

South Somerset District Council

Notice of Meeting



Area West Committee

Making a difference where it counts

Wednesday 17th July 2013

5.30 pm

**The Shrubbery Hotel
Station Road
Ilminster
Somerset TA19 9AR**

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



The public and press are welcome to attend.

Please note: Planning applications will be considered no earlier than 7.00 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

This Agenda was issued on Monday 8th July 2013

Ian Clarke, Assistant Director (Legal & Corporate Services)

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



INVESTOR IN PEOPLE

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

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 will commence no earlier than 7.00 pm, 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 SDC 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 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 17th July 2013

Agenda

Preliminary Items

1. **To approve as a correct record the minutes of the previous meeting held on 19th June 2013**
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

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

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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 – 17th July 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 2-4;
- (2) identify priorities for further reports to be added to the Area West Committee Forward Plan.

Forward Plan

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

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

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

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

Background Papers: None.

Notes

- (1) Items marked in italics are not yet confirmed, due to the attendance of additional representatives.
- (2) Further details on these items, or to suggest / request an agenda item for the Area Committee, please contact the Agenda Co-ordinator; Jo Morris, 01935 462055 or e-mail jo.morris@southsomerset.gov.uk
- (3) Standing items include:
- (a) Feedback on Planning Applications referred to the Regulation Committee
 - (b) Chairman's announcements
 - (c) Public Question Time

Meeting Date	Agenda Item	Background/Purpose	Lead Officer
21 st August 2013	Tatworth & Forton Pavilion Project	Request to renew grant offer	Paul Philpott, Neighbourhood Development Officer
21 st August 2013	Transfer of Chard Market Charter	To agree the transfer of Chard Market Charter from SSDC to Chard Town Council	Zoe Harris, Neighbourhood Development Officer
21 st August 2013	Community Right to Bid – Nomination Received for Assets of Community Value	To consider a nomination received.	Andrew Gillespie, Area Development Manager (West)
18 th September 2013	Crewkerne Market Transfer	To update members on work to launch a new market in Crewkerne.	Zoe Harris, Neighbourhood Development Officer
18 th September 2013	Crewkerne Community Planning Update	For Information	Zoe Harris, Neighbourhood Development Officer
18 th September 2013	Ilminster Community Planning Update	For Information	Zoe Harris, Neighbourhood Development Officer
18 th September 2013	Community Offices Update	Update report on Community Offices	Madeline King-Oakley, Community Office Support Manager
18 th September 2013	Historic Buildings at Risk	Confidential report to update members on current Historic Buildings at Risk cases in Area West.	Greg Venn, Conservation Officer
16 th October 2013	Blackdown Hills AONB Partnership	Report on progress.	Zoe Harris, Community Regeneration Officer

Meeting Date	Agenda Item	Background/Purpose	Lead Officer
20 th November 2013	Area West Development Work Programme Overview 2013-14	To present an overview of projects in the Area West Development Work Programme 2013-14.	Andrew Gillespie, Area Development Manager (West)
20 th November 2013	Affordable Housing Development Programme	To update members on the current position with the Affordable Housing Development Programme.	Colin McDonald, Corporate Strategic Housing Manager
20 th November 2013	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
18 th December 2013	Budget report	For Information	Catherine Hood, Corporate Accountant Andrew Gillespie, Area Development Manager (West)
<i>To be confirmed</i>	<i>Chard Regeneration Scheme</i>	<i>Report on progress.</i>	<i>Andrew Gillespie, Area Development Manager (West)</i> <i>David Julian, Economic Development Manager</i> <i>David Norris, Development Manager</i>
<i>To be confirmed</i>	<i>Blackdown Hills AONB</i>	<i>Reports from Members on Outside Organisations</i>	<i>Ros Roderigo – September</i>
<i>To be confirmed</i>	<i>Crewkerne Leisure Management (Aqua Centre)</i>	<i>Reports from Members on Outside Organisations</i>	<i>Angie Singleton - October</i>
<i>To be confirmed</i>	<i>Ilminster Forum</i>	<i>Reports from Members on Outside Organisations</i>	<i>Carol Goodall – October</i>
<i>To be confirmed</i>	<i>Meeting House Arts Centre, Ilminster</i>	<i>Reports from Members on Outside Organisations</i>	<i>Sue Osborne – November</i>
<i>To be confirmed</i>	<i>Crewkerne Heritage Centre</i>	<i>Reports from Members on Outside Organisations</i>	<i>John Dyke – December</i>
<i>To be confirmed</i>	<i>Ile Youth Centre Management Committee (Ilminster)</i>	<i>Reports from Members on Outside Organisations</i>	<i>Kim Turner – December</i>
<i>To be confirmed</i>	<i>A Better Crewkerne & District (ABCD)</i>	<i>Reports from Members on Outside Organisations</i>	<i>Mike Best – January</i>

Meeting Date	Agenda Item	Background/Purpose	Lead Officer
<i>To be confirmed</i>	<i>Chard & District Museum Society</i>	<i>Reports from Members on Outside Organisations</i>	<i>Dave Bulmer - January</i>
<i>To be confirmed</i>	<i>South Somerset Disability Forum</i>	<i>Reports from Members on Outside Organisations</i>	<i>Kim Turner</i>

Area West Committee – 17th July 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

Area West Committee – 17th July 2013

8. Update Report from the Countryside Service

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

Purpose of the Report

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

Public Interest

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

Recommendation

That members note the report.

Across the South Somerset Countryside Sites

- The largest sites have again secured 3 Green Flag Awards all in the highest scoring brackets.
- For 2012 a diverse events program was developed which included over 37 public events. From traditional guided walks to themed Halloween events; bookings via the Octagon continued to rise as our marketing continues to improve.
- An estimated 7000 visitors (children and adults) attended across the 37 events, which includes 3 large fayre events.
- Additionally an estimated 3000 people attended the special Jubilee fayre organised for Her Majesty The Queen's visit in May to Yeovil.
- Delivery of Countryside Services is via a huge volunteer bank and activity is focused across the 3 strategic sites and Moldrams Ground LNR. Community support groups like the Steering Group and 2 "Friends of" Groups bring the annual average of frequently engaged volunteers to 50 individuals. In 2012 1446 practical volunteer days were donated across the district (a further, if small, increase on last year). Extra days were donated by members of our community groups including Park watch.
- The Countryside Team have continued to work towards delivery of all targets in their annual delivery plan which is monitored by the steering group.
- 1542 trees have been planted during the winter seasons and these include 4 Jubilee oaks at Ham Hill, Yeovil, Chard and Moldram's Ground.
- Practical land management continued including dry stone walling, hedge laying, scrub and tree stock management and grassland works, plus bin emptying and response work.

- The Langport Visitor Centre closed upon the retirement of our business tenant. New tenants (basket makers) have been found for the space and much of the River Parrett and Somerset Levels exhibits will remain in situ for the visiting public to view. The Rangers continue to manage the cycle way which remains open.
- Two new apprentices started at the Country Parks in September, there were over 55 applicants for the year long posts. A Countryside Intern was in post from October – May as part of the district wide scheme.
- The most frequent compliments received by the team relate to the free or cost recovery events suitable for all the family. Ham Hill and Ninesprings receive compliments about woodland and landscape management and improved accessibility.
- Work continues towards improving our web based information at www.southsomersetcountryside.com and the rangers now have a Twitter account @SSDCCountryside.

