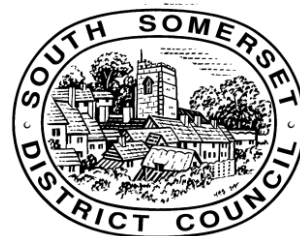


# South Somerset District Council

Notice of Meeting



## Area West Committee

*Making a difference where it counts*

**Wednesday 16<sup>th</sup> January 2013**

**5.30 pm**

**Merriott Village Hall,  
51 Broadway,  
Merriott,  
Somerset TA16 5QH**

(location plan overleaf - disabled access is available at this meeting venue)



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The public and press are welcome to attend.

Please note: Planning applications will be considered no earlier than 6.30 pm

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, Jo Morris on Yeovil (01935) 462462  
email: [jo.morris@southsomerset.gov.uk](mailto:jo.morris@southsomerset.gov.uk)

This Agenda was issued on Monday, 7<sup>th</sup> January 2013

*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)



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

Consideration of planning applications usually commences no earlier than 6.30pm, following a break for refreshments, in the order shown on the planning applications schedule. 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 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 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 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 and/or 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.

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## Area West Committee

Wednesday 16<sup>th</sup> January 2013

### Agenda

#### *Preliminary Items*

1. **To approve as a correct record the minutes of the previous meeting held on 19<sup>th</sup> December 2012**
2. **Apologies for Absence**
3. **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.

#### 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

##### *Items for Discussion*

##### *Page Number*

6.	Area West Committee - Forward Plan.....	1
7.	Promoting Community Safety in Area West - Police Performance and Neighbourhood Policing .....	4
8.	Report on the Community Grants Programme.....	5
9.	Feedback on Planning Applications referred to the Regulation Committee .....	12
10.	Planning Appeals.....	13
11.	Planning Applications .....	16
12.	Date and Venue for Next Meeting.....	17

**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 – 16<sup>th</sup> January 2013

## 6. Area West Committee - Forward Plan

*Strategic Director:* Rina Singh (Place and Performance)  
*Assistant Director:* Helen Rutter / Kim Close (Communities)  
*Service Manager:* Andrew Gillespie, Area Development Manager (West)  
*Agenda Co-ordinator:* Jo Morris, Democratic Services Officer, Legal & Democratic Services  
*Contact Details:* jo.morris@southsomerset.gov.uk or (01935) 462055

### 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.

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## 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; Jo Morris, 01935 462055 or e-mail jo.morris@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
20th February 2013	Ile Youth Centre Management Committee (Ilminster)	Reports from Members on Outside Organisations	Cllr Kim Turner
20 <sup>th</sup> February 2013	Historic Buildings at Risk (Confidential Item)	Update report.	Adron Duckworth, Conservation Manager Greg Venn, Conservation Officer
20 <sup>th</sup> February 2013	Community Health and Leisure Service Update	An update on the work of the Community Health and Leisure Service in Area West.	Linda Pincombe, Community Health & Leisure Manager
20th February 2013	Section 106 Obligations	Monitoring Report	Neil Waddleton, Section 106 Monitoring Officer
20 <sup>th</sup> March 2013	Flooding, Drainage & Civil Contingencies	Report on issues in Area West.	Pam Harvey, Civil Contingencies & Business Continuity Manager Roger Meecham, Engineer
17 <sup>th</sup> April 2013	Streetscene Service Update	Service report on performance and priority issues in Area West	Chris Cooper, Streetscene Manager
<i>To be confirmed</i>	<i>Chard and District Museum Society</i>	<i>Reports from Members on Outside Organisations</i>	<i>Deferred</i>

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background / Purpose</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>	<i>Donna Parham, Assistant Director (Finance and Corporate Services) Andrew Gillespie, Area Development Manager (West)</i>
<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 &amp; Somerset Fire &amp; Rescue Service</i>	<i>Update on the work of the Fire and Rescue Service to promote fire safety</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 – 16<sup>th</sup> January 2013

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

*Strategic Director:* Rina Singh (Place and Performance)  
*Assistant Directors:* Helen Rutter/Kim Close (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 – 16<sup>th</sup> January 2013

## 8. Report on the Community Grants Programme

*Strategic Director:* Rina Singh (Place and Performance)  
*Assistant Director:* Helen Rutter (Communities)  
*Service Manager:* Andrew Gillespie, Area Development Manager (West)  
*Lead Officer:* Paul Philpott, Community Development Officer and  
Zoe Harris, Community Regeneration Officer.  
*Contact Details:* paul.philpott@southsomerset.gov.uk or (01460) 260359

### Purpose of the Report

To review the delivery of the Area West Community Grants Programme between September 2011 and December 2012.

