

South Somerset District Council

Notice of Meeting



Area West Committee

Making a difference where it counts

Wednesday 16th November 2011

5.30 pm

Horton Village Hall Hanning Road, Horton Somerset TA19 9QR

(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 November 2011

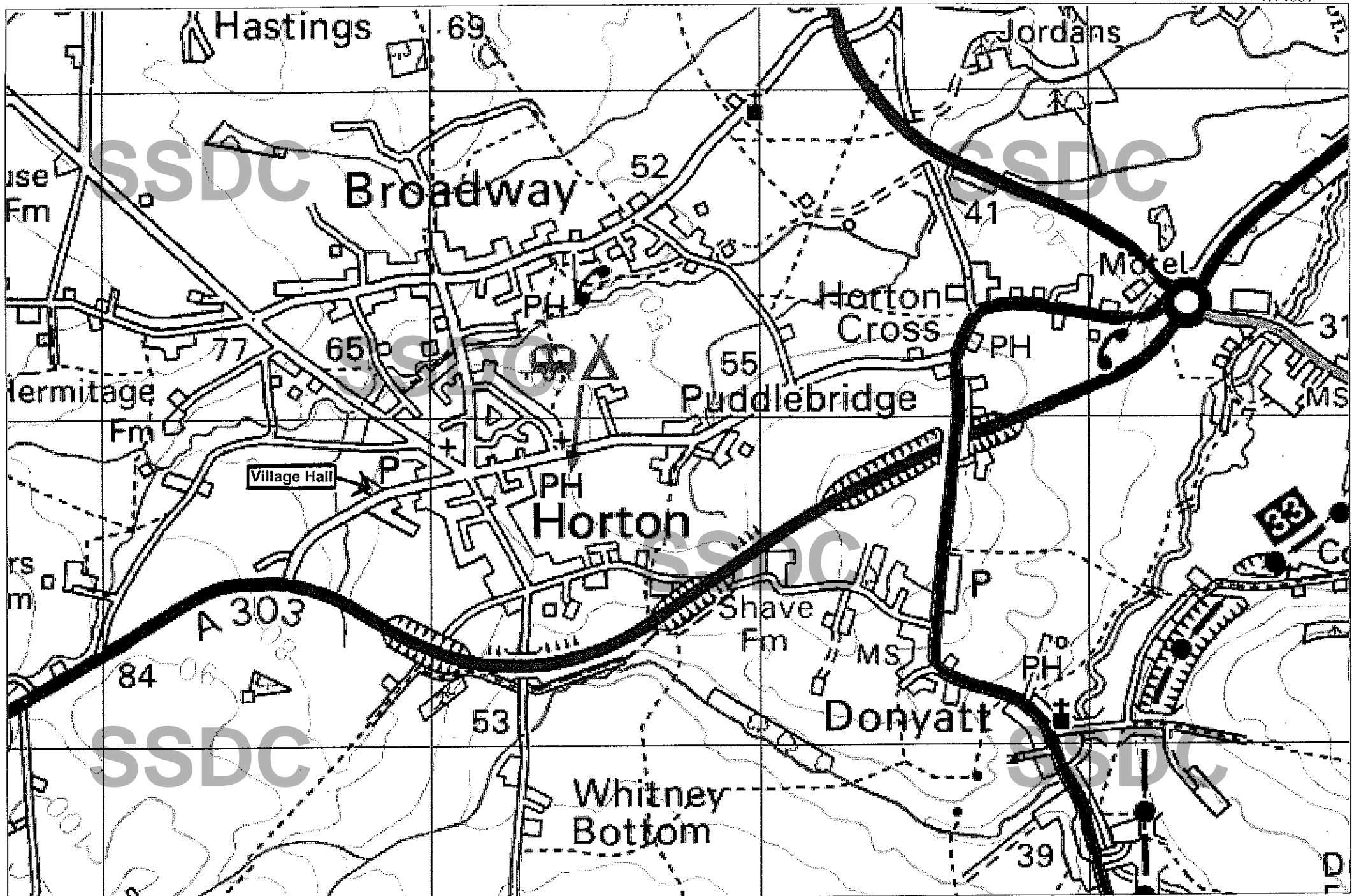


2007-2008
Neighbourhood and
Community Champions:
The Role of Elected Members
2006-2007
Improving Rural Services
Empowering Communities
2005-2006
Getting Closer to Communities

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



INVESTOR IN PEOPLE



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Area West Membership

Chairman: Angie Singleton
Vice-Chairman: Paul Maxwell

Michael Best
David Bulmer
John Dyke
Carol Goodall
Brennie Halse

Jenny Kenton
Nigel Mermagen
Sue Osborne
Ric Pallister
Ros Roderigo

Kim Turner
Andrew Turpin
Linda Vjeh
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 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

There are no planning applications for consideration at this meeting.

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
- District Council Ward Member
- County Council Division 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 November 2011

Agenda

Preliminary Items

1. **To approve as a correct record the minutes of the previous meeting held on 19th October 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. Ros Roderigo
Cllr. Angie Singleton
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. Area West Committee - Forward Plan1

**7. Budget Monitoring Report for the Period Ending 30th September 2011
(Executive Decision).....5**

8. Area West Development Work Programme Overview 2011-1211

**9. Chard Regeneration Scheme – Progress Report for the period April to
October (2011)..... 15**

10. Section 106 Obligations20

11. Reports from Members on Outside Organisations28

12. Feedback on Planning Applications referred to the Regulation Committee29

13. Planning Appeals.....30

14. Date and Venue for Next Meeting31

There are no planning applications for consideration at this meeting.