Challenges over the year

- Persistently wet weather, making fayre events difficult to set up and manage; although on actual event days we have been very lucky. Some smaller play schemes have needed to be cancelled due to torrential rain. Paths and bridleways across all sites have suffered in the persistently wet weather, even repair works have been hampered due to inaccessibility for site vehicles.
- Ash Tree dieback is a worrying threat to the woodlands and ash trees across the district. The rangers are fully apprised of the situation and continue to inspect the trees on our sites.
- We experienced the usual irresponsible use of site and vandalism at the busiest sites over the summer months.

Ham Hill Country Park

- Higher Level Stewardship works delivered and a further year of capital income negotiated with Natural England despite an unknown climate for the future of the scheme.
- Ham Hill secured a Green Heritage Accreditation Award for the first time.
- Cambridge Archaeological Unit and Cardiff University were on site July – September excavating in advance of a quarry extension. This second year of excavations broadened its search to include 3 extra trenches in the wider hill fort. The findings were very exciting and included stone built roundhouses and fortified Iron Age ramparts. www.hamhillfort.info. The importance of the finds is likely to lead to a joint Heritage Lottery bid to fund further excavations and new interpretation for the site post 2013.

Eastfield Local Nature Reserve, High Ham

- Butterfly Conservation are funding scrub management works on site and the planting of propagated wild thyme plants. The grassland restoration work is going well and Butterfly Conservation are confident of a large blue release in the future.
- Natural England have confirmed a 10 year Higher Level Stewardship Agreement for the site to assist in the funding of land management from Spring 2013.

Moldram's Ground Local Nature Reserve, Pen Selwood

- A new management plan for site has been completed. With protected dormice and great crested newts present on site the plan specifies land management works to support these populations.
- Rangers continue to attend site to deliver practical works but there is now a core of volunteers from the local Parish that both inspect and assist with these practical works.

Yeovil Country Park

- Yeovil College continue to work with the ranger team to clear the valley gardens of Ninesprings of laurel and re plant with a native woodland mix.
- The Yeovil May fayre had a good range of stalls and free activities, attendance this year was an all time high and feedback from visitors on the day was great.
- Yeovil Country Park was the focus for a visit by The Queen on 2 May 2012, with the site requiring various preparation works by the ranger team and long hours in the week running up to the event due to heavy rainfall and high winds. The special event aimed to showcase the unique heritage, landscape and industry of Somerset, and was an event aimed at primary school children with plenty of free activities to enjoy.
- Funding work continues towards the community ranger base and wider project. Applications have been submitted to various local funders, we have received a round 1 Heritage Lottery Fund pass and are awaiting the outcome of a capital bid for the Hub building in July.
- The Friends of Yeovil Country Park are very active, fundraising and representing the park at local events and meetings. They also run a community facebook page called "Yeovil Country Park" which has proved to be a great marketing tool for events and gaining public feedback. The group sailed to victory in this year Western Gazette Wish campaign, scooping the £5K prize money to be spent in the park. The money they won last year was used to deliver an Easter Eggstravaganza event that attracted over 500 children.
- The storytelling zone has been finished in Southwoods. Fairy doors, balancing beams, woodland mushrooms, a creepy tree and willow shelters all add to the natural seating already provided. This free and great exploratory facility is popular with nursery schools and is a good base for running events like this years popular Halloween trail.
- The countryside rangers were given an award by Lufton Mencap College for their practical conservation work with the College and its students.

Sampson's Wood

- From autumn 2012 we entered year 4 of a significant tree management project; to stabilize the peripheral tree stock in the woodland, and veteran trees in the woodlands core.

Chard Reservoir Local Nature Reserve

- The July 2012 countryside event was a success and 2013's date is Sat 27 July. Families came and spent all day with us making clay animals, exploring the site and listening to the story teller. In addition butterfly themed playschemes and bird box days were organised on the site in the school holidays.
- The 2012 Green Flag report was excellent and in 2013 the site will only be "mystery shopped" as it scored so highly last year.

- We are working with Environment Agency Officer Oliver Hill to deliver an educational campaign called “Yellow Fish, only rain down the drain” to primary school aged children in Chard. In July we will visit schools to deliver talks on water borne pollution and its impact on Chard Reservoir, students will be given the opportunity to “paint” yellow fish on drain covers where water feeds straight into the Reservoir. A subsequent public education campaign should reinforce the message. This project comes out of Oliver’s work to improve water quality at the reservoir by first dealing with industrial polluters and outlet issues.
- We are grateful to Oscar Mayer Ltd for their kind sponsorship of a new map panel for the reservoir. The on site interpretation was tired and out of date and through their sponsorship new artwork and printing could be created and erected in the spring.
- The reed bed restoration project continues: the hard work of the volunteers was evident this summer with dense lush growth, extending the quality and area of reed beds on site. Volunteering projects have been increased to 2 days per week due to their popularity, and last year 258 working days were donated by volunteers.
- The inspecting engineers report on the reservoir was very favourable after the vegetation clearance particularly along the dam wall over the past 2 winters. Our thanks to the tireless volunteer team who have helped carry out this sensitive work.
- Somerset Wildlife Trust have been involved on site erecting a barn owl box as part of the project to erect a box in every parish of Somerset, this will be monitored and guided walks arranged when we have inhabitants!
- Tim Brown the site ranger has worked hard to manage the water levels during very challenging times particularly over the Christmas period in 2012. Guided walks and attendance at Parish council meetings in Donyatt have improved communication between residents and the site and allayed most fears about water levels in times of high water.

Headlines for the next 6 months

- We finalise funding streams for the Yeovil Country Park V3 project. Outcomes later in July will dictate our steps in terms of developing to round 2 or seeking alternative funders.
- Both Country Park’s management plans are now in draft and will be finalised which will take into account the protected species and archaeological implications for each site.
- Countryside will feed into the newly emerging Green Infrastructure Strategy, to ensure that all appropriate land holdings are captured in the mapping phase and that biodiversity considerations inform the plans targets.
- An “unavoidable budget pressure” will be submitted for Chard Reservoir for the next two years to cover the costs of essential sluice and dam repair works as recommended by the inspecting engineer.
- Countryside will represent SSDC on the new Somerset Local Nature Partnership.

Financial Implications

In 2012/13 the Countryside Service manages 650 acres of public access land comprising land designated mainly as Country Parks and Local Nature Reserves. A team of 5.8 Full Time Equivalent officers manage the sites to a net expenditure budget of £238,170. The budget includes annual income generation of £113,000.

Corporate Priority Implications

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

Corporate Plan – Focus 2: Environment

- Maintain our Country Parks, optimising the use of external funding.
- Continue to deliver schemes with local communities that enhance the appearance of their local areas.

Corporate Plan – Focus 4: Health and Communities

- Maintain and enhance the South Somerset network of leisure and cultural facilities, optimising opportunities for external funding to promote healthy living.
- Ensure, with partners, that we respond effectively to community safety concerns raised by local people and that the strategic priorities for Policing and crime reduction in South Somerset reflects local needs.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

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

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

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

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

Equality and Diversity Implications

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

Background Papers: None

Area West Committee – 17th July 2013

9. Environmental Health Service Update Report

Strategic Director: Vega Sturgess, Operations and Customer Focus
Assistant Director: Laurence Willis, Environment
Service Manager: Alasdair Bell, Environmental Health Manager
Contact Details: alsdair.bell@southsomerset.gov.uk or (01935) 462056

Purpose of the Report

To provide members with a brief update of the work of the Environmental Health Service in the last twelve months and to look forward to future challenges. Alasdair Bell, Environmental Health Manager will attend the meeting to give a verbal update and answer any questions.