### Public Interest

This report will provide the Area West Committee with details of the community grants programme between September 2011 and December 2012. The report also raises awareness of the availability of the grants.

### Recommendation

It is recommended that the remaining budget allocation of £21,457 is retained to fund future community grants.

### Background

Between September 2011 and December 2012 I managed a specific piece of work to raise awareness of the availability of community grants and to make a concentrated effort to channel grant funding to community groups and organisations across Area West.

To raise awareness, I undertook a publicity programme during September 2011 to highlight the availability of area west community grants. This resulted in 31 project enquiries. Leading on from this response, a programme budget was allocated by the Area West Committee in January 2012. The budget level was determined to ensure sufficient funding would be available should all 31 initial enquiries lead to the award of full grants.

My intention was to bring up to four completed applications to committee each month from January 2012 up to a projected end date of October 2012.

### Delivery of the Community Grants Programme

#### January 2012 – December 2012

Following an initial round of projects that were ready for assessment, it became apparent that the intention to bring up to four projects to each monthly committee was unrealistic. Applications often required longer to work up than anticipated and some community groups proved to have greater capacity to bring forward their projects than others.

From the initial 31 enquiries, 16 applications were assessed and approved by members at Area West Committees throughout the year. Two proposals proved ineligible, one was referred to alternative funding sources and one proposal was withdrawn. Six enquires did not proceed to applications.

However, a further nine new applications were received during 2012 and all were successful. These projects which requested grants of £750 or less were assessed under delegated authority by SSDC Officers and awarded from the allocated budget.

The programme delivery did not proceed precisely as projected and lessons have been learnt. Nevertheless it has achieved its principal objective of raising awareness of the grant scheme and ensuring that most of the allocated budget was awarded to community projects across Area West.

A summary table of grants awarded can be found at Appendix 1.

### **The results and benefits of this programme**

The programme has supported a broad range of projects which have made a lasting difference to many communities across Area West. These are some of the examples of what has been achieved.

#### Hall and Play Facilities

With the help of community grants eight villages have been able to improve their halls and play facilities. These include Combe St Nicholas Village Hall, Chaffcombe Village Hall, Clapton and Wayford Village Hall, West and Middle Chinnock Village Hall, Chiselborough Village Hall, Ashill Village Hall, Misterton WI Hall and Hinton St George playing field. Chard methodist church was also able to replace its hall kitchen.

For many projects the benefits have had an immediate impact. Village hall committees like Combe St Nicholas with a village population of 1,200, have already reported an increase in booking enquiries based on the improved kitchen facilities and West and Middle Chinnock Village Hall will at long last be able to bring their kitchen back into use. Increased income from the hiring of these facilities will contribute towards the long term viability of these village halls.

#### Community Events

Community events have also been supported including Chiselborough Village Hall community photographic exhibition which over 250 people attended aged from 8 to 80. Home Grown Art in Hinton St George also ran an arts week workshop attracting over 300 visitors to a range of workshops and events for all ages. These are occasions that bring people together, providing the social contacts which are the lifeblood of villages.

#### Sporting Activities

Over 170 members of Chard cricket club have benefitted from additional funding to improve their wicket and extend their playing season and over 600 children and young people are expected to use the new skate park in Ilminster.

## Feedback and lessons learnt

Many applicants in this programme have demonstrated wide community engagement to bring their projects forward. Funding for community projects is not always easy to access and the grants approved by members have helped to pump-prime projects and assist groups who are seeking additional funding from other sources. The community grants programme has proved a welcome lifeline at a time when other grant programmes have closed.

During delivery of the programme, two parts of the assessment process were reviewed. These were the timing of contributions from Town or Parish Councils and the timing of assessment and reports to Committee.

