

# South Somerset District Council

## Notice of Meeting



# Area West Committee

*Making a difference where it counts*

## Wednesday 18th January 2012

### 5.30 pm

**Horton Village Hall  
Hanning Road  
Horton  
Somerset TA19 9QR**

(See location plan overleaf)

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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](mailto:andrew.blackburn@southsomerset.gov.uk)

This Agenda was issued on Monday, 9th January 2012

*Ian Clarke, Assistant Director (Legal & Corporate Services)*

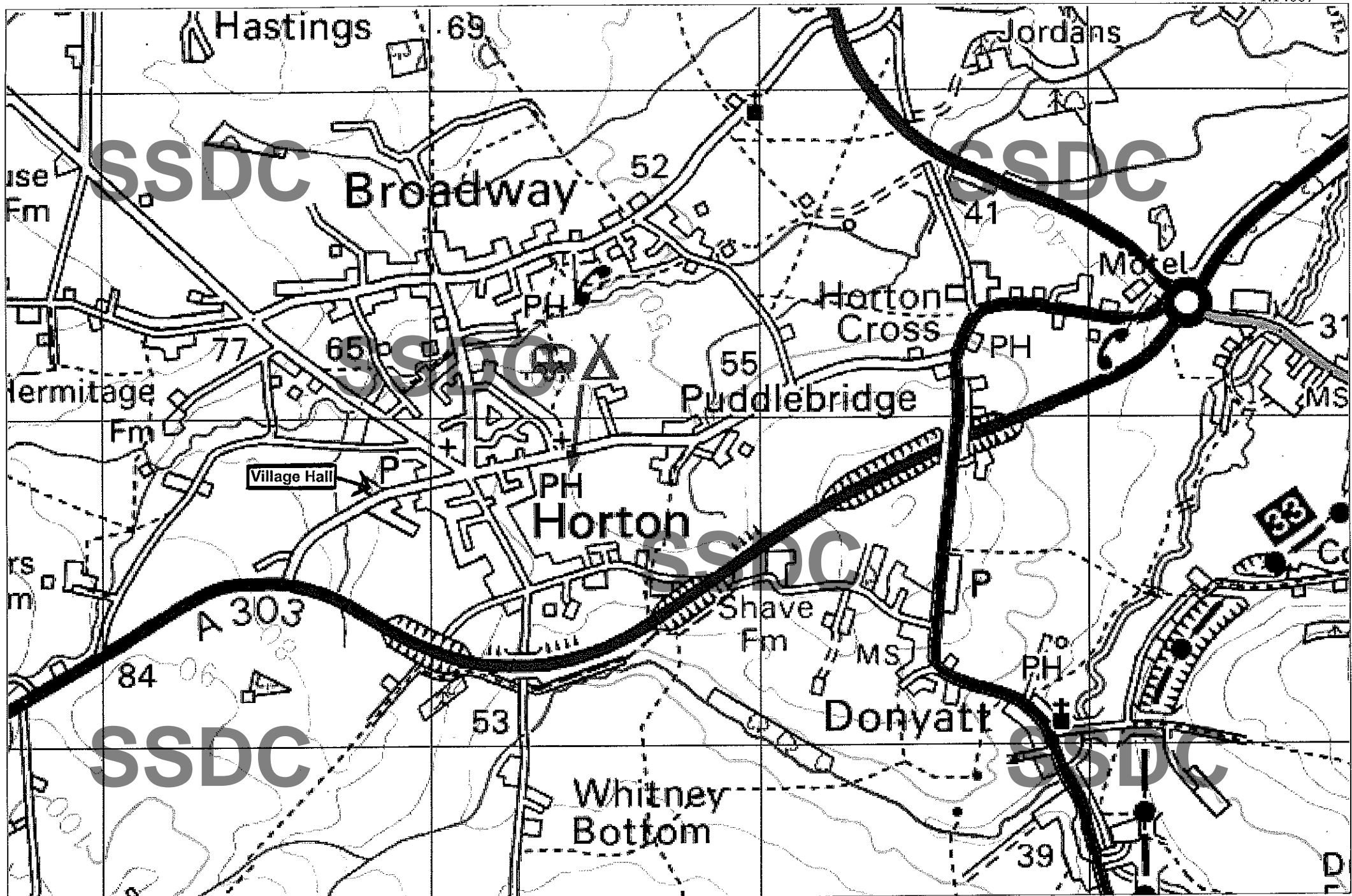


2007-2008  
Neighbourhood and  
Community Champions:  
The Role of Elected Members  
2006-2007  
Improving Rural Services  
Empowering Communities  
2005-2006  
Getting Closer to Communities

This information is also available on our  
website: [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)



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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 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 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.

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## 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 3<sup>rd</sup> 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](http://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

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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 18th January 2012

### Agenda

#### *Preliminary Items*

1. **To approve as a correct record the minutes of the previous meeting held on 14th December 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 Plan .....1**

**7. Area West – Requests for Community Grants (Executive Decision) .....5**

**8. Promoting Community Safety in Area West - Police Performance and  
Neighbourhood Policing .....14**

**9. Update Report from the Countryside Service .....15**

**10. Reports from Members on Outside Organisations .....21**

**11. Feedback on Planning Applications referred to the Regulation Committee .....22**

**12. Planning Appeals.....23**

**13. Planning Applications .....24**

**14. Date and Venue for Next Meeting .....25**

**THE SCHEDULE OF PLANNING APPLICATIONS APPEARS AFTER PAGE 22.**

**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 – 18th January 2012

## **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](mailto: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](mailto: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   |
|---------------|------------------------------------|---|--|--|
| 15th Feb 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. | <b>Theme 2: Enhance the environment, address and adapt to climate change. 2.18</b> With partners, identify options to maximise green travel by December 2009 and start one option by 2012. | Nigel Collins, Transport Strategy Officer  |
| 15th Feb 2012 | Somerset Community Foundation      | Presentation to explain the work of the foundation and discuss collaboration with the Local Giving Programme  | <b>Theme 4:</b> Ensure safe, sustainable and cohesive communities  | Alice Knight, Third Sector and Partnership Manager   |
| 15th Feb 2012 | Customer Service Charter           | Consultation on amended charter   | <b>Theme 5:</b> Deliver well managed cost effective services valued by our customers.  | Vega Sturgess, Strategic Director (Operations and Customer Focus)<br>Ian Potter, Revenues and Benefits Manager |
| 15th Feb 2012 | Quarterly Budget Monitoring Report | To update members on the current financial position of the Area West budgets  | The budget is closely linked to the Corporate Plan.  | Catherine Hood, Corporate Accountant<br>Andrew Gillespie, Area Development Manager (West)                      |

| <b>Meeting Date</b>     | <b>Agenda Item</b>   | <b>Background / Purpose</b>   | <b>Link to SSDC Area &amp; Corporate Priorities and National Indicators (NI)</b>   | <b>Lead Officer</b>  |
|-------------------------|--|---|--|--|
| <b>21st March 2012</b>  | South Somerset Local Development Framework – Draft Core Strategy | Formal consideration of responses and proposed changes  | <b>Theme 1:</b> Increase economic vitality and prosperity<br><b>Theme 2:</b> Enhance the environment, address and adapt to climate change<br><b>Theme 3:</b> Improve the housing, health and well-being of our citizens<br><b>Theme 4:</b> Ensure safe, sustainable and cohesive communities<br>Strong links with Chard Regeneration Scheme              | Andy Foyne,<br>Spatial Policy Manager  |
| <b>18th April 2012</b>  | Streetscene Service Update                                       | Service report on performance and priority issues in Area West  | <b>SSDC key target area 2.8 (and NI195/196)</b> Improve street and environmental cleanliness by reducing levels of graffiti, litter, detritus, flytipping and flyposting   | Chris Cooper,<br>Streetscene Manager   |
| 18th April 2012         | Marketing Crewkerne and Ilminster                                | To consider proposals to promote the towns to visitors.   | <b>Theme 1:</b> Increase economic vitality and prosperity<br><b>1.11 Outcome:</b> A vibrant and sustainable Yeovil, Market Towns and Rural Economy. Measured by: Increased local sustainability.   | Zoë Harris, Community Regeneration Officer Area Development (West)                           |
| <b>21st June 2012</b>   | 2011/12 Budget Outturn Report                                    | To inform members of the actual spend against budgets for 2011/12 over which this Committee exercises financial control | The budget is closely linked to the Corporate Plan.  | Catherine Hood,<br>Corporate Accountant<br>Andrew Gillespie, Area Development Manager (West) |
| <b>18th July 2012</b>   | Historic Buildings at Risk in Area West                          | To update members on the status of buildings at risk in the Area  | <b>Theme 2: Enhance the environment, address and adapt to climate change. SSDC corporate plan key target area 2.0</b> Outcome: An enhanced natural environment. Measured by: Improved health of the natural environment and <b>2.6</b> Outcome: An enhanced built environment. Measured by: Increasing resident satisfaction with the built environment. | Adron Duckworth,<br>Conservation Manager   |
| <b>15th August 2012</b> | Quarterly Budget Monitoring Report                               | To update members on the current financial position of the Area West budgets  | The budget is closely linked to the Corporate Plan.  | Catherine Hood,<br>Corporate Accountant<br>Andrew Gillespie, Area Development Manager (West) |
| <i>To be confirmed</i>  | <i>Review of Area Working</i>                                    | <i>To consider the outcome of the Area Review</i>   | <b>Theme 5: Deliver well managed cost effective services valued by our customers.</b>  |  |

| <b>Meeting Date</b>    | <b>Agenda Item</b>   | <b>Background / Purpose</b>   | <b>Link to SSDC Area &amp; Corporate Priorities and National Indicators (NI)</b>  | <b>Lead Officer</b>  |
|------------------------|--|---|---|--|
| <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> | <b>Theme 5: Deliver well managed cost effective services valued by our customers.</b>   | <i>Donna Parham, Assistant Director (Finance and Corporate Services)<br/>Andrew Gillespie, Area Development Manager (West)</i> |
| <i>To be confirmed</i> | <i>Area West Community Safety Devon &amp; Somerset Fire &amp; Rescue Service</i> | <i>Update on the work of the Fire and Rescue Service to promote fire safety</i>   | <b>SSDC corporate plan key target area 4.0</b> 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.                                   |  |
| <i>Twice per year.</i> | <i>Crewkerne Community Planning Update</i>                                       | <i>For Information</i>  | <b>SSDC corporate plan key target area 4.16</b> 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>  | <b>SSDC corporate plan key target area 4.16</b> 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 – 18th January 2012

## 7. Area West – Requests for Community 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:* paul.philpott@southsomerset.gov.uk or 01460 260359

### Purpose of the Report

To consider allocation of funding to the Area West Community Grants Budget and also to consider four specific grant applications.

### Public Interest

As indicated in the most recent budget monitoring report (November 2011), through prudent management of grants programmes and in line with the agreed strategy, the Area West capital and revenue budgets are now high enough to encourage new applications from local organisations. To ensure that the Community Grants Scheme continues to support projects in Area West, a publicity programme was undertaken by the Community Development Officer in October 2011, which has resulted in thirty one grant enquiries. This report therefore recommends that the level of potential funding take up of community grants be noted.