Recommendation

That Members note the report.

Public Interest

The Environmental Health Service is a frontline service committed to protecting public health and safeguarding the environment. The majority of work undertaken by the service is required by law with very little discretionary work.

Report

In April this year an End of Year Report 2012/13 was produced outlining the work of the Environmental Health service during the previous 12 months. A copy was sent to all members and will be discussed along with this report. The work of the service continues to go well with staff dealing with a wide variety of matters including routine inspections, enforcement activity and project work. Pressures on the Council's budget mean that since the last report further budget savings have had to be found, mostly by more staff going part time or retiring.

Food and Safety Team

The Food & Safety Team both enforces legislation and provides advice and assistance to food and other businesses. The food safety element includes the approval and audit of food manufacturers, food sampling, premises inspections, the investigation of food complaints and food poisoning as well as responding to national food alerts. The health and safety element includes inspection, advice, complaint and accident investigation. In Area West in the last 12 months 310 food inspections have been carried out, 90 cases of suspected food poisoning have been investigated and 15 accidents reported/investigated. Much of the work carried out is routine 'behind the scenes' and the public is generally unaware of what is going on until something significant happens such as a major food poisoning outbreak. Significant points to note:

- The continued roll out of the National Food Hygiene Rating scheme ('scores on the doors'). This is a national scheme whereby all food catering businesses are given points dependant on their food hygiene and management practices. The businesses are encouraged to put up their score certificates in visible locations. Their scores have been put up on a national website, linked to the SSDC website, so that consumers can make an informed decision about where to eat. Anyone can now see

how their local restaurant or pubs rates in terms of food hygiene. The scheme has proved very useful in driving up food hygiene standards in food businesses.

- The prosecution of the owners of the Travellers Rest public house Roundham who were found guilty of 8 food hygiene offences and banned from selling food.
- An audit by German inspectors from the Food & Veterinary Office of the EU that resulted in many positive comments about the Team such as 'exemplary' and 'a standard setting performance'. A really excellent result.

Environmental Protection Team

The Environment Protection Team deals with pollution control and environmental monitoring as well as the enforcement of environmental legislation. The Team checks local air quality and investigates a range of complaints about nuisance, in particular noise and smoke. The Team issues permits and inspects premises under the Pollution Prevention and Control regime. The Team also undertakes private water supply sampling, contaminated land assessment and the investigation of private drainage complaints as well as acting as a statutory consultee on planning and licensing applications. The delivery of the Pest Control service and public health burials are also part of the service provided. During the past 12 months 91 noise complaints have been investigated and 405 calls were taken regarding pest control in Area West. Significant points to note:

- Work has continued on the investigation of an old gas works site in Langport following the successful bid for funding from the Government.
- Staff featured on a TV programme serving notices to deal with anti-social behaviour resulting in eviction of problem tenants.

Housing Standards Team

The Housing Standards Team deal with private sector housing advice and enforcement. This includes investigating complaints about sub-standard rented housing, the inspection and licensing of houses in multiple occupation (HMOs) and the licensing of caravan sites. The team also provides advice/assistance/grant aid to improve energy efficiency and tackle fuel poverty. The team also processes applications for home repairs assistance grants, disabled facilities, HMO and empty property grants, and helps administer the WRT home loan scheme. The team works closely with the Housing Options Team in seeking to tackle the potential housing crisis that is developing in South Somerset. Significant points include:

- Increased working to identify and deal with empty homes.
- Delivery of over 100 Warm Streets Grants to tackle fuel poverty.
- The advent of the Government's 'Green Deal'.
- Running of two Landlord Forum events.
- Future impact of Housing Benefit changes on rented accommodation.
- Increased enforcement action to do with substandard housing and HMOs.

Financial Implications

There are none attached to this report.

Corporate Priority Implications

The work of the unit helps contribute towards the delivery of a range of our Corporate Priorities but perhaps most importantly towards Aim 3 To improve the Health and Well-being of our citizens and to Aim 5 to promote a balanced natural and built environment.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

The work of the unit contributes towards this NI with its work on fuel poverty.

Equality and Diversity Implications

As part of the Environmental Health Service Plan a full equalities and diversity assessment was undertaken.

Background Papers: *Environmental Health End of year Report 2012/13*
Environmental Health Service Plan 2012/15
Private Sector Housing Strategy 2007-12
Food & Safety Service Plan 2013/14
SSDC Corporate Plan 2012-15

Area West Committee – 17th July 2013

10. Feedback on Planning Applications referred to the Regulation Committee

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

Area West Committee – 17th July 2013

11. 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

Tatworth – The installation of a 1.02MW photovoltaic array with all other associated buildings/works (GR 332997/106851), Land OS 0751 Forton Lane, Tatworth, Chard, Somerset – Mr Nick Boyle.

Iminster – The erection of a mix of two, three and four bedroom dwellings and new access (Outline) (GR 335206/115028), Former Factory, Winterhay Lane, Iminster, Somerset – Powermatic Ltd.

Background Papers: None.

Area West Committee – 17th July 2013

12. 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 at page 18.

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 – 17th July 2013

13. Date and Venue for Next Meeting

The next scheduled meeting of the Committee will be held on Wednesday, 21st August 2013 at 5.30 p.m. Venue to be confirmed.

Planning Applications – 17th July 2013

Planning Applications will be considered no earlier than 7.00pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 6.45pm.

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	ILMINSTER	13/02403/S73A	Application to vary conditions 02 and 03 of planning permission 12/02823/FUL to amend layout and tree planting area (GR 337702/116210)	Parsonage Solar Farm Parsonage Barn Stocklinch Road	Mr Andrew Toop
31	WINDWHISTLE	13/02327/FUL	Alterations, erection of a two storey rear extension and erection of a porch on principal elevation (Revised Application). (GR 335344/110075)	Avill House Knapps Lane Chaffcombe	Mr A Noon

