age range from 14 to 18 years old. The club also run a two day soccer school during the school holidays, and recently ran an evening band night for young people on Friday, 21st January.

The Club now need to replace their existing floodlights, which are outdated, unreliable and no longer fit for purpose and have launched a fundraising appeal.

The new modern Litemaster sports lighting will provide high efficiency light output with a significant reduction in light pollution. The total cost and installation of the lights is £15,300. The table below shows that the Football Club has already raised a significant proportion of these costs and is looking to South Somerset District Council for a grant of £1,000.

Funding Source	Amount	Status
Chard Town Council	£1,000	Confirmed
Football Association	£6,375	Not confirmed
Own Funds	£6,925	Confirmed
SSDC	£1,000	Not confirmed
TOTAL	£15,300	

The Community Development Officer has assessed the application and the table below shows the breakdown of the grant scoring.

Category	Score	Maximum
Target Groups	4	7
Project	4	5
Capacity of Organisation	13	15
Financial need	6	7
Innovation	1	3
	28	37

Hinton St George Village Shop

The Village Shop & Post Office has been up for sale for over 2 years and is in danger of closing if a buyer is not found for the business and its premises within the next few months when the owners wish to retire.

To ensure the continuation of such a vital service a group of villagers have formed a steering group and set up an Industrial Provident Society (IPS) called Hinton St George & Locality Rural Community Services Ltd. An Industrial Provident Society is the legal structure recommended by the Plunkett Foundation, and other expert advisors to community shops. This group intend to either buy or lease the business and run it as a community enterprise.

The preferred option is to buy the freehold, which would mean the total cost of the project is estimated at £550,000. This includes the purchase of the freehold of the premises, refurbishment and renovation work, fit out and set up costs, stock and working capital. The price of the premises makes up a significant part of the costs because it not only comprises the shop but also residential accommodation, which includes 5 bedrooms, a large garden and a garage.

The freehold option would give the IPS the scope to develop the existing premises in a number of ways that would not only ensure the sustainability of the project, but would

take an innovative approach to providing an invaluable community asset. The development would include:

- Extending the shop floor into the existing store room
- Converting part of the ground floor of the house into a new storeroom for the shop.
- Converting the remaining ground floor of the house into a new community enterprise hub, which will provide a small meeting room and facilities (computer, photocopier) for use by local businesses and community groups.
- Turning the garden into a community garden and orchard.
- Converting the upper floor of the house into a flat for either residential or holiday let.

If the IPS cannot raise the funds to purchase the freehold they will seek a long term lease on the shop area and associated storage space. The grant from SSDC will go towards purchasing either the freehold or lease.

The costs and funding for both options are contained in Appendices A & B (pages 20-22).

The Community Regeneration Officer has assessed the grant and the project has reached an overall score of 31, as outlined in the table below.

Category	Score	Maximum
Target Groups	4	7
Project	5	5
Capacity of Organisation	13	15
Financial need	6	7
Innovation	3	3
	31	37

Winsham Parish Council

Winsham Parish Council is seeking to repair and refurbish their village green and play area. SSDC Play and Youth Facilities Officer, Adrian Moore, has worked with the Parish Council on the development of this project, and is supportive of this application.

The project will entail the following:-

- Construction of a curved wall.
- Replacement of safety slabs and surfaces.
- Removal and repair of grass mats.
- Installation of tree seats and sleeper seats.
- Installation of ham stone boulders.
- Repairs to existing play equipment including swings, roundabouts and multiplay.
- Installation of new play facilities including pendulum swing, log forest and balance beams.
- Landscaping of the site.

The refurbishment will provide a safe and enjoyable environment for the whole community. The application states that 700 people will benefit from the project work.

The Parish Council are awaiting the outcome of a lottery grant application for £10,000 and are seeking a grant of £12,500 from South Somerset District Council.

Funding Source	Amount	Status
National Lottery	10,000	Pending
Precept and public donations	2,054	Confirmed
SSDC	12,500	Pending
TOTAL	24,554	

The Community Development Officer has assessed the application and the table below shows the breakdown of the grant scoring.

Category	Score	Maximum
Target Groups	4	7
Project	4	5
Capacity of Organisation	11	15
Financial need	4	7
Innovation	1	3
	24	37

Financial Implications

There is currently a balance of £37,340 in the unallocated capital programme for 2010/11 with a further £47,608 allocated for future years making £84,948 in total. If all three grants are approved the balance in the current year will reduce to £11,340. In total the unallocated capital balance will reduce to £58,984.

Corporate Priority Implications

The three projects help SSDC meet the following corporate aims and targets:

Chard Football Club

- 3.18 Individuals and communities enjoying healthier and more active lifestyles
- 3.20 Increase children and young people's satisfaction with parks and play areas.
- 4.1 Deliver positive activities for children, young people (especially those at risk of exclusion or offending) and families.

Hinton St George Community Shop

- 1.11 A vibrant and sustainable Yeovil, market towns and rural economy.
- 3.11 Increased choice & quality of life for older people
- 3.18 Individuals and communities enjoying healthier and more active lifestyles
- 4.16 An empowered community where all people take part in shaping their neighbourhood
- 4.19 Increase civic participation in the area
- 4.22 Sustainable local community

Winsham Parish Council

- 3.18 Individuals and communities enjoying healthier and more active lifestyles.
- 3.20 Increase children and young peoples satisfaction with parks and play areas.
- 4.1 Deliver positive activities for children and young people (especially those at risk of offending) or young families.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

- The new floodlights at Chard Football Club will offer a significant reduction in light pollution compared to the current floodlights.
- By supporting the Hinton St George Village Shop – ensure there is not an increase in car journeys

Equality and Diversity Implications

Hinton St George Village shop - Access to services for rurally isolated.

