

South Somerset District Council

Notice of Meeting



Area West Committee

Making a difference where it counts

Wednesday 18th July 2012

5.00 pm

(The first item on the agenda is confidential and will be taken in closed session. The remainder of the meeting is open to the public and will not start before 5.30 pm)

Merriott Village Hall Merriott Somerset TA16 5QH

(See location plan overleaf)

The public and press are welcome to attend.

Disabled Access is available at this meeting venue.



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

This Agenda was issued on Monday, 9th July 2012

Ian Clarke, Assistant Director (Legal & Corporate Services)

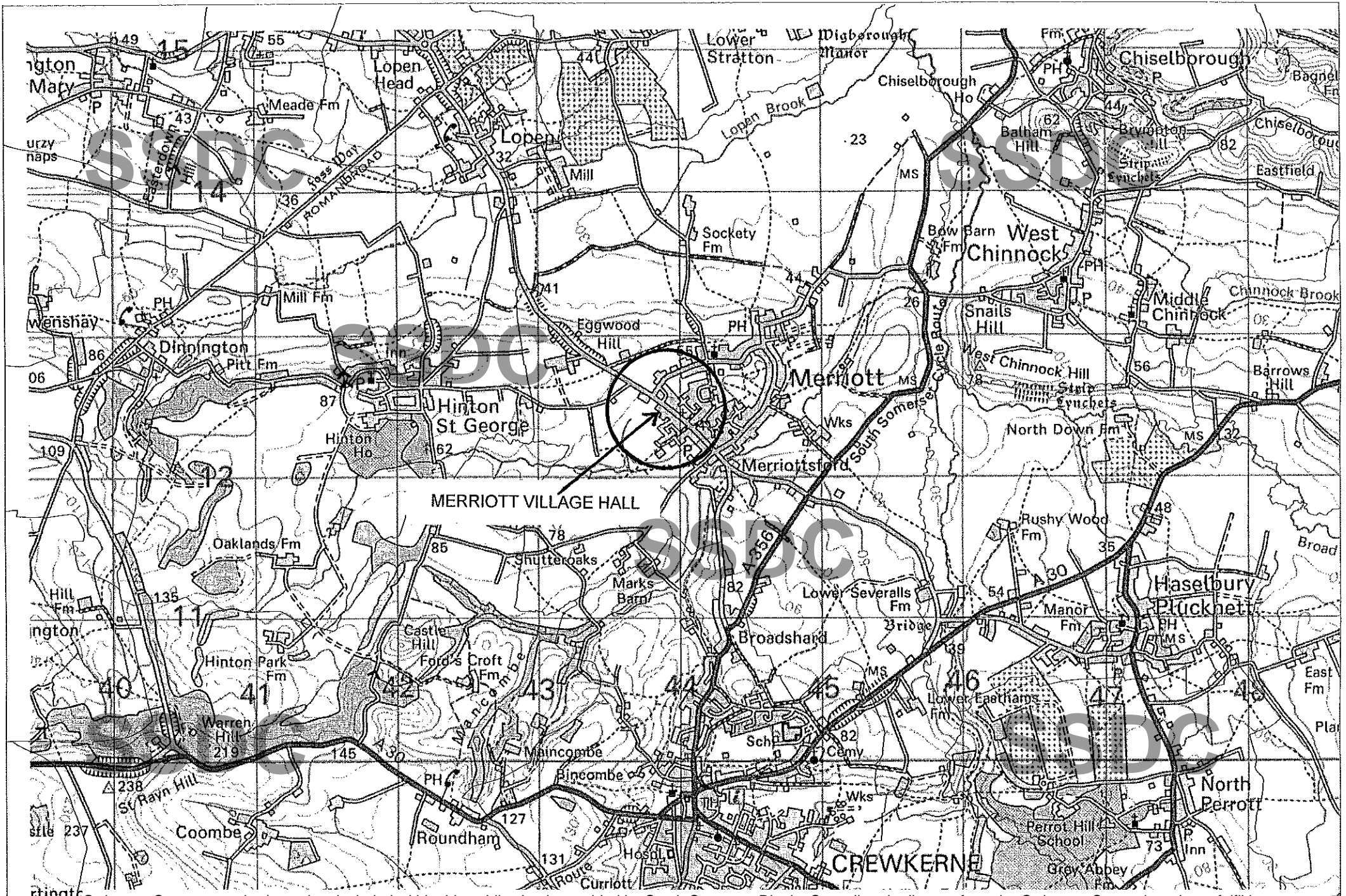


2007-2008
Neighbourhood and
Community Champions:
The Role of Elected Members
2006-2007
Improving Rural Services
Empowering Communities
2005-2006
Getting Closer to Communities

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



INVESTOR IN PEOPLE



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Area West Membership

Chairman: Angie Singleton
Vice-Chairman: Paul Maxwell

Michael Best
David Bulmer
John Dyke
Carol Goodall
Brennie Halse

Jenny Kenton
Nigel Mermagen
Sue Osborne
Ric Pallister
Ros Roderigo

Kim Turner
Andrew Turpin
Linda 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)

- Jobs – We want a strong economy which has low unemployment and thriving businesses
- Environment – We want an attractive environment to live in with increased recycling and lower energy use
- Homes – We want decent housing for our residents that matches their income
- Health and Communities – We want communities that are healthy, self-reliant and have individuals who are willing to help each other

Scrutiny Procedure Rules

Please note that decisions taken by Area Committees may be "called in" for scrutiny by the Council's Scrutiny Committee prior to implementation. This does not apply to decisions taken on planning applications.