So far, applications from community organisations responsible for Combe St Nicholas Village Hall, Crowshute House, Hinton St George & locality Rural Community Services Ltd and Hinton St George Village Hall and Playing Field Trust have been received. 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

- (1) That members note that the estimated maximum level of take up of community grants as a result of the recent promotion will be around £107,000;
- (2) that £70,000 be allocated as a budget to support this community grants programme from the unallocated capital programme;
- (3) that members approve the following four grants:

| Applicant   | Project  | Grant requested |
|---|--|-----------------|
| Combe St Nicholas Village Hall                        | Replacement kitchen for the Hall                                   | £8,500          |
| Crowshute House, Chard.                               | Installation of replacement windows and doors                      | £2,200          |
| Hinton St George Rural Community Services Ltd         | Infrastructure repairs to the community shop                       | £6,000          |
| Hinton St George Village Hall and Playing Field Trust | Installation of a roundabout and refurbishment of a rocking horse. | £4,800          |

## Promotion of the Area West Community Grant Scheme

The SSDC Community Grant Scheme assists local groups to bring forward projects that benefit their communities. Particularly now in a time of economic constraint and with other sources of local support closing, targeted Area West Community Grants can make a real difference to the viability of local projects.

To ensure that community groups remained aware that targeted grant support was available, I was asked in September to plan and undertake a programme of publicity to raise the profile of the Community Grant Scheme, and to ensure projects that meet our funding criteria continue to come forward.

The criteria include encouraging applications from voluntary and charitable organisations, and parish and town councils across a range of sectors including:

- The Arts
- Play and play areas
- Community Transport
- Sports and recreation
- Community Enterprises
- Youth initiatives
- Crime and disorder reduction
- Community activities and initiatives
- Community Halls and equipment
- Museums and Heritage

Before the programme was implemented all Councillors were advised of dates and details of the press release to the local media. I contacted all parish councils, community organisations and the local media throughout Area West. Publicity material also directed readers to further details on the SSDC website.

The publicity programme was launched at the beginning of October 2011. The Area West Community Grant Scheme was featured widely in local newspapers and many enquiries resulted from a promotional feature on local radio.

As a result, thirty-one application packs have been requested across a wide range of projects, which demonstrates the scale of the demand within Area West. In talking to potential applicants it was clear that most of these projects would not have been progressed to this stage without the possibility of grant funding to support them.

It has also become noticeable that the type of enquiries we have received have now also come forward from sectors such as youth work, where alternative funding sources have ceased.

In addition to the applications submitted within this report, a further four applications from across the District are now also close to submission, with many more as work in progress. I am advising and assisting groups when requested, to help prepare their applications.

## Projected Levels of Community Grant

If all of the thirty-one potential applications from local community organisations are put forward and the Area West Committee decides to support them in full, it is estimated that the committee would need to allocate £107,000 from revenue and capital budgets.

## **Timetable**

Following the four applications submitted to this Committee, it is the intention that a further four applications will be submitted per Committee. This means that all project applications should be considered by September 2012. Every applicant group will be given the opportunity to speak in support of their project.

Given the high level of response, no further promotion is planned at least until September 2012.

## **Financial Implications**

The specific grants requested in this report can be funded from existing budgets.

However, If all of the thirty-one potential applications from local community organisations are put forward and the Area West Committee decides to support them in full, it is estimated that the total revenue and capital budget would need to be £107,000.

Of this, the provisional estimate of the likely revenue/capital split is £37,000 (revenue) and £70,000 (capital).

There is adequate provision in the Area West revenue budget to enable the committee to fully support all anticipated revenue costs of community projects, if it chooses to do so.

There is a balance of £109,949 in the unallocated capital programme for 2011/12 and future years.

It is recommended that £70,000 of this be allocated as a budget to support this community grants programme so that the committee is enabled also to fully support all anticipated capital costs of community projects, if it chooses to do so.

## **Grant Application Details**

### **Assessment of Applications**

Each application has been through an assessment process against criteria laid down in the SSDC grants policy. Projects achieving a score lower than 22 would not be recommended for financial support. All four applications in this report have been assessed and scored above this threshold.

### **Combe St Nicholas Village Hall**

The Village Hall has hosted a wide variety of clubs and societies from within the village and the surrounding area since 1987.

The Hall provides the opportunity for children and adults to access activities and classes close to home as well as a facility used by individuals and groups from outside of the village. Examples include aerobics classes, upholstery classes, the award winning theatre group and a fortnightly folk dance group. 'Moviola' the village cinema use the hall, and the village school make use of the facility for indoor PE classes and school plays. The hall is regularly hired for private functions.

The Hall now need to replace the existing kitchen which is no longer fit for purpose, with a kitchen that meets the latest health and safety and hygiene regulations.

A new kitchen will address concerns voiced by hirers at the condition of the present facilities. This will lead to an increase in bookings, improved income and support for the long-term financial viability of the hall.

The total cost and installation of the kitchen is £17,090.72. The table below shows that the Hall Committee through extensive and ongoing fundraising, have already raised £8,590.72 and are looking to South Somerset District Council for a grant of £8,500.

| <b>Funding Source</b>      | <b>Amount</b>     | <b>Status</b> |
|----------------------------|-------------------|---------------|
| Parish /Town Council       | £1,500            | Confirmed     |
| Own Funds                  | £2,000            | Confirmed     |
| Donations from groups      | £2,175            | Confirmed     |
| Fundraising                | £1,381            | Confirmed     |
| Donations from Individuals | £1,534.72         | Confirmed     |
| SSDC                       | £8,500            | Pending       |
| <b>TOTAL</b>               | <b>£17,090.72</b> |               |

The Community Development Officer has assessed the application and the project has reached an overall score of 28, as outlined in the table below.

| <b>Category</b>          | <b>Score</b> | <b>Maximum</b> |
|--------------------------|--------------|----------------|
| Target Groups            | 6            | 7              |
| Project                  | 4            | 5              |
| Capacity of Organisation | 13           | 15             |
| Financial need           | 4            | 7              |
| Innovation               | 1            | 3              |
| <b>Total</b>             | <b>28</b>    | <b>37</b>      |

The project meets the following corporate priorities.

- 3.11 Increased choice & quality of life for older people
- 3.18 Individuals and communities enjoying healthier and more active lifestyles
- 4.1 Deliver positive activities for children, young people (especially those at risk of exclusion or offending) and families.
- 4.22 Sustainable local community

The Community Development Officer recommends that the grant be awarded in full.

### **Crowshute House**

Crowshute House is a Chard community centre, which hosts a wide variety of Societies and Clubs. Examples include the local theatre group, operatic society and Chard concert brass. There is a Sunday bingo club and provision of lunch clubs and services for older people.

Crowshute House was the subject of an asset transfer agreement in 2011, whereby control of the building was transferred from South Somerset District Council to Crowshute Centre Ltd a registered charitable company. Since July 2011 Crowshute Centre Ltd has managed and maintained the building, which is leased from South Somerset District Council.



The building now requires replacement of fire doors and windows, which have become rotten and unsafe. This project will install 3 fire doors and 5 double glazed windows, which will additionally improve the insulation of the building.

The total cost and installation of the doors and windows is £4,400. The table below shows that Crowshute Centre Ltd are in the process of raising 50% of these costs and are looking to South Somerset District Council for a grant of £2,200.

The applicant states that on this occasion the Town Council is unable to contribute, towards the project, as they have already allocated their grants budget for the year. However it should be noted that the Town Council did provide financial support to Crowshute House in 2010.

| <b>Funding Source</b>       | <b>Amount</b> | <b>Status</b> |
|-----------------------------|---------------|---------------|
| Crowshute House Association | £2,200        | Pending       |
| SSDC                        | £2,200        | Pending       |
| <b>TOTAL</b>                | <b>£4,400</b> |               |

The Community Development Officer has assessed the grant and the project has reached an overall score of 28, as outlined in the table below.

| <b>Category</b>          | <b>Score</b> | <b>Maximum</b> |
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| Financial need           | 4            | 7              |
| Innovation               | 1            | 3              |
| <b>Total</b>             | <b>28</b>    | <b>37</b>      |

This project meets the following corporate priorities:

- 3.11 Increased choice & quality of life for older people.
- 3.18 Individuals and communities enjoying healthier and more active lifestyles.
- 4.22 Sustainable local community.

The Community Development Officer recommends that the grant be awarded in full.

### **Hinton St George & Locality Rural Community Services Ltd (HRCS)**

Hinton St George Locality Rural Community Services Ltd is an Industrial Provident Society for the Benefit of the Community (IPS) with 338 members. An IPS is the legal structure used by community shops, to allow them to trade as a social enterprise and use any surplus profit the business makes for the benefit of the community. The social enterprise was set up last year to save the local shop and post office from closure when the long standing owners put the business with accompanying residential property up for sale so they could retire.

Area West Committee awarded HRCS £12,500 in March 2011, which along with funds raised within the community and through other grants enabled them to purchase the



property at a cost of £290,000 in August 2011. Since that time HRCS has been running the business, which has been renamed 'Our Shop' as a community shop and Post Office with the support of a paid Manager and a dedicated group of volunteers.

The community shop is located within a five bedroom family house with a large garden and garage. Although "Our Shop" is trading successfully, most of the space in this property is not yet being used to its full potential, this includes the downstairs living quarters of the house (kitchen-diner and living room) and all of the first floor, which includes the five bedrooms and a bathroom.

To further ensure the long term sustainability of the community shop and Post Office HRCS would like to carry out the second phase of the project. This would involve making essential changes to the infrastructure of the building by completely separating the ground floor from the first floor. This would enable them to rearrange the space and create a more viable commercial community facility downstairs with separate residential space upstairs.

The building works would allow HRCS to expand the shop floor space into part of the downstairs rooms. The current first floor bedrooms will be turned into a 2 bedroom self contained flat, which would be let out for residential use. The rental income would be ploughed back into the social enterprise and used to benefit the community. Once the building works have been completed the shop floor will be refurbished and refitted to improve the layout allowing them to sell a wider range of products, which will improve sales and increase the viability of the project. The building works involve the following:

- Moving the staircase, which is currently in the centre of the property
- Creating fire and acoustic barriers between the commercial and residential parts of the property (as required by building regulations).
- Separating the electrics and water supplies for the two different parts of the building
- Installation of a ground floor WC and hand washing facility
- Shelving and refrigeration in the additional shop space

Altogether the total cost of these works is £61,178 with the funds being sought from the following sources:

| <b>Funding Source</b>                           | <b>Amount</b>  | <b>Status</b>   |
|---|----------------|---|
| Parish Council                                  | £1,000         | Confirmed   |
| Own funds                                       | £14,178        | Confirmed   |
| Donations via the Somerset Community Foundation | £15,000        | Confirmed   |
| Big Lottery 'Village SOS'                       | £25,000        | 1 <sup>st</sup> stage is approved now waiting final decision Feb 2012 |
| SSDC  | £6,000         |   |
| <b>Total</b>                                    | <b>£61,178</b> |   |

This is an innovative project and one that would ensure a community asset was being used to its maximum capacity and benefiting everyone in the locality.

Hinton St George has a very high proportion of residents over retirement age (37%) and 15% of households do not have private transport. The proposed bus cuts will affect the bus service to/from Hinton St. George making it harder for people to access services outside the village. The community shop and post office gives residents access to essential services within the village without the need for them to travel to a nearby town.

In addition to the building works outlined above HRCS is also in the process of turning the garden of the property into a community potager style garden which will supply the shop with home grown fruit, vegetables and flowers.

The Community Regeneration Officer has assessed this application and the project has received the following score:

| Category                 | Score     | Maximum   |
|--------------------------|-----------|-----------|
| Target Groups            | 6         | 7         |
| Project                  | 5         | 5         |
| Capacity of Organisation | 15        | 15        |
| Financial need           | 6         | 7         |
| Innovation               | 3         | 3         |
|                          | <b>35</b> | <b>37</b> |

This project meets the following Corporate Priorities:

- 1.11 - A vibrant and sustainable rural economy by supporting a local community shop
- 3.0 - Increase choice of available housing by creating a flat above the shop
- 3.11 Increase choice and quality of life for older and vulnerable people by providing an accessible quality service providing goods that people need
- 3.18 Individuals enjoy healthier and more active lifestyles through volunteering
- 4.16 – an empowered community where people take part in shaping their neighbourhood through getting involved in a community enterprise.
- 4.22 A sustainable community – the shop has a local sourcing policy and plans to sell locally grown fruit, vegetables and flowers.