Background Papers: *Grant applications*

Appendix A

Hinton St George Finance

Source	Freehold	Leasehold
COMMUNITY		
Unsecured interest free loans & donations (C)	£61,285	£61,285
Membership of IPS, shares (P)	£38,715	£7,465
Total	£100,000	£68,750
GRANTS		
RDPE (Basic Services Fund) (P)	£300,000	-
Somerset County Council (Rural Services Fund) (P)	£15,000	£15,000
Plunkett Foundation (P)	£19,000	£19,000
South Somerset District Council (P)	£12,500	£12,500
Other (P)	£25,000	£10,000
Miscellaneous & local Charities	£10,000	£5,000
Awards for All (P)	£10,000	
Hinton St George Parish Council (C)	£750	£750
Total	£392,250	£62,250
LOAN FINANCE		
Co-operative Commercial Finance (P)	£19,000	£19,000
Other (includes loans from community)	£38,750	
Total	£57,750	£19,000
GRAND TOTAL	£550,000	£150,000

C = confirmed

P = pending, in majority of cases applications have already been submitted

Profit and Loss Account – overall business

Turnover	2011-12	2012-13	2013-14
Shop	£205,000	£230,000	£250,000
Enterprise Hub	£940	£1,250	£1,250
Residential accommodation	£5,950	£12,200	£12,810
Total	£211,890	£243,450	£264,060
Less Cost of sales	£163,840	£174,600	£189,670
GROSS PROFIT	£48,050	£68,850	£74,390
Less Operating Expenses	£62,925	£66,610	£69,720
Less Loan Finance	£2,500	£2,270	£2,040
Profit/Loss	(£17,375)	(£30)	£2,630
Plus Other income (Post Office)	£15,000	£15,000	£15,000
Profit/Loss (inc Post Office income)	(£2,375)	£14,970	£17,630

8 THE FINANCIAL PLAN

8.1 CAPITAL ACCOUNT

The budgetary estimate for the purchase of the freehold, business acquisition and associated enabling works together with the necessary set up costs and working capital is £550,000. We have also indicated where we would consider there to be a requirement for potential future investment. The budgetary estimate for the leasehold option is £150,000.

	Notes	FREEHOLD		LEASEHOLD
		Phase I	Phase II	
Property & Business Acquisition				
Freehold	1	350,000		-
Stock	2	10,000		10,000
Goodwill	1	-		-
Total		360,000		10,000
Stamp Duty	3	10,500		
TOTAL	4	370,500		10,000
Shop & Ground Floor				
Enabling Works	5	54,500		15,000
Shop Refit, including fridges/freezers	6	20,000		20,000
IT	7	8,500		8,500
PV Heating solution	8		12,500	
Kitchen, additional equipment	9	-	10,000	-
Total		83,000	22,500	43,500
Enterprise Hub				
Enabling Works	5	-	-	-
IT, Office Equipment & Furniture	7	2,300	-	-
Total		2,300	-	-
Apartment				
Enabling Works	5	11,500		
Decoration, Carpet & Soft Furnishings	9	-	3,500	
Furniture, Fixtures & Fittings	9	-	3,575	
Letting Requirements	9	-	375	
Total		11,500	7,450	-
Fees	7	11,000		5,000
Working Capital	10	25,000		30,000
Total		503,300	29,950	88,500
Contingency	11	46,700		61,500
TOTAL		550,000	29,950	150,000

Notes

- 1) The budgetary estimates for the Property & Business Acquisition are based on independent valuation obtained in October 2010. Estimate for goodwill is included in the contingent element to protect our negotiating position
- 2) Estimate based on current stock levels. Will be valued at cost on transfer of the business
- 3) 3 % of Freehold purchase
- 4) Excludes Goodwill
- 5) Initial estimate of enabling works based on architect's preliminary views. Will be subject to formal tender process
- 6) We would hope that volunteer effort will be engaged to undertake shop fit work; materials budget included. Although we have included an estimate of £5,000 for replacement fridges and freezers – it is likely that these will be available from a re-use source at minimal or no cost⁷³
- 7) Further breakdown available at Appendix B
- 8) We plan to investigate Photovoltaic (PV) solutions to heating / hot water provision. These costs are likely to offset against the provision made within the building estimates and would be pursued on the basis of the availability of alternative grant funding
- 9) Whilst these items have been costed, they are not included in the capital account. Any investment decision will be based on the availability of funding and cost / benefit downstream
- 10) Breakdown identified in section 8.4 below
- 11) 9.3%, Freehold option, including Goodwill

⁷³

Shop fittings, fridge, freezers and chiller cabinets are made available to social enterprises from organisations such as The Co-operative

Area West Committee – 16th March 2011

9. Cuts in Bus Services affecting Area West

The following proposal has been submitted by Councillor Andrew Turpin for consideration by the Area West Committee in relation to the decision to cut local bus services in Area West from 17th April.

Introduction

In Area West certain bus services to be cut on 17th April are very popular and many residents are dependent on them.

Proposal

- (1) That this Committee informs Full Council that it deplors the cuts in bus services affecting the Area West locality due to start on 17th April and the devastating affect this will have on those on lower incomes and their employment, dependent on bus travel who need the link to railway interchanges and on those who have committed themselves to minimal or no car travel.
 - (2) That this Committee asks Full Council to implore the County Council and First Buses to postpone this severance date until an impact assessment can be conducted and this information acted upon, if appropriate.
-

Area West Committee – 16th March 2011

10. 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 25-27;
- (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
16th March 2011	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
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	Capital Grant Applications	To consider capital grant applications	SSDC corporate plan key target area 4.22 Outcome: sustainable local communities. Measured by: Increasing those who participate in regular volunteering at least once a month (NI6). 4.23 Increase environment for a thriving third sector (NI7).	Andrew Gillespie, Area Development Manager (West) Zoë Harris, Community Regeneration Officer Area Development (West)
20th April 2011	Markets Improvements Action Plan	To agree the Markets Improvements Action Plan	SSDC corporate plan key target area 1.11 promoting distinctive balanced local economies.	Zoë Harris, Community Regeneration Officer Area Development (West)