Consideration of Planning Applications

There are no planning applications for consideration at this meeting.

Highways

A representative from the Area Highways Office will attend the Committee quarterly in February, May, August and November. They will be available half an hour before the commencement of the meeting to answer questions and take comments from members of the Committee. Alternatively, they can be contacted through Somerset Highways direct control centre on 0845 345 9155.

Members Questions on Reports prior to the Meeting

Members of the Committee are requested to contact report authors on points of clarification prior to the Committee meeting.

Information for the Public

The Council has a well-established Area Committee system and through four Area Committees seeks to strengthen links between the Council and its local communities, allowing planning and other local issues to be decided at a local level (planning recommendations outside council policy are referred to the district wide Regulation Committee).

Decisions made by Area Committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as “key decisions”. Members of the public can view the council’s Executive Forward Plan, either online or at any SSDC council office, to see what executive/key decisions are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

At Area Committee meetings members of the public are able to:

- attend and make verbal or written representations, except where, for example, personal or confidential matters are being discussed;
- at the Area Committee Chairman’s discretion, members of the public are permitted to speak for up to up to 3 minutes on agenda items; and
- see agenda reports.

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

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

The Council’s Constitution is also on the web site and available for inspection in council offices.

Further information about this Committee can be obtained by contacting the agenda co-ordinator named on the front page.

Public Participation at Committees

This is a summary of the Protocol adopted by the Council and set out in Part 5 of the Council’s Constitution.

Public Question Time

The period allowed for participation in this session shall not exceed 15 minutes except with the consent of the Chairman of the Committee. Each individual speaker shall be restricted to a total of three minutes.

Planning Applications

Comments about planning applications will be dealt with at the time those applications are considered, rather than during the Public Question Time session.

Comments should be confined to additional information or issues, which have not been fully covered in the officer’s report. Members of the public are asked to submit any additional

documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the Planning Officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The Planning Officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

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

The order of speaking on planning items will be:

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

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

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

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

If a Councillor has declared a Disclosable Pecuniary Interest (DPI) or a personal and prejudicial interest

In relation to Disclosable Pecuniary Interests, a Councillor is prohibited by law from participating in the discussion about the business on the agenda that relates to this interest and is also required to leave the room whilst the relevant agenda item is being discussed.

Under the new Code of Conduct adopted by this Council in July 2012, a Councillor with a personal and prejudicial interest (which is not also a DPI) will be afforded the same right as a member of the public to speak in relation to the relevant business and may also answer any questions, except that once the Councillor has addressed the Committee the Councillor will leave the room and not return until after the decision has been made.

Area West Committee

Wednesday 18th July 2012

Agenda

Confidential Item

The Committee is asked to agree that the following item (1) be considered in Closed Session by virtue of the Local Government Act 1972, Schedule 12A under paragraph 3: "Information relating to the financial or business affairs of any particular person (including the authority holding that information)." It is considered that the public interest in maintaining the exemption from the Access to Information Rules outweighs the public interest in disclosing the information.

1. Historic Buildings at Risk (Confidential)

See Confidential Report attached at the end of the agenda (for members and officers only).

Preliminary Items

- 2. To approve as a correct record the minutes of the previous meeting held on 20th June 2012**
- 3. Apologies for Absence**
- 4. Declarations of Interest**

In accordance with the Council's current Code of Conduct (adopted July 2012), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the agenda for this meeting. A DPI is defined in The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (SI 2012 No. 1464) and Appendix 3 of the Council's Code of Conduct. A personal interest is defined in paragraph 2.8 of the Code and a prejudicial interest is defined in paragraph 2.9. In the interests of complete transparency, Members of the County Council, who are not also members of this committee, are encouraged to declare any interests they may have in any matters being discussed even though they may not be under any obligation to do so under any relevant code of conduct.

Planning Applications Referred to the Regulation Committee

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

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.

5. 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.

6. Chairman's Announcements

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There are no planning applications for consideration at this meeting.

Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation. This does not apply to decisions taken on planning applications.

Area West Committee – 18th July 2012

7. Area West Committee - Forward Plan

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

Purpose of the Report

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

Recommendation

Members are asked to:-

- (1) comment upon and note the proposed Area West Committee Forward Plan as attached at pages 2-3;
- (2) identify priorities for further reports to be added to the Area West Committee Forward Plan.

Forward Plan

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

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

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

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

Background Papers: None.