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 – 16th November 2011

6. 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 2-4;
- (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
14th Dec. 2011	Community Health & Leisure Service	Service Update	SSDC corporate plan key target area 3.18 Outcome: Individuals & communities enjoying healthier and more active lifestyles. Measured by: Increasing the self-reported measure of people's overall health and well-being. (Place Survey)	Lynda Pincombe, Community Health & Leisure Manager
14th Dec. 2011	Chard Conservation Area Appraisal and Designation of Extensions to Conservation Area	To approve the Conservation Area Appraisal and to formally designate an extension to the Conservation Area.	Theme 2: Enhance the environment, address and adapt to climate change. SSDC corporate plan key target area 2.0 Outcome: An enhanced natural environment. Measured by: Improved health of the natural environment and 2.6 Outcome: An enhanced built environment. Measured by: Increasing resident satisfaction with the built environment.	Greg Venn, Conservation Officer
14th Dec. 2011	The Role of the Council's Conservation Team and Historic Buildings at Risk in Area West	Report on conservation activities in Area West including a confidential section briefing members on the status of all at risk buildings in the Area.	Theme 2: Enhance the environment, address and adapt to climate change. SSDC corporate plan key target area 2.0 Outcome: An enhanced natural environment. Measured by: Improved health of the natural environment and 2.6 Outcome: An enhanced built environment. Measured by: Increasing resident satisfaction with the built environment.	Adron Duckworth, Conservation Manager
18th Jan. 2012	Countryside Service	Service Update	Theme 3: Improve the housing, health and well-being of our citizens. SSDC corporate plan key target area 3.18 Outcome: Individuals & communities enjoying healthier and more active lifestyles. Measured by: Increasing the self-reported measure of people's overall health and well-being.	Katy Menday, Countryside Manager

Meeting Date	Agenda Item	Background / Purpose	Link to SSDC Area & Corporate Priorities and National Indicators (NI)	Lead Officer
18th Jan. 2012	Area West Community Safety Police Performance and Neighbourhood Policing	Report on the activities and achievements of neighbourhood policing and partnership working to reduce crime and the fear of crime in Area West	SSDC corporate plan key target area 4.9 (and NI 21) Improve dealing with local concerns about anti-social behaviour and crime by the local council and police. 4.0 Outcome: A community that feels safe. Measured by: Increasing the % of people who feel that local public services are working to make the place safer.	Inspector Jackie Gold and Sgt. Andy Lloyd, Avon and Somerset Constabulary
18th Jan. 2012	Public Transport Provision	Update – Report rescheduled from October to December 2011 to allow inclusion of relevant information from Somerset Public Transport Forum, which is due in November 2011.	Theme 2: Enhance the environment, address and adapt to climate change. 2.18 With partners, identify options to maximise green travel by December 2009 and start one option by 2012.	Nigel Collins, Transport Strategy Officer
18th Jan. 2012	Community Grant Applications	To consider 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).	Paul Philpott, Community Development Officer
<i>To be confirmed</i>	<i>South Somerset Local Development Framework – Draft Core Strategy</i>	<i>Formal consideration of responses and proposed changes</i>	Theme 1: Increase economic vitality and prosperity Theme 2: Enhance the environment, address and adapt to climate change Theme 3: Improve the housing, health and well-being of our citizens Theme 4: Ensure safe, sustainable and cohesive communities <i>Strong links with Chard Regeneration Scheme</i>	<i>Andy Foyne, Spatial Policy Manager</i>
<i>To be confirmed</i>	<i>Review of Area Working</i>	<i>To consider the outcome of the Area Review</i>	Theme 5: Deliver well managed cost effective services valued by our customers.	

Meeting Date	Agenda Item	Background / Purpose	Link to SSDC Area & Corporate Priorities and National Indicators (NI)	Lead Officer
<i>To be confirmed</i>	<i>Asset Management Strategy</i>	<i>To discuss with members the principles of the SSDC Asset Management Strategy including asset transfer and the checklist now available for use.</i>	<i>Theme 5: Deliver well managed cost effective services valued by our customers.</i>	<i>Donna Parham, Assistant Director (Finance and Corporate Services) Andrew Gillespie, Area Development Manager (West)</i>
<i>Twice per year.</i>	<i>Crewkerne Community Planning Update</i>	<i>For Information</i>	<i>SSDC corporate plan key target area 4.16</i> 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>	<i>SSDC corporate plan key target area 4.16</i> 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 November 2011

7. Budget Monitoring Report for the Period Ending 30th September 2011 (Executive Decision)

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

Purpose of the Report

The purpose of this report is to update members on the current budgetary position of the Area West Committee as at the end of September 2011.

Public Interest

This report gives an update on the financial position of Area West Committee after six months of the financial year 2011/12.

Recommendations

Members are recommended to:-

- (1) review and comment on the current financial position of Area West Budgets;
- (2) return the £6,000 allocated to the Neroche Project to unallocated capital balances.

REVENUE BUDGETS

Background

Full Council in February 2011 set the General Revenue Account Budgets for 2011/12 and delegated the monitoring of the budgets to the four Area Committees and District Executive. Area West now has delegated responsibility for the Area West development revenue budgets, which include revenue grants and regeneration, the Area West Capital Programme and the Area West Reserve.

Financial Position

The table below shows the position of revenue budgets as at 30th September 2011. This includes transfers to or from reserves.

	£
Approved base budget as at Feb 2011 (Original Budget)	381,650
General Fund to Community Justice Panel	10,000
Budget Carry forwards (£20,000 approved June 2011)	20,000
Revised Budget as at 30th September 2011	411,650

A summary of the revenue position as at 30th September 2011 is as follows:

Element	Original Budget	Revised Budget	Y/E Forecast	Favourable Variance	Adverse Variance	%
	£	£	£	£	£	
Development						
Expenditure	368,920	394,180	394,180			-
Income	(48,490)	(34,750)	(34,750)			-
Projects						
Expenditure	21,130	66,130	66,130			-
Income	(13,930)	(48,930)	(48,930)			-
Grants						
Expenditure	54,020	35,020	35,020			-
Income	0	0	0			-
Group Total						
Expenditure	444,070	495,330	495,330			-
Income	(62,420)	(83,680)	(83,680)			-
Net Expenditure	381,650	411,650	411,650			-

Area Development Manager's Comments

Community Grants – As a result of prudent management of grants programmes and in line with the agreed strategy, the capital and revenue budgets are now high enough to encourage new applications from local organisations. As a result of a recent promotion, completed application forms are anticipated from more than 20 local organisations seeking one-off financial support.

Neroche Project – The Committee's offer of financial support to the Neroche Project, made in January 2010 to support a major funding bid, will not now be taken up and it is therefore recommended that £6,000 be returned to unallocated balances.

Area West Markets – A decision was taken to allocate £1,390 at the October 2011 meeting towards Area West Markets improvements. This will be reflected in the next monitoring report.