The Community Regeneration Officer recommends that the grant be awarded in full.

### **Hinton St George Village Hall & Playing Field Trust (HVHPF)**

In response to feedback received from the recently completed Parish Plan the Village Hall and Playing Field Trust are working on projects to improve both facilities. This application is to consider a grant request for a new roundabout for the playing field.

The Parish Plan completed in 2009 highlighted that 14% of the population are under 18 years of age, since its completion that figure has increased as more families have moved into the area.

The playing field has not had any new equipment for several years and during consultation carried out for the Parish Plan, many people said they wanted to see improved facilities for the children and young people in the village.

The Playing Field Committee have consulted with children at the village school to find out what they would like and a zip wire and a roundabout came out as the two most popular choices. The Committee have decided to buy a roundabout because a wider age range of children will be able to use this piece of equipment. They have considered a number of different types of roundabout but have opted for a design that allows parents

to sit on it with babies and toddlers, together with children who are able to use it on their own. This particular type of roundabout has also been installed in a number of locations across the district recently.

In addition to the roundabout the Committee are also paying to have an existing rocking horse refurbished along with new safety matting fitted at the site of both the roundabout and the rocking horse.

### Costs and Funding

The total cost of the project is £11,800

| Item  | Cost           |
|---|----------------|
| Refurbishment of existing rocking horse     | £1,860         |
| Roundabout with safety matting plus fitting | £9,940         |
| <b>Total</b>                                | <b>£11,800</b> |

Approximately 60% of the cost of this project has been raised locally within the village as can be seen from the funding table below:

| Funding Source            | Amount        | Status    |
|---------------------------|---------------|-----------|
| Own funds                 | £3,000        | Confirmed |
| Parish Council            | £500          | Confirmed |
| HSG Reading Room Trust    | £1250         | Confirmed |
| Punkie Night Committee    | £250          | Confirmed |
| Hinton Ladies Fundraisers | £2000         | Confirmed |
| <b>TOTAL</b>              | <b>£7,000</b> |           |
|                           |               |           |
| <b>SSDC</b>               | <b>£4,800</b> | Pending   |

An improved playing field facility for Hinton St George will benefit the following priority groups which the District Council have identified as being important:

- Children and young people up to 18 years
- People facing social exclusion in rural areas

This project meets the following corporate priorities:

2.13 - reduce waste and recycling as they plan to refurbish the rocking horse rather than taking it out and buying a new one.

3.18 – individuals enjoying healthier and more active lifestyles by giving children the opportunity to play.

4.0 – a community that feels safe as the play facilities provide an environment that promotes family activity.

4.16 an empowered community where people can take part in shaping their neighbourhood as the improved play area provides an environment for new members of the community to integrate and make friends.

The Community Regeneration Officer has assessed the application and it has received the following score:

| Category                 | Score     | Maximum   |
|--------------------------|-----------|-----------|
| Target Groups            | 2         | 7         |
| Project                  | 4         | 5         |
| Capacity of Organisation | 11        | 15        |
| Financial need           | 5         | 7         |
| Innovation               | 2         | 3         |
| <b>Total</b>             | <b>24</b> | <b>37</b> |

The Community Regeneration Officer recommends that the grant be awarded in full.

### Condition of Grant Funding

The Community Regeneration Officer recommends that a condition of grant funding should be that the Village Hall and Playing Field Committee puts in place an Equal Opportunities Policy.

### Carbon Emissions & Adapting to Climate Change Implications (NI188)

- The double glazed windows at Crowshute House will improve insulation and reduce heat loss.
- Supporting Combe St Nicholas village Hall – will reduce local car journeys

### Equality and Diversity Implications

Combe St Nicholas Village Hall - Access to services for rurally isolated.

**Background Papers:** *Community Grant Criteria*  
 ([www.southsomerset.gov.uk/communities/funding-for-your-group-or-project](http://www.southsomerset.gov.uk/communities/funding-for-your-group-or-project))  
*Grant applications on File*  
*AW Committee March 2011 Capital Grants*

Area West Committee – 18th January 2012

## **8. Promoting Community Safety in Area West - Police Performance and Neighbourhood Policing**

*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*

This item relates to the active promotion of Community Safety in Area West.

Representatives from the police will attend the meeting and give a short presentation on local issues, crime trends and initiatives.

**Background Papers:** *None*

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Area West Committee – 18th January 2012

## 9. Update Report from the Countryside Service

*Strategic Director:* Vega Sturgess (Operations and Customer Focus)  
*Assistant Director:* Steve Joel (Health and Well Being)  
*Service Manager:* Katy Menday, Countryside Manager  
*Lead Officer:* Katy Menday, Countryside Manager  
*Contact Details:* [katy.menday@southsomerset.gov.uk](mailto:katy.menday@southsomerset.gov.uk) or 01935 462522

### Purpose of the Report

To update members on the work of the Countryside Service across the District over the past year and on key projects for the next 6 months.

### Public Interest

This report aims to detail the achievements of the Countryside Team at South Somerset over the past year, with particular reference to the rangers based at the countryside sites. It will explain what has been completed in terms of land management and also event delivery for the public. The countryside team manage sites at Ham Hill Country Park, Yeovil Country Park, Chard Reservoir Local Nature Reserve, Sampson's Wood, Langport Visitor Centre and cycleway, Moldrams Ground Local Nature Reserve and Eastfield Local Nature Reserve.

### Recommendation

That members note the report.

### Across the South Somerset Countryside Sites

In 2011/12 the Countryside Service manages 650 acres of public access land comprising land designated mainly as Country Parks and Local Nature Reserves. A team of 5.8 FTE officers manage the sites to a net expenditure budget of £257,820. The budget is managed across 4 budget codes allocated to the 3 largest countryside sites (Yeovil Country Park, Chard Reservoir and Ham Hill) and Langport Visitor Centre.

- The largest sites have again secured 3 Green Flag Awards.
- For 2011 a diverse events programme was developed, which included over 41 public events. From children's bug and mini beast sessions to fayre events, heritage sessions and bush craft camps it has been well received.
- Throughout 2011 the rangers led educational sessions for schools seeing 410 pupils on the countryside sites, and 6,500 people attended the 41 organised events.
- 1,431 volunteer days were donated across the district (an increase on last year) and we secured a total of £50k of funding for projects and land management.
- The rangers have actively sought out new income streams e.g. through the sale of logs after woodland management.
- Volunteers have played an increasingly important role for the team: helping them secure income by processing wood, fund raising and organising events through functions like the Friends of Ham Hill, protecting sites through a Park watch function and directing management of the sites via the Countryside Steering Group.
- The Woodland Trust sponsored 2 tree planting schemes, a total of 1,500 trees will be planted during winter 2011.

- Practical land management continued including dry stone walling, hedge laying, scrub and tree stock management and grassland works.
- Sites were kept clean and safe and bins were regularly emptied.
- Wildlife enhancement schemes; bat, bird, mammals and butterfly surveys plus construction of hibernacula and other “homes”. Dormice were confirmed at Ham Hill, Chard and Moldrams Ground.
- The team continues to manage Langport Visitor Centre & cycleway.
- Two new apprentices started at the Country Parks in September, there were over 40 applicants for the year long posts.
- Rangers worked closely with two Groundwork South West Teams, providing placements for the teams at both Country Parks, assisting them in establishing an apprenticeship scheme and pleased to see many participants going on to find employment.
- The most frequent compliments received by the team relate to the free or cost recovery events suitable for all the family. Ham Hill and Ninesprings receive compliments about woodland and landscape management.
- New countryside web pages have been launched at [www.southsomersetcountryside.com](http://www.southsomersetcountryside.com).

### Challenges Over the Year

- Some events, including Yeovil May Fayre, suffered at the hands of the British weather, decreasing participation numbers.
- The hard winter created increased issues with tree stock and rangers have needed to carry out a greater amount of management and use climbing arborists where necessary.
- The ongoing management programme in Sampsons Wood continues to be a success, but many adjoining residents are still unhappy having such large trees next to their properties.
- In the high summer months the main countryside sites continue to suffer from excessive littering. Increased casual ranger cover, increased enforcement, and a revision of bin layouts has gone some way to improving things, but on some occasions the inconsiderate few have left the sites in a dreadful state.
- Ham Hill lost 10 sheep in various dog attacks over the year. Posters on site, parish news articles and media presence have raised the profile of this issue, but some dog owners do not take responsibility for their pets and these times have been challenging for the rangers and the farmer.
- There are continuing issues with angling at Chard Reservoir, we are working with the angling club to overcome incidences of littering on the site and the EA have assisted with advice. A significant pollution incident of red diesel into the reservoir last winter was traced to Oscar Mayers who later provided support and financial aid to help in the clear up operations.

### Ham Hill Country Park

- Natural England paid for an Archaeological Management Plan for the site, providing a gazetteer and works prescriptions to ensure the Scheduled Ancient Monument is protected.
- The Friends of Ham Hill secured £9K of funding to deliver community arts workshops culminating in a performance in July interpreting the history of Ham Hill. The rangers September heritage fair was a great success, with families enjoying a day of free events on site.
- Cambridge Archaeological Unit and Cardiff University were on site July – September excavating in advance of a quarry extension. A 2 acre area was dug and



they uncovered a complex network of Bronze, Iron and Roman remains. This included human remains and extensive artefacts. The excavation team will be returning in the summers of 2012 and 2013. [www.hamhillfort.info](http://www.hamhillfort.info).

### **Yeovil Country Park**

- Penn Hill wildlife garden has flourished, bringing new colour and interest to a previously disused area on Penn Hill. The conservation volunteers completed this project with help from Headway support group, who also successfully re-designed the old rose garden on the site.
- The rangers have provided support and led walks for a local MIND programme of environmental walks; grant funded sensory walks are delivered by the ranger to help people explore the fantastic environs of Yeovil Country Park through the seasons.
- Yeovil College secured a Woodland Trust tree pack of 500 trees for planting in January. The students have been assisting the rangers in preparing the site for the planting works and helped forge a great working relationship between the team and the College.
- A visitor survey in Yeovil County Park returned a satisfaction rating of 86%.
- The Yeovil May fayre had a good range of stalls and free activities, the day was blighted by poor weather but the turn out was excellent considering the weather.
- Funding work continues towards the community ranger base. Applications have been submitted to various local funders and we intend to re-approach the Heritage Lottery Fund with a revised bid.
- A fantastic new free exploratory storytelling zone has been finished in Southwoods. Fairy doors, balancing beams, woodland mushrooms, a creepy tree and willow shelters all add to the natural seating already provided.
- At Sampson's Wood in Yeovil from autumn 2011 we enter year 3 of a significant tree management project; to stabilize the peripheral tree stock in the woodland, and veteran trees in the woodlands core.

### **Moldrams Ground Local Nature Reserve, Pen Selwood, Wincanton**

- A new management plan for the site has been completed and is currently being formatted and is out for approval by Natural England. This includes specific prescriptions on management for dormice and great crested newts.
- A considerable amount of work has been completed on site increasing the number and suitability of the ponds, plus erection of dormice boxes. Volunteer and public events have been arranged on site to help deliver works.

### **Eastfield Local Nature Reserve, High Ham**

- Butterfly Conservation are funding scrub management works on site. Ant surveys have taken place and propagated wild thyme plants planted. The site is progressing well and a decision as to when large blues will be released will be taken in summer 2012.

### **Chard Reservoir Local Nature Reserve**

- The July 2011 countryside event was a great success. As well as increased visitor numbers (c.400) donations of £350 were taken. Visitors could make a bird box, a willow sword or wigwam, meet the Eduzoo animals or try clay modelling. Local targeted publicity helped secure the event's success.
- On site butterfly and birding events have been organised and walks and slide talks delivered to external groups.