Notes

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

Meeting Date	Agenda Item	Background / Purpose	Lead Officer
15th August 2012	Quarterly Budget Monitoring Report	To update members on the current financial position of the Area West budgets	Catherine Hood, Corporate Accountant Andrew Gillespie, Area Development Manager (West)
15th August 2012	Chard Regeneration Scheme	Report on progress	Andrew Gillespie, Area Development Manager (West) David Julian, Economic Development Manager David Norris, Development Manager
15th August 2012	Stop Line Way	Report on progress	Andrew Gillespie, Area Development Manager (West)
15th August 2012	Grant Application from Forton Community Association towards new community hall.	To consider grant application.	Paul Philpott, Community Development Officer
19th September 2012	Asset Management Strategy	To discuss with members the principles of the SSDC Asset Management Strategy including asset transfer and the checklist now available for use.	Donna Parham, Assistant Director (Finance and Corporate Services) Andrew Gillespie, Area Development Manager (West)
17th October 2012	Affordable Housing Development Programme	To update members on the current position with the Affordable Housing Development Programme.	Colin McDonald, Corporate Strategy Housing Manager
21st November 2012	Quarterly Budget Monitoring Report	To update members on the current financial position of the Area West budgets	Catherine Hood, Corporate Accountant Andrew Gillespie, Area Development Manager (West)
21st November 2012	Highways Maintenance Programme	To update members on the highways maintenance work carried out by the County Highway Authority	Mike Fear, Assistant Highway Service Manager, Somerset County Council

Meeting Date	Agenda Item	Background / Purpose	Lead Officer
Regular monthly reports	Community Grant Applications	To consider grant applications.	Paul Philpott, Community Development Officer Zoë Harris, Community Regeneration Officer Area Development (West)
<i>To be confirmed</i>	<i>Review of Area Working</i>	<i>To consider the outcome of the Area Review</i>	
<i>To be confirmed</i>	<i>Area West Community Safety Devon & Somerset Fire & Rescue Service</i>	<i>Update on the work of the Fire and Rescue Service to promote fire safety</i>	
<i>To be confirmed</i>	<i>Reports from Members on Outside Organisations as advised.</i>	<i>For Information</i>	<i>Mike Best John Dyke Carol Goodall Sue Osborne Ros Roderigo Angie Singleton Kim Turner Andrew Turpin</i>
<i>As necessary.</i>	<i>Crewkerne Community Planning Update</i>	<i>For Information</i>	<i>Zoë Harris, Community Regeneration Officer Area Development (West)</i>
<i>As necessary</i>	<i>Ilminster Community Planning Update</i>	<i>For Information</i>	<i>Zoë Harris, Community Regeneration Officer Area Development (West)</i>

Area West Committee – 18th July 2012

8. Community Justice Panel

Strategic Director: Rina Singh (Place and Performance)
Assistant Director: Helen Rutter (Communities)
Service Manager: Andrew Gillespie, Area Development Manager (West)
Lead Officer: Valerie Keitch, Community Justice Panel Manager
Contact Details: valerie.keitch@southsomerset.gov.uk or 01460 260375

Purpose of the Report

To provide information about the Community Justice Panel (CJP) in South Somerset.

Public Interest

The South Somerset Community Justice Panel (SSCJP) operates across the district to resolve issues of low level crime and anti-social behaviour. The project operates a form of restorative justice whereby local volunteers and criminal justice professionals are brought together to decide on what action should be taken to deal with incidents of anti-social behaviour. The panel brings together victims, offenders and their supporters face to face to deal with the consequences of an offence, and decide collectively how to repair the harm.

Recommendation

It is recommended that members note and comment on the report.

Background

The CJP has been supported by SSDC since its inception in 2004. Previously 3 members from the Area West Committee were on the Management Group. The structure for management of the Project changed in 2011 and the CJP is now a registered charity with Trustees and a Strategic Advisory Group.

The Charity Commission have approved a name change and the Project will now be known as Somerset Community Justice Panel. This is to reflect the wider area now covered.

Andrew Gillespie, Area Development Manager (West) and Steve Brewer, Community Safety Co-ordinator on behalf of Community Safety in South Somerset, as well as representatives from other partner agencies, attend the Strategic Advisory Group.

The Trustees are:

Emma Bourne (Chair)
John Gallagher
John Lacey

Taunton Deane have been invited to put forward a trustee in recognition of the CJP taking over the management of their 2 projects.

Yarlington Housing Group have also been invited to nominate a trustee in recognition of their ongoing funding support.

The Manager, Val Keitch and Co-ordinator, Nicky Doble are both based in the SSDC Area West Offices at Chard.

PC Bill Geddes was seconded to the CJP until January 2012 when he retired from the Police. At some point he will be working in a volunteer capacity for the CJP.

Delivering Restorative Justice in the Community

During 2011/2012, 98 cases were dealt with involving nearly 400 people. Of that total 53 were in Area West and involved 252 people. There were some complex cases involving a lot of offenders and victims.