### Parish /Town Council contributions to the programme

Council policy for the community grants programme requires that applicants receive a contribution from their Town or Parish Council, 'except in very exceptional circumstances'. Members will recall that the options available to members were discussed in detail at the February 2012 Area West Committee.

Some community groups found that the next chance to request a town or parish council grant was such that they could not apply to Area West Committee for a grant and still meet the above condition. For example Chard Town Council at present invite applications from April / May close their scheme in July, assess applications in August and present awards in November. Crewkerne Town Council in contrast open their scheme for applications in October / November, assess their applications in December inform the applicants in January and award their grants in April / May. However, members felt that difficulties in the timing of applications should not be treated as "very exceptional circumstances".

Whilst it is impractical to ask all councils to align their timetables there are alternatives which members may consider in future.

Applicants could be advised that no community grant application will be considered until the Town or Parish Council have made a decision. However bearing in mind the time critical nature of some applications, a simpler approach may be to award a conditional community grant subject to a Town or Parish Council award at a later date.

### Assessment timetable

The initial intention to bring forward up to four applications per month to the Area West Committee proved impractical. Grant proposals varied in detail and the capacity within community groups to bring forward projects was also mixed. This resulted in applications taking longer to bring to committee than I originally envisaged.

Unless members object, future programmes are likely to be based on a quarterly assessment timetable. This option may also help to address the question of aligning town, parish and district timetables for awarding their grants. Applicants may be able to approach their Town or Parish Council for a contribution at the most appropriate time of the year, without being unduly disadvantaged.

**Recommendation**

It is recommended that the remaining budget allocation of £21,457 is retained to fund future community grants.

**Council Plan Implications**

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

**Financial Implications**

The community grant programme budget is £107,000. To date £85,543 of grant funding has been approved. The remaining balance in the budget is £21,457.

**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*

*AW Committee January 2012 Request for Community Grants*

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## Appendix 1

## How The Money Was Allocated

## Colour Code

Blue: Grant awarded.  
 Red: Pending.  
 Brown: Referred,  
 ineligible or  
 no application.

## Grants approved at Area West Committee

Date of grant award	Organisation	Purpose	Estimated grant requested	Final grant requested	Approved grant	Total project value	Leverage
Jan	Combe St Nicholas Village Hall	Replacement hall kitchen	£8,500	£8,500	£8,500	£17,090.72	£8,590.72
Jan	Hinton St George Playing Field	New and refurbished play equipment	£4,800	£4,800	£4,800	£11,800	£7,000
	Hinton St George Film Club	New film screen	£750		Referred		
Jan	Hinton St George Community Services Ltd.	Repairs to the community shop	£6,000	£6,000	£6,000	£61,178	£55,178
April	Iminster Town Council	Skatepark	£10,000	£10,000	£10,000	£60,000	£50,000
	Hinton St George Pre School	New flooring			Ineligible		
Feb	Iminster Arts Centre	Refurbishment of the centre	£2,000	£1,550	£1,550	£3,050	£1,500
	Henhayes Community Centre	Porch for the building	£2,500	£12,500	Pending		
	Crewkerne Pegasus Karate Club	Kit for the club	£1,000		No application		
Feb	Misterton W.I.Hall	Kitchen items	£1,000	£1,250	£1,250	£2,500	£1,250
	Chard Carnival Committee	Carnival equipment	£500		No application		
	Chard United	Football changing rooms	£5,000		Pending		
	Chard Rovers	Football changing rooms	£5,000		Pending		
	Chard Avishayes School	Swimming pool repairs	£2,000		No application		
	Chard Majorettes	Kit for the club	£500		No application		
	Monks Yard Broadway	unspecified	£1,000		No application		
	Broadway Parish Council	Playground equipment	£500		Withdrawn		