- Green Flag Judges commented upon the comprehensive management plan, and the successful delivery on limited resources at a site with a variety of wildlife and recreational clashes.
- The reed bed restoration project continues: the hard work of the volunteers was evident this summer with dense lush growth. For the first time in many years a pair of swans bred on site and 1 cygnet successfully fledged.
- The volunteer team continued to expand over the year; upwards of 40 bird boxes have been built and erected by the volunteers. It was whilst checking and cleaning these boxes that we believe a dormouse was discovered. On average 6 volunteers attend every Friday to help with works and often throughout the week to assist the ranger.
- SSDC's role as reservoir owner and undertaker requires compliance with the Reservoir Act, works to clear vegetation from the dam wall are progressing well as recommended in the last annual Reservoir inspection. An emergency plan has been written for the site and staff from across the District Council trained in emergency procedures and water level management.
- The Environment Agency praised the cleanliness of the site on a recent inspection visit and found 100% compliance with rod licences.
- Chard and Chaffcombe continue to have excellent and active representation on the South Somerset Countryside Steering Group. Attendees include Cllr. Nigel Mermagen, Cllr. Graham Forsyth from Chard Town Council and Cllr. Josie Miles from Chaffcombe Parish Council. Minutes and agendas are also now circulated to Cllr. Sue Osborne for information.
- New interpretation boards are being designed for site with colour maps and updateable information boards for summer 2012.

### **Headlines for the Next 6 Months**

- A pre application form will be submitted to the Heritage Lottery Fund to advance a project to deliver a smart phone application for Ham Hill. The "app" will use all the evidence from the archaeological dig and create a new innovative suite of interpretation for the site. Partners include the 2 universities and Somerset County Council.
- We will continue to seek funding for the Yeovil Country Park ranger base build, with various additional avenues being explored by the Friends of the Country Park.
- The rangers will plant standard oak trees at Yeovil Country Park and Chard Reservoir for the June Jubilee celebrations. A beacon has been registered for Ham Hill to take place on June 4 as part of the chain across the country.
- The Green Flag Awards for 2012 will include an application for Ham Hill for Green Heritage status.
- Both Country Parks are due for a review of their management prescriptions in 2012, which will take into account the protected species work and new projects for each site.

### **Financial Implications**

None.

## Corporate Priority Implications

The work of the countryside service delivers for the following targets.

### CORPORATE PLAN – THEME 2: ENHANCE THE ENVIRONMENT, ADDRESS & ADAPT TO CLIMATE CHANGE

- 2.1 – Explore options for biodiversity enhancement on SST partner land by 2012 and deliver projects each year to 2026
- 2.3 – With SST partners, develop a joint Open Spaces strategy for South Somerset by 2012
- 2.4 – Agree land management plans for own estate by 2012
- 2.9 – Increase resident satisfaction with street cleaning, car parks, public toilets and open spaces/ Country Parks.
- 2.19 – Decrease CO2 emissions in Somerset from 7.9 Tonnes/head/year (2006)
- 2.21 – Support an SST campaign by 2010 to raise community awareness and involvement in environmental approaches

### CORPORATE PLAN – THEME 3: IMPROVE THE HOUSING, HEALTH AND WELL-BEING OF OUR CITIZENS

- 3.19 – Support SST to develop a long term (over 20 years) multi-agency commitment and action plan to reduce the number of children and adults that are overweight and obese and deliver one initiative by 2012 (SCS Action 9)
- 3.20 – Increase children and young people's satisfaction with parks and play areas and adult participation in sport and active leisure.
- 3.29 – Increase access to services and facilities by public transport, walking and cycling

### CORPORATE PLAN – THEME 4: ENSURE SAFE, SUSTAINABLE AND COHESIVE COMMUNITIES

- 4.1 – Deliver positive activities for children, young people (especially those at risk of exclusion or offending) and families, designed to reduce anti-social behaviour by October 2010 (SCS Action 1)
- 4.6 – Decrease perceptions that drug use/dealing is a problem from 30.5% (2008) to 23.4% by 2011/12 (Action 3)
- 4.9 – Develop a range of approaches and initiatives that build confidence and reduce fear of crime by maintaining a level of 92% of population that feels safe in their community by 2012.

## Carbon Emissions & Adapting to Climate Change Implications (NI188)

The Countryside Team are aware of the challenges faced in mitigating climate change and as a team work hard to ensure that their operations have a minimal carbon footprint. We ensure that by approaching the management of the countryside sites in a traditional manner they offer the largest carbon sink for other operations.

Annually the team plants an average of 500 trees and these are always native, ensuring they are best suited to our current climate and provide the habitats with the best chance of adapting to future climate change.

By having site based rangers travel is kept to a minimum and carbon emissions kept low. Instead of heavy use of power tools the nature of the work means that a significant volunteer work force is mobilised keeping fuel consumption low.

Annually thousands of members of the public of all ages have contact with the ranger team through organised educational events; promoting wildlife, green spaces, green living, traditional countryside management and minimising your carbon footprint.

## **Equality and Diversity Implications**

The countryside team work hard to ensure that the countryside sites are as accessible as possible. Stiles are removed in favour of gates. An audio trail and free mobility vehicle are for hire at Ham Hill Country Park. Easy access trails are promoted at the largest sites. The website contains relevant information and assistance for planning visits and the South Somerset Disability Forum continues to advise the rangers on proposed works and projects, they also have a place on the South Somerset Countryside Steering Group.

**Background Papers:** *None.*

Area West Committee – 18th January 2012

## **10. Reports from Members on Outside Organisations**

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

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

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Area West Committee – 18th January 2012

**11. Feedback on Planning Applications referred to the Regulation Committee**

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

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Area West Committee – 18th January 2012

## **12. Planning Appeals**

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

### **Purpose of the Report**

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

### **Recommendation**

That the report be noted.

### **Background**

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

### **Report Detail**

#### **Appeals Received**

#### **Written Representation**

**Combe St. Nicholas** – Application for a Certificate of Lawful Use for the proposed use of land as a site for one mobile home, land OS 8781, Combe Wood Lane – Mr. George Baker – 11/01410/COL.

**Background Papers:** Application files – 11/01410/COL.

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### 13. Planning Applications

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

The schedule of applications is attached following page 22.

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 – 18th January 2012

**14. Date and Venue for Next Meeting**

The next scheduled meeting of the Committee will be held on Wednesday, 15th February 2012 at 5.30 p.m. at the Town Hall, Guildhall, Chard.



## Planning Applications – January 2012

### 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    | Windwhistle | 11/03866/COU | Change of use of existing log cabin from residential to use as a teaching studio for traditional upholstery courses | 1 Tonypandy Cottages<br>Castles Hill<br>Allowenshay | Miss Peta Inglesent            |
| 14   | Neroche     | 11/04168/FUL | Alteration and the erection of two storey side and front extension to dwellinghouse                                 | Chapel Cottage<br>Windmill Hill<br>Ashill           | Mr and Mrs<br>Chris<br>Downing |
| 18   | Windwhistle | 11/04287/FUL | The installation of photo voltaic panels and solar hot water panel to south west roof slope (Retrospective).        | The Barn<br>Chaffcombe<br>Gate Farm<br>Chaffcombe   | Mr N Hill                      |

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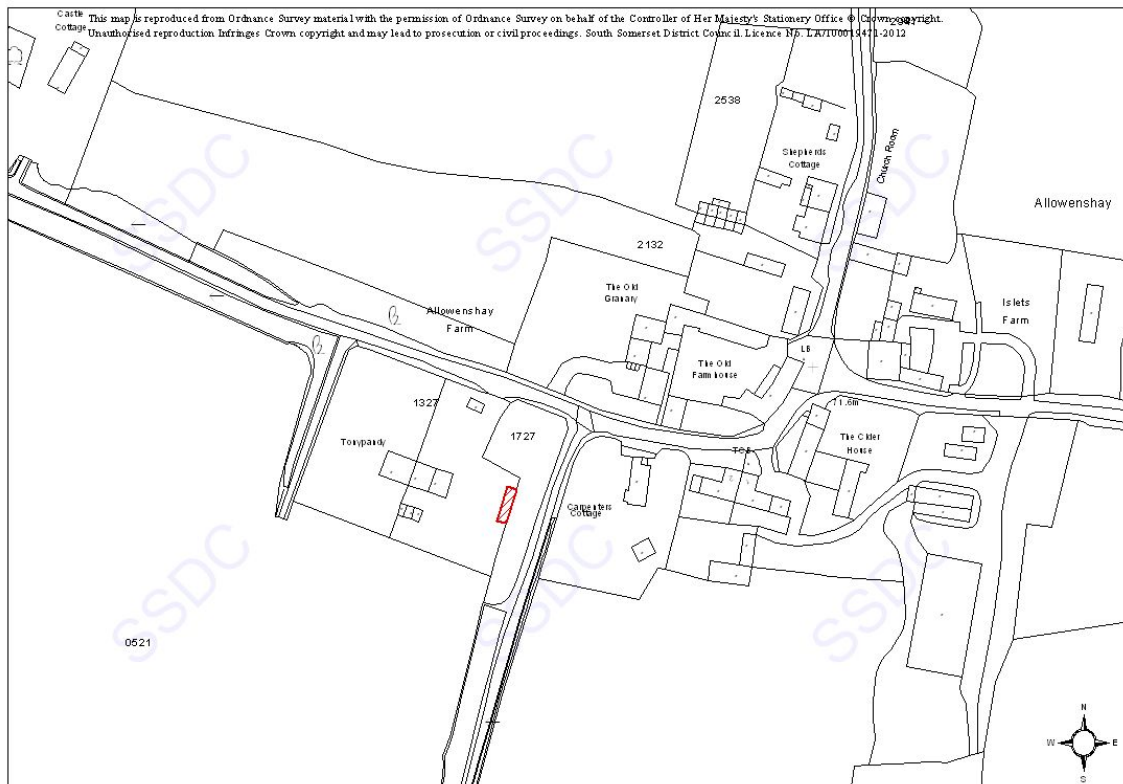
**Officer Report on Planning Application: 11/03866/COU**

|                                       |  |
|---------------------------------------|--|
| <b>Proposal :</b>                     | Change of use of existing log cabin from residential to use as a teaching studio for traditional upholstery courses (GR 339117/113281) |
| <b>Site Address:</b>                  | 1 Tonypandy Cottages Castles Hill Allowenshay  |
| <b>Parish:</b>                        | Kingstone  |
| <b>WINDWHISTLE Ward (SSDC Member)</b> | Mrs S Osborne (Cllr)   |
| <b>Recommending Case Officer:</b>     | Diana Watts<br>Tel: (01935) 462483 Email: diana.watts@southsomerset.gov.uk   |
| <b>Target date :</b>                  | 25th November 2011   |
| <b>Applicant :</b>                    | Miss Peta Inglesent  |
| <b>Agent: (no agent if blank)</b>     | Boon Brown Architects Motivo<br>Alvington Yeovil<br>Somerset BA20 2FG  |
| <b>Application Type :</b>             | Other Change Of Use  |

**REASONS FOR REFERRAL TO COMMITTEE**

The recommendation is contrary to a statutory consultee's response (Highway Authority) and therefore under the scheme of delegation, the application must be determined by Committee.

**SITE DESCRIPTION AND PROPOSAL**



The site is located on the western edge of the small hamlet of Allowenshay. It is one of a terrace of three cottages, whose shared driveway rises up from Ludney Lane.

This is a retrospective application seeking permission to continue to use the log cabin in the garden of no 1 Tonypandy Cottages as a teaching studio for traditional upholstery courses.