The chart below shows types of cases and outcomes

Type of offence	Number	Referred by	Adults/Young people	Outcomes
Assault	16	Police	Both	ABC'S
Bullying	1	Police	Y	ABC
Parking dispute	1	Police	A	ABC
Criminal damage	19	Police	Both	ABC'S
ASB/Criminal damage	1		Y	ABC
Neighbour disputes	2	Yarlington Housing Group	A	Acceptable Agreements
Noise nuisance	2	Yarlington Housing Group	A	Acceptable agreements
Possession of Cannabis	1	Police	Y	ABC
Public Disorder	1	Police	y	ABC
Road rage	1	Police	A	Case not proceeded with
Sec 5 Public Order Act	2	Police	A	ABC
Theft and Shoplifting	5	Police	Y	ABC
Violence against the person	1	Police	A	ABC

Conditions were attached to Acceptable Behaviour Contracts (ABC) and varied between compensation, unpaid work, apologies and agreement not to commit such offence in future.

Effective Outcomes for the Community

There were only 2 breaches of orders for non-payment of compensation and a couple of apology letters but those are still being chased up. None of the breaches have resulted in cases being returned for further action.

Funding

The Trustees would like to acknowledge the help given by all Area Committees last year.

Contributions this year have come from Taunton Deane, Yarlington Housing Group, Avon and Somerset Police and one or two small contributions from charities.

However, the Project is in danger of running out of funds fairly soon. Further bids have been made to various large Funders, but these things take time. The current economic climate means that many grant making charities are overwhelmed with applications.

Economies are in hand to cut the running costs; the Manager will become part-time from Monday, 2nd July in an effort to allow the project to continue for a bit longer.

Training is needed to ensure there are enough volunteers to cover the new areas, but this is on hold at the moment until more funding is obtained.

Government funding will not be available as the new pilot areas for neighbourhood resolution panels are being told it has to be out of existing resources.

The unknown factor is what stance the new Police and Crime Commissioner will take, a briefing sheet is being prepared to present to all candidates once they are announced.

Training

The Manager has delivered training to other areas and is now an assessor for the IIRP for New Trainers.

Further Expansion of the Project

The Justice Panels in South Somerset and Taunton Deane are running. Another panel in Mendip is planned.

General

The Trustees would like to acknowledge the help given to the Manager by SSDC whose support has been invaluable.

Financial Implications

Area Development Manager's Comments:

The CJP budget is ringfenced and reviewed regularly. Every effort is being made to ensure that the CJP can continue until April 2013. By this time the prospects for long term funding should be clear enough to allow Trustees to take decisions about the future.

Corporate Priority Implications

Health and Communities – We want communities that are healthy, self-reliant and have individuals who are willing to help each other.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

None.

Equality and Diversity Implications

Increased access to the justice system.

Background Papers: *Community Justice Panel report to Area West Committee – 20th July 2011.*

Area West Committee – 18th July 2012

9. 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.

Inspector Jackie Gold and Sgt. Jamie Rees will attend the meeting and give a short presentation on local issues, crime trends and initiatives.

Background Papers: None

Area West Committee – 18th July 2012

10. Section 106 Obligations

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

Purpose of the Report

It was agreed at the regular meeting of the Area Chairs that it was necessary for the Section 106 Officer to attend the Area Committees on a regular basis and provide information in relation to Section 106 agreements for that area. As requested, agreements containing financial contributions have been presented within the monitoring report attached, however, if any further detail was required on any other agreement it was agreed that this would be undertaken directly with the officer.

The Monitoring Officer will give a brief verbal update on recent progress followed by questions.

Recommendation

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

Additional Information

Following a number of requests from members wishing to have earlier notification of potential new S106 Agreements for their Ward, we have made a small procedural amendment to let members know about this at the earliest possible stage. If the development is eligible to make a planning contribution (Section 106) towards Sports, Arts and Leisure facilities, then members will be copied in to the internal email from the Sports, Arts & Leisure Team by the Planning Officer determining the application. This will include a copy of the new simplified pro-forma detailing contributions to be sought and the location to which the contributions are to be spent for applications in your Ward.

Progress of monitoring historical agreements is ongoing and the S106 Officer is currently reviewing agreements signed in 1997. The majority of these older agreements were to secure agricultural dwellings to the land or for other restrictive purposes relating to the particular development.

Financial Implications

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

Corporate Priority Implications

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

Carbon Emissions & Adapting to Climate Change Implications (NI188)