AREA RESERVE

The position on the Area West Reserve is as follows:

		£
Position as at 1st April 2011		54,960
Less amounts transferred for use in 2011/12:		0
Current balance in Reserve at 30th September 2011		54,960
Less amounts allocated but not yet transferred:		
Underwrite Community Grants	(40,500)	
Provision for Street Market improvements (some contribution agreed in principle – subject to detail)	(14,340)	
		(54,840)
Uncommitted balance remaining		120

CAPITAL PROGRAMME

The revised capital programme for this financial year and beyond is attached following this report together with a progress report on each scheme either Area or District Wide that are current within Area West.

Currently the estimated spend for the Area West programme is £31,001 all of which is profiled for 2011/12. In addition there is a provision of £5,660 for the current year (which would require further approval by committee) with a further £20,000 approved in principle for future years. There is also a balance of £106,448 that is unallocated as detailed below.

There are the following reserve schemes within the programme:

Schemes	Provision 2011/12 £	Estimated Spend 2011/12 £	Future Spend £
Markets Improvement Group	5,660		
Iminster Community Office			20,000
Unallocated Capital Reserve		11,340	95,108
TOTALS	5,660	11,340	115,108

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

Corporate Priority Implications

The budget is closely linked to the Corporate Plan.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

There are no implications currently in approving this report.

Equality and Diversity Implications

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

Background Papers: *Financial Services Area West budget file*

AREA WEST CAPITAL PROGRAMME 2011/12 - 2015/16

	2011/12 Estimate Spend £	Actual Spend to 30/9/2011 £	2011/12 Remaining Budget £	Future Spend £	Responsible Officer (s)	Responsible Officers comments on action on slippage and performance against targets
Health and Well Being						
The Neroche Project	6,000	0	6,000		A Gillespie	Recommend that funds are returned to unallocated balances.
Pavilion Extension Forton Rangers Football Club	0	0	0	0	L Pincombe	Funding returned to the unallocated capital reserve (Area West Committee 21st September 2011)
Chard Football Club Floodlights	1,000		1,000	0	A Gillespie	Awaiting outcome of other fundraising.
Winsham PC Village Green and Play Area	12,500	12,500	0	0	A Gillespie	Project complete.
Total Health and Well Being	19,500	12,500	7,000	0		
Environment						
Total Environment	0	0	0	0		
Economic Vitality						
Snowdon Park - Mitchell Gardens Play Area	700	700	0		R Parr	Snowdon Park project is now complete and play area officially opened on the 5th August 2011.
Snowdon Park - Mitchell Gardens Section 106 contribution	(1,700)	(1,700)	0		A Gillespie	Final retention invoice will be paid in third quarter.
Contribution from Residents Association			0		A Gillespie	
NET cost of Chard The Mintons	(1,000)	(1,000)	0	0		
Hinton St George Village Shop	12500	12,500	0	0	A Gillespie	Project complete.
Total Economic Vitality	11,500	11,500	0	0		
Total West Capital Programme Approved in Detail	31,000	24,000	7,000	0		

AREA WEST CAPITAL PROGRAMME 2011/12 - 2015/16

	2011/12 Estimate Spend	Actual Spend to 30/9/2011	2011/12 Remaining Budget	Future Spend	Responsible Officer (s)	Responsible Officers comments on action on slippage and performance against targets
	£	£	£	£		

Approved in Principle and Unallocated

Ilminster Community Office	0	0	0	20,000	A Gillespie	
Area West Markets Improvement Group (Nov 2010 committee)	5,660		5,660		A Gillespie	Awaiting proposals.
Unallocated Programme	11,340	0	11,340	95,109	A Gillespie	
Total Approved in Principle and Unallocated	17,000	0	17,000	115,109		

Summary

Reserve Schemes (Approved in Principle and Unallocated)	17,000	0	17,000	115,109
West Capital Programme	31,000	24,000	7,000	0
Total Programme to be Financed	48,000	24,000	24,000	115,109

Corporate Capital Programme Schemes in Area West

Community Play Scheme 2006 bid	35,000	0	35,000	53,000	R Parr	Redstart Park Chard (£6K) - Majority of work completed in 2010/11, awaiting improvements to one item of equipment and retention sums. Furzehill Chard (£29K) scheduled for 2011/12 and Blackdown View Ilminster (£28K) and Packers Way Misterton (£25K) due in future years.
Youth Facilities Development 2006 bid	15,000	0	15,000	5,000	R Parr	All projects are for £5K and in review. Combe St Nicholas, Misterton and Broadway (indicated funds no longer required and will be reallocated following review) currently profiled for 2011/12 and West & Middle Chinnock for future years.
Multi Use Games Areas	0		0	35,000	R Parr	Ilminster (£35K) due in future years.
Grants to Parishes with Play Area	12,500	6,200	6,300	12,500	R Parr	Forton Road Chard (£12.5K allocated £6.2K spent) is waiting for Parish sign off. Henhayes Crewkerne (£12.5K) profiled for 2012/13.

AREA WEST CAPITAL PROGRAMME 2011/12 - 2015/16

	2011/12 Estimate Spend £	Actual Spend to 30/9/2011 £	2011/12 Remaining Budget £	Future Spend £	Responsible Officer (s)	Responsible Officers comments on action on slippage and performance against targets
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Corporate Capital Programme Administered by Area West

Market Town Vision - All Areas	30,000	8,000	22,000	168,000	A Gillespie	Schemes in Ilminster, Bruton and South Petherton unable to start as intended due to failure of 3rd party negotiations. Future of Market Towns Investment Group Programmes put on hold pending incorporation into Areas Review (now agreed). MTIG meetings will start again in November and new programmes agreed.
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Area West Committee – 16th November 2011

8. Area West Development Work Programme Overview 2011-12

Strategic Director: Rina Singh (Place and Performance)
Assistant Director: Helen Rutter (Communities)
Service Manager: Andrew Gillespie, Area Development Manager (West)
Lead Officer: Andrew Gillespie, Area Development Manager (West)
Contact Details: andrew.gillespie@southsomerset.gov.uk or 01460 260426

Purpose of the Report

To present an overview of projects in the Area West Development Work Programme 2011-12.

Public Interest

The Area West Committee works to address local community priorities. The report provides outline information on the work being supported, through influence or direct allocation of finance, by the Area West Committee in the financial year 2011/12.

Recommendation

To note and comment on the report, highlighting any areas of concern or interest for current or requested activity by the Area Development Team.

Background

Area West Development

The Area West Development Team helps local communities to develop and to ensure that services and advice are available to them.