The applicant has provided a Design and Access Statement to explain the application, together with extensive additional supporting information:

- the proposal is to educate in traditional upholstery using traditional methods, tools and materials
- to take vintage and antique broken sofas and chairs and sympathetically restore them, recycling wherever possible
- to either give a student a taster course in traditional upholstery or to cater for the student looking for a career change by offering an Applied Diploma Course in Upholstery
- not only revitalising furniture but often the students as well
- the relatively small space needed, the ability to work from home and inexpensive tools make it an ideal avenue to pursue
- due to cutbacks, very few upholstery classes still operate in colleges and often the only courses available are through private individuals or small businesses like myself
- to be able to compete in this market, the overheads need to be low
- I have run the courses since July 2010 and for the year to 5 July 2011, courses have operated on 120 days
- I would like to run week long courses 3 times a month with a maximum of 3 people on any one course
- these have been operating 9am -6pm but now proposing 10am-5pm Mon - Fri in response to the objections (allowing half an hour either side of this to pack up/arrive)
- two part-time staff but they help with the garden and general upkeep of property
- No outside working
- No burning of waste products other than general garden waste
- foam and scrap material recycled where possible, otherwise waste taken to Chard tip
- The impact on the local rural economy has been uplifting, with many local businesses benefitting, from Yurtis in Dowlish Wake to Stepps Holiday Cottage in Broadway, to local pubs and shops, like the Trading Place at Lopen Head bringing on average £1500-2000 per month, with students often bringing partners and family
- There is also the benefit to trade suppliers such as Glover Bros at Bishops Lydeard for all upholstery materials and local fabric suppliers in Somerset and Dorset
- We also use recycled fabric, vintage and antique linens from local hand dyers, again, on average a further £2000 a month is spent with local trade suppliers
- I work from home and therefore am not reliant on my car to get to and from work
- my courses teach a skill that enables others to work from home
- students stay locally and often together sharing vehicles or walking or cycling so there would not always be 6 extra vehicle movements per day
- I rent stores in Seavington St Michael and Allowenshay for upholstery materials

- the store in the village enables me to manage my stock levels and make sure that there is always enough to cover one month, thus enabling on average 1 delivery per month from main supplier (Glover Bros)
- all other items come by Royal Mail, including fabrics, apart from the occasional delivery from UPS.
- In the last 2 months, there has been 1 UPS delivery, 2 Glover Bros deliveries, 1 Crewkerne Carriers collection to the farmyard
- work related vehicle movements (July 2010-July 2011) estimated for nos 1, 2 and 3 Tonypandy Cottages...as 530, 470 and 940 (respectively)
- projected movements based on 180 days of courses no.1 1,104 trips, no.2 470 trips and no.3 1,298 trips
- Ludney Lane is very rarely used and really only to access Tonypandy Cottages. All my students are sent detailed directions and advised only to use Ludney Lane via The Butts
- overall traffic levels in Allowenshay have declined over the last 7 years by 8 vehicles due to change of use to holiday homes and people retiring
- there is sufficient capacity to accommodate the additional parking spaces... at worst 3 cars with further spaces if required
- the Highway's concerns regarding sustainability are noted but do not reflect local circumstances
- the site is only 2 miles from the service centre of Ilminster with cycling being a viable means of transport
- the rural location of the proposal reflects the location of many cottage industries
- a live/work unit was approved last year only 60m away with the Highway Authority taking a much more pragmatic view
- mindful of policy ST3, a spend breakdown has been provided which sets out the investment the business makes in the local economy, with some 65% of the company's spend made within a 5 mile radius and 22% in Somerset, which leaves little doubt that the proposal benefits economic development.

## **HISTORY**

No relevant recent history other than the enforcement investigation.

The Planning Authority was first made aware of an upholstery business being operated from the site in April 2010. At that time, the Enforcement Officer considered that the level of activity was such that it did not constitute a material change of use. A log cabin was erected in July 2010 and by November 2010, it had become apparent that the use had intensified requiring planning permission. This led to the current application being submitted to try and rectify the situation.

## **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.

For the purposes of determining current applications the local planning authority considers that the relevant development plan comprises the saved policies of the Somerset and Exmoor National Park Joint Structure Plan Review and the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Saved policies of the Somerset and Exmoor National Park Joint Structure Plan (April 2000):

STR1 - Sustainable Development  
STR6 - Development outside Towns, Rural Centres and Villages  
49 - Transport Requirements of New Development  
5 - Landscape Character  
48 - Access and Parking

Saved policies of the South Somerset Local Plan (April 2006):

ST3 - Development Areas  
ST5 - General Principles of Development  
ST6 - The Quality of Development  
EH6 - Conversion of Buildings in the Countryside  
EC3 - Landscape Character  
EP9 - Control of other potentially polluting uses  
EP3 - Light Pollution  
TP6 - Non-residential parking provision

Policy-related Material Considerations

National Guidance  
PPS1 - Sustainable Development  
PPS4 - Planning for Sustainable Economic Growth  
PPS7 - Sustainable Development in Rural Areas  
PPG13 - Transport

South Somerset Sustainable Community Strategy  
Goal 3 - Healthy Environments  
Goal 4 - Services and Facilities

## **CONSULTATIONS**

### **Kingstone Parish Meeting:**

The reasons we would not support the application are based on highway grounds.

- There would be a significant increase in road traffic along the very narrow roads coming into Allowenshay.
- The shared access road to Tonypandy Cottages is steep and narrow with restricted vision and turning where it joins Ludney Lane.
- The extra parking spaces planned would intrude into the space necessary for allowing vehicles to turn safely within the shared access area.

**Highway Authority:** The proposed development site lies outside any Development Boundary Limits and is therefore distant from adequate services and facilities. In addition, public transport services are infrequent. As a consequence, visitors of the new development are likely to be dependant on private vehicles for most of their daily needs. Such fostering of growth in the need to travel would be contrary to government advice given in PPG13 and RPG10, and to the provisions of policies STR1 and STR6 of the

Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000), and Policy ST3 of the South Somerset Local Plan.

Notwithstanding the aforementioned comments, it must be a matter for the Local Planning Authority to decide whether the proposed change of use or any other overriding planning need, outweighs the transport policies that seek to reduce reliance on the private car.

In detail, the applicant has indicated that the proposed classes would result in an additional three vehicles utilising the site. This equates to an additional 6 vehicle movements per day, which would be in addition to the existing vehicle movements associated with the dwelling. This also does not take into account any deliveries or further vehicle movements that might be associated with this proposal. As a consequence it is likely that this development would result in a significant increase in vehicle movements

I am concerned that the surrounding highway network is not of sufficient standard to be able to accommodate the additional traffic that would be associated with this proposal as both The Butts and Ludney Lane can be considered to be sub-standard due to the restricted width, poor alignment and lack of passing places along there entire duration.

I therefore raise objections to this proposal for the following reasons:

- The site is located outside the confines of any major settlement in an area that has limited public transport services. The development, if approved, will increase the reliance on the private car and foster a growth in the need to travel, contrary to advice given in PPG13, RPG10 and Policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan (Adopted April 2000) and Policy ST3 of the South Somerset Local Plan.
- The approach roads by reason of their restricted width and poor alignment are considered unsuitable to serve as a means of access for the type of traffic likely to be generated by the proposed development. The proposal is therefore contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000).

**SDDC Area Engineer:** no comment

**Economic Development Officer:** My comments fall into two areas.

1) The business case and its local economic impact.

The applicant informs me that she is registered as a sole trader, linked to the applicant's lifestyle choice. The company has an established website, ebay shop and makes active use of social media to promote both the upholstery courses and sell upholstered furniture pieces.

The demand for these upholstery courses is well established with interest from all over the UK (75% are 'not local' according to the applicant). The company had 269 course attendees over 120 days to the 5th July (year 1). It is noted that the courses offered are now unique to the area as Bridgwater College no longer offer upholstery. Commissions (for the applicant or students to repair client's furniture) are also commonly received. The applicant has stated that there are never more than 3 students on any given course, though I note this figure does not tally with the overall student numbers provided for year 1. Further clarification is requested on this point since the number of attendees will correlate with the number of vehicles parked - this matter is considered below.



I have not had the benefit of inspecting the applicant's business plan but on balance, this would appear to be an established business (the enterprise began as a Ltd. company in 2006) that has the full commitment of the applicant.

The applicant has also pointed out benefits of the business to the local economy;

- Course attendees (who have to stay locally) are always provided with a local accommodation list.
- Lunches are provided with ingredients bought from the nearby Trading Post.
- Local businesses supported include upholstery suppliers (Taunton), local B&B's, pubs and holiday cottages. There seems no reason to doubt that there are many local beneficiaries of this trade but no specific figures have been given.
- Course attendees are invited to explore the local area and often make a holiday of their stay.

In discussions with the applicant, it was made clear that this is quite a small-scale operation and that alternative premises were not a viable option. In the medium term at least, there were no plans to grow the business or take on staff. The applicant employs a cleaner and gardener (both P/T), but neither are direct employees of the business. Supporting the applicant to find alternative premises would not appear to be an option for ED at this stage.

The applicant is in the process of resolving any matters relating to business rates and subsequent potential implications on Public Liability Insurance.

## 2) Parking Issues

I accept the neighbours' objections to the parking that results from the courses being held. The applicant has not suggested how vehicular use might be reduced/mitigated (merely stated that the situation is 'complicated' and difficult to resolve). Indeed, the applicant notes on the company website the lack of public transport and advises attendees to use their own transport.

As parking issues are the mainstay of the objections I feel that the applicant needs to be pro-active in solving the problem. The number of cars involved does not appear to be large and there ought to be a number of ways of finding a solution. It is not for Economic Development to negotiate this matter, but there may well be an acceptable and legal parking area nearby from where attendees can be collected.

## Summary

I agree with comments and recommendations from fellow Economic Development Officers and find them balanced - both in support of the applicant continuing the business, while addressing the primary source of objection (parking) from neighbouring residents.

I also support the COU application with the condition that a more agreeable solution to the parking situation be identified prior to approval.

Another response was provided by a second Economic Development Officer who had not spoken directly to the applicant and felt that additional information was required. He was concerned that the business was not providing any financial benefit to the area and concluded that it was causing more concerns than benefit to neighbours and the wider community. He recommended that the application be supported but with restrictions on for example, the number of days it can operate and a travel plan provided showing how sustainable transport is to be encouraged.

**Environmental Protection Officer:** I can confirm that we have to date not received any complaints about noise from this site considering they have been operating for the past ten months.

That said, if neighbours are concerned about noise or troubled as they state, then controls can be put in place with relevant conditions.

I would therefore propose that should permission be granted then the following conditions be attached:

No work outside buildings  
No open storage  
Machinery limitations  
No burning  
Doors and windows to remain shut at all times when any machinery tools are in use.

## **REPRESENTATIONS**

A site notice was posted (General interest) and neighbours notified.