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

Equality and Diversity Implications

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

Background Papers: *None.*

SECTION 106 MONITORING REPORT – AREA WEST 18th July 2012

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: AVISHAYES (CHARD)</p> <p>10/04523/FUL Parish Chard</p> <p>The Shrubbery Furnham Road Chard Somerset TA20 1AX The erection of 3 No. terrace dwellinghouses and a pair of semi detached dwellinghouses (GR 332927/109454)</p> <p>Agreement Date: 21/10/2011</p>	<p>Highways: £1,800 towards the cost of the MOVA system</p>	<p>To be paid on or before commencement</p>		<p>Highways: £1,800.00</p>	<p>Status: Underway</p>	<p>Chase developer for contribution</p>
<p>Application Details Location and Description</p>	<p>Planning Obligations Secured</p>	<p>Trigger Point</p>	<p>Monies Received Or Infrastructure in place</p>	<p>Outstanding Obligations</p>	<p>Status & Projects Funded/ Lead Officer</p>	<p>Comments/ End Date</p>
<p>Ward: AVISHAYES (CHARD)</p> <p>10/01967/FUL Parish Chard</p> <p>Old Station Yard Victoria Avenue Chard Somerset Demolition of buildings and the erection of 46 residential units together with associated car parking and access (Revised Application). (GR 332975/109253)</p> <p>Agreement Date: 13/10/2011</p>	<p>Sports and Leisure: £28,500 To mitigate the additional wear and tear on the adjoining recreation space that would arise for this development due to the lack of on-site POS.</p> <p>Highways: £16,560 towards junction improvements – MOVA System at the A30/A358</p> <p>Affordable Housing: Units Agreed: Min16</p>		<p>Sports and Leisure: £28,500</p> <p>Highways: £16,560</p>		<p>Status: Underway</p>	<p>Agreement allows for 3 permutations.</p> <p>100% Affordable Scheme or 35% or mix.</p> <p>Or</p> <p>£100k for Sport & Education if 35%</p> <p>Or</p> <p>£3334 Per dwelling sort if different. (See agreement)</p>

SECTION 106 MONITORING REPORT – AREA WEST 18th July 2012

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: AVISHAYES (CHARD)</p> <p>09/02922/FUL Parish Chard</p> <p>Old Station Building Great Western Road Chard Somerset TA201EQ</p> <p>Internal and external alterations, the erection of a rear extension, car parking and the change of use of premises from business use (Class B1) to a shop (Class A1). (GR 332940/109221)</p> <p>Agreement Date: 18/05/2010</p>	<p>Highways: Highways contribution, £4,320.00 towards costs of implementing a MOVA traffic control scheme for the traffic lights at the junction of the A358 with the A30 at Chard.</p> <p>Payment Received 26/01/11</p>	<p>The Owner shall pay the District Council or if the District Council shall so direct the Somerset County Council a sum of £4,320 to be used as a contribution towards the cost of implementing a MOVA traffic control scheme for the traffic lights at the junction of the A358 with the A30 at Chard such payment to be made on or before the commencement of the Development</p>	<p>Highways: £4,320.00</p>		<p>Status: Underway</p>	<p>Agreement also restricts the range of goods sold on the premises. (See Schedule 1)</p> <p>Contribution Secured. Payment Received 26/01/11</p>

SECTION 106 MONITORING REPORT – AREA WEST 18th July 2012

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: AVISHAYES (CHARD)</p> <p>08/01695/OUT Parish Chard</p> <p>Land At Touches Lane Chard Somerset TA20 1RY Residential development of land by the erection of 14 dwellings (GR 333495/109451)</p> <p>Agreement Date: 10/01/2011</p>	<p>Sports and Leisure: Playing Pitch Contribution: £28,332 comprised of £23,204 for enhancement or improvement of community sports pitches within Chard or local authority maintained school in Chard together with £5,128 for the long term maintenace of those facilities.</p> <p>Youth Facilities Contribution: £2,170 for increasing capacity on the multi-use games area and skate park located at Jenson Park, Chard.</p> <p>Strategic Community Facilities Contribution: £10,768 towards one or more of the following projects: a) the improvement of sports halls & swimming pools within the Chard area b) the provision of synthetic sport pitches within the Chard area</p> <p>Highways: Contribution towards the MOVA traffic control scheme.</p>	<p>Contributions shall be paid in 3 equal parts on the sale of the 5th, 10th & 14th dwelling</p>		<p>Sports and Leisure: £41,270</p> <p>Highways: £5,040.00</p>	<p>Status: Outline Approved</p>	
<p>Ward: CREWKERNE TOWN</p> <p>11/04923/FUL Parish Crewkerne</p> <p>Roundham House Oxen Road Crewkerne Somerset</p> <p>TA18 7HN Conversion of commercial building to form 6 residential apartments with the retention of 2 commercial units (Use Class B1) (GR 344034/109620)</p> <p>Agreement Date: 25/05/2012</p>	<p>Sports and Leisure: Equipped Play Contribution: £3,496 enhancement or improvement of the play area at Henhayes Recreation Ground in Crewkerne, with a commuted sum of £1987.50 to provide for the long term maintenace of those facilities.</p> <p>Changing Room Contribution: £4,369 for enhancement of changing room facilities at the Henhayes Recreation Ground in Crewkerne, with a commuted sum of £345.28 to provide for the long term maintenance of those facilities.</p> <p>Playing Pitch Contribution: £2,758 for enhancement of existising playing pitches at the Henhayes Recreation Ground in Crewkerne, with a commuted sum of £1508.43 to provide long term maintenacne of those facilities.</p> <p>Strategic Community Facilities Contribution: £8,559 towards the following projects</p> <p>* £1,970 towards competition swimming pool in Yeovil or enhancement of the facilities at the Crewkerne Aquacentre. * £1,263 towards the provision of new indoor tennis facilities in Yeovil. * £1,668 towards enhancement/expansion of Octagon Theatre in Yeovil * £428 towards provision of an artificial grass pitch in Crewkerne * £3,230 towards competition sports hall in Yeovil or enhancement od sports hall in Crewkerne.</p>	<p>On or before first Occupation.</p>		<p>Sports and Leisure: £23,959</p>	<p>Status: Not Commenced</p>	