More specifically, we support project work that leads to improvement in the quality of life for those living and working in Area West.

We work closely with Parish, Town and County Councils, with partnerships, organisations and individuals to help make our communities better, safer places to live in, to encourage business and trade, to help develop skills and to improve the health of their citizens.

This involves creating and managing projects directly or providing planning and development support through work with other SSDC specialist service teams and external partner organisations.

It is a mixed and wide ranging portfolio that reflects both established and emerging local priorities. It also reflects the corporate performance themes adopted by the whole Council, which are to:

- increase economic vitality and prosperity
- enhance the environment, address & 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

At any one time, our work programme can include both major, complex long term projects like the Chard Regeneration Scheme and more straightforward local improvement projects, such as supporting the establishment of the Friends of Crewkerne Railway Station with a small grant.

The Area West Development Service supports the Area West Committee to work with communities to influence the services that are delivered in our area and to press for improvement wherever possible. Area Committees provide a key mechanism for Councillors to represent the views of their constituents and local organisations in local decisions.

The Area priorities, together with a range of powers and functions delegated to the Area Committee by SSDC form the Area West Portfolio, held by the Chairman of the Area West Committee.

The SSDC “Area” system is clearly well placed to promote and enhance “localism” as a way of working, especially as this involves bringing together community led planning and neighbourhood (spatial) planning and delivery to achieve better, more efficient outcomes. This should be reflected in the work we are doing to support the Area Working review.

Our Resources

The work programme is resourced through the Area Development Team, and an annual revenue budget and a capital programme that also include funding granted from external sources. Like most other budgets, these are subject to continual scrutiny to find efficiency measures and savings.

Monitoring and Evaluation

Given the range of projects included, the methods of monitoring and evaluation that we use vary. We aim to build appropriate project management methods into all of the projects we undertake, including methods of monitoring and evaluation.

The majority of projects should already be familiar to some if not all elected members. Many have been the subject of regular and/or occasional committee reports as and when issues arise requiring a committee decision or when important milestones have been achieved.

Therefore, the following table of projects is presented to give an overview rather than to go into detail. It is both snapshot and in some cases a summary of the work we are supporting.

Area West Development Team

Andrew Gillespie	Area Development Manager (West)
Zoe Harris	Area Community Regeneration Officer
Paul Philpott	Area Community Development Officer
Paul Brazier	Area Administration Team Leader

	Project /Aim	Lead
1	Chard Regeneration Scheme – to support delivery of the agreed Masterplan	AG/PP
2	Revitalise the SSDC Street Markets in Area West	ZH
3	Marketing Crewkerne & Ilminster - to promote to potential visitors in 2012 and beyond	ZH
4	A Better Crewkerne & District (ABCD) - to support the delivery of projects identified in the ABCD community plan.	ZH
5	Ilminster Forum - to support the delivery of projects identified in the Ilminster Community Plan	ZH
6	LARC Blackdown Hills & East Devon 'Making it Local' Funding Programme - Grants to local improvement schemes	ZH
7	Funding advice - Signposting community groups to relevant funding.	ZH/ PP
8	SSDC Community Grants – Promoting take up, and assessing applications for funding to Area West Committee	ZH/PP
9	Monitor and advise community groups with SSDC Service Level Agreements	ZH /PP
10	Community Safety Panel and Local Action Groups in Area West - Raising and resolution of local community safety issues	ZH
11	Swann Precinct, Ilminster - to improve appearance of derelict site in Ilminster town centre	ZH
12	Blackdown Hills AONB officers group - to oversee funding agreement	ZH
13	Henhayes, Crewkerne – Improvement of green space	ZH
14	Community Issues/conflict resolution	Varies
15	Chard Working Men's Club - to encourage action to address the significant deterioration in the façade of the building.	PP
16	Chard Young Peoples Centre – to liaise with Property Services to resolve long standing issues of repair and improvement	PP
17	Chard Town Traders Information Board – to promote town centre retail and other businesses	PP
18	Area and Community Offices – continue to increase use in line with SSDC Access Strategy and Improvement Plan	PB
19	Reed Close Open Space Area - assist investigation of options for placing play equipment for children within the fenced area.	PP
20	Stop Line Way Development – through Tatworth & Forton and Chard Regeneration Scheme	AG
21	Investigate relocation options for Ilminster Community Office – a long standing ambition	AG/PB
22	Area Committee development and support	AG
23	Boden Centre – Increase use by health/wellbeing promoting organisations, ensure income from lettings cover costs	PB
24	Area Working Review – to research and advise on options for more effective delivery of community leadership and engagement in Area West	AG
25	Parish and Town Council Workshop – as needed	AG
26	Holyrood Lace Mill Management	PB
27	Monitor Capital Programme Projects	AG

Financial Implications

There are no specific financial implications arising from this report. However it should be noted that projects in the planning stage may not be fully funded. Ways in which funding can be secured are addressed as part of that planning process.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

Appropriate mitigation or change measures are built in to projects.

Equality and Diversity Implications

Equality and Diversity implications are now considered as part of project management. Our aim is to ensure that no-one is excluded from participating in or benefiting from any of the work we undertake on grounds of race, gender, disability, faith, age or sexual orientation.

Background Papers: *Area West Development Work Programme Overview 2010-11*

Area West Committee – 16th November 2011

9. Chard Regeneration Scheme – Progress Report for the period April to October (2011)

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

1. Purpose of the Report

On 16th March 2011 officers reported to Area West Committee on the new governance arrangements for the Chard Regeneration Scheme (CRS) and it was recommended that regular progress reports be made to Area West Committee. This report advises members of Area West Committee of recent progress made with the CRS. It particularly focuses on the period March to October 2011.

2. Public Interest

This report outlines the progress made with the Chard Regeneration Scheme since March 2011. The scheme includes a range of projects that will provide a holistic regeneration package for the town.

3. Recommendation

That members note the progress of the project and the content of the report.

Members should also note that both elements of the report are part of an active and ongoing project. In particular, the town centre component is progressing on a daily basis and has now reached a critical stage. A further verbal update will be provided at the meeting.

