

South Somerset District Council

Notice of Meeting



Area West Committee

Making a difference where it counts

Wednesday 11th December 2013

5.45 pm

**Horton Village Hall
Broadway Hill
Horton
Somerset TA19 9QR**

(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 p.m.

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 2nd December 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 SSDC council office, to see what executive/key decisions are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

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

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

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

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 11th December 2013

Agenda

Preliminary Items

1. **To approve as a correct record the minutes of the previous meeting held on 20th November 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 – 11th December 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.*

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 |
|--------------------------------------|--|---|---|
| 22nd January 2014 | Ile Youth Centre Management Committee (Ilminster) | Reports from members on Outside Organisations | Cllr. Kim Turner |
| | S106 Obligations | Monitoring Report | Neil Waddleton, Section 106 Monitoring Officer |
| | Area West Community Safety Update Police Performance and Neighbourhood Policing | Report on activities and achievements of neighbourhood policing and partnership working to reduce crime and fear of crime in Area West. | Chief Inspector Richard Corrigan, Avon and Somerset Police, and Steve Brewer, Community Safety & Projects Co-ordinator Inspector Tim Coombe/Sgt. Richard Barnett |
| | Draft Asset Management Strategy | For Information and comment | Vega Sturgess, Strategic Director (Operations & Customer Focus) Donna Parham, Assistant Director (Finance & Corporate Services) |
| | Environmental Improvements to Chard Town Centre | A request for funding towards the cost of resurfacing Pig Lane, Chard | Paul Philpott Neighbourhood Development Officer |
| 19th February 2014 | 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 |

| Meeting Date | Agenda Item | Background / Purpose | Lead Officer |
|-----------------------------------|---|--|---|
| 19th March 2014 | Flooding, Drainage & Civil Contingencies | Report on issues in Area West. | Pam Harvey, Civil Contingencies & Business Continuity Manager Roger Meecham, Engineer |
| | Historic Buildings at Risk (Confidential Item) | Update report. | Adron Duckworth, Conservation Manager Greg Venn, Conservation Officer |
| 16th April 2014 | Report on the Performance of the Streetscene Service | Service report on performance and priority issues in Area West | Chris Cooper, Streetscene Manager |
| 21st May 2014 | Highway 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 |
| 18th June 2014 | Area West Working Groups – Appointment of Members | To review the appointment of members to various working groups. | Jo Morris, Democratic Services Officer |
| | Appointment of Representatives on Outside Bodies | To review the appointment of members to serve on outside organisations. | Jo Morris, Democratic Services Officer |
| | Scheme of Delegation – Development Control – Nomination of Substitutes for Chairman and Vice Chairman | To review the appointment of two members to act as substitutes for the Chairman and Vice-Chairman in the exercising of the Scheme of Delegation for planning and related applications. | Jo Morris, Democratic Services Officer |
| | Area West Outturn Report 2013/14 | To inform members of the actual spend against budgets for 2013/14 over which the Committee exercises financial control. | Catherine Hood, Corporate Accountant Andrew Gillespie, Area Development Manager (West) |

7. Area West – Reports from Members on Outside Bodies

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

Purpose of the Report

To introduce reports from members appointed to outside bodies in Area West.

Public Interest

Each year Area West Committee appoints local Councillors to serve on outside bodies (local organisations) in Area West. During the year Councillors make a report on the achievements of those organisations and other relevant issues.

Background

To replace “Reports from members on outside organisations” as a generic standing agenda item it was agreed at the August 2012 meeting to include specific reports about each organisation in the Committee’s forward plan.

Members were appointed to serve on nine outside bodies at the June 2013 meeting.

Reports

Reports can be verbal or written. There is no standard format, but if possible they include an explanation of the organisations aims, their recent activities, achievements and any issues of concern.

This month the member report is:

Crewkerne Heritage Centre – Cllr. John Dyke

Recommendation

That the report is noted.

Financial Implications

None.

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.

Background Papers: None

CREWKERNE MUSEUM AND HERITAGE CENTRE 2013

Crewkerne Museum & Heritage Centre (CMHC) has been operating from its location in the town centre for over a decade. Its purpose is to preserve artefacts relating to the town and to promote interest in Crewkerne's history and heritage.

2013 has been another eventful year. One of the most notable events being the display of memorabilia relating to a well known Crewkerne personality Bert Harwood. Bert ran the Fish & Chip shop in Crewkerne for many years but it was not known that he had written diaries about what was happening in Crewkerne over his lifetime – and the many Crewkerne artefacts he had collected over the period. The Heritage Centre put these on display and published a book detailing extracts from his diaries: this attracted significant sales.

CMHC participated in the Somerset's Art Week – and put on its own show in the Museum showing the work of local artists. This attracted a great deal of interest and publicity.

The Centre has worked with many local Groups and organisations over the year. This included the U3A, the Town Council and a multitude of local schools. It worked with Yeovil Museum which held its "Milking It" exhibition in the Crewkerne Museum. A number of Town Walks designed to demonstrate Crewkerne's heritage were held.