Date of grant award	Organisation	Purpose	Estimated grant requested	Final grant requested	Approved grant	Total project value	Leverage
	Crewkerne Speedwell Club	Improvements to toilet facilities	£1000		Funding secured elsewhere		
April	Chard Crowshute House	Replacement doors and windows	£2,220	£2,220	£2,220	£4,440	£2,220
	Broadway Alms Houses		£1,500		Ineligible		
Feb	Streetspace Youth Project	Chard youth project.	£5,180	£5,661	£5,661	£11,040	£5,379
April	Filmcrew Film Club. Crewkerne	Blackout curtains for the club	£1,250	£1,250	£1,250	£2,500	£1,250
April	Chard Cricket Club	Drainage for the wicket and mobile wicket cover	£6,000	£5,610	£5,610	£11,220	£5,610
April	Crewkerne Town Council	Cycle shelter	£5,925	£5,925	£5,925	£11,850	£5,925
Sept	Chard Methodist Church	Replacement of the kitchen in the church hall	£3,659	£3,659	£3,659	£8,409	£4,750
	Haselbury Plucknett Park Committee	Park play equipment	No estimate	£5250	Pending		
Aug	Forton Community Association	A conditional grant to enable the applicants to apply for additional funding from other sources towards construction of a community centre.	£12,500	£12,500	£12,500	£148,348	£135,848
Sept	Chaffcombe Village Hall	Replacement of windows and door.	£1,390	£1,390	£1,390	£2,779.63	£1,389.63
Sept	Clapton and Wayford Village Hall	Replacement of a leaking roof and entrance doors and refurbishment of the foyer.	£6,000	£6,000	£6,000	£13,800	£7,800
Nov	West and Middle Chinnock Village Hall	Replacement of hall kitchen	£4,775	£4,775	£4,775	£9,550	£4,775
	Broadway Village hall	Disabled toilet and access	£4,500	£4,500	Pending		
<b>Sub Total</b>	<b>16 projects approved at Area West Committees.</b>		<b>£106,949</b>		<b>£81,090</b>	<b>£379,555.35</b>	<b>£298,465.35</b>

Grant's approved under delegated authority by SSDC officers.

Date of grant award	Organisation	Purpose	Estimated grant request	Final grant request	Approved Grant	Total project Value	Leverage
2012							
March	Iminster Entertainment Society	Stage back drop	£400	£400	£400	£800	£400
March	Chiselborough Village Hall	Photographic exhibition	£463	£463	£463	£892.09	£429.09
May	Chard 2000 / Chard in Bloom	Planting scheme for Chard	£150	£150	£150	£500	£350
May	Chard Good Companions	Group excursions for elderly residents of Chard	£500	£500	£500	£1,017	£517
May	Wambrook Parish Council	Parish book as a precursor to a parish plan.	£500	£500	£500	£704	£204
July	Home grown art	Arts week workshop	£490	£490	£490	£1,500	£1,010
Aug	3D Support Services	Sensory equipment for children with learning difficulties.	£750	£750	£750	£32,300	£31,550
Sept	Ashill Village Hall	External refurbishment of the hall	£700	£700	£700	£3,270	£2,570
Sept	CATS. Chards Amateur Theatre Society.	Stage lighting.	£500	£500	£500	£750	£250
<b>Sub total</b>	<b>9 projects</b>				<b>£4,453</b>	<b>£41,733.09</b>	<b>£37,280.09</b>
<b>Totals</b>	<b>25 projects approved in total</b>				<b>£85,543</b>	<b>£421,288.44</b>	<b>£335,745.44</b>

## Summary

From an initial budget allocation of £107,000, £85,543 has now been awarded to 25 community groups and organisations.

There are five applications which still require additional development before they are ready for assessment and a remaining budget balance of £21,457.

Area West Committee – 16<sup>th</sup> January 2013

**9. 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 – 16<sup>th</sup> January 2013

## 10. 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 Dismissed

***Iminster*** – Formation of new access and parking (GR 335647/114990), 17 The Beacon, Iminster, Somerset, TA19 9AH – Mr Trevor Broom – 12/01946/FUL.

The Inspector's decision letter is attached at pages 14 and 15.

***Background Papers:*** None

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2 pages pdf



Area West Committee – 16<sup>th</sup> January 2013

## 11. 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 17.

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 – 16<sup>th</sup> January 2013

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

The next scheduled meeting of the Committee will be held on Wednesday, 20<sup>th</sup> February 2013 at 5.30 p.m. Venue to be confirmed.

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## Planning Applications – 16<sup>th</sup> January 2013

### Planning Applications will be considered no earlier than 6.30pm

Members of the public who wish to speak about a particular planning item are recommended to arrive for 6.20pm.