4. Background

The Chard Regeneration Scheme is now in its implementation phase. Since March 2011 there have been two main areas of focus

a) Town Centre Regeneration - specifically the mixed-use redevelopment of the 3.5 acre site defined as MU/CHAR/04 in the 1998 Local Plan. This site comprises Boden Mill and the former holdings of Air Control Industries (ACI) as well as the two adjoining SSDC-owned car parks at Boden Street and Market Fields. The site was acquired by SSDC (with SWRDA funding) in 2007. The aim is to find a development partner to bring forward the site in line with the Local Plan and within the context of the wider Chard vision for economic and community regeneration.

b) Chard Eastern Development Area (CEDA): This significant site, defined as KS/CHAR/1 in the former Local Plan, is an area of 176 acres. The Chard Regeneration Plan (2010) identified options for the phased development of the CEDA and identified a preferred option. (Development aims and outputs are detailed in the Chard Regeneration Framework, www.southsomerset.gov.uk/chardregen)

The preferred option within the Chard Regeneration Plan incorporates a revised highways solution that provides more deliverable phased transport infrastructure linked to development. The route is largely through the Eastern Development Area serving development sites on either side as opposed to previous proposals for a by-pass which would run along the periphery of the expanded settlement.

In order to support the allocation of the CEDA through the Core Strategy as a major housing allocation, it is necessary to demonstrate that the project is deliverable. Unlocking the growth and regeneration opportunities highlighted in the plan is complex and requires a phased approach to aid viability and deliverability through the sequenced provision of required infrastructure. Any development that is brought forward out of sequence will need to be considered carefully to ensure that it does not impact upon the viability of subsequent growth.

5. Progress March – October 2011

In May 2011 Thomas Lister Ltd were appointed to support the delivery of the CRS. Thomas Lister Ltd are providing specialised advice on the redevelopment of the Chard Town Centre site and providing a robust strategy for the phased delivery of the town's eastern development area (CEDA). Specific advice surrounds professional assessment of the suitability and viability of interests; development of the marketing brief; scoring criteria; technical and valuation issues; landowner/developer negotiation; CIL/106 advice; pursuit of a development agreement & final appointment. This support has been fully funded by the South West Regional Development Agency

5.1 Chard Town Centre Site

In March 2011 the marketing brief advertised nationally the availability of the former ACI/Car park sites for a comprehensive regeneration scheme as set out in the CRS. This represented Stage 1 of the site development strategy. Under the auspices of SSDC officers, and with decision making vested in the Chard Regeneration Scheme Project Board, the submissions were appraised, evaluated and short-listed.

Four outline proposals were received from highly regarded developers. Using a scoring matrix developed by the PDG and approved by Project Board, three of these development proposals were deemed to be of a sufficiently robust standard to invite the those developers to expand their plans into detailed, designed and costed schemes. A development prospectus was then prepared to provide site-specific technical information to assist the three developers in refining and progressing their schemes to be submitted by October 21st as Stage 2 proposals.

It had been clear from the outline submissions received that the current economic climate had restricted the variety of options for development that would underpin the development programme. The prospectus therefore tried not to further limit the aspirations and imagination of the developers and the need for developers to incorporate a high level of regenerative design into their plans was emphasised.

Following receipt of two detailed proposals, the selection process featured a public consultation on 29th October with feedback on the proposals sought from members, the Town Team, Community Forum, Chard residents and businesses. The feedback process remains open until 7th November.

The developer interviews took place on the 2nd November and a recommendation report (incorporating the results of the consultation, interviews and scoring matrix/assessment of the proposals) will be compiled for the CRS Project Board on 6th December. The

Project Board will make a decision on the preferred developer at that meeting. The final decision will need to be ratified by District Executive in January 2012.

**Table 1: Project Timetable:
Chard Town Centre Delivery**

Project Milestone	Start	Finish
PROJECT BOARD MEETINGS:	23/06/11	06/12/11
EOI'S Closing Date	03/05/11	03/05/11
TL APPOINTED & INCEPTION	27/05/11	27/05/11
Review of EOI's	27/05/11	27/05/11
Meetings with EOI Parties	03/06/11	06/06/11
Project Board Agrees Progress		
Preparation of Detailed Bid Pack	23/06/11	02/08/11
Detailed Bid's Sought (4 Parties)	03/08/11	21/10/11
Decision/Authorisation Process:	24/10/11	05/01/12
Detailed Submission Analysis	24/10/11	28/10/11
Draft Report for AWC	28/10/11	28/10/11
Developer Interviews	02/11/11	02/11/11
Assessment Process	02/11/11	08/11/11
AWC Pre Agenda	02/11/11	02/11/11
Final Draft AWC Report	04/11/11	04/11/11
Project Board Update Report	09/11/11	09/11/11
Area West Committee	16/11/11	16/11/11
Report to Project Board	22/11/11	22/11/11
Project Board Decision	06/12/11	06/12/11
DX Report Draft	07/12/11	07/12/11
Asst & Fin Svs, PFH, Ldr Approve	08/12/11	08/12/11
Management Board Report	08/12/11	08/12/11
Management Board	12/12/11	12/12/11
DX report - final amends	23/12/11	23/12/11
Report to DX	05/01/12	05/01/12
Preferred Developer: HoT's agree	09/01/12	28/02/12
Planning Application Prep/Submit	04/04/12	19/07/12
Planning Consent Decision Process	20/07/12	18/10/12
Legal Documentation	27/02/12	29/10/12
Contract Becomes Unconditional	31/10/12	31/10/12

5.2 Chard Eastern Development Area (CEDA):

The following points will update Members on the milestones achieved, knowledge gained and ongoing requirements to facilitate delivery of the CEDA and providing evidence to the Inspector. The timescale will become critical, as SSDC are required to satisfy the LDF Inspector that the wider vision for Chard is viable and deliverable.

1. A Market Assessment has been completed. This has informed and facilitated agreement on the CIL financial model subsequently used and tested in discussions with developers/ landowners. This has also been used to test assumptions within a robust viability model.
2. Developer/Agent/Landowner consultations have been intensified with all landowners and developers who wish to be engaged. Evidence established from these meetings (attended by development control) shows that all parties are, in principle, happy either to proactively support the CEDA proposals, or at least they do not object to them.

3. Exploratory meetings have been held with landowners to explore access requirements to the Eastern Area Development site.
4. A viability testing model has been developed by Thomas Lister Ltd. This model will test financial information and sensitivities relating to the development of the sites. This model will be used to support the Planning case and identify viability shortfalls/timings in order that appropriate actions/remedies can be identified. The model will also ensure that we can meet the necessary outputs.
5. Finally, a Viability Report will be prepared which pulls together all the market evidence, developer/land owner consultations, proposed delivery steps and progress made to date. This report will identify any financial viability gaps in the phased development plan and consider those steps necessary to resolve any identified issues. This will be completed by the 2nd Dec, 2011.