Meeting Date	Agenda Item	Background / Purpose	Link to SSDC Area & Corporate Priorities and National Indicators (NI)	Lead Officer
20th April 2011	Asset Management Strategy	To discuss with members the principles of the SSDC Asset Management Strategy including asset transfer and the checklist now available for use.	Theme 5: Deliver well managed cost effective services valued by our customers.	Donna Parham, Assistant Director (Finance and Corporate Services) Andrew Gillespie, Area Development Manager (West)
15th June 2011	Environmental Health Services	Service report on performance and priority issues in Area West.	Theme 3: Improve the housing, health and well-being of our citizens.	Alasdair Bell, Environmental Health Manager
15th June 2011	Community Grants	To consider community grant applications	SSDC corporate plan key target area 4.22 Outcome: Sustainable local communities. Measured by: Increasing those who participate in regular volunteering at least once a month (N16). 4.23 Increase environment for a thriving third sector (N17).	Andrew Gillespie, Area Development Manager (West)
15th June 2011	Area West Working Groups – Appointment of Members 2011/12	To review the appointment of members to various working groups.		Andrew Blackburn, Committee Administrator
15th June 2011	Appointment of Members to Outside Organisations 2011/12	To review the appointment of members to serve on outside organisations.		Andrew Blackburn, Committee Administrator

Meeting Date	Agenda Item	Background / Purpose	Link to SSDC Area & Corporate Priorities and National Indicators (NI)	Lead Officer
15th June 2011	Scheme of Delegation – Development Control – Nomination of Substitutes for Chairman and Vice-Chairman	To review the appointment of two members to act a substitutes for the Chairman and Vice-Chairman in the exercising of the Scheme of Delegation for planning and related applications.		David Norris, Development Manager
<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>
<i>Twice per year</i>	<i>Ilminster 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 – 16th March 2011

11. 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 – 16th March 2011

12. 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 – 16th March 2011

13. 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

Whitestaunton – The erection of an agricultural building (revised application), land at Higher Beetham Farm, Higher Beetham – Mr. Kevin Parris – 09/04232/FUL.

Appeals Dismissed

Broadway – Relocation of garden wall on boundary, replace and increase front parking area, 9 Lamparts Way – Matt Stephens – 10/03705/FUL.

Delegated Decision – Refusal.

The Inspector's decision letter is attached at pages 30-31.

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

Delegated Decision – Refusal.

The Inspector's decision letter is attached at pages 32-33.

Chard – The formation of a vehicular access and hardstanding (revised application), Woodbury, 75 Crimchard – Mr. Mervyn Powell – 10/02181/FUL.

Delegated Decision – Refusal.

The Inspector's decision letter is attached at pages 34-35.

Appeals Allowed

Written Representation

Misterton – The erection of a two storey and single storey extension to rear of dwellinghouse, 4 School Hill –Mr. & Mrs. A. Sweetman – 10/03086/FUL.

Delegated Decision – Refusal.

The Inspector's decision letter is attached at pages 36-37.

Appeals Withdrawn

Informal Hearing

North Perrott – The erection of a log cabin for use as manager's accommodation for holiday lodges and coarse fishing lakes (Revised Application), Watermeadow Fisheries, North Perrott Road – Nigel Pike – 10/03512/FUL.

Background Papers: Application files – 09/04232/FUL, 10/03705/FUL, 10/01854/OUT, 10/02181/FUL, 10/03086/FUL & 10/03512/FUL.



Appeal Decision

Site visit made on 25 January 2011

by **D R Nicholson RIBA IHBC**

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

Decision date: 9 February 2011

Appeal Ref: APP/R3325/D/10/2142333

9 Lamparts Way, Broadway, Ilminster, TA19 9RY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Matt Stephens against the decision of South Somerset District Council.
 - The application Ref 10/03705/FULL, dated 4 September 2010, was refused by notice dated 22 November 2010.
 - The development proposed is replace the current garden wall with one on the boundary of the property; at the same time to replace and increase the front parking area and rear patio.
-

Decision

1. **I dismiss the appeal.**

Main issue

2. From the representations submitted, and my site inspection, I find that the main issue in this appeal is the effect of the proposals on the character and appearance of the area.

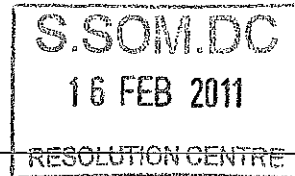
Reasons

3. Lamparts Way runs down the side of a school and into a 20th Century housing estate. The main length of the road is lined with grass verges both alongside the school grounds and the adjoining houses. No.9 follows this arrangement with its gable end several metres back from the footway. It has a single storey lean-to against the gable which extends into a wall running parallel with the road. The proposed replacement wall would run along the back edge of the footway and extend for the length of the lean-to and the back garden enclosing the area of verge between the footway and the house.
4. In my assessment, the fairly open layout is an important feature of the road. The proposed wall would be positioned within the grass verge. Compared with the existing wall and others in the area, it would be relatively long and tall and project forward by a significant distance. I find that this extent of incursion into the verge would be at odds with the nature of the road. It would jar in the streetscene and so harm the character and appearance of the area.
5. I accept that extensions have been allowed in nearby streets but in each case the circumstances are different. I acknowledge that there have been no objections from neighbours, and that there would be no increased overlooking, but neither of these would outweigh the harm I have found to the character and appearance of the streetscene.

6. I therefore find that the proposals would conflict with current policies ST5 and ST6 of the adopted South Somerset Local Plan which expect proposals to respect the form, character and setting of the locality; and only permit new development where the architectural and landscape design satisfactorily respect the form, character and setting of the settlement or local environment, and would preserve and complement the key characteristics of the location, to maintain its local distinctiveness.
7. For the reasons given above and having regard to all other matters raised, including the possibility of lowering the proposed wall slightly or using wood panels, I conclude that the appeal should be dismissed.

D R Nicholson

INSPECTOR



Appeal Decision

Site visit made on 7 February 2011

by **Andrew J Seaman BA (Hons) MA MRTPI**

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

Decision date: 15 February 2011

Appeal Ref: APP/R3325/A/10/2137276
43 Crimchard, Chard, Somerset TA20 1JT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr and Mrs Peter King against the decision of South Somerset District Council.
- The application Ref 10/01854/OUT, dated 10 May 2010, was refused by notice dated 29 July 2010.
- The development proposed is described as an 'application for outline planning for detached chalet bungalow'.

Decision

1. I dismiss the appeal.

Main Issue

2. The main issue raised by this appeal is whether the proposal, with full regard to its location, would accord with the sustainable development strategy of the South Somerset Local Plan (LP).