#### 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
19	CREWKERNE	12/04259/FUL	Alterations and the change of use of public house (Use Class A4) to residential to form 2 No. dwellings (revised application of 12/02930/FUL	Railway Tavern South Street Crewkerne	Mr A Whitehouse

Area West Committee – 16<sup>th</sup> January 2013

**Officer Report On Planning Application: 12/04259/FUL**

<b>Proposal:</b>	Alterations and the change of use of public house (Use Class A4) to residential to form 2 No. dwellings (revised application of 12/02930/FUL (GR 344739/109307)
<b>Site Address:</b>	Railway Tavern South Street Crewkerne
<b>Parish:</b>	Crewkerne
<b>CREWKERNE TOWN Ward (SSDC Member)</b>	Cllr J Dyke Cllr M Best Cllr A M Singleton
<b>Recommending Case Officer:</b>	Tel: (01935) 462344 Email: lousa.brown@southsomerset.gov.uk
<b>Target date:</b>	19th December 2012
<b>Applicant:</b>	Mr A Whitehouse
<b>Agent: (no agent if blank)</b>	Robbie Roskell Architectural And Building Consultants Ltd Unit 3, Whitehart Yard Beaminster Dorset DT8 3AE
<b>Application Type:</b>	Minor Dwellings 1-9 site less than 1ha

**REASON FOR REFERRAL TO COMMITTEE**

This application is referred to the Committee as the recommendation for approval is contrary to the views of the Highway Authority and the site is located where the safety issues relate to a Class A road. Objections have also been received from the Town Council and local residents.

**SITE DESCRIPTION AND PROPOSAL**



This is an application seeking full planning consent for alterations and the change of use of public house (use class A4) to residential to form 2 no. dwellings. It is proposed to have 1 no. one bedroom unit and 1 no. two bedroom unit.

The public house is located on the northern side of South Street in Crewkerne within the Conservation Area. It is a detached two-storey property linked by an archway to the neighbouring property to the east. To the rear of the public house are some flat roof single storey extensions and a skittle alley, storage areas and yard area. The property has been empty for some time but was previously used as a public house on the ground floor with residential living accommodation on the first floor.

Properties on the northern side of South Street are made up of two-storey terraced dwellings and to the south of the highway it is characterised by detached and semi-detached dwellings set back from the highway that are of various design and age. To the north of the site is an industrial factory.

## **HISTORY**

12/02930/FUL: Alterations and the change of use of public house to residential to form 3 no. dwellings - withdrawn

01/01572/FUL: Extension to beer cellar - approved 25/07/01

870308: The carrying out of alterations and extension to provide toilets, cellar and domestic kitchen - approved 10/04/87

840752: The carrying out of alterations and the erection of extensions - approved 19/06/84

## **POLICY**

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

Relevant Development Plan Documents:

National Planning Policy Framework:

Chapter 7: Requiring Good Design

Chapter 12: Conserving and Enhancing the Historic Environment

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

Saved Policy STR1 - Sustainable Development

Saved policy 9 - The Built Historic Environment

Saved Policy 48 - Access and Parking

Saved Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (Adopted April 2006):

Saved Policy ST3 - Development Area

Saved Policy ST5 - General Principles of Development

Saved Policy ST6 - The Quality of Development

Saved Policy TP7 - Residential Parking Provision

Saved Policy EH1 - Conservation Area

## CONSULTATIONS

### **Crewkerne Town Council:**

"Recommend refusal on the grounds of poor vehicular access to the rear of the property and limited parking provision."

### **Highways:**

"The proposal relates to the change of use of the public house to form two dwellings.

In terms of vehicle movements it is likely that the proposed residential use would see a significant increase in vehicle movements over the existing public house.

From the details provided within the revised Design and Access Statement it is apparent that the applicant has tried to address the previous concerns raised by the Highway Authority. As a consequence this has seen the removal of a dwelling and also the parking area located to the rear of the public house. As a consequence vehicles would no longer be required to gain access to the site via the existing archway, which is considered to be sub-standard as it does not provide sufficient width for two-way vehicle flow or suitable visibility in either direction.