SECTION 106 MONITORING REPORT – AREA WEST 18th July 2012

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: CREWKERNE TOWN</p> <p>10/03721/FUL Parish Misterton</p> <p>Bradfords Site Station Road Misterton Crewkerne Somerset TA18 8AW The erection of 100 no. dwellings together with associated roads, parking, sub-station, open space and affordable housing provision (GR 345407/108646)</p> <p>Agreement Date: 26/01/2011</p>	<p>Sports and Leisure: MUGA Contribution: £100,000</p> <p>Equipped Play Contribution: £50,000</p> <p>Off-Site Sports & Recreation Contribution: £135,500 + any surplus monies from other contributions detailed with in agreement from the total secured obligations package of £400,000</p> <p>Highways: Pedestrian Crossing Contribution: £50,000 for provision of a pedestrain crossing in Misterton to the Primary School.</p> <p>Green Travel Plan: £50,000 to include works carried out by developer for improvements to Bus Stops, £5,000 commuted sum to be paid to Parish Council. Any remaining monies towards detailed footpath & GTP.</p> <p>Affordable Housing: Units Agreed: 10</p>	<p>Railway Crossing Contribution: On commencement</p> <p>Pedestrian Crossing: On commencement.</p> <p>GTP Fund: On Commencement, Footpath, prior occupation 5th dwelling, GTP prior sale of 1st unit.</p> <p>Muga: Before occupation of any dwelling.</p> <p>LEAP: Plan submitted before first occupation, facility in place by 5th occupation.</p> <p>Off-Site Sports & Recreation Contribution: 50% before sale of 25th dwelling & 50% on completion of 75th dwelling.</p>	<p>Highways: £55,000.00</p> <p>Railways Crossing Contribution: £16,500 paid directly by developer to Network Rail.</p>	<p>Sports and Leisure: £285,500 Highways: £50,000</p>	<p>Status: Underway</p>	

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: CREWKERNE TOWN</p> <p>07/04736/FUL Parish Crewkerne</p> <p>Land At Maiden Beech Cathole Bridge Road Crewkene Somerset The erection of 114 No. dwellinghouses (GR 343850/108551)</p> <p>Agreement Date: 13/08/2010</p>	<p>Sports and Leisure: Changing Room Contribution: £175,378 to be paid immediately following the occupation of 35 Residential Units. To provide new or enhanced changing room facilities within 10 miles of Crewkerne.</p> <p>Playing Pitch Contribution: £40,652 to be paid immediately following the occupation of 35 Residential Units. To provide new or enhanced sports provision within 10 miles of Crewkerne.</p> <p>Equipped Play Area Commuted Sum: £44,000 to be transferred before no more that 50 Residential Units brought into occupation. To be provided to the District Council to adopt the LEAP and the recreational open space upon which it stands.</p> <p>Sports Hall Contribution: £54,822 to be paid immediately following the occupation of 70 Residential Units. To provide new or enhanced sports hall provision within 10 miles of Crewkerne.</p> <p>Swimming Pool Contribution: £28,904 to be paid immediately following the occupation of 70 Residential Units. For new or enhanced swimming pool provision within 10 miles of Crewkerne.</p> <p>Youth Facilities Contribution: £17,028 to be paid immediately following the occupation of 105 Residential Units. To provide or enhance facilities for children above the age of 12 in the Crewkerne area. Highways: Highways & Transportation Contribution: £296,000 to be apportioned as follows:</p> <p>First Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 35 Residential Units.</p> <p>Second Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 70 Residential Units.</p> <p>Third Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 105 Residential Units.</p> <p>Traffic Management Contributions towards County Council costs of implementing the proposals contained in the Town Centre Study relating to the management of traffic in the town centre of Crewkerne and highway works in the immediate vicinity of the application site.</p> <p>Rural Bus Interchange Contribution: £35,000 to be paid immediately following the occupation of 35 Residential Units. To be put towards cost of the rural bus interchange within Crewkerne.</p>	<p>Temp Class Room Contribution: Occupation of 15 Residential Units</p> <p>Changing Rooms, Playing Pitch, First Education, First Traffic, Rural Bus Interchange Contributions: Occupation of 35 Residential Units.</p> <p>Equipped Play Commuted Sum: Occupation of 50 Residential Units.</p> <p>Second Education, Second Traffic, Sports Hall, Swimming Pool Contributions: Occupation of 70 Residential Units.</p> <p>Third Traffic & Youth Facilities Contributions: Occupation of 105 Residential Units.</p>	<p>Sports and Leisure: £216,030 Highways: £122,000.00 Education: £73,625.50</p>	<p>Sports and Leisure: £144,754 Highways: £174,000 Education: £162,625.5</p>	<p>Status: Underway</p>	<p>Bus Pass pre-paid ticket that permits the holder to free travel for 1 year, not exceeding £250 in value.</p> <p>Payments due on 35th Occupation paid. R Parr working with developers regarding LEAP.</p>