Procedural Matters

3. This application was submitted in outline with layout and scale reserved for later consideration. The application was dated 10 May 2010 although notice upon an affected landowner was subsequently served on 26 June 2010. I have used the correct postcode for the site address as shown on the appeal forms.

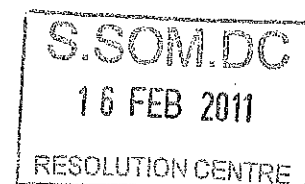
Reasons

4. The policies of the LP support a strategy which seeks to direct new development towards established towns, such as Chard, and other settlements. Such an approach broadly accords with the principles of sustainable development outlined in documents such as Planning Policy Statement 1 'Delivering Sustainable Development', Planning Policy Statement 3 'Housing' (PPS3) and Planning Policy Statement 7 'Sustainable Development in Rural Areas' (PPS7). Indeed, PPS7 is clear that new house building should be strictly controlled when away from areas allocated for housing in development plans. The LP specifically identifies development areas within established settlements. These have been defined to show where, in principle, development is normally to be permitted; I note that the delineation of such areas may not always follow existing property boundaries.
5. The appeal site is located to the rear of a terrace of houses facing Crimchard and adjacent to Laurel Gardens from where access would be obtained to serve the proposal. It is an overgrown garden which backs onto fields and is not previously

developed land as defined by PPS3. It lies outside of, albeit abutting, the defined development area for Chard. As a consequence, the proposal represents a new house in a location where LP Policy ST3 indicates that development will be strictly controlled to that which benefits economic activity, maintains or enhances the environment and does not foster the need to travel.

6. The proposed bungalow would not specifically or substantively benefit economic activity. In environmental terms, it would replace the current overgrown garden, which provides a soft landscaped edge to this part of Chard, with a new dwelling. The introduction of additional built form would intensify the urban characteristics of Laurel Gardens and the area behind the Crimchard properties. The essentially undeveloped nature of the land that lies behind the Crimchard buildings, and which characterises this edge of the development area of Chard, would be eroded.
7. Its position would shield views from Laurel Gardens of the commercial premises beyond the site to the north. However, even if planning conditions were imposed to secure suitable floor levels, landscaping and the retention of hedging species on the southern boundary, the new dwelling would be evident on its slightly elevated plot. I am not persuaded, even with regard to the rather unkempt appearance of the site, that the appeal scheme would represent the maintenance or enhancement of the local natural or built environment.
8. Whilst recognising that the facilities of the town would be within realistic walking distance and that a bus stop can be found nearby, the site's location at the edge of Chard and the provision of the parking proposed make it most likely that the scheme would increase the need for travel and journeys beyond that envisaged or intended by the LP. Overall, I conclude that the proposal would run counter to the sustainable development strategy of the LP, particularly as expressed by Policy ST3.
9. The appeal site is well related to Laurel Gardens and, by its position at the end of the northern turning head, would provide an arguable visual completeness of dwellings similar to that seen around the southern turning head. However, given my comments relating to the contribution that the site currently makes to the undeveloped characteristics of the development area boundary, this fact does not weigh strongly in support of the scheme.
10. With due regard to the submissions from nearby residents, there is no persuasive evidence to suggest that the proposal, situated within Flood Zone 1, would be unacceptable in terms of flood risk. A suitable design for the dwelling could ensure that any overlooking or overbearing effects upon the reasonable living conditions of any neighbour would be avoided. In this regard and on balance, I consider that there would be adequate separation from 43 Crimchard to ensure that the setting of this Grade II listed building would be preserved. I appreciate that the appeal scheme would also provide off road parking for 41 and 43 Crimchard but am unaware that the current arrangements prejudice highway safety to the extent that this outcome should weigh strongly in favour of the appeal scheme. None of these material considerations or any other matter raised, outweighs my overriding conclusion that the proposal would run contrary to the sustainable development strategy embodied within the LP. The appeal does not succeed.

A J Seaman





Appeal Decision

Site visit made on 7 February 2011

by **Andrew J Seaman BA (Hons) MA MRTPI**

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

Decision date: 15 February 2011

Appeal Ref: APP/R3325/D/11/2143674

Woodbury, Crimchard, Chard, Somerset TA20 1JY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Mervyn Powell against the decision of South Somerset District Council.
 - The application Ref 10/02181/FUL, dated 8 June 2010, was refused by notice dated 13 October 2010.
 - The development proposed is an off street parking facility and vehicular access.
-

Decision

1. I dismiss the appeal.

Main Issue

2. The main issue raised by this appeal is the effect of the proposal upon highway safety.

Reasons

3. The appeal scheme would create a hardstanding within the front garden of Woodbury and a new vehicular access onto Crimchard. Whilst the highway authority raises no objections to the principle of the access, it suggests the need for adequate visibility splays to be provided in order that highway users have adequate sight of vehicles manoeuvring from the access and vice versa. With due regard to the advice of Manual for Streets (MfS), splays of 43m in both directions are recommended from a point set 2.4m back from the carriageway edge (the 'x' distance).
4. The appellants have provided information which shows that, including the relocation of a telegraph pole, splays of 43m could be achieved. However, such splays would encroach over the front gardens of the neighbouring properties. It is apparent that the owner of Foxmore to the south has consented to the principle of lowering the front boundary and has no objection to the proposal. It would therefore appear feasible for adequate visibility to be secured in this direction. However, I am mindful as to the importance for this to be secured permanently.
5. Circular 11/95 'Use of Conditions in Planning Permissions', as supplemented by advice from central government¹, indicates that a suitably worded planning condition could be used to provide the necessary visibility splays if there are at least reasonable prospects of these being secured within the time limit imposed

¹ Letter to Chief Planning Officers dated 25 November 2002 - CIRCULAR 11/95: USE OF NEGATIVE CONDITIONS

by the permission (normally three years). Whilst this would be possible to the south, the subsequent and necessary retention of the visibility splay could not, in terms of enforceability and reasonableness, be so secured. This would particularly be the case, for example, if Foxmore changed ownership. In the absence of any alternative mechanism, such as a S106 planning obligation, the sought visibility splay would not be maintained in perpetuity. The suggested condition of the Council which seeks a legal agreement to be completed to achieve this effect would not accord with the advice of Circular 11/95 paragraph 13 and is unreasonable.