Area West Committee – 17th July 2013

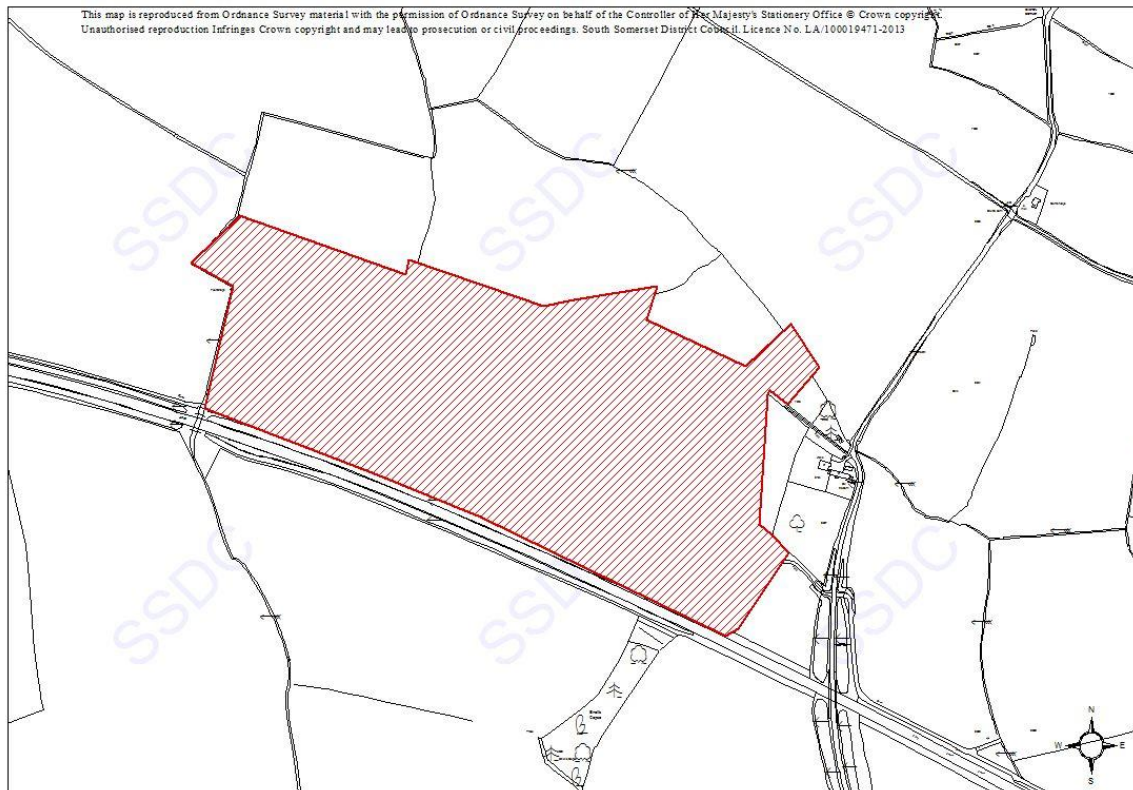
Officer Report On Planning Application: 13/02403/S73A

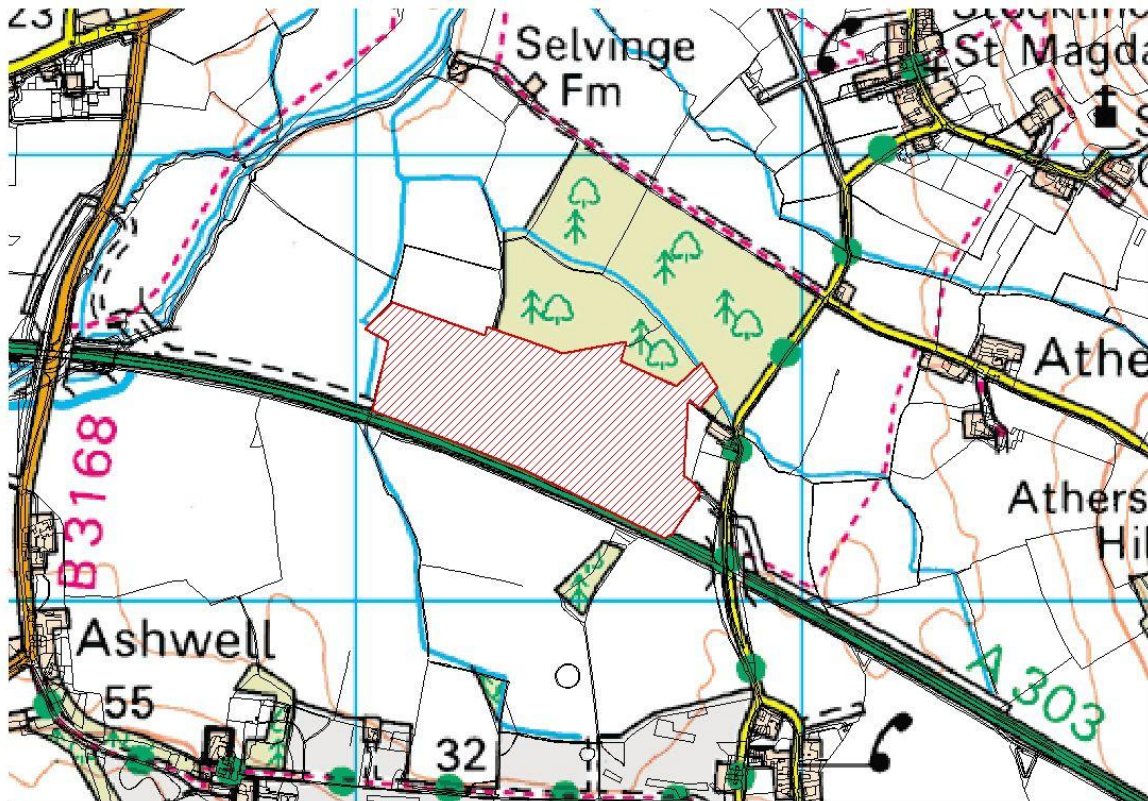
Proposal:	Application to vary conditions 02 and 03 of planning permission 12/02823/FUL to amend layout and tree planting area (GR 337702/116210)
Site Address:	Parsonage Solar Farm Parsonage Barn Stocklinch Road
Parish:	Whitelackington
ILMINSTER TOWN Ward (SSDC Member)	Cllr C Goodall Cllr K T Turner
Recommending Case Officer:	Linda Hayden Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk
Target date:	10th September 2013
Applicant:	Mr Andrew Troup
Agent: (no agent if blank)	
Application Type:	Major Other f/space 1,000 sq.m or 1 ha+

REASON FOR REFERRAL TO PLANNING COMMITTEE

This application is referred to the Committee as the application comes under the definition of a 'major major' and therefore has to be considered by the Area Committee.

SITE DESCRIPTION AND PROPOSAL





The application site sits 1km to the north-west of Whitelackington, adjacent to the A303 Ilminster By-pass. The site is 20.23 hectares (50 acres) and comprises three large fields. The site is surrounded by open farmland. It forms part of a relatively flat piece of land with a mature hedgerow on all the field boundaries. The village of Whitelackington is 500m (approx) to the south-east of the site with Stocklinch 750m to the north-east.

The site is currently being developed under planning permission 12/02823/FUL which granted consent for the significant extension of an existing solar panel PV array as approved under 12/00835/FUL. The later approval granted consent for approximately 20 hectares of land to be used for the installation of 40800 solar panels on fixed frames (1.92m high) with an additional 5 inverter buildings. Access tracks of gravel and mown grass will provide access to the array. A 1.85m boundary fence was approved that included small openings to allow free access by wildlife. Much of the existing hedging is retained with additional areas of planting.

This new application proposes a variation of the approved plans condition to allow for a change in the layout of the panels so that they are moved away from the western boundary and instead the eastern side is slightly enlarged. The amended plans also include additional planting on the eastern side.

The site is within the open countryside but has no specific landscape or wildlife designations. The western part of the site is within Flood Zone 3. There are no footpaths through the site or adjoining. There is one footpath running along the river 370m to the west and one 350m to the north.

HISTORY

12/02823/FUL - The Installation of a 7.6MW photovoltaic array. Approved 18/10/2012.

12/00835/FUL - The siting of a PV solar array and inverter housing with associated

landscaping (revised application) (retrospective). Approved 24/04/2012.

11/00943/FUL - The siting of a PV solar array and inverter housing with associated landscaping. Approved 23 May 2011.