Two neighbours who live in the cottages adjoining the applicant's property have written to object on the following grounds:

- loss of privacy and if students stay at the property, then disturbance and intrusion likely to extend into evenings and weekends
- disturbance amplified due to relatively small parking area
- noise from workshop particularly on fine days
- we are at home on non-work days and during holidays when trainees on site
- Turning head regularly blocked by trainees' vehicles
- Large delivery vehicles can cause inconvenience and frustration
- Nos 1, 2 and 3 are jointly responsible for shared driveway which is steep with sharp bend; extra traffic would affect condition
- Poor visibility when turning either into Ludney lane or when manoeuvring in Castles Hill Lane (also called The Butts)
- Additional traffic increases risk of conflict with local traffic
- Vehicular noise is intrusive
- Noise from staple guns and hammering can be heard most days
- If approved we would like to see a condition requiring waste to be disposed of at recycling centre and not burnt in garden or put in neighbours' wheelie bins
- If a different access and parking area were created to serve the business (requiring negotiation with allotment owner), and the area was screened to reduce noise, we would be more comfortable with the application
- Has Building Regulation Consent been sought? (no, but it is required and agent informed 14.12.11)
- Plans give impression of larger parking area
- Limited turning space
- 3 vehicles can only park if use turning area



- proposal including the two part-time staff would lead to 1800 extra trips per year (excluding delivery vehicles)
- photographs submitted to show vehicles blocking driveway, turning area and furniture being stored on the parking area
- clients can arrive any day, including bank holidays and can stay as late as 8pm
- concern that clients stay or will stay in the house
- the assertion that the business can only be viable if based at Tonypandy is questionable as within a 5 mile radius, a plethora of small businesses operate from rented premises
- disagree that the parking for the applicant, trainees, two staff and deliveries can be accommodated
- bonfire can be only 6-8 feet away and I have to close my windows - photograph showing upholstery material waiting to be burnt

9 letters of support have been received, including course attendees and local businesses:

- we attended a furniture restoration workshop in October 2010 and it was one of the best holidays we have ever had; we hired a house for week, enjoyed a variety of local pubs and restaurants, and bought lots of supplies from the farmshop to take home
- the business is very green in terms of saving old furniture and encouraging holidays avoiding air travel abroad
- so much benefit for the community and individuals
- I have acquired a new skill and it has allowed me to regenerate my own business
- Affordable, expert tuition, small informal classes and beautiful surroundings
- Benefits local businesses
- Vibrant and valuable enterprise
- Unobtrusive structure
- There are never more than 3 students at a time and we are all asked to park considerately
- The rural economy is dying and here is one business that is sustainable
- It has given my business a lifeline
- There are other courses but further afield and much more expensive
- It has supported my tourism business at Oxenford Farm Yurts with clients booking accommodation for the duration of their stay
- Without businesses like this, my business (Trading Post) would struggle to exist

## **CONSIDERATIONS**

### **1. Planning Policy, Sustainability and Justification**

The site lies outside the Development Area where policies ST3 and STR6 aim to strictly control development in the countryside to that which benefits economic activity, enhances the environment and does not foster growth in the need to travel. Development must be justified, and should protect the quality of the local environment. PPS4 is supportive of initiatives that promote economic growth and policy EH6 permits the change of use of a building in the countryside to a commercial use provided that a number of criteria are met. These include that the bulk, form, scale and general design of the building is in keeping with its surroundings. The Local Plan also supports the principle of workplace homes.

The spend breakdown provided by the applicant demonstrates that the business helps to sustain the local holiday industry, local pubs, other related businesses and trade

suppliers. Her analysis indicates a significant contribution to the local rural economy within a 5 mile radius (£71,717- 2011).

This economic benefit, together with using an existing building, which is sustainable in itself, are considered to outweigh the sustainability issue raised by the Highway Authority. In addition, the site is only about 2 miles from Ilminster with its services and facilities, and cycling is a viable alternative sustainable form of transport. Furthermore, granting permission would allow the applicant to continue to work from home, an initiative encouraged by the District Council, and by teaching upholstery skills, would enable others to work from home, thereby reducing work related vehicle movements.

## **2. Visual Impact**

The garden is well screened and raised up above the road and therefore the cabin cannot be seen until you have driven up the driveway into the site. There is a picket style fence and planting on the boundary adjoining the shared driveway which helps to obscure views of the cabin, and the applicant proposes to erect a 6` willow hurdle fence on the rear boundary adjoining no. 2 and adjacent the parking area to provide further screening. The building is in keeping with the cottage and other domestic outbuildings nearby and it has no adverse impact on the rural landscape as a whole.

Bearing in mind its use in winter months when it is dark at the end of the teaching day, a condition would need to be imposed to control any external lighting as this could have an adverse impact on the landscape.

Parking provision for students would adjoin the parking spaces for no.2 on the side of the shared driveway and would not appear out of place in this location or adversely affect the wider rural landscape.

## **3. Residential Amenity**

Any development should respect neighbouring amenities (policy ST6 of the Local Plan) and the objections received from the neighbours have been carefully considered. This row of terraced cottages share an access drive and have a close relationship with one another, although each one has its own parking provision and private garden space. The log cabin is approximately 20 m away from the nearest objector (no.2 Tonypandy cottages) and stands in a mature garden. Bearing this location in mind and the fact that the nature of the craft relies on working with your hands, small hand tools and an electric stapler, it is considered that there should be no significant or adverse impact on local amenities in terms of noise disturbance. The Environmental Health Officer has raised no objections subject to the imposition of conditions.

The scale of the cabin (11m by 3m) and particularly taking into account the size of furniture being upholstered, automatically limits the level of business activity which can take place here.

## **4. Highway Safety**

This is a significant issue in this case, given the local objections expressed and the Highway Authority objecting on the basis that the approach roads are unsuitable to accommodate the additional traffic generated by the business use. For three weeks out of four, there would be 6 additional vehicle movements (worst case) per day Mon-Fri. The applicant would not need to drive to and from work and when compared with potential movements generated by a working couple or family, often estimated to be on average 8 movements a day, this level of traffic would not seem excessive. Indeed, the

applicant has compared traffic movements with that of her neighbours and estimates fewer movements than those of no.3. In addition, there are a few deliveries a month but again this does not appear excessive given that many people now have home deliveries through online shopping.

It would be important however, to ensure that the parking and access arrangements for 2 and 3 Tonypandy Cottages would not be disrupted. Three parking spaces would need to be kept available for the students to park when courses are being run and the access drive and turning head would need to be kept free of obstruction at all times. The amended site layout plan indicates how three spaces can be provided in front of no.1 Tonypandy Cottages, beside the parking area for no.2, and a fourth space provided in the garden area. The gardener and cleaner should be expected to visit on days when courses are not being run. As pointed out by the Parish Council, the shared drive is steep and narrow but it joins a quiet rural lane and the additional traffic generated by the business would be comparable with a family or working couple who might otherwise be living at the property. The applicant sends all her students detailed directions and advises them only to use Ludney Lane via The Butts.

## **CONCLUSION**

Clearly, there have been some issues with how the business has been operating over the past year but given the benefit to the local economy and policy support for workplace initiatives, it is felt that the applicant should be given the opportunity to operate for another year under more stringent controls, a better parking layout and screening. If at the end of this period there are serious problems with, for example, neighbour disturbance and traffic movements, then it might not be appropriate to extend or make permanent the temporary permission. A personal condition is felt to be essential in this instance given the highway issues, the particular circumstances of the applicant and how she operates the business.

## **RECOMMENDATION**

Grant permission.

## **JUSTIFICATION**

The proposal, taking into account the significant benefit to the local rural economy, and due to the nature of the business, would not cause demonstrable harm to landscape character, highway safety or residential amenity in accordance with policies STR1, STR6, 48, and 49 of the Somerset and Exmoor National Park Joint Structure Plan (Adopted 2000) and policies ST3, ST5, ST6, EC3, EP9 and EP3 of the South Somerset Local Plan (Adopted April 2006), PPS4 and PPS7.

## **SUBJECT TO THE FOLLOWING:**

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

**Reason** To comply with Section 73A of the Act.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan received 30 September 2011  
Site plan received xxxx 2012 (red line being amended to include access and parking)  
Additional supporting information from applicant dated 4 November 2011 and 8 December 2011  
Agent's letter of 14 December 2011

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

3. The business use hereby approved shall cease on 31 January 2013, unless a further planning permission is granted.

**Reason:** The Local Planning Authority is only prepared to grant a temporary permission so that it can review the situation at the end of the period specified and assess in particular the impact on residential amenity and highway safety in accordance with policies ST6 and EP9 of the South Somerset Local Plan, 2006.

4. This permission shall be personal to Peta Inglesent for as long as she occupies the property known as 1 Tonypandy Cottages and shall not enure for the benefit of the land or any other person. There shall be no other employees in connection with this business at the site.

**Reason:** The application has been assessed on this basis only and in the interests of sustainable development and amenity, in accordance with policies ST3 ST6 and EP9 of the South Somerset Local Plan, 2006.

5. The log cabin shall be used for private purposes incidental to the enjoyment of the dwellinghouse, known as 1 Tonypandy Cottages, or as a teaching studio for upholstery courses and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

**Reason:** In the interests of amenity, in accordance with policies ST6 and EP9 of the South Somerset Local Plan, 2006.

6. The teaching courses hereby approved shall not operate other than between 10.00 hrs and 17:00 hrs Monday to Friday, with students arriving no earlier than 09.30 and leaving no later than 17.30 hrs. No courses shall take place on weekends, bank holidays or public holidays and the courses shall not operate for more than 180 days per year.

**Reason:** To safeguard the amenities and character of the area to accord with policies ST6 and EP9 of the South Somerset Local Plan 2006.

7. The number of students being taught at any one time shall be limited to a maximum of 3 people. A register of teaching courses, dates and participants shall be kept and made available for inspection by an authorised officer of the Local Planning Authority at all reasonable times.

**Reason:** To safeguard the amenities and character of the area to accord with policies ST6 and EP9 of the South Somerset Local Plan 2006.

8. For the duration of a teaching course, the parking area indicated on the approved plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the use hereby approved.

**Reason:** In the interests of highway safety and in accordance with policy 48 of the Somerset and Exmoor National Park Joint Structure Plan Review (2000).

9. No manufacturing, fabrication or other industrial process shall take place outside the confines of the log cabin concerned and no raw materials, products of any description, scrap or waste materials whatsoever shall be stored in the open on any part of the subject land without the prior written consent of the Local Planning Authority.

**Reason:** To safeguard the amenities and character of the area to accord with policies ST6 and EP9 of the South Somerset Local Plan 2006.

10. No deliveries associated with the business use hereby approved shall be taken or despatched from the site at any time on a Sunday, bank holiday or public holiday.

**Reason:** To safeguard the amenities and character of the area to accord with policies ST6 and EP9 of the South Somerset Local Plan 2006.

11. The machinery/equipment used shall be limited to that described in the applicant's additional information dated 4 November 2011 (note 1) and Appendix B, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the amenities and character of the area to accord with policies ST6 and EP9 of the South Somerset Local Plan 2006

12. No retail sales shall be carried out from the site.

**Reason:** To safeguard the amenities and character of the area to accord with policies ST6 and EP9 of the South Somerset Local Plan 2006

13. No external lighting shall be erected on the application site unless details have been previously submitted to and agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the amenities and character of the area and in accordance with policies ST6, EC3 and EP3 of the South Somerset Local Plan (Adopted April 2006).

14. The willow hurdle fence shown on the approved plans shall be erected within 28 days of the date of this permission, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the amenities and character of the area to accord with policies ST6 and EP9 of the South Somerset Local Plan 2006

15. Provision shall be made for the storage of refuse generated by the business. Such a scheme shall be agreed in writing by the Local Planning Authority within 28 days of the date of this permission.

**Reason:** To safeguard the amenities and character of the area to accord with policies ST6 and EP9 of the South Somerset Local Plan (Adopted April 2006).

16. The access driveway and turning area shown on the approved plan shall be kept clear of obstruction at all times.

**Reason:** In the interests of highway safety and in accordance with policy 48 of the Somerset and Exmoor National Park Joint Structure Plan Review (2000) and policy ST5 of the South Somerset Local Plan (Adopted April 2006).

**Informatives:**

1. The applicant's attention is drawn to the need for Building Regulation Consent for the log cabin.
2. Students should continue to be directed to avoid approaching Allowenshay via Ludney Lane.