6. Of at least equal importance is the visibility to the north which looks along the nearside carriageway. This would partially cross the front garden of Cherry Trees. Whilst the front garden wall is sufficiently low so as not to impede visibility in this direction, planting currently exists which, particularly in summer and if not maintained at a low height, would obstruct visibility to a distance significantly below the sought 43m. There is no agreement to secure the required visibility across this neighbour's garden. It is therefore apparent that the proposed access would not secure visibility splays in either direction as sought by the highway authority.
7. I have considered whether splays below 43m would be reasonable and note that Crimchard is not the main route into Chard. With this in mind, there is no reason to consider that traffic speeds would exceed the 30 mph speed limit and, during my inspection, I noted that the presence of permitted on street parking has a traffic calming effect. Nevertheless, whilst the MfS can be applied with a degree of flexibility, the visibility splays which could be reasonably obtained by the use of necessary and enforceable planning conditions would be limited to the land controlled by the appellants. This would produce only minimal splays if the 'x' distance was set at 2.4m and would provide insufficient visibility between drivers of vehicles using the proposed access and those on the highway.
8. In relation to junctions, the MfS indicates that a minimum 'x' distance figure of 2m may be considered in some very lightly trafficked and slow speed situations. Whilst the proposal relates to a single access point, I have insufficient evidence to suggest that such circumstances apply to the appeal site, for example a Crimchard traffic count and speed assessment. Furthermore, I have no submissions on the extent or adequacy of the resulting splay if a reduced 'x' distance was used. I therefore have no sound basis upon which to conclude that a planning condition requiring the provision of splays with an 'x' distance of 2m would secure an adequate and safe access and would be reasonable.
9. Whilst recognising that the proposed access would remove on street parking and potentially benefit the free flow of traffic, the absence of adequate visibility splays would be prejudicial to highway safety. This would run contrary to the highway objectives of the development plan as expressed by Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policy ST5 of the South Somerset Local Plan. This cannot be mitigated by the use of reasonable and enforceable planning conditions. With regard to all other matters raised, including the presence of vehicular access points with different degrees of visibility for other properties along Crimchard, the appeal does not succeed.

A J Seaman

Inspector



Appeal Decision

Site visit made on 25 January 2011

by **D R Nicholson RIBA IHBC**

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

Decision date: 8 February 2011

Appeal Ref: APP/R3325/D/10/2140350

4 School Hill, Misterton TA18 8NL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Andrew Sweetman against the decision of South Somerset District Council.
 - The application Ref. 10/03086/FUL, dated 9 July 2010, was refused by notice dated 21 September 2010.
 - The development proposed is the erection of 2 storey and single storey extensions at rear of property together with internal alterations.
-

Decision

1. **I allow the appeal**, and grant planning permission for the erection of 2 storey and single storey extensions at rear of property together with internal alterations at 4 School Hill, Misterton in accordance with the terms of the application, Ref. 10/03086/FUL, dated 9 July 2010, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 217/LP2.0 and 217/2.2.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
 - 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows other than those expressly authorised by this permission shall be constructed on the north west or south east elevations.

Main issue

2. From the representations submitted, and my site inspection, I find that the main issue in this appeal is the effect of the proposals on the living conditions of neighbouring residents with regard to outlook and daylight.

Reasons

3. No.4 School Hill is in the middle of three pairs of semi-detached houses. The proposals would extend the ground and first floors by roughly the width of the house and half its depth. However, to avoid overshadowing the back of No.3,

to which the appeal property is attached, the proposed first floor would be offset to one side with the overhanging part supported by columns.

4. I acknowledge that the resulting design would be unusual, but it has been well thought through and the offset would only really be apparent in the rear garden to the appeal site. The drawings indicate that the first floor extension would not intrude on a 45 degree line from the centre of the nearest window to No.3 and I therefore accept that the adjoining house would not be unacceptably overshadowed.
5. The offset first floor would come very close to the boundary with No.5. On the other hand, the house at No.5 stands away from this boundary by at least as far as the first floor would be offset from No.3. As a result, the effect on daylight to any windows in the rear elevation would be no greater than the effect on No.3, which I have found acceptable, and to which the Council has not raised any concerns. Moreover, the proposed extension would stand to the north west of No.5 so there would be no appreciable loss of sunlight.
6. I saw that No.5 has a rear extension with side windows facing the appeal site. However, this stands on the far boundary such that there would be a significant distance between the two so that the outlook would remain acceptable. Again, given its orientation, the extension would not significantly reduce sunlight.
7. For all the above reasons, I find that the proposals would not cause unacceptable harm to the living conditions of neighbouring residents. The proposals would therefore comply with current policy ST6 of the adopted South Somerset Local Plan which only permits proposals which would not unacceptably harm the residential amenity of occupiers of adjacent properties by disturbing, interfering with or overlooking such properties.
8. To protect the appearance of the area the materials need to match those on the existing house, as has been proposed. To simplify any application for a minor material amendment, the development should comply with the plans as listed. To protect the amenities of neighbouring residents, control is needed over any future windows in the flank walls.
9. For the reasons given above and having regard to all other matters raised, including whether or not the adjoining property is vacant, I conclude that the appeal should be allowed.

D R Nicholson

INSPECTOR

Area West Committee – 16th March 2011

14. 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 39.

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 – 16th March 2011

15. Date and Venue for Next Meeting

The next scheduled meeting of the Committee will be held at Horton Village Hall, Hanning Road, Horton on Wednesday, 20th April 2011 at 5.30 p.m.