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.

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

ST3 - Development Areas
ST5 - General Principles of Development
ST6 - The Quality of Development
EH5 - Development Proposals Affecting the Setting of Listed Buildings
EC1 - Protecting the Best Agricultural Land
EC3 - Landscape Character
EC7 - Networks of Natural Habitats
EC8 - Protected Species
EP3 - Light Pollution
ME5 - Farm / Rural Diversification

Policy-related Material Considerations

South Somerset Sustainable Community Strategy
Goal 8 - Quality Development
Goal 10 - Energy
Goal 11 - Environment

South Somerset Carbon Reduction and Climate Change Adaption Strategy 2010- 2014

International and European Policy Context

There are a range of International and European policy drivers that are relevant to the consideration of renewable energy developments. Under the Kyoto Protocol 1997, the UK has agreed to reduce emissions of the 'basket' of six greenhouse gases by 12.5% below 1990 levels by the period 2008-12.

Under the Copenhagen Accord (2010), the UK, as part of the EU, has since agreed to make further emissions cuts of between 20% and 30% by 2020 on 1990 levels (the higher figure being subject to certain caveats). This agreement is based on achieving a reduction in global emissions to limit average increases in global temperature to no more than 2°C.

The draft European Renewable Energy Directive 2008 states that, in 2007, the European Union (EU) leaders had agreed to adopt a binding target requiring 20% of the EU's energy (electricity, heat and transport) to come from renewable energy sources by 2020. This Directive is also intended to promote the use of renewable energy across the European Union. In particular, this Directive commits the UK to a target of generating 15% of its total energy from renewable sources by 2020.

National Policy Context

At the national level, there are a range of statutory and non-statutory policy drivers and initiatives which are relevant to the consideration of this planning application. The 2008 UK Climate Change Bill increases the 60% target in greenhouse gas emissions to an 80% reduction by 2050 (based on 1990 levels). The UK Committee on Climate Change 2008, entitled 'Building a Low Carbon Economy', provides guidance in the form of recommendations in terms of meeting the 80% target set out in the Climate Change Bill, and also sets out five-year carbon budgets for the UK. The 2009 UK Renewable Energy Strategy (RES) provides a series of measures to meet the legally-binding target set in the aforementioned Renewable Energy Directive. The RES envisages that more than 30% of UK electricity should be generated from renewable sources.

The 2003 Energy White Paper provides a target of generating 40% of national electricity from renewable sources by 2050, with interim targets of 10% by 2010 and 20% by 2020. The 2007 Energy White Paper contains a range of proposals which address the climate change and energy challenge, for example by securing a mix of clean, low carbon energy sources and by streamlining the planning process for energy projects. The Planning and Energy Act 2008 is also relevant in that it enables local planning authorities (LPAs) to set requirements for energy use and energy efficiency in local plans.

National Planning Policy Framework

Chapters:-

Chapter 3 - Supporting a prosperous rural economy

Chapter 4 - Promoting sustainable transport

Chapter 7 - Requiring good design

Chapter 10 - Climate Change and Flooding

Chapter 11 - Conserving and Enhancing the Natural Environment

Technical Guidance to the National Planning Policy Framework - Flood Risk

The NPPF effectively replaces the majority of the Planning Policy Statements and Planning Policy Guidance Notes.

The NPPF outlines that local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:

- have a positive strategy to promote energy from renewable and low carbon sources;
- design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;
- consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources; and
- identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for collocating potential heat customers and suppliers.

The NPPF further advises that when determining planning applications, local planning authorities should:

- not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and

- approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

The NPPF states that planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; and
- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

In determining applications, the NPPF states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

It is considered that the main thrust of the NPPF is to positively support sustainable development, and there is positive encouragement for renewable energy projects. However the NPPF reiterates the importance of protecting important landscapes, especially Areas of Outstanding Natural Beauty, as well as heritage and ecology assets.

CONSULTATIONS

Whitelackington Parish Meeting:-

- '1. I am unable to see what changes are being applied for in the South East Corner from the drawing supplied (Plan No 00-00).
2. I am assuming that the gas pipe running through the site was overlooked at the original submission. If this is correct it is quite concerning! What else has been missed?
3. One of the major factors promoting this scheme was 'Energy' was required by UK PLC, they now want to reduce what is being produced! Why? No explanation given. Power output should be maximised as the local area is being affected no matter what power is provided.
4. 'a small extension of the array' - How small? Plan does not show.'

Stocklinch Parish Council:-

No response received.

Landscape Architect:-

'The reduction in footprint is welcomed, as is the reduction in the height of the array, which will enable the low-trajectory views toward the site to be masked within a shorter time-scale. The slight shift of the array toward the eastern corner of the site is a minimal change relative to the overall scale of the array, hence there is no landscape objection to the application. That is with the following proviso's;

- (i) the approved landscape scheme is implemented in full, but with changes to;
- (ii) the eastern corner where an amended plantation (to replace areas H and I and the footprint of Parsonage Barn) shall be detailed for planting during the winter season 2013-2014; and
- (iii) the west end, where I would advise plantation A is resited to the immediate east side of the existing ditch, whilst the intervening ground between panels and plantation is dedicated to grassland management. Again, this shall be detailed for planting during the winter season 2013-2014.

I am aware that there has been some local concern expressed over the retention of Kails Plantation, to screen the site from the north. My understanding is that there is no intention to clear fell this area, but for certainty, it would be helpful if the Plantation is conditioned for retention - this does not impede management of the plantation, but we can agree with the Estate that any woodland management operations are organized to ensure that cover is maintained.

Could you please condition the revised landscape details to be submitted for approval before September 2013. This should provide an appropriate timescale for submission and approval to enable a pre-Christmas planting.'

Climate Change Officer:-

Supported original application.

Highways Agency (notified as site is adjacent to A303 trunk road):-

Content that the proposals will not have a detrimental effect on the Strategic Road Network and offer no objections to the application.

County Highway Authority:-

Response awaited, no objection to original application. Any further comments to be reported at Committee.

Ecologist (SSDC):-

On the previous application had no objection subject to a condition ensuring that hedges were retained.

Environment Agency:-

No objection.

NATS:-

No safeguarding objections.

MOD:-

No objection to previous proposal, any further comments will be reported at Committee.

Area Engineer, Technical Services Department:-

Advised on previous application that 'Comments in the Design Statement regarding flood risk to part of the site are noted and agreed - subject to confirmation by Environment Agency and the Drainage Board.'

REPRESENTATIONS

Two letters of objection have been received, the main issues raised are:-

- The application is in retrospect the panels have already been installed;
- No new circumstances or information that the applicant should not have been

- aware of from the original application;
- Incremental extension ;
- An example of how some developers can unnecessarily use up additional planning authority time and resources;
- Wayleaves - it is for the applicant to gain other permissions;
- Landscaping - assume original plans and management regimes still apply;
- Concerned that hamstone barn was removed to make way for extension of panels. This was a valuable vernacular feature that formed part of original planting proposal;
- Existing nature planting provides valuable screening - this should be maintained and protected, if necessary;
- Softening of 'pipeline strip' may need additional landscaping;
- Concerned about increased density of panels and grassland management;
- Existing panels can cause glare - any amelioration would be welcomed;
- Request that the planning authority will amend its guidance in the future to ensure fuller environmental information in the earlier stages;
- Disappointed that despite previous request driven pile supports have been used and no escrow agreement was put in place;
- If no escrow is put in place with this application request confirmation of who will enforce the 25 year time limit and ensure land is returned to agricultural use;
- Panels are very visible from Stocklinch, the A303 and do produce dazzle.