Table 2 provides a summary of the required milestones, indicating when they are to be completed.

**Table 2: Project Timetable:
Chard Eastern Development Area (CEDA)**

Project Milestone	Start	Finish
PROJECT DELIVERY GROUP MEETINGS:	02/08/11	06/12/11
PROJECT BOARD MEETINGS:	23/06/11	06/12/11
TL Appointed & Inception Meeting Held	27/05/11	27/05/11
Desk Top Review	10/06/11	17/06/11
Market Assessment Analysis Report (draft submitted)	13/06/11	15/08/11
Highways Infrastructure Project Board Meeting	13/06/11	08/07/11
CIL Proposal Review	13/06/11	09/09/11
CEDA Landowner/Developer Consultations	20/06/11	21/10/12
Development Appraisal/ Financial Modelling	01/07/11	11/11/11
Viability/Funding/Delivery Report (draft submitted)	27/09/11	18/11/11
Landowner/Developer Negotiations	07/11/11	25/11/11
Final Report/Evidence Base Prepared (for Inspector)	18/11/11	02/12/11

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 Scheme - Delivery Management Structure - Area West Committee – 16th March 2011

SSDC Request for Specialist Economic Regeneration Advice [Consultants Brief], March 2011

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

These documents, along with the Vision for Chard, The Regeneration & Implementation Plan comprise the Chard Regeneration Framework (CRF). Approved through internal County, District & Chard Town Council review and public exhibition in 2010, these documents were published and are available to view at www.southsomerset.gov.uk/chardregen.

Area West Committee - 16th November 2011

10. Section 106 Obligations

Strategic Director: Rina Singh (Place & Performance)
Assistant Director: Martin Woods (Economy)
Service Manager: David Norris, Development Manager
Lead Officer: Neil Waddleton, Section 106 Monitoring Officer
Contact Details: neil.waddleton@southsomerset.gov.uk or 01935 462603

Purpose of the Report

It was agreed at the regular meeting of the Area Chairs that it was necessary for the Section 106 Officer to attend the Area Committees on a regular basis and provide information in relation to Section 106 agreements for that area. As requested, agreements containing financial contributions will be presented within the monitoring reports, however if any further detail was required on any other agreement it was agreed that this would be undertaken directly with the officer. This was endorsed by the District Executive Committee in April 2011, as was the desired format of the monitoring report. The Area West monitoring report is attached at pages 23 -27.

Public Interest

Section 106 Obligations are a key aspect of most major planning development approvals granted by the Authority, however, they are also necessary to provide additional control in relation to smaller schemes. The items captured within Section 106 Obligations usually deal with the additional infrastructure costs that will be incurred within the area of the Authority arising from the completion of a development. Depending on the scale of the proposed development the sums of money associated with Section 106 Obligations can be considerable.

This may take the form of changes to highways, contributions toward increased schools provision, creation/maintenance of open spaces, recreational areas and so on. The costs arising from these are often significant and require negotiation and settlement between officer and the developer, through the use of nationally agreed formulae.

There is a variety of ways in which these requirements can be delivered. Normally the developer makes a payment to allow the relevant authority to provide the requirement e.g. Schools or Play areas. Alternatively, the developer may be charged with completing the work directly, for example a new highway junction.

By their very nature Section 106 Obligations require specified actions/payments to take place within a pre-defined timescale or event (known as 'triggers') and it is essential that the Section 106 Officer has a system and processes in place that ensures the agreements are effectively managed.

Members will appreciate that the level of contribution that was secured from each development was dependent upon several factors, particularly the 'formula' that was being used for calculating the Sports, Arts and Leisure contribution at the time of each application. It is also important to emphasise that it is very difficult to make meaningful comparisons between obligations that were sought on different developments, as each scheme has to be considered on its own merits.

Recommendations

That members note the report and endorse the actions taken in respect of the monitoring of Section 106 Planning Obligations.

Background

A Section 106 Officer was appointed on 1 April 2010. This post sits within the planning team with the specific responsibility for ensuring that all requirements of Section 106 obligations, including the collection and spending of financial contributions are monitored. The Section 106 Officer has already undertaken the following:

Data Management

Formerly data relating to S106 agreements has been held within a number of different Services across the Council. Work has been carried out to cross-reference these with the data held in the main legal database. We are now in a position where we have captured in one-list, details of agreements to be entered into one system and it is anticipated that the inputting will be completed by April 2012.

Monitoring System

A monitoring system has been developed with the required functionality to enable the S106 Officer to effectively manage the legal agreements and the obligations within them. Management and monitoring reports have been designed and extrapolated from the system. The population of the database is well underway.

Agreement Pro-forma

In conjunction with the Principal Solicitor and Assistant Director (Legal and Corporate Services) a pro-forma has been produced for all Planning Officers to complete detailing requirements to be covered when drawing up the legal agreements. This allows consistency in capturing details and assists in the more efficient production of agreements.

Additional Information

In addition to the above the Section 106 Officer works closely with officers from other services, investigating agreements where triggers have been reached and actively sought and distributed contributions where appropriate.

Members have requested training workshops to gain a greater understanding of the way in which leisure and recreation contributions are sought through the planning process and it is understood that the Assistant Director, Health and Well-Being will be confirming dates for these in due course.

Successes

The 'profile' of Section 106 agreements has been raised significantly by the appointment of the Section 106 Officer and an increased awareness has resulted in significant demands upon his time. This is considered to be a positive outcome as it is important for members and the wider community to have a greater understanding of planning obligations and access to what is now a transparent process.

Progress of monitoring historical agreements is ongoing and an important element of this is the enforcement of planning obligations that have reached their relevant trigger points. This has resulted in the receipt of approximately £1.8 million since April 2010.

Since being in post the Section 106 Monitoring Officer has fostered good working relationships with internal officers, services and elected members with the mutual interest of monitoring and managing S106 agreements.

An Audit review of the 106 processes was carried out in early 2011 and the report was issued in May. The outcome of this review was very positive and it recognised the very significant improvements that had taken place over the last 12 months.