Planning Applications – March 2011

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	Crewkerne Town	11/00109/R3D	The retention of part of Henhayes temporary car park for a period of two years	Recreation Ground Henhayes Lane Crewkerne	South Somerset District Council

Area West Committee – 16th March 2011

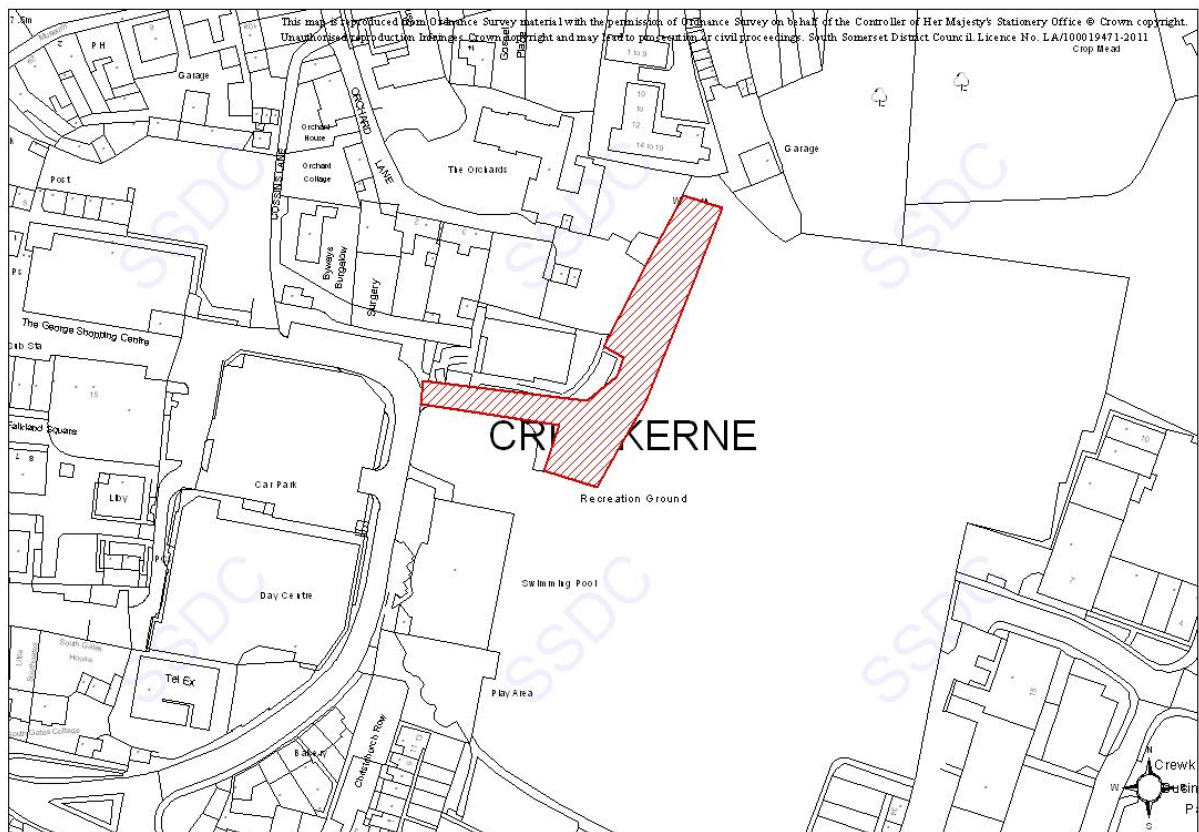
Officer Report on Planning Application: 11/00109/R3D

Proposal:	The retention of part of Henhayes temporary car park for a period of two years (GR 344363/109664)
Site Address:	Recreation Ground Henhayes Lane Crewkerne
Parish:	Crewkerne
CREWKERNE TOWN Ward (SSDC Member)	Mr. M. Best (Cllr) Mr. G.S. Clarke (Cllr) Mrs. A.M. Singleton (Cllr)
Recommending Case Officer:	Andrew Gunn Tel: (01935) 462192 Email: andrew.gunn@southsomerset.gov.uk
Target date:	8th March 2011
Applicant:	South Somerset District Council
Agent: (no agent if blank)	Mr A Shaw South Somerset District Council Engineering and Property Services Council Offices Brympton Way Yeovil BA20 2HT
Application Type:	Minor Other less than 1,000 sq.m or 1ha

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to the Area West Committee as the District Council is the applicant.

SITE DESCRIPTION AND PROPOSAL



The site comprises a tarmaced area of 0.19 hectares located in the north western corner of the Henhayes sports ground. It is located to the east of the Henhayes Centre. Wooden post and rail fencing has been installed along the eastern and southern boundary of the car park.

The site currently provides 51 temporary car parking spaces, originally established following the construction of the Waitrose supermarket. Previously, the area between the football and rugby pitches provided around 180 parking spaces during the construction of the supermarket. This larger parking provision was removed at the end of the temporary permission, which expired on 02/02/2009. An additional temporary consent was granted for the current parking area in February 2010 for a period of 2 years. A decision on the previous application was delayed to allow highway concerns to be addressed. Thus, the previous application was granted in February 2010 with the 2 year temporary consent expiring on 2nd February 2011.

This application seeks a further two year consent to run until 2nd February 2013. This will provide continued additional long stay town centre parking until a satisfactory permanent solution is found.

HISTORY

08/03498/S73 Planning permission granted for the variation of condition 1 of 06/00999/COU to require the cessation of the car park use on or before 1st February 2009.

06/00999/COU Planning permission granted for use of land as temporary car park (06/10/06). Condition 1 stated:-

"Permission hereby granted shall be for a limited period of 24 months or until the opening of the decked car park proposed as part of the supermarket submitted under application No. 06/01012/FUL. Upon the expiration of that period the playing fields shall be reinstated in accordance with a method-statement and specification, including a time scale for such re-instatement, to be submitted and approved in writing by the Local Planning Authority prior to commencement of any development on the site."

06/01004/FUL Planning permission granted for new Day Centre (to replace existing facility), associated access road and parking, amendments to the Orchard Nursing Home and Aqua Centre Car Parking (06/10/06)

06/01012/FUL Planning permission granted for construction of foodstore, associated service area and decked car parking (06/10/06)

Also relevant is the recent approval of new sports and changing facilities immediately to the south of this site, ref. 09/03087/FUL and the revised application 10/04095/FUL.