CONSIDERATIONS

This application is seeking a revision to the approved plans for the development of this site as a solar farm. The proposed changes will see a reduction in the size of the scheme from 7.6MW to 7MW by way of pulling the array away from the western boundary and slightly extending the eastern boundary. The rows of panels would be altered and the panels would be removed from the gas and water pipeline wayleaves. Additional planting is proposed to the eastern boundary to compensate for the small extension of the panels to this part of the site.

This application is made pursuant to Section 73A of the Planning Act and seeks to amend conditions imposed on a planning permission where the permission has been implemented. When considering such sec.73 applications, planning authorities are advised to recognise that by definition the development will have already been found to be acceptable in principle. They are also advised to focus their attention on national, development plan policies or other material considerations that may have changed significantly since the original grant of permission, as well as the changes sought. There has been no material change since the grant of the original permission in October 2012, as such, the development is supported in principle. It is not considered that the proposed changes impact materially upon ecology or flooding as the site is smaller than that previously agreed; no changes to the hedgerows are proposed; and there are no longer any panels proposed within the flood zone. The main considerations for this application are therefore considered to relate to landscape character and visual amenity, residential amenity, access and highways, and impact upon setting of listed buildings.

Landscape Character and Visual Amenity

As the site will be smaller and pulled away from the western boundary it is considered that the landscape impact will be reduced. Furthermore, additional planting is proposed to the eastern side to soften the enlarged part of the array. Whilst there is a change in

the layout in that some of the rows will now be longer in length it is not considered that this would render the proposal unacceptable in light of the significant planting that has been agreed to the northern boundary. The distance between the rows would be 3.5m and this would still allow for appropriate maintenance of the grassland below the panels. The barns that were removed were in an extremely poor condition and no permission was required for their removal. As such, it is considered that the revised proposal is acceptable in terms of its landscape impact.

Residential Amenity

In terms of the immediate area, there is one house to the east of the house; this is a Grade II listed building (within the ownership of the applicant). Given the distance to the property and the additional planting that is proposed between the array and the dwelling it is not considered that the proposal will adversely impact upon the amenities of this dwelling or its setting.

Impact upon setting of listed buildings

The adjacent residential property is a Grade II listed house. However, it is very much contained within its own curtilage which is defined by mature trees and hedgerow. In the circumstances, it would be very difficult to view the property as part of the array and it is not considered that the proposed amendments would have a significantly adverse impact upon the setting of this building.

Access and Highway Safety

In considering the original application, the Highways Authority did not raise an objection noting that during construction there will be an increase in vehicle movements but this would only be a limited period. This current application does not propose any changes to the access.

In terms of the proximity to the trunk road, the Highways Agency confirmed that they are content that the proposals will not have any detrimental effect on the Strategic Road Network and as such have no objections to the application.

Other Issues

In terms of the issues with regard to pile driven supports and the need for an escrow agreement, these matters were discussed as part of the original submission. The proposals were deemed to be acceptable in the way in which the panels were installed and it was not considered reasonable to require the developer to enter into an escrow agreement. It is considered that as the same considerations apply to this application to amend the layout then it would now be unreasonable to require a change in the method of installation or to require an escrow agreement.

The enforcement of the planning condition regarding the restoration of the land will be the responsibility of the Local Planning Authority.

CONCLUSION

In summary, the original grant of planning permission accepted that the provision of this solar farm accords with the governments objective to encourage the provision of renewable energy sources and it was considered to raise no significant landscape or visual amenity concerns or other substantive planning concern. The changes to the layout are not considered to result in significant additional impact and as such the proposal accords with the aims and objectives of the National Planning Policy Framework (Parts 7, 10, 11 and 12) and Policies ST5, ST6, EH5, EC3, EC7 and EP3 of the South Somerset Local Plan.

RECOMMENDATION

Approve.

01. The provision of this solar farm accords with the governments objective to encourage the provision of renewable energy sources and is considered to raise no significant landscape or visual amenity concerns or other substantive planning concern and to accord with the aims and objectives of the National Planning Policy Framework (Parts 7, 10, 11 and 12) and Policies ST5, ST6, EC3, EC7 and EP3 of the South Somerset Local Plan 2006.

SUBJECT TO THE FOLLOWING:

01. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from the 18 October 2012.

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No.'s HAZEL-DILLI-001 Rev H (Site Location Plan) received 5 October 2013; Drawing No. 486/01 P9 (Landscape Mitigation Plan only NOT PV layout) received 22 November 2012; and Plan No.00-00 (Layout) received 4 June 2013.

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

03. The landscaping/planting scheme shown on the submitted plan (Drawing No. 486/01 P9 (Landscape Mitigation Plan) received 22 November 2012) shall be completely carried out within the first available planting season from the date of commencement of the development. Planting must be carried out during this coming planting season (November 2012- mid March 2013) if commencement is to take place in 2012/2013. For the duration of this permission the trees and shrubs shall be protected and maintained in accordance with the landscape maintenance specification on Drawing No. 486/01 P9 and any trees or shrubs that cease to grow, shall be replaced by trees or shrubs of similar size and species or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

A landscaping scheme for the additional planting shown on Plan No. 00-00 received 4 June 2013 and to include amended planting for the western corner shall be submitted before September 2013 to enable pre-Christmas 2013 planting. The scheme to include details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the 2013/14 planting season and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

The hedgerows and trees to be retained shall be protected during the course of the construction.

Reason: In the interests of visual amenity and landscape character in accordance with saved Policies ST5 and EC3 of the South Somerset Local Plan.

04. The supporting posts to the solar array shall be anchored into the ground as shown in HAZEL-DILLI-120 (Planning Elevation 1:50) received 23 July 2012 and shall not be concreted in.

Reason: To avoid an unsustainable method of attachment in the interests of landscape character and visual amenity in accordance with saved Policies ST5, ST6 and EC3 of the South Somerset Local Plan (2006).

05. The external surfaces of the development hereby permitted shall be of materials as shown on the submitted application form and elevation plans hereby approved and no other materials shall be used without the written consent of the Local Planning Authority.

Reason: In the interests of visual and residential amenity in accordance with Policy ST6 of the South Somerset Local Plan (2006).

06. The development hereby permitted shall be removed and the land restored to its former condition within 25 years of the date of the original permission (18 October 2012) or within six months of the cessation of the use of the solar farm for the generation of electricity whichever is the sooner in accordance with a restoration plan to be submitted to and approved in writing by the Local Planning Authority. The restoration plan will need to include all the works necessary to revert the site to open agricultural land including the removal of all structures, materials and any associated goods and chattels from the site.

Reason: In the interests of landscape character and visual amenity in accordance with saved Policies ST3, ST5, ST6 and EC3 of the South Somerset Local Plan (2006).

07. No means of external illumination/lighting shall be installed without the prior written consent of the Local Planning Authority.

Reason: In the interest of visual amenity and to safeguard the rural character of the area to accord with saved Policies EC3, ST6 and EP3 of the South Somerset Local Plan (2006).