The Future

The Community Infrastructure Levy (CIL) is a new Levy that it is intended local authorities will charge on new developments in their area. The system will replace the existing Section 106 mechanisms, and the money raised can be used to support the funding of necessary infrastructure, some of which will be identified within the Infrastructure Delivery Plan (IDP). The CIL Regulations came into force on the 6th April 2011. From April 2014, the authority will only be able to secure contributions towards strategic leisure provisions if it has implemented a CIL charging scheme, according to the regulations.

This system has advantages in that the authority can apply a charging structure to almost all types of development, and it provides greater flexibility and freedom to prioritise what the money should be spent on. Monies raised are not directly linked to specific projects or locations, a specific downside to the current system, and it is for members to decide which projects should be given priority across the district as well as a percentage (not clarified as yet) to be spent locally.

Financial Implications

No direct financial implications from this report however members will be aware that ineffective management of planning obligations does have the potential to require the district council to refund contributions to developers.

Corporate Priority Implications

The effective management of planning obligations will be beneficial in achieving all of the Councils Corporate Priorities.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

Section 106 Planning Obligations have a key role in delivering sustainable communities thereby contributing to a reduction in carbon emissions and helping to adapt to climate change.

Equality and Diversity Implications

Section 106 Planning Obligations have a key role in delivering sustainable communities thereby ensuring access to facilities, homes and services for all members of our community.

Background Papers: None

SECTION 106 MONITORING REPORT – AREA WEST 16 NOVEMBER 2011

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: AVISHAYES (CHARD)</p> <p>09/02922/FUL Parish Chard Developer: Rollo Homes Ltd</p> <p>Old Station Building Great Western Road Chard Somerset TA201EQ</p> <p>Internal and external alterations, the erection of a rear extension, car parking and the change of use of premises from business use (Class B1) to a shop (Class A1). (GR 332940/109221)</p> <p>Agreement Date: 18/05/2010</p>	<p>Highways: Highways contribution, £4,320.00 towards costs of implementing a MOVA traffic control scheme for the traffic lights at the junction of the A358 with the A30 at Chard.</p>	<p>The Owner shall pay the District Council or if the District Council shall so direct the Somerset County Council a sum of £4,320 to be used as a contribution towards the cost of implementing a MOVA traffic control scheme for the traffic lights at the junction of the A358 with the A30 at Chard such payment to be made on or before the commencement of the Development</p>	<p>Highways: £4,320.00</p>	<p>Highways: Contribution Secured.</p>	<p>Status:</p>	<p>Agreement also restricts the range of goods sold on the premises</p>
<p>Ward: CREWKERNE TOWN</p> <p>10/03721/FUL Parish Misterton Developer:</p> <p>Bradford's Site Station Road Misterton Crewkerne Somerset TA18 8AW The erection of 100 no. dwellings together with associated roads, parking, sub-station, open space and affordable housing provision (GR 345407/108646)</p> <p>Agreement Date: 26/01/2011</p>	<p>Sports and Leisure: MUGA Contribution: £100,000</p> <p>Equipped Play Contribution: £50,000</p> <p>Off-Site Sports & Recreation Contribution: £135,500 + any surplus monies from other contributions detailed with in agreement from the total secured obligations package of £400,000</p> <p>Highways: Pedestrian Crossing Contribution: £50,000 for provision of a pedestrian crossing in Misterton to the Primary School.</p> <p>Green Travel Plan: £50,000 to include works carried out by developer for improvements to Bus Stops, £5,000 commuted sum to be paid to Parish Council. Any remaining monies towards detailed footpath & GTP.</p> <p>Affordable Housing: Units Agreed: 10</p>	<p>Railway Crossing Contribution: On commencement</p> <p>Pedestrian Crossing: On commencement.</p> <p>GTP Fund: On Commencement, Footpath, prior occupation 5th dwelling, GTP prior sale of 1st unit.</p> <p>Muga: Before occupation of any dwelling.</p> <p>LEAP: Plan submitted before first occupation, facility in place by 5th occupation.</p> <p>Off-Site Sports & Recreation Contribution: 50% before sale of 25th dwelling & 50% on completion of 75th dwelling.</p>	<p>Highways: £55,000.00</p>	<p>Sports and Leisure: £285,500.00</p> <p>Highways: £45,000.00</p>	<p>Status: Underway</p>	<p>Railways Crossing Contribution: £16,500 paid directly by developer to Network Rail.</p>

SECTION 106 MONITORING REPORT – AREA WEST 16 NOVEMBER 2011

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: CREWKERNE TOWN</p> <p>07/04736/FUL Parish Crewkerne</p> <p>Land At Maiden Beech Cathole Bridge Road Crewkerne Somerset</p> <p>The erection of 114 No. dwellinghouses (GR 343850/108551)</p> <p>Agreement Date: 13/08/2010</p>	<p>Sports and Leisure: Changing Room Contribution: £175,378 to be paid immediately following the occupation of 35 Residential Units. To provide new or enhanced changing room facilities within 10 miles of Crewkerne.</p> <p>Playing Pitch Contribution: £40,652 to be paid immediately following the occupation of 35 Residential Units. To provide new or enhanced sports provision within 10 miles of Crewkerne.</p> <p>Equipped Play Area Commuted Sum: £44,000 to be transferred before no more that 50 Residential Units brought into occupation. To be provided to the District Council to adopt the LEAP and the recreational open space upon which it stands.</p> <p>Sports Hall Contribution: £54,822 to be paid immediately following the occupation of 70 Residential Units. To provide new or enhanced sports hall provision within 10 miles of Crewkerne.</p> <p>Swimming Pool Contribution: £28,904 to be paid immediately following the occupation of 70 Residential Units. For new or enhanced swimming pool provision within 10 miles of Crewkerne.</p> <p>Youth Facilities Contribution: £17,028 to be paid immediately following the occupation of 105 Residential Units. To provide or enhance facilities for children above the age of 12 in the Crewkerne area.</p> <p>Highways: Highways & Transportation Contribution: £296,000 to be apportioned as follows:</p> <p>First Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 35 Residential Units.</p> <p>Second Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 70 Residential Units.</p> <p>Third Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 105 Residential Units.</p> <p>Traffic Management Contributions towards County Council costs of implementing the proposals contained in the Town Centre Study relating to the management of traffic in the town centre of Crewkerne and highway works in the immediate vicinity of the application site.</p> <p>Rural Bus Interchange Contribution: £35,000 to be paid immediately following the occupation of 35 Residential Units. To be put towards cost of the rural bus interchange within Crewkerne.</p>	<p>Temp Class Room Contribution: Occupation of 15 Residential Units</p> <p>Changing Rooms, Playing Pitch, First Education, First Traffic, Rural Bus Interchange Contributions: Occupation of 35 Residential Units.</p> <p>Equipped Play Commuted Sum: Occupation of 50 Residential Units.</p> <p>Second Education, Second Traffic, Sports Hall, Swimming Pool Contributions: Occupation of 70 Residential Units.</p> <p>Third Traffic & Youth Facilities Contributions: Occupation of 105 Residential Units.</p>		<p>Sports and Leisure: £360,784.00</p> <p>Highways: £296,000.00</p>	<p>Status: Underway</p>	<p>Bus Pass pre-paid ticket that permits the holder to free travel for 1 year, not exceeding £250 in value.</p>