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 (adopted April 2000)

STR1 - Sustainable Development

STR2 - Towns

STR4 - Development in Towns

Policy 9 - The Built Historic Environment

Policy 40 - Town Strategies

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (adopted April 2006)

ST5 - Principle of Development

ST6 - Quality of development

TP6 - Parking

CR1 - Existing Playing Fields

National Guidance

PPS1 - Sustainable Development

PPG13 - Transport

PPG17 - Planning for open space, sport and recreation

PPS25 - Flooding

South Somerset Sustainable Community Strategy

Goal 3 - Healthy Environments

Goal 4 - Services and Facilities

CONSULTATIONS

Crewkerne Town Council

No comments received.

Local Highway Authority

I refer to the above-mentioned planning application received on 18th January 2011 on which I have the following comments on the highway aspects of the proposal.

As I am sure you are aware the Highway Authority in response to the previous application at the site raised no objection. Whilst there were concerns raised regarding the potential impact upon the capacity of the junction of Bryants Row with the A356 additional information was provided which showed that the temporary car park and the spaces associated with the adjacent Waitrose Store, whilst well used, were operating below capacity and that the impact on the junction was insignificant.

Whilst no similar additional information has been provided as part of this current application I have visited the site on numerous occasions and it appears that the two parking facilities are still operating below capacity and as such to raise an objection now may be unreasonable.

Landscape Officer

I note the latest application to extend use of the temporary car park to the east of the Henhayes Centre, for a further two years.

You will know that the provision of the current temporary site was a necessity to enable the construction of the Waitrose development. Whilst the completed Waitrose site now provides additional parking over that originally supplied by the South Street car park, we are advised that there remains a need for further parking, primarily to provide for long-stay. I have not seen the figures to substantiate the case for additional spaces, but having noted the Waitrose underground car park to be little used during the week, then the need for additional parking should be justified, and I see no such evidence forming part of this application. Neither is there any evidence of a sequential search for a permanent site, and this surely should also form part of the application? Without such justification I cannot see grounds for approval.

Henhayes Field is the town's prime playing field area, it directly abutts the Conservation Area to the southeast, and is overlooked by many properties to the north, as well as the town's main leisure facilities at the field's west edge, which will in due course include the recently consented sports pavilion. As such, Henhayes Field is clearly an integral component of the town's core, with landscape and community value. The long term establishment of a car park

along its edge is not a favoured solution, and if not acceptable in the longer term, then a temporary consent is also inappropriate, other than if it establishes a time limit for a permanent solution to be found.

I see no evidence that the case is made for this further time extension of the car park, and there is no landscape support for it. However, given the current state of play I suspect that an extension may be unavoidable. To ensure the sympathetic long-term growth of Crewkerne's centre, and the conservation of its landscape assets, any potential consent should be conditional upon requiring an undertaking to develop a long-term solution for parking, that is complementary to the town's character; current needs; and future development potential. If this is part of a forward looking town centre plan - possibly along the lines of that envisaged by the EbD 6 years ago - then this interim use of Henhayes for parking might yet prove to be worthwhile.

Sport England

I note that the application involves extending the period of time to use part of the temporary car park at Henhayes as a car park. The main part of the temporary car park (which was located between the football and rugby pitches) has now been returned to playing field use, following the completion of the Waitrose store. An application to extend the period of use of the remaining part of the car park was granted on 22nd February 2010 - that permission expires on 2nd February 2011. A condition of that approval was that the land be re-instated as playing field.

As you will be aware, Sport England objected to the previous application (my letter dated 20th October 2009 refers). Our main concern was that part of the temporary car park (ie those spaces which lie at the southern end of the temporary car park) fall within the outfield boundary of the cricket pitch.

As the proposal affects land used as a playing field in the last 5 years, the consultation is statutory under the terms of the General Permitted Development Procedure Order 1995 (as amended). In commenting on any planning applications referred to us as a statutory consultee, we assess whether the proposal meets any of the 5 exceptions to our Playing Field Policy 'A Sporting Future for the Playing Fields of England' (available on the Sport England website).

If we do not consider any of the exceptions apply, then we will oppose the development. Our policy relates to all or any part of a playing field or land last used as a playing field, or land allocated for use as a playing field in an adopted or draft deposit local plan. I have assessed the application against our national playing fields policy, and can confirm that Sport England objects to the proposal because it is not considered to accord with any of the exceptions in our playing fields policy.

Engineer

No objections.

Environmental Protection Unit

No objection.

REPRESENTATIONS

8 letters/emails have been received with 7 raising objections and 1 in support of the proposal.

The objectors raise the following comments:

- How many more years will the car park stay?
- The land is public open space and should be returned to public use for general recreational use.

- This temporary use has gone on too long with no solution found.
- Only obvious land for car park close to the town is the field to the north of the rec.
- One option is to retain the temporary car park provided the council acquired additional replacement land for public open space.
- Could use underused land at the Cropmead Estate - could create a pedestrian link through to the recreation ground.
- Create an underground car park with soil and grass on top to retain recreation use.
- The reaction ground is being incrementally eroded with piecemeal development
- What chance is a solution going to be found in the next 2 years?
- Will there be repeated renewals for temporary permission?
- Youths congregate in the car park creating noise
- Only one viewpoint is considered - that of the Town Council. Decision has already been made.
- I don't believe that the Town or District Council want this to be a temporary car park.
- No progress has been made regarding an alternative site in the last 4 years.
- If the Orchards are used as an alternative, this will require an access road, most likely through the current car park.
- If the new sports pavilion is built, will the car park be returned to green field? Of course not.
- There are parking spaces in other locations in the town that should be used.

The letter of support has been received from the Co-Chairman of the Trustees of the Henhayes Centre. They comment that the car park is essential to their activities, particularly as the centre attracts many elderly people. They ask that the council keep this car park in the longer term and to acquire other green space adjacent to Henhayes to make up for the loss to the users of Henhayes Recreation Ground.

CONSIDERATIONS

The key issues are the need for the car park, impact on the use of the sports pitches, the impact on highways, and the impact on residential amenity.

Need for the Car Park

The commencement of the Waitrose development resulted in the loss of a significant proportion of the town centre car park in South Street. This necessitated a requirement to find a short term parking solution before a satisfactory long-term solution was found. It is regrettable that to date, this long-term solution has yet to be found, hence the submission of this application to extend the temporary time period for a further 2 years.