08. No works shall be undertaken unless details of the location, height, colour and number of the CCTV equipment is submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of landscape character and visual amenity in accordance with saved Policies ST5, ST6 and EC3 of the South Somerset Local Plan.

09. No form of audible alarm shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason: In the interest of residential amenity and to accord with saved ST6 of the South Somerset Local Plan (2006).

10. The existing hedges shall be maintained in accordance with the maintenance regime set out on Drawing No. 486/01 P9 and no hedge, nor any part thereof, nor any tree (including those within the approved landscaping scheme) shall be

removed until the details of the proposed removals have been submitted to the local planning authority and approved in writing.

Reason: In the interests of visual amenity and to protect the existing and approved landscaping and for the protection of bats in accordance with the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 (as amended) and Local Plan Policies EC3 and EC8 as any significant amount of removal may require the details to include the results of bat activity surveys undertaken to current best practice, an impact assessment, and mitigation proposals in respect of any impacts identified.

11. No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the LPA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

12. The management of the area within the site and under the panels shall be carried out in accordance with the Site Management Plan provided by the Farming and Wildlife Advisory Group (dated 4 October 2012).

Reason: In the interests of landscape character in accordance with saved Policies ST6 and EC3 of the South Somerset Local Plan (2006).

13. Prior to the commencement of the development hereby approved the details of the proposed route and formation of the grid connection for the array shall be submitted to and approved in writing by the Local Planning Authority. The work shall be implemented in accordance with the approved details.

Reason: In the interests of landscape character in accordance with saved Policies ST6 and EC3 of the South Somerset Local Plan (2006).

14. No works shall be undertaken unless a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the hours of construction, routing for construction vehicles, parking for construction vehicles, measures to reduce noise and dust from the site together with other measures that will reduce the impact of the construction process on the surrounding villages. The development shall thereafter be carried out in accordance with such details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to accord with saved policy ST6 of the South Somerset Local Plan (2006).

Informatives:

01. It is noted that the majority of the conditions attached to permission 12/02823/FUL have been discharged; the applicant is advised that providing there has been no change to the agreed details the associated conditions shown above will also considered to be discharged.
 02. There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.
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Area West Committee – 17th July 2012

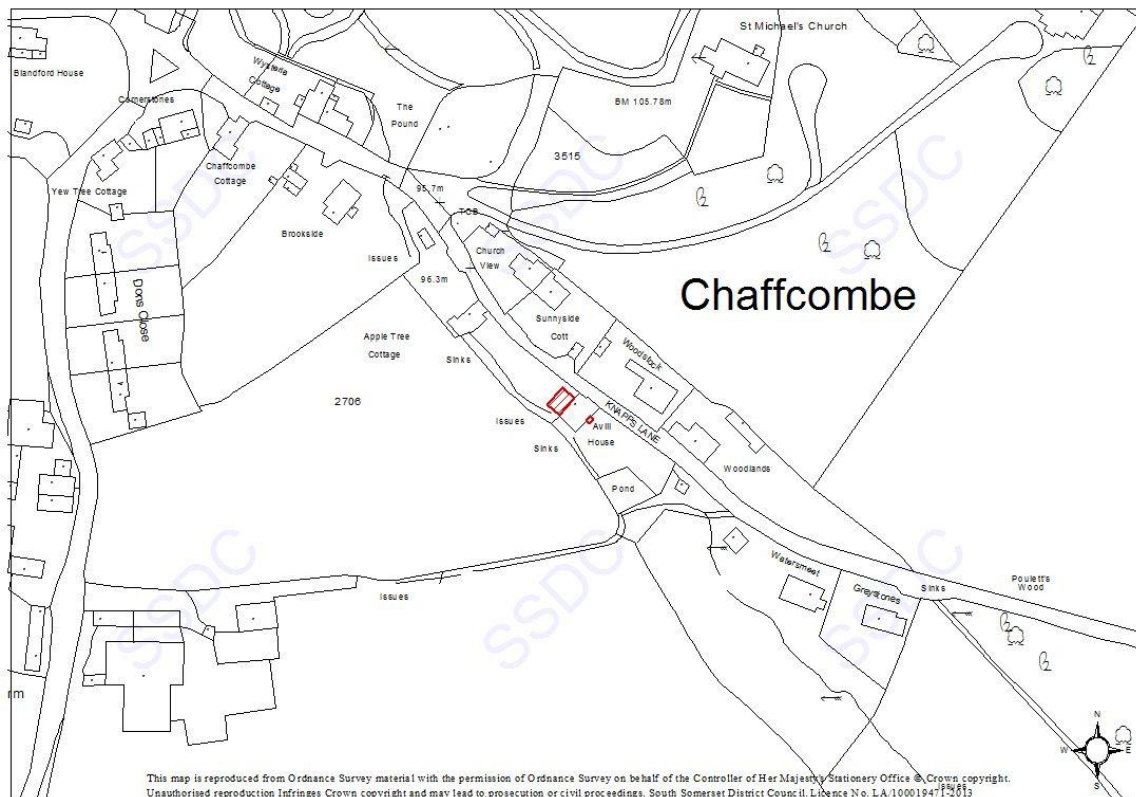
Officer Report On Planning Application: 13/02327/FUL

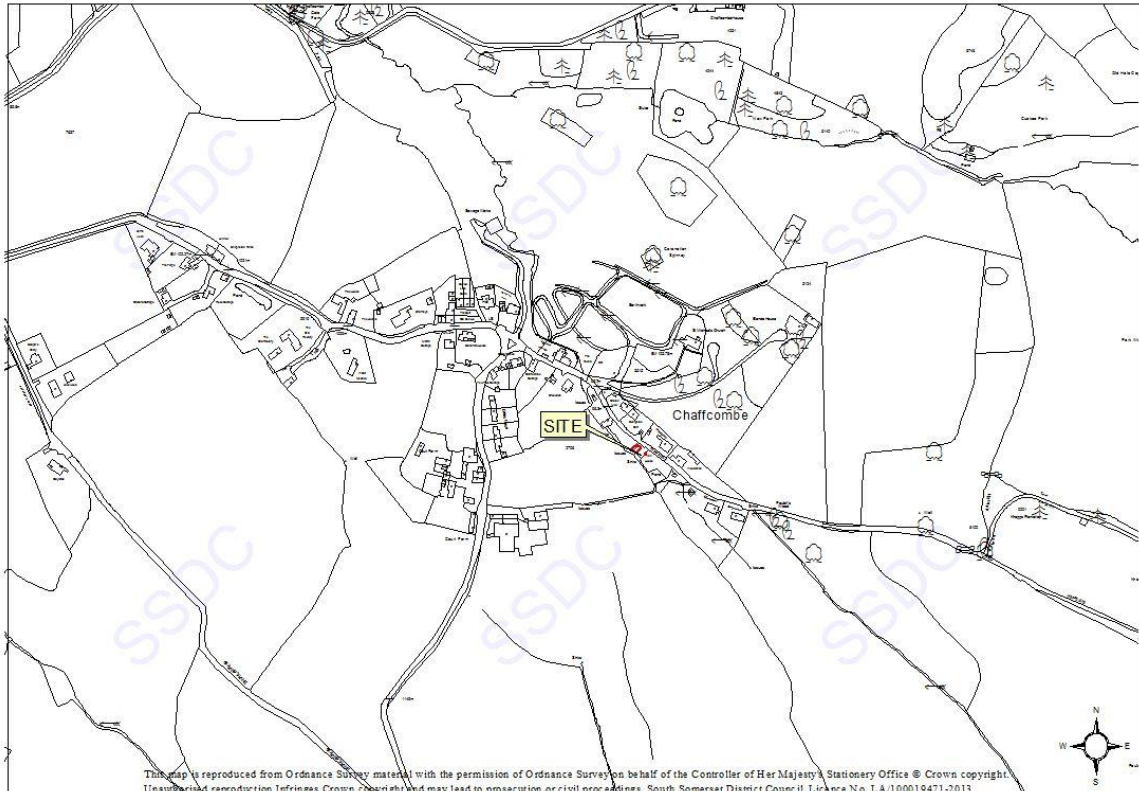
Proposal:	Alterations, erection of a two storey rear extension and erection of a porch on principal elevation (Revised Application). (GR 335344/110075)
Site Address:	Avill House Knapps Lane Chaffcombe
Parish:	Chaffcombe
WINDWHISTLE Ward (SSDC Member)	Cllr S Osborne
Recommending Case Officer:	Louisa Brown Tel: (01935) 462344 Email: louisa.brown@southsomerset.gov.uk
Target date:	2nd August 2013
Applicant:	Mr A Noon
Agent: (no agent if blank)	
Application Type:	Other Householder - not a Change of Use