The applicant has indicated that the proposal will utilise on road parking. This is not acceptable to the Highway Authority as the parking of vehicles on the adopted highway would interrupt the free flow of traffic on South Street and cause obstruction to other road users. The applicant's comments, over vehicle movements, are noted however the trip patterns for the existing use and the proposed use are different in particular a dwelling can potentially generate vehicle movements 24 hours a day seven days a week. Whereas the existing use would only have vehicles parked on the highway for limited periods of time and mostly in the evening.

Therefore based on the above information I raise objection to this proposal for the following reasons.

- Due to the constrained nature of the site the proposed development would likely to encourage the parking of vehicles on the public highway, which would interrupt the free flow of traffic and thereby add to the hazards of highway users at this point. The proposal is therefore contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000)."

### **Area Engineer:**

"No comment".

### **Environmental Protection unit:**

"No observations".

### **Economic Development Officer:**

"A robust marketing exercise for the licensed premises was undertaken by Humbert Chesterton over a sustained period between 2011 and 2012 during which time there were two sale price reductions representing good value to the market. Unsurprisingly, there had been little or no interest in continuing the current use of the premises and only the real interests were in development opportunity.

The premises had been closed for some time and whilst I have not had sight of the accounts for the business whilst in was in operation, it is unlikely that a reasonable level of trade could have been sustained for a number of reasons. Size of customer area within the pub and the lack of kitchen would have been the main constraints to trade.

Bringing the premises back into current use would have required considerable investment with little capacity for expansion. Maintaining the current usage (even with considerable investment) would have been unlikely to have offered a viable business case. Small, unimproved public houses are currently suffering in a harsh trading climate and there are many similar premises locally that have been taken to market in recent years.

From an economic perspective I have no objection to this application."

## **REPRESENTATIONS**

Twenty-two neighbours were notified and a site notice displayed. There has been one letter of support received stating that the proposal would breathe new life into the building. There have been four letters of objection, the concerns raised are;

- The public house is a vital part of the community.
- The owner should tidy up the properties appearance.
- Additional houses are not required on South Street.

## **CONSIDERATIONS**

The site is located within the defined development area and as such is acceptable. The NPPF seeks to have a presumption in favour of sustainable development.

There have been objections to the proposal; the issues to assess are change of use, highway safety and parking, visual amenity and residential amenity.

### **Change of Use:**

The Design and Access statement and accompanying letter from the estate Agents indicate how the property has been marketed for some time for commercial use. The property was on the market for 24 months before, after the third price drop, it was purchased.

The Economic Development Officer supports the application and agrees that every attempt to attract commercial use has been undertaken.

A number of neighbours have objected to the loss of the public house; however it has been closed for nearly 3 years. It is considered that through the marketing of the property an attempt to secure suitable business or local community re-use has been made in line with saved policy MS1 of the south Somerset Local Plan. The site is within the development area and is considered to be a sustainable development and appropriate re-use of the building is encouraged.

### **Highway Safety:**

The Highway Authority has stated that the two dwellings would result in a greater number of traffic movements than the public house would generate and recommend refusal on the following grounds, due to vehicles parking on the public highway;

- Due to the constrained nature of the site the proposed development would likely to encourage the parking of vehicles on the public highway, which would interrupt the free flow of traffic and thereby add to the hazards of highway users at this point. The proposal is therefore contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000).

The Town Council has objected on grounds of poor vehicular access to the rear of the property and limited parking provision.

A previous application was submitted and subsequently withdrawn, to change the use of the public house to three dwellings with parking to the rear, however there were objections from County Highways due to the poor access and limited space for cars within the site. This application relates to two dwellings and seeks to have no vehicle access to the rear and no off road parking.

Whilst it is acknowledged that the new dwellings should have a certain level of off road parking spaces provided, it is worth noting that if still operating as a public house all vehicles in connection with that use and the residential flat above would have to currently park on the public highway. The current A4 use can change to the following uses without the need for planning permission:

Use Class A3 - Restaurant/café

Use Class A2 - Financial and professional uses, e.g. banks, estate agents and betting offices

Use Class A1 - Retail shops, hairdressers, undertakers, travel agents, internet cafes etc.

The Highway Authority state that "a dwelling can potentially generate vehicle movements 24 hours a day seven days a week. Whereas the existing use would only have vehicles parked on the highway for limited periods of time and mostly in the evening." However there is already a flat above the public house that can create the potential vehicle movements for a dwelling and the public house could be open on a 24 hour license or change its use to certain classes without the need for planning permission, these other uses may well generate even more traffic movements than two dwellings.