In order to make an informed assessment as to whether this temporary car park is still required to serve Crewkerne, information and/or evidence was sought, particularly in relation to whether any recent car park surveys had been undertaken to ascertain levels of occupation. A copy of an occupancy survey of the car parks in Crewkerne undertaken between 20th October and 29th October 2010 was received. This has been attached as an appendix to this report (Appendix A).

It is accepted that this is a fairly limited survey covering only a short snapshot in time. However, it does show that on a majority of days, the Henhayes car park had a very high occupancy rate with only a handful of spaces available. This reflects more anecdotal evidence that this is a well used car park. Moreover, on the majority of survey days, over 50% of the spaces were occupied by long stays. This latter point is not surprising given the conclusion of the Council's Car Parking Strategy, published in 2006, which stated that the Council should adopt as a priority for Crewkerne, the establishment of additional capacity to include Long Stay provision for workers during 2007-2008. It is regretted that this need has not been found to date but it does add weight to the argument to retain the Henhayes car park in the short term.

In addition to the need for additional capacity for Crewkerne identified in the Car Parking Strategy, the survey undertaken in October 2010 reveals that whilst the two existing permanent long stay car parks in the town (Abbey St and West St) have spare capacity (around 40-45 spaces between them most days), this spare capacity is very likely to be fully absorbed should the Henhayes car park no longer exist. Moreover, the loss of the Henhayes car park without any suitable replacement parking provision is very likely to mean that both the Abbey Street and West Street car parks would exceed 85% occupancy, which is considered to be the optimum occupancy for car parks.

It should also be noted that based on the car park study undertaken in October 2010, the South Street car park operates at a near 100% capacity, thus there is no or very little ability for this car park to absorb any of the current Henhayes users.

Impact on Sports/Recreational Use

Sport England have maintained their objection to the application on the basis that the proposal does not meet any of their exceptions to their playing fields policy. However, the boundary of the car park, as defined with wooden post and rail fencing, will remain in the same location as previously approved. Importantly, the rugby, cricket and football pitches are able to be satisfactorily accommodated within the recreation ground and available for use. On this basis, it is not considered that the car park has such a detrimental impact on the use of the sports pitches to warrant a refusal. Moreover, whilst it is accepted that the original proposed lifespan of this car park has grown, it is a temporary consent, and thus any consent will be conditioned to ensure the use ceases after 2 years along with the reinstatement of the playing field within 4 weeks of the expiry date.

Highways Impact

The Highway Authority are satisfied that the usage associated with the car park does not result in a significant impact on the junction of the A356 with Bryants Row. Therefore, the Highway Authority do not raise an objection this application.

Residential Amenity

It is not considered that the normal use of this car park would give rise to any undue adverse impact on the amenities of the occupiers of Wyvern Court. Concern has been raised by one resident about noise levels at night caused by cars and noisy youngsters. However, the police should be contacted regarding concerns about any antisocial behaviour that may be occurring in the car park.

CONCLUSION

Whilst it is regrettable that no long-term replacement has been found to date for the Henhayes car park, it is considered that the need to maintain adequate town centre parking whilst a long-term solution is found is important. It is clear that the car park is well used and it is not considered that the objections raised could justify a refusal of the application. It is therefore recommended that a 2 year temporary consent to run from 2nd February 2011 to 1st February 2013 is granted.

RECOMMENDATION

Grant Temporary Consent

JUSTIFICATION

The further temporary use of this land as a car park until 1st February 2013 would ensure the continued provision of adequate car parking facilities to serve the town centre whilst permanent provision is found without undue impact on highways safety. It would not create any adverse impact on sporting facilities in the town or result in undue detriment to the character and appearance of the locality or harm to residential amenity. As such the proposal

complies with policies ST5, ST6, TP6 and CR1 of the South Somerset Local Plan (adopted April 2006).

SUBJECT TO THE FOLLOWING:

1. The use of this land as a car park shall cease on or before 1st February 2013. Within 4 weeks of the cessation of this use details of the reinstatement of the playing field, including a method statement, specification and time scale, shall be submitted to and approved in writing by the Local Planning Authority. Once approved the reinstatement shall be carried out in strict accordance with the approved details unless agreed otherwise in writing by the local planning authority.

Reason: To ensure adequate re-instatement of the playfield, the permanent loss of which would be contrary to policy CR1 of the South Somerset Local Plan (adopted April 2006).

Appendix A

Crewkerne Car Parks

Date: 20 October
2010

10am -
11am

Car Park	Abbey St	West St	Henhayes	South St 2
Capacity	55	71	44	60
Empty Spaces	11	30	13	3
Season Tickets	13	13	2	21
Long Stay	8	20	21	0
Short Stay	23	8	8	36

Date: 21 October
2010

2.20pm -
3.15pm

Car Park	Abbey St	West St	Henhayes	South St 2
Capacity	55	71	44	60
Empty Spaces	19	32	17	2
Season Tickets	14	12	0	15
Long Stay	15	13	21	0
Short Stay	7	14	6	43

Date: 22 October
2010

10am -
11.30am

Car Park	Abbey St	West St	Henhayes	South St 2
Capacity	55	71	44	60
Empty Spaces	15	30	3	2
Season Tickets	15	13	3	16
Long Stay	23	18	24	0
Short Stay	2	10	14	42

Date: 27 October
2010

11am -
12.00

Car Park	Abbey St	West St	Henhayes	South St 2
Capacity	55	71	44	60
Empty Spaces	0	11	6	4
Season Tickets	16	10	2	21
Long Stay	24	22	22	0
Short Stay	15	28	14	35

Date: 28 October
2010

2.30pm -
3.30pm

Car Park	Abbey St	West St	Henhayes	South St 2
Capacity	55	71	44	60
Empty Spaces	16	26	3	4
Season Tickets	13	13	10	17
Long Stay	18	21	22	0
Short Stay	8	11	9	39

Date: 29 October
2010

9am -
10am

Car Park	Abbey St	West St	Henhayes	South St 2
Capacity	55	71	44	60
Empty Spaces	13	33	1	23
Season Tickets	15	12	2	13
Long Stay	20	21	29	0
Short Stay	7	5	12	24