REASON(S) FOR REFERRAL TO COMMITTEE

The applicant is an employee within the planning department at the District Council.

SITE DESCRIPTION AND PROPOSAL





Avill House is a two storey dwelling located on the south west side of Knapps lane, towards the southern edge of Chaffcombe. Residential properties are located to the west, east and north of the property along Knapps Lane. Avill House sits gable end on to Knapps Lane and is located within the Conservation Area. The property sits centrally within a generous rectangular plot, extending approximately 90metres in length with a width around 15 metres. The property has rendered walls to the rear with a stone frontage and a tiled roof.

Recent planning permission was given for a similar proposal, this application seeks to revise the previous consent to construct a two storey rear extension on the north west elevation to provide a new kitchen/dining room on the ground floor and new bedroom at first floor level. The rear of the property has previously been extended with a 2 storey extension along with a conservatory.

The conservatory will be demolished as part of the proposal but the previous extension will be retained. The ridgeline of the new extension will be lower than the original roof and will extend over the existing and proposed extensions to form a gable. The external walls will be rendered and tiled to match the existing dwelling. The new extension will have a depth of 5.5 metres and width of 6.7 metres.

A porch will be added to the front (south east) elevation, over the front door. This will be rendered with decorative lines incised into the render to reflect the courses of stone at the front of the property. The porch will have a tiled roof and measure 2.7 metres x 1.6 metres.

HISTORY

12/03794/FUL: Alterations, erection of a two storey rear extension and porch to principal elevation - approved 24/12/12.

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:

Government Guidance:

National Planning Policy Framework

Chapter 7: Requiring Good Design

Chapter 12: Conserving and enhancing the historic environment

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 EH1 - Conservation Area

CONSULTATIONS

Chaffcombe Parish Council:

Consultation period for the parish council ends 8 July, no comments received at time of writing this report, any comments will be verbally updated. On the previous application there was no objection to the proposal subject to comments made in regard to flow of traffic to be maintained and flow of the stream to be kept to ensure there is no flooding.

Highways:

No comments received at time of writing report, verbal update will be given. (No objection to previous scheme).

Area Engineer:

Surface water disposal via soakaways.

REPRESENTATIONS

Seven neighbours were notified and a site notice displayed and advert placed in the local press. No comments have been received at the time of writing this report. The consultation period for the site notice ends on the 18 July.

CONSIDERATIONS

Consent already exists for a generous rear extension to this property, approved in December 2012. Within that approval consideration was given to the overall design, impact of the development on the character and appearance of the Conservation Area, and relationship with adjacent properties/occupiers. The application was approved for the following justification:

"The proposed two storey rear extension and porch to the front elevation, by reason of their design, scale and materials will preserve the character and appearance of the Conservation Area and will not cause any harmful overlooking or loss of privacy to neighbouring occupiers, in accordance with Policy ST5, ST6 and EH1 of the South Somerset Local Plan and chapters 7 and 12 of the NPPF."

No objections have been received to this revised proposal, although the overall

consultation date ends on the 18 July 2013, any comments received will be verbally updated. This report will deal with the changes made from the last application to this one and assess if the change to the rear extension not results in demonstrable harm.

In regard to previous comments made by the Parish Council on the 2012 application, the comments made by the previous officer still remain valid:

"In terms of the points raised by the Parish Council, there is sufficient space at the front of the property to enable any construction/contractors vehicles to park off road thus avoiding any disruption to road users along Knapps Lane. In terms of the stream that runs along the south western boundary, again, there should be no reason why the stream should be affected during the construction works. A note however will be placed on any consent to inform the applicant of the Parish Council's concerns."

Residential Amenity:

There were no concerns with this previously. It is considered that due to the distance from neighbouring properties and the size of the development plot there will be no harmful overlooking or loss of privacy, and as such no adverse impact on the residential amenity.

Visual Amenity and Conservation Area:

The extension will be finished in materials as previously approved, that being a rendered finish for both the extension and porch along with a tiled roof, this reflects a commonly used material in the village and, along with the replacement of existing poor quality upvc windows, it is considered that the proposal will preserve the character and appearance of the Conservation Area by reason of materials.

In regard to the overall design this proposal sees the northeast elevation cat slide roof on the rear extension removed and the overall roof height raised and the depth of the extension will be increased from 5 metres to 5.5 metres. It could be argued that the previous approval was generous in scale in relation to the main dwelling; however the cat slide roof helped to break up the mass.

The previous assessment of the site accepted that a large extension would not adversely impact on the visual amenity or the Conservation Area. Accordingly the main planning material consideration of this application relates to the fall back position of the approved scheme should this revised application be refused. The question is whether or not the proposed changes to make the extension larger would tip the balance and result in the development causing demonstrable harm.

It is considered on balance; given what the fall back position is, that it would be unreasonable to warrant a refusal for the slight increase in scale of the rear extension.

RECOMMENDATION

Approve with conditions subject to no objections being received within 24 hours of this Area West Committee Meeting (dated 17 July 2012). In line with the end of the consultation period that expires on the 18 July 2012.

01. The proposed two storey rear extension and porch to the front elevation, by reason of their design, scale and materials will preserve the character and appearance of the Conservation Area and will not cause any harmful overlooking or loss of privacy to neighbouring occupiers, in accordance with Policy ST5, ST6 and EH1 of the South Somerset Local Plan and chapters 7 and 12 of the NPPF.

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. 01 revision A Location and block plan received 7 June 2012

Drawing no. 02 revision E received 7 June 2012

Drawing no. 03 received 7 June 2012

Drawing no. 04 received 7 June 2012

Drawing no. 05 received 7 June 2012

Drawing no. 06 received 7 June 2012

Drawing no. 07 received 7 June 2012

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

03. The development hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the Conservation Area in accordance with Policy EH1 of the South Somerset Local Plan.

Informatives:

01. The applicant's attention is drawn to the comments of the Parish Council in respect of ensuring that during construction the flow of traffic along Knapps Lane is maintained and that care is taken to ensure that the flow of the stream is not affected.
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