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	<p>Education:</p> <p>Education Contribution: £236,251 to be apportioned as follows:</p> <p>Temporary Classroom Contribution: £89,000 to be paid immediately following the occupation of 15 Residential Units.</p> <p>First Education Contribution: £73,625.50 to be paid immediately following the occupation of 35 Residential Units.</p> <p>Second Education Contribution: £73,625.50 to be paid immediately following the occupation of 70 Residential Units.</p> <p>Contributions for enhancing education facilities in the Crewkerne area and particularly within the catchment area where in lies the application site.</p> <p>Affordable Housing: Units Agreed: 40</p>					
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: ILMINSTER TOWN</p> <p>07/05553/FUL Parish Iminster</p> <p>North Yard 122 Station Road Iminster Somerset TA19 9BL Erection of 14 no. residential dwellings to include 5 no. 3 bed houses, 6 no. 2 bed houses, 1 no. 2 bed flat and 2 no. 1 bed apartments with associated highway access. (GR 334926/115078)</p> <p>Agreement Date: 23/11/2009</p>	<p>Sports and Leisure:</p> <p>Equipped Play Contribution: £12,650, comprised of £6958 for the equipment and £5,692 for the long term maintenance of the equipment.</p> <p>Playing Pitch Contribution: £20,845 towards all or any of the following</p> <p>a) The laying out of new formal playing pitches at the Recreation Ground off Canal Way, Iminster.</p> <p>b) The reconstruction, improvements or renovation of existing pitches at the same location.</p> <p>c) The improvement of any buildings, structures and facilities used in connection with such pitches.</p> <p>Strategic Community Facilities Contribution: £7,020 for facilities in the Iminster area.</p> <p>Youth Facilities Contribution: £1633 construction, renovation or improvement of any building or facility for young people of Iminster.</p>		<p>Sports and Leisure: £42,148</p>		<p>Status: Development Completed</p>	<p>Contributions secured.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: ILMINSTER TOWN 06/02906/OUT Parish Ilminster</p> <p>Land At Shudrick Lane Ilminster Somerset TA19 0BN Residential development and land to be used for badger mitigation strategy (GR 336348 / 114455)</p> <p>Agreement Date: 24/01/2007</p>	<p>Sports and Leisure: Leisure & Recreation Contribution: £138,994 to be comprised of Equipped Play, Youth Facilities, Playing Pitch Enhancement & Strategic Leisure Facilities.</p>		<p>Sports and Leisure: £138,994.00</p>		<p>Status: Other</p>	<p>Payment secured</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: JOCELYN (CHARD) 10/02904/FUL Parish Chard</p> <p>Land At Ken Close Chard Somerset Demolition of existing dwellings and the erection of 21 new dwellings with associated parking facilities (GR 332545 / 108141)</p> <p>Agreement Date: 23/02/2011</p>	<p>Highways: Highway Contribution: £2,520 towards cost of implementing a MOVA traffic control scheme for the traffic lights at the junction of the A358 with the A30 at Chard.</p>		<p>Highways: £2,520.00</p>		<p>Status: Development Completed</p>	<p>Financial Contribution Secured.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: JOCELYN (CHARD)</p> <p>07/00583/FUL Parish Chard</p> <p>Land And Properties At Auckland Way And Beckington Crescent Montague Way Chard Somerset Demolition of existing houses and erection of 27 flats and 38 houses together with the provision of 94 car parking spaces (332622/108191)</p> <p>Agreement Date: 28/11/2008</p>	<p>Sports and Leisure: Playing Pitch Contribution: £5,981</p> <p>Strategic Sport & Leisure Contribution: £5,802</p> <p>Off-site Recreation Contribution: £11,385 for provisions at Jocelyn Park, Chard</p>		<p>Sports and Leisure: £23,168</p>		<p>Status: Other</p>	<p>Contributions Secured.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: WINDWHISTLE</p> <p>05/00799/FUL Parish Winsham</p> <p>Land At Western Way</p> <p>Winsham Land At Western Way Winsham Chard Somerset TA20 4JH Chard Somerset TA20 4JH Erection of 4 no. 2 bed terraced houses and 4 no. 3 bed semi-detached with ancillary access road, parking and turning area. RSL GR (337262/106284)</p> <p>Agreement Date: 06/03/2006</p>	<p>Miscellaneous Gains Contribution to upgrade footpath</p>		<p>Misc Gains £5,000.00</p>		<p>Status: Complete</p>	<p>Contribution secured. Works complete.</p>

Area West Committee – 18th July 2012

11. Reports from Members on Outside Organisations

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

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

A report will be made by Linda Vjeh in respect of Chard Museum.