Area West Committee – 18th January 2012

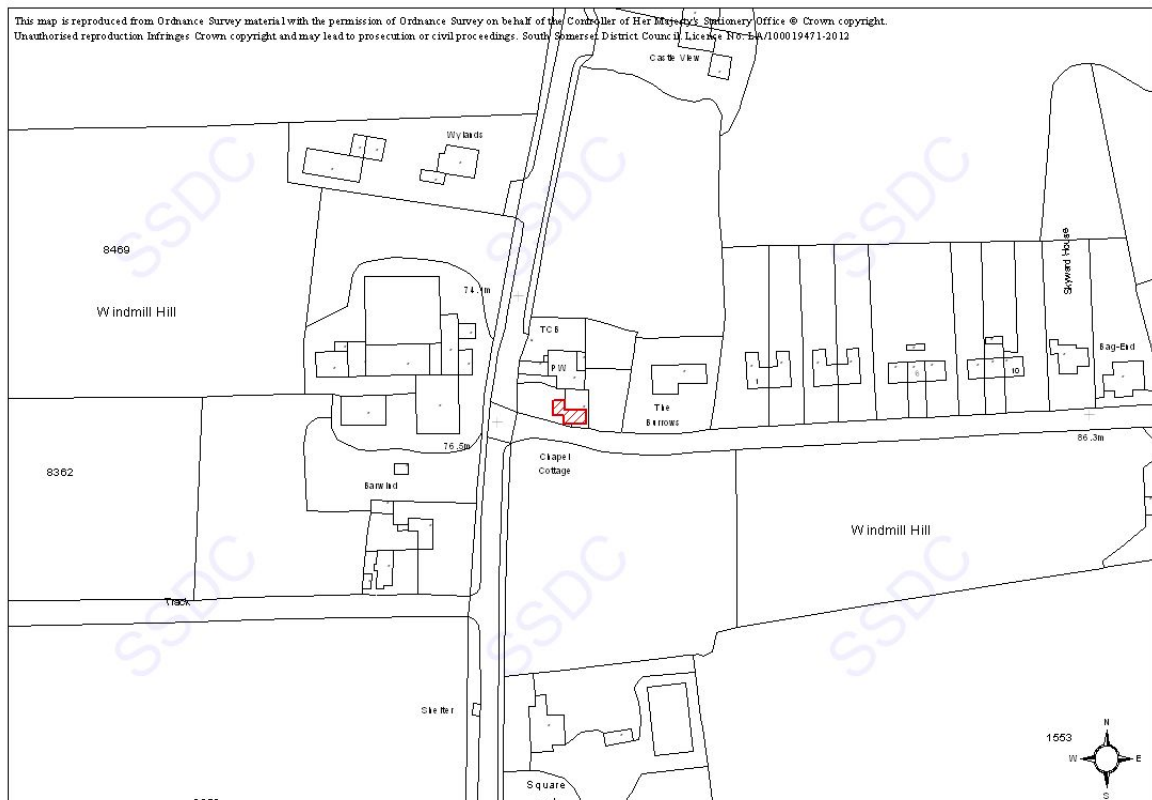
**Officer Report On Planning Application: 11/04168/FUL**

|                                       |  |
|---------------------------------------|--|
| <b>Proposal :</b>                     | Alteration and the erection of two storey side and front extension to dwellinghouse (GR 330994/116643) |
| <b>Site Address:</b>                  | Chapel Cottage Windmill Hill Ashill  |
| <b>Parish:</b>                        | Ashill   |
| <b>NEROCHE Ward (SSDC Member)</b>     | Mrs. L P Vjeh (Cllr)   |
| <b>Recommending Case Officer:</b>     | John Millar<br>Tel: (01935) 462465 Email:<br>john.millar@southsomerset.gov.uk                          |
| <b>Target date :</b>                  | 16th December 2011   |
| <b>Applicant :</b>                    | Mr and Mrs Chris Downing   |
| <b>Agent:<br/>(no agent if blank)</b> | Mr Chris Baranowski Higher Dairy House<br>Allowenshay<br>Hinton St George<br>TA17 8TB                  |
| <b>Application Type :</b>             | Other Householder - not a Change of Use  |

**REASONS FOR REFERRAL TO COMMITTEE**

The application is to be considered by Area West Committee at the request of the Ward Member, with the agreement of the Area Chair. It is felt that the issues should be given further consideration by members, particularly as a result of local support for the proposal.

**SITE DESCRIPTION AND PROPOSAL**





The property is a two-storey cottage constructed from a mix of natural flint stone, blue lias and rendered finish. It is in open countryside, beyond any defined development area, located in a prominent location on a corner plot of Windmill Hill and Wood Road. The property is attached to a local Baptist Church and there are several neighbouring properties to the east, located along Windmill Hill. The property is in need of renovation and has been extended in the past, most noticeably by way of a single storey side extension and a large box dormer to the front elevation.

The proposal is made to extend the property by removing the box dormer and single storey extension and replacing with a raised roof and two-storey front gable and side extensions. These extensions are to be finished in a mix of render and natural stone.

## **HISTORY**

No relevant history.

## **POLICY**

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

Relevant Development Plan Documents

Somerset and Exmoor National Park Joint Structure Plan:

STR1 - Sustainable Development

Policy 5 - Landscape Character

South Somerset Local Plan 2006:

ST5 - General Principles of Development

ST6 - The Quality of Development

EC3 - Landscape Character

Policy-related Material Considerations:

Planning Policy Statement 1 - Delivering Sustainable Development

SSDC Guidance - Extensions and Alterations to Houses - A Design Guide

South Somerset Sustainable Community Strategy

Goal 8 - Sustainably sited and constructed high quality homes, buildings and public spaces where people can live and work in an environmentally friendly and healthy way.

Goal 11 - Protection and enhancement of our natural environment and biodiversity.

## **CONSULTATIONS**

**Parish Council:** This application was considered by Ashill Parish Council on 7th November 2011. There were no objections. The Chairman declared an interest in this application on the grounds that he was related to the applicant. Accordingly, he left the meeting for the duration of the discussion and the Vice Chairman took over.

**SSDC Technical Services:** No comment.

**County Highway Authority:** No observations.



**SSDC Principal Landscape Officer:** I note the above application seeking to extend the above dwelling house.

Whilst the overall balance of the proposal is made bulky by the width and the degree of projection of the west gable extension, from a landscape perspective, it is not so disproportionate as to generate a landscape objection of adverse scale relative to its surrounds. Hence on balance I raise no landscape issues.

## REPRESENTATIONS

The application has been advertised by site notice for the requisite period. Six letters of support have been received from local residents. The main points raised include support on the basis that the proposed alterations will improve the appearance of the existing property, it needs renovation and modernisation, it will support a growing local family and will have no adverse impact on neighbouring properties.

## CONSIDERATIONS

The dwelling is located in a prominent location within a good sized plot on the corner of Windmill Hill and Wood Road. The proposed alterations include the removal of a poor quality large box dormer and single storey side extension and replacement with two storey front gable and side extensions, as well as raising the roof of the main part of the existing dwelling.

Saved policy ST6 of the South Somerset Local Plan requires the proposal, in terms of density, form, scale, mass, height and proportions, to respect and relate to the character of its surroundings. Similarly, saved policy ST5 states that it should respect the form, character and setting of the locality. Policy ST6 also states that the proposal should not unacceptably harm residential amenity of occupiers of adjacent properties by disturbing, interfering with or overlooking such properties.

In assessing this application, consideration should also be given to SSDC Guidance 'Extensions and Alterations to Houses - A Design Guide'. This guidance states among other things that:

*"No extension should dominate the existing house in terms of size or shape. Extensions should generally be **subservient**, appearing as if they have a 'supporting role' to the existing house...usually an extension should be read as a subservient addition. This usually means that it will be lower than the main house and expressed as a secondary, added element. This will require (among other things) that:*

- The roof ridge will be lower than the existing house.*
- The form will possess similar characteristics as the existing house, i.e. be in the same 'family of forms'.*
- The roof will follow the principle characteristics of the existing house roof.*
- (Side extensions) Should be set back behind the front of the faceoff the house.*
- (Corner plots) Because two sides of the extension may be on view, particular care must be taken with a design for a corner location."*

In general there are no objections in principle to the extension of this dwelling. The increase in height by approximately 1m is acceptable as is the principle of the extension to the front and side. Despite this, the proportions of the proposed two-storey elements are of concern. In particular, the width and level of projection of the front gable and the depth of the side extension are considered to be disproportionate to the rest of the building. It is noted that the width of the proposed side extension does not project as far as the existing single storey extension, and when viewed from the east is perfectly

acceptable. However, when viewed from the south and west, offering the most prominent public views, the extensions do not appear to be so well related to the existing building.

Prior to submission of this application, the applicant entered into lengthy pre-application discussions with the Local Planning Authority - the above concerns were raised. The submitted scheme was revised to some degree to take officer's comments into account but it is considered that these revisions still do not go far enough to be considered acceptable. In particular, issues were raised in regard to the depth of the side extension, which is set down from the ridge and set back from the east elevation but is still flush with the west elevation. This gives a bulky appearance, which detracts from the character and appearance of the property. The extension appears to have been designed to be flush with the front of the property to allow a wider gable extension to the west (front) elevation, however this also gives an unbalanced appearance to the resultant property. Officer's advice was that an application submitted along these lines would be unlikely to be supported, although if the side extension were to be set back from the west elevation and the gable projection narrowed, this may then be acceptable.

The Council's Landscape Architect has considered the proposal and has commented on the bulkiness of the proposal, although does not deem this to be so disproportionate to have a detrimental impact on local landscape character. Even though it is agreed that local landscape character of the area is not affected by the proposal, it is still considered that the extensions, particularly when viewed from the south and west, are of a scale and proportion that fails to adequately respect and relate to the character of the existing property and its surroundings.

In addition to the scale of the extensions, there is some concern with the half rendered appearance of the external walls. The existing building comprises a mix of stone and render and for that reason there is no objection to this mix being repeated. However, the horizontal change from stone with render above, as well as the 'bell cast' finish is not in character with the cottage itself or its surroundings and as such it would be more appropriate for each elevation to be either natural stone or fully rendered.

Other than the concerns raised above, the resulting building sits well within the plot and the increase in overall footprint is generally acceptable. It is also considered that the additions will not lead to any adverse impact on the amenities of any neighbouring residents. The proposal has received the support of the Parish Council and a number of local residents. However it is still considered that the scheme is unacceptable, although further revision to reduce the bulkiness of the additions and improve the material finish are likely to lead to officer support. Despite this, on the basis of the application as submitted, it is strongly felt that the proposal is unacceptable and as such, the recommendation to Members is to refuse permission.

## **RECOMMENDATION**

Refuse permission

## **FOR THE FOLLOWING REASON:**

1. The proposed two-storey front gable and side extensions, by reason of their bulk, form, scale, mass, proportions and material finish fail to respect and relate to the character of the property and its surroundings and as such has a detrimental impact on the character and appearance of the locality. As such, the proposal is contrary to advice contained within SSDC Guidance 'Extensions and Alterations to Houses - A Design Guide', policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5 and ST6 of the South Somerset Local Plan 2006.

**Officer Report on Planning Application: 11/04287/FUL**

|                                       |   |
|---------------------------------------|---|
| <b>Proposal :</b>                     | The installation of photo voltaic panels and solar hot water panel to south west roof slope (Retrospective). (GR 334967/110531) |
| <b>Site Address:</b>                  | The Barn Chaffcombe Gate Farm Chaffcombe  |
| <b>Parish:</b>                        | Chaffcombe  |
| <b>WINDWHISTLE Ward (SSDC Member)</b> | Mrs S Osborne (Cllr)  |
| <b>Recommending Case Officer:</b>     | Chloe Beviss<br>Tel: (01935) 462321 Email: chloe.beviss@southsomerset.gov.uk  |
| <b>Target date :</b>                  | 29th December 2011  |
| <b>Applicant :</b>                    | Mr N Hill   |
| <b>Agent: (no agent if blank)</b>     | Mr Richard Long Hamdon Design Service Ltd<br>Glebe House<br>54 St Michaels Gardens<br>South Petherton<br>TA13 5BD               |
| <b>Application Type :</b>             | Other Householder - not a Change of Use   |

**REASONS FOR REFERRAL TO COMMITTEE**

The application is to be considered by Area West Committee at the request of the Area Chair. It is felt that the issues should be given further consideration by members, particularly in respect of the impact on the character of the building balanced against the support for climate mitigation measures.