SECTION 106 MONITORING REPORT – AREA WEST 16 NOVEMBER 2011

	<p>Education: Education Contribution: £236,251 to be apportioned as follows:</p> <p>Temporary Classroom Contribution: £89,000 to be paid immediately following the occupation of 15 Residential Units.</p> <p>First Education Contribution: £73,625.50 to be paid immediately following the occupation of 35 Residential Units.</p> <p>Second Education Contribution: £73,625.50 to be paid immediately following the occupation of 70 Residential Units.</p> <p>Contributions for enhancing education facilities in the Crewkerne area and particularly within the catchment area where in lies the application site.</p> <p>Affordable Housing: Units Agreed: 40</p>			<p>Education: £236,251.00</p>		
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: ILMINSTER TOWN</p> <p>06/02906/OUT Parish Ilminster</p> <p>Land At Shudrick Lane Ilminster Somerset TA19 0BN</p> <p>Residential development and land to be used for badger mitigation strategy (GR 336348 / 114455)</p> <p>Agreement Date: 24/01/2007</p>	<p>Sports and Leisure: Leisure & Recreation Contribution: £138,994 to be comprised of Equipped Play, Youth Facilities, Playing Pitch Enhancement & Strategic Leisure Facilities.</p>			<p>Sports and Leisure: £138,994.00</p>	<p>Status:</p>	<p>Agreement with Developers (Strongvox) contributions to be paid in 3 equal payments.</p>

SECTION 106 MONITORING REPORT – AREA WEST 16 NOVEMBER 2011

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: ILMINSTER TOWN</p> <p>07/05553/FUL Parish Ilminster</p> <p>North Yard 122 Station Road Ilminster Somerset TA19 9BL</p> <p>Erection of 14 no. residential dwellings to include 5 no. 3 bed houses, 6 no. 2 bed houses, 1 no. 2 bed flat and 2 no. 1 bed apartments with associated highway access. (GR 334926/115078)</p> <p>Agreement Date: 23/11/2009</p>	<p>Sports and Leisure: Equipped Play Contribution: £12,650, comprised of £6958 for the equipment and £5,692 for the long term maintenance of the equipment.</p> <p>Playing Pitch Contribution: £20,845 towards all or any of the following a) The laying out of new formal playing pitches at the Recreation Ground off Canal Way, Ilminster. b) The reconstruction, improvements or renovation of existing pitches at the same location. c) The improvement of any buildings, structures and facilities used in connection with such pitches.</p> <p>Strategic Community Facilities Contribution: £7,020 for facilities in the Ilminster area.</p> <p>Youth Facilities Contribution: £1633 construction, renovation or improvement of any building or facility for young people of Ilminster.</p>	<p>Contributions to be indexed linked and paid on or before the occupation of the first dwelling.</p>			<p>Status:</p>	<p>Contributions secured.</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: JOCELYN (CHARD)</p> <p>07/00583/FUL Parish Chard Developer: South Somerset Homes Limited</p> <p>Land And Properties At Auckland Way And Beckington Crescent Montague Way Chard Somerset</p> <p>Demolition of existing houses and erection of 27 flats and 38 houses together with the provision of 94 car parking spaces (332622/108191)</p> <p>Agreement Date: 28/11/2008</p>	<p>Sports and Leisure: Playing Pitch Contribution: £5,981</p> <p>Strategic Sport & Leisure Contribution: £5,802</p> <p>Off-site Recreation Contribution: £11,385 for provisions at Jocelyn Park, Chard</p>	<p>Financial Contributions to be paid prior to the first occupation of any dwelling.</p>			<p>Status:</p>	<p>Contributions Secured.</p>

SECTION 106 MONITORING REPORT – AREA WEST 16 NOVEMBER 2011

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: JOCELYN (CHARD)</p> <p>10/02904/FUL Parish Chard</p> <p>Land At Ken Close Chard Somerset</p> <p>Demolition of existing dwellings and the erection of 21 new dwellings with associated parking facilities (GR 332545 / 108141)</p> <p>Agreement Date: 23/02/2011</p>	<p>Highways: Highway Contribution: £2,520 towards cost of implementing a MOVA traffic control scheme for the traffic lights at the junction of the A358 with the A30 at Chard.</p>		<p>Highways: £2,520.00</p>		<p>Status:</p>	<p>Financial Contribution Secured.</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: WINDWHISTLE</p> <p>05/00799/FUL Parish Winsham</p> <p>Land At Western Way Winsham Chard Somerset TA20 4JH</p> <p>Erection of 4 no. 2 bed terraced houses and 4 no. 3 bed semi-detached with ancillary access road, parking and turning area. RSL GR (337262/106284)</p> <p>Agreement Date: 06/03/2006</p>	<p>Miscellaneous Gains Contribution to upgrade footpath</p>		<p>Misc Gains £5,000.00</p>		<p>Status:</p>	<p>Contribution secured.</p>

Area West Committee – 16th November 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 November 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 November 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 Received

Written Representation

Ilminster – Conversion of former stable and store into 1 no. dwellinghouse (revised application), land rear of 8 West Street – Mr. S. Maylor – 11/03054/FUL.

Background Papers: Application files –11/03054/FUL

Area West Committee – 16th November 2011

14. Date and Venue for Next Meeting

The next scheduled meeting of the Committee will be held on Wednesday, 14th December 2011 at 5.30 p.m. at the Henhayes Centre, Crewkerne.