On balance it is considered that the proposal should be assessed as a whole in relation to the other uses that could be allowed without the need for formal consent and the fact that there will always be an issue with this site in regard to meeting both requirements of highways i.e. in regard to off road parking and appropriate access, of which both are not going to be achievable within the land ownership. As such it is considered on balance that in order to bring this building back to life, as it has been unoccupied for nearly three years, the need for off road parking should not be insisted upon.

If parking were able to be provided within the site then there would still be a highway objection in regard to the access which they consider to be sub-standard as it does not provide sufficient width for two-way vehicle flow or suitable visibility in either direction.

#### **Visual Amenity:**

The site is within a Conservation Area. It is proposed to alter the property into two dwellings. The front aspect of the property will be altered to accommodate the change and will include the replacement of one ground floor window with a front door serving access to the one bedroom property, and an additional chimney. No other changes to the front elevation will be made.

To the rear of the property the single storey flat roof extension will be removed to create a shared courtyard area and the skittle alley and storage rooms will have roof lights added and some new opening made to be used as an ancillary outbuilding to each dwelling. Each property will have its owned fenced off garden area with bin and cycle store.

The rear elevation of the public house will have the existing windows and doors replaced, no new openings are proposed. Where the existing extensions are to be removed it is proposed to render the rear elevation of the 2 bedroom property, the rest will remain as exposed natural stone.

All the alterations will be carried out in materials to match the existing property, except for the render on part of the rear elevation. The skittle alley and storage rooms' roof will be replaced with Cambrian slates in place of the profiled steel sheet.

It is considered that the proposed alterations will not adversely affect the visual amenity and preserve the character of the Conservation Area, especially by retaining the iron fence to the front of the property and using materials that match existing.

**Residential Amenity:**

A previous application was withdrawn due to objections from the Environmental Protection Team as an additional unit was proposed in the skittle alley and it was considered that there would be a noise nuisance from the factory to the rear of the site. This proposal has overcome those objections by using the skittle alley and storage rooms for outbuildings instead.

There are no new windows proposed in the property and none result in any direct overlooking.

It is considered that the alterations and change of use will not result in any adverse impact on residential amenity.

**Conclusion:**

It is considered that the proposed alterations and change of use is acceptable in this location and do not adversely affect visual or residential amenity and preserve the character of the Conservation Area. Furthermore it is considered that on balance given the current use of the property as a Public House with residential flat above, with no off road parking, it is acceptable to allow this development with no parking to ensure that the property is reused and not left to deteriorate, in a prominent roadside position. Any future use of this property would have issues in achieving off road parking with an acceptable vehicle access and as such any use would be likely to be with no designated off road parking provided.

**RECOMMENDATION**

Approve with conditions.

01. The proposal, for a residential development with no off road parking, has been marketed for commercial re-use, is located within defined settlement limits where the principle of new housing is considered acceptable, would not have a detrimental impact upon visual or residential amenity and preserves the character of the Conservation Area in accordance with the aims and objectives of saved policies ST3, ST5, ST6, EH1 and MS1 of the South Somerset Local Plan (adopted April 2006), saved policy STR1 and 9 of the Somerset and Exmoor National Park Joint Structure Plan (adopted 2000), and the NPPF Chapter 7: Requiring Good Design.

**SUBJECT TO THE FOLLOWING:**

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

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

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

Drawing no. 12/071/01 revision B received 24 October 2012  
Drawing no. 12/071/06 revision A received 24 October 2012  
Drawing no. 12/071/07 revision A received 24 October 2012  
Drawing no. 12/071/08 revision A received 24 October 2012  
Drawing no. 12/071/09 revision A received 24 October 2012

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

03. The external surfaces of the development hereby permitted shall be of materials as indicated in the application form and no other materials shall be used without the written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and the character of the conservation area and to accord with saved policy ST6 and EH1 of the South Somerset Local Plan (adopted April 2006).

04. No meter/utility boxes shall be installed on the front elevation of the units hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and the character of the conservation area and to accord with saved policy ST6 and EH1 of the South Somerset Local Plan (adopted April 2006).

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