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12. 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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13. Planning Appeals

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

Purpose of the Report

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

Recommendation

That the report be noted.

Background

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

Report Detail

Appeals Received

Written Representation

Iminster – Alterations, the erection of single storey extension, first floor extension and insertion of dormer window to west elevation (revised application), 18 The Beacon – Mrs. Rebecca Beggs – 12/00197/FUL.

Appeals Dismissed

Written Representation

Iminster – External alteration to include removal of existing timber double doors on west elevation to be replaced with pvc (white) fire door and side panel, Sweet Surprise, 23 Silver Street – Mrs. Jane Morgan – 11/00850/LBC.

Delegated Decision – Refusal.

The Inspector's decision letter is attached at pages 22-23.

Background Papers: Application files – 12/00197/FUL & 11/00850/LBC



Appeal Decision

Site visit made on 25 April 2012

by **David Nicholson** RIBA IHBC

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

Decision date: 11 June 2012

Appeal Ref: APP/R3325/E/11/2162073

23 Silver Street, Ilminster, Somerset TA19 0DH

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mrs Jane Morgan against the decision of South Somerset District Council.
 - The application Ref. 11/00850/LBC, dated 15 February 2011, was refused by notice dated 15 April 2011.
 - The works proposed are removal of existing double doors in west elevation of 23 Silver Street, Ilminster & replacement with fire door & side panel in existing opening.
-

Decision

1. **The appeal is dismissed.**

Main Issues

2. The main issues are whether the proposed works would preserve the special architectural and historic interest of the listed building, and; the effects of the works on the character and appearance of the Ilminster Conservation Area.

Reasons

3. Ilminster Conservation Area includes many of the town's historic buildings and street patterns. No.23 Silver Street is close to the core of the conservation area. It was originally listed with Nos.19-21, in 1976, as part of a group of buildings in the same ownership and use, but from which it has recently been separated. Since then, on account of the survival of internal fixtures and fittings, Nos.19-21 have been recognised as one of the best-preserved draper's shops in the country and, following an English Heritage report, were upgraded to Grade II*.
4. No.23 was also re-assessed but retained at Grade II. The report notes that it should be designated for its sash windows and shop-front, its record of the growth of the adjoining business, and for group value with adjacent buildings and others in Silver Street. It notes that the rear of No.23 was rebuilt in the 1930s, lacks any intrinsic claims to attention and thus is not of special interest. Having viewed the site and studied the detailed English Heritage report and the Council's representations I can find nothing of significance to the listed building as a designated heritage asset in the rear extension. Nevertheless, the rear of No.23 is still attached to the front, and so part of the overall building, and should therefore be treated as part of the listed building for consent purposes. Moreover, while not of special interest, the stone and brick walls with tiled roofs provide at least a neutral backdrop to the front of the building.

5. The proposed fire door and side panel have been installed and I had the benefit of seeing them in place. The works are to an existing opening onto a private access to the side of the building within the further part of the rear extension. The previous double doors were made of timber within an existing opening in a limestone rubble wall in a part of the building which has no special architectural or historic interest. The replacement door and panel are half glazed within substantial uPVC frames.
6. In my assessment, the introduction of new, bright, white, modern plastic elements with thick, heavy, bulky framing is entirely at odds with the form and materials of the surrounding historic building. While the extension may not be of special interest it is still part of the building and very much part of its setting. By attracting attention away from the traditional stone and brickwork along the side access, the door and panel also detract from the historic character of the building as a whole and jar within its setting. To the extent that door is visible from public viewpoints within the conservation area, which will be particularly true when the door is open, I find that its character and appearance would also be harmed.
7. I have noted that the previous door was rotting but this could have been repaired or replaced to match without the requirement for consent. If necessary, glazing could probably have been included without harm to the historic character or setting. While replacement windows have been inserted into the adjacent buildings, I am informed that these are unlisted.
8. I therefore conclude that the works conflict with policy in paragraph 132 of the *National Planning Policy Framework* (the *Framework*) which attaches great importance to the conservation of designated heritage assets (which include listed buildings and conservation areas. As the new features, and their material in particular, do not follow the character of the building or the surrounding conservation area they are contrary to extant guidance in the *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* which, at paragraphs 185-186, advises that *The insertion of new elements such as doors and windows, ... is quite likely to adversely affect the building's significance and New features added to a building are less likely to have an impact on the significance if they follow the character of the building.*
9. To the extent that they are material considerations, the works fail to comply with current adopted policies EH3 and EH1 of the South Somerset Local Plan, which do not permit development which would harm the character of a listed building, its setting or any features of special architectural or historic interest which it possesses, and; require development in a conservation area to preserve or enhance its character or appearance.
10. For the reasons given above I conclude that the appeal should be dismissed.

David Nicholson

INSPECTOR

Area West Committee – 18th July 2012

14. Date and Venue for Next Meeting

The next scheduled meeting of the Committee will be held on Wednesday, 15th August 2012 at 5.30 p.m. at Horton Village Hall.