**SITE DESCRIPTION AND PROPOSAL**



This application is seeking retrospective planning permission for the installation of photovoltaic solar panels and a solar hot water panel to the roof of a dwellinghouse.

The application property is one of a complex of three good quality barn conversions known as Chaffcombe Gate Farm on the outskirts of Chaffcombe, which surround an inner courtyard. The barns are mainly of natural stone under clay tile and natural slate roofs.

The application building is known as 'The Barn' and is the far south-western most of the barns, situated gable end onto the adjacent highway and running parallel with the immediately adjoining right of way. The property comprises two buildings, the nearest to the road of natural stone outer elevations and a horizontal timber boarded inner elevation (facing courtyard) under a pitched slate roof with water tabling, the adjoining building has a lower pitched roof of clay tiles with natural stone elevations.

The microgeneration equipment the subject of this application is situated on the second building above the clay tiled roof on the outer elevation facing south west. The agent has confirmed that the solar hot water panel was installed in 2006 and the photovoltaic panels more recently in August 2011. The hot water panel is located almost centrally on the roofslope close to the ridge whilst the photovoltaic panels are arranged beneath it and to either side.

Retrospective planning permission is required as permitted development rights to carry out further external alterations were removed when the original conversion was granted consent, the development is therefore in breach of this condition. The barns are neither listed or within a conservation area.

## **HISTORY**

00/00594/FUL: Alterations and conversion of barn into a dwelling. Conditionally approved 21.9.00

01/01439/FUL: Alterations and conversion of barn into a dwellinghouse (Amended plans to alteration the north elevation and insert rooflights) Conditionally approved 18.09.2001

03/01425/FUL: Erection of a wooden shed. Conditionally approved 11.7.03

## **POLICY**

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

For the purposes of determining current applications the Local Planning Authority takes the view that the relevant development plan comprises the saved policies of the Somerset and Exmoor National Park Joint Structure Plan Review and the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Saved policies of the Somerset and Exmoor National Park Joint Structure Plan (April 2000):

Policy STR1 - Sustainable Development  
Policy STR6 Development outside towns, rural centres and villages  
Policy 5 - Landscape Character

Saved policies of the South Somerset Local Plan (April 2006):

Policy EC3 - Landscape Character  
Policy ST3 - Development Areas  
Policy ST4 - Extensions and Alterations to Buildings in the Countryside  
Policy ST5 - General Principles of Development  
Policy ST6 - The Quality of Development

National Guidance:

Planning Policy Statement 7: Sustainable Development in Rural Areas  
Planning Policy Statement 22: Renewable Energy

Guidance also considered relevant:

English Heritage: Small scale solar electric (photovoltaics energy) and traditional buildings.

English Heritage: Small-scale solar thermal energy and traditional buildings

English Heritage: The Conversion of Traditional Farm Buildings: A Guide to Good Practice.

SSDC Design Guidance: The Conversion of Traditional Farm and Other Buildings.

## **CONSULTATIONS**

**Chaffcombe Parish Council:** No objections.

**Highways:** No observations.

**Area Engineer:** No comment.

**SSDC Conservation Manager:** Agricultural buildings are converted on the basis that they are, to paraphrase implications of EH7, EC3, ST3, ST5, ST6 etc, an asset to the local distinctiveness of the area and their character is retained for the contribution it makes in the landscape. This implies that they express local vernacular characteristics (otherwise they would not contribute) and pv panels on the roof of such a building is necessarily out of character because they are not part of that vernacular character of natural local materials. On LBs principal elevations are a no-go area. That is basically saying it does adversely affect the character of a traditional building. Your case is not listed but still a traditional building and therefore will be affected adversely. But I also think it is a question about prominence. With your case it is a principal elevation but how prominent in wider and nearer context? I have no time to visit and wonder about appearance or visual profile - policy EC3 - when viewed across the fields adjacent. If high this is definitely a no. If discrete in the wider landscape then the local view onto it is what matters and it is - am I right? - quite prominent, on a principal elevation, visible if obliquely from a public place so is inappropriate.

**SCC Landscape Architect:** In most instances, pv installations on roofs do not bring about an adverse landscape impact. Where there may be issues are those instances

where Pvs are viewed as being a disruptive element on the 'roofscape' to thus impact on the character of the building. In this instance, whilst small scale and limited to the immediate locality, I believe there is an aggregated adverse impact - due to the conflicting tones of the roof materials/pv's; the uncomfortable proportions of the solar hot water panel in relation to the PV's; and the dominant area given over to these systems, which disrupts the simple composition of stone and tile. Consequently, there are grounds for a landscape refusal, policies ST6 and EC3.

## **REPRESENTATIONS**

Two neighbours notified and site notice posted. Two letters of support from adjoining occupiers, however one stating they would not be happy for the panels to be re-sited on the garage roof which most of their windows face so would be visible by them.

Third letter of support from a resident of Chaffcombe stating the installation is in no way intrusive to anybody, does not affect the fabric of the building as it is removable and it is very attractively done, being symmetrical on the roof. The writer questions the need for planning permission in this case as he was advised a similar installation at his property did not require consent.

## **CONSIDERATIONS**

The main considerations in this case relate to the impact on residential and visual amenity, the impact on the character and setting of the original building(s) and the distinctive character and quality of the local landscape.

### **Principle of Development**

National policy is broadly supportive of applications for renewable energy sources, provided that the impact on the landscape character can be minimised.

Planning permission is required in this case due to the original conversion scheme containing a condition to restrict further external alterations to the buildings by reason of maintaining their character. It is normal for conversion schemes to be conditioned in such a way in order that a proposed development can be carefully considered through the submission of a planning application.

### **Residential Amenity**

Given the siting and nature of the installations, it is not considered there will be any significant impact on the amenity of neighbouring occupiers.

### **Visual Amenity and Landscape Impact**

As quoted in the South Somerset Local Plan, the District Council believes that new development should maintain or enhance the character and quality of the countryside.

The application and surrounding buildings are considered traditional and of local vernacular which are distinctive of and contribute to their rural setting. Whilst views of the site from a wider context are discrete due to the surrounding topography and hedgerows, it is the affect on the immediate locality which causes concern.

Small scale microgeneration installations are fast becoming a familiar feature within settlements as well as countryside locations due to national support and in most cases, no need for planning permission. It could be deemed that their appearance is



incongruous in all contexts however this is considered to be the case in respect of this application.

The roofscapes of these buildings are considered significant to their character and relationship with their countryside location. The visual dominance of the panels, their appearance in conflict with the traditional roofing material and their layout, pre-determined by the previous chronology of roof installations (the earlier solar water panel and roof vents), are considered to introduce a visual profile out of keeping with the surrounding environment which disrupts the otherwise simple roofscape of the south-western outer elevation thereby causing unacceptable harm to the distinctive character and quality of the local landscape particularly when viewed from the immediately adjacent public footpath.

It is noted that rooflights are present on the adjoining slate roof building, however these are relatively unobtrusive in relation to the roof and are set into the surface unlike the solar panels which are much larger in comparison and are proud of the roof surface.

### **Impact on Character of and Setting of Original Buildings**

Policy ST4 of the South Somerset Local Plan (2006) states:

"Once a building is converted to a new use, it is important that its external appearance and setting are maintained, in order to protect the amenity and character of the rural area."

Whilst neither listed or in a conservation area, the good quality set of traditional converted buildings are considered to hold significant group value and are an asset to the local distinctiveness of the area.

The relative weight is afforded to the fact that in many situations, even in conservation areas, these sorts of proposals do not require planning permission. However, permission is required in this case for the very reason that the character of the building should be maintained and planning policies including national guidance support this.

English Heritage guidance in respect of small scale solar energy installations on traditional buildings states:

"It is generally not considered sympathetic to a building's appearance to have a solar panel or other equipment fixed to any of its main elevations, i.e. the face or faces seen from the principal viewpoint, towards which it is mainly viewed. Thus buildings with main elevations aligned in the direction of optimal solar radiation may present special installation problems with regards to visual impact."

The siting of these installations does not immediately address the adjacent highway, however they are situated on an elevation which fronts the public right of way with which the barn conversion runs parallel. This south west facing roofslope is an external elevation, in that it does not face the internal courtyard of the small development, and as such can be considered one of the building's main elevations towards which it is mainly viewed. The proposal is therefore in conflict with English Heritage guidance.

Whilst the Local Planning Authority are keen to support schemes for the generation of sustainable energy, the key consideration in this case is the impact on the original building and its setting. It is considered that the panels are out of keeping as they are not part of the vernacular character of natural local materials and occupy an unduly prominent position, clearly visible from public vantage points, the layout and combined

effect of which unacceptably dominates one of the main elevations of this traditional building.

### **The Old Stables (adjoining barn) and Neighbour Comments**

Whilst each case is considered on its own merits, it is relevant to note that planning permission has recently been granted and the installation completed for photovoltaic panels to the south west facing roof slope of the neighbouring property's garage. The proposal in this case was considered to acceptably balance the generation of sustainable energy against maintaining the character of the building as the panels are situated on a less prominent inner facing elevation and not a main outer elevation and as they are located on the garage building which is subservient to and detached from the main barn.

Support from neighbours and another interested party has been expressed and it is important that there is support for climate mitigation measures. In this regard the Local Planning Authority note that there may be the opportunity to re-site the panels on the host barn's garage/carport which sits in between the above mentioned garage and the third barn's garage/carport which all lie to the north east of the development. This would require an application for planning permission for the same reason as this proposal but, without prejudice, may receive a favourable recommendation given its similarities to the application at The Old Stables.

The occupiers of The Coach House have indicated their support to the present siting of the panels but have stated that they would not be happy for them to be re-sited onto the garage roof as most of their windows face this inner courtyard. This comment is not a matter for consideration through this application.

### **CONCLUSION**

This retrospective application is recommended for refusal as it is considered to be contrary to the aims and objectives of Policies EC3, ST3, ST4, ST5 and ST6 of the South Somerset Local Plan (2006), Policies STR1, STR6 and 5 of the Somerset and Exmoor National Park Joint Structure Plan (2000), the aims and objectives of PPS 7 and the advice and guidance contained within English Heritage documents in respect of microgeneration installations on traditional buildings where the proposal causes unacceptable harm to the distinctive character and quality of the immediate landscape and adversely affects the character of the building and its setting by reason of the prominent position of the panels on a main elevation, their layout, dominance and incongruous appearance against a backdrop of natural local materials on what is a significant roof slope of a traditional rural building.

### **RECOMMENDATION**

Refuse permission

### **FOR THE FOLLOWING REASON:**

1. Whilst providing a sustainable form of energy, the solar panels, by virtue of their layout, positioning, dominance on a main elevation and conflicting appearance with the existing roof material, introduce a visual profile out of character with the local vernacular resulting in unacceptable harm to the distinctive character and quality of the local landscape and adversely affect the external appearance of this traditional rural building and value of the group of vernacular buildings, of which it is part and therefore their setting contrary to Policies EC3, ST3, ST4, and ST6 of the South



Somerset Local Plan (2006), Policies STR1, STR6 and 5 of the Somerset and Exmoor National Park Joint Structure Plan Review (2000) and the advice contained with English Heritage Guidance.

**Informatives:**

1. The Local Planning Authority will now consider the expediency of Enforcement Action.