The Friends of Crewkerne Museum continues to thrive with an increasing membership. During the year The Friends organised Coffee Morning and Afternoon Tea events – and also Halloween Eve and Easter Events for the town's children. The Friends participated in many local events (designed to raise the profile of the Heritage Centre) including the Town's Christmas Lighting-Up Ceremony and the Christmas Tree exhibition in the Church.

Local Research has again proved very popular and the newly established Friends of Crewkerne Station has used CHMC for research on the use and importance of Crewkerne Station since it was opened in 1856.

An invitation from Arts Council England to apply for Accreditation resulted in the award for Full Accreditation being given to CMHC. This is the third time that this award has been achieved.

Financially CMHC has held its own in 2013 – even showing a small surplus. This is as a result of rigid cost control particularly over energy costs.

In summary yet another very successful year - in terms of events organised, fund-raising and increasing local interest and support.

John Dyke December 2013

8. ABCD (A Better Crewkerne & District)

Strategic Director: Rina Singh (Place and Performance)
Assistant Director: Helen Rutter & Kim Close (Communities)
Service Manager: Andrew Gillespie, Area Development Manager (West)
Lead Officer: Zoë Harris, Neighbourhood Development Officer
Contact Details: zoe.harris@southsomerset.gov.uk or 01460 260423

Purpose of the Report

To provide an update to Members on the work of ABCD.

Public Interest

ABCD is a not-for profit community regeneration group, which operates in Crewkerne. Since 2005 the group has developed a number of projects in their town that have helped improve the lives of residents. Those projects were identified through extensive consultation carried out for their community plan. Crewkerne now needs to update their community plan to establish what residents want for their town.

Recommendation

To note the content of the report.

Background

Community Plans are unlike spatial plans because they do not focus on entirely bricks and mortar but instead look at the town as a whole taking into account issues such as health, work, education, culture, getting about and activities. Community Plans set out a vision for how a town or parish wants to develop and identifies the actions needed to achieve that vision.

Community Led Plans are developed in conjunction with a town or parish council but are generally led by a group of people made up of representatives from various organisations / sectors in the area e.g. local government, schools, church, businesses and voluntary groups.

There are numerous benefits to community led planning both to the town as a whole and to the individuals concerned. Community led planning;

- Encourages participation in local democracy
- Helps with evidence for funders when you want to develop a new project
- Enables the whole community to contribute
- Identifies opportunities for new projects
- Gives people the opportunity to get involved with new activities and learn new skills
- Can be used to influence decision makers
- Identifies where new services are needed or existing services can be improved
- Gives policy makers a local perspective
- Highlights issues of concern.

ABCD and the Community Plan

ABCD is a registered charity made up of volunteers who live and work in the town. In 2004 ABCD was awarded a grant by the Market & Coastal Town Initiative to produce a community plan. ABCD carried out extensive consultation via public workshops, focus groups and a household survey. The consultation highlighted what issues residents felt were important and needed focusing on, in order to help make Crewkerne an even better place to live. The consultation results were written up into a Community Plan which was launched to the public in 2005. Since then ABCD have worked in partnership with other organisations and with the support of the SSDC Neighbourhood Development Officer has developed a number of projects that have had a social and or economic benefit to the town. Those projects include:

- Promoting Crewkerne – destination marketing of the town
- Declutter Crewkerne
- New pedestrian walkway linking Falkland Square with George Precinct
- Volunteer Fairs in 2007, 2008, 2011 and 2013.
- Traders board with map located near Waitrose
- George Reynolds Centre
- Crewkerne Business Showcase
- Visitors boards
- Walks leaflets
- Transport booklet

New Community Plan for Crewkerne

The evidence collected for the original community plan is now 9 years old. If ABCD want to continue influencing decision makers and use the evidence to convince funders to provide grants for new projects then they need to have updated and robust evidence. In addition ABCD has developed a large number of the projects identified in the original Community Plan and they need to know from the residents what projects they would like them to focus on in the future.

Work has recently started on activities to establish what issues are important to people in the town. Once the issues of concern are identified the information will be used to inform the design of a household survey. That survey will be delivered to every household in the town to complete. The results of that survey will be used to write the next community plan and establish an action plan of new projects for ABCD to work on in future years.

Corporate Priority implications

Supporting the development of a new community plan fits in with Focus Four of the Council Plan which is to ensure South Somerset has healthy and self-reliant communities where people are willing to help each other.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

Not applicable

Equality and Diversity Implications

A variety of methods are used to ensure that the views of as many people as possible are gained from the residents of Crewkerne. The evidence gathered will be used by a number of voluntary and public sector organisations to develop their projects and services which will benefit a wide range of people from all sectors of the community.

Background papers

AWC reports on the progress of the Crewkerne Community Plan – Area West Committee September 2010.

Progress Report on the priority projects of 'A Better Crewkerne & District' Community Plan - Area West Committee January 2008

Progress Report on A Better Crewkerne & District 17th October 2007.

Progress Report on the Community Projects of A Better Crewkerne & District 18th July 2007.

Progress Report on 'A Better Crewkerne & District' and the Community Plan Projects 17th January 2007

Progress of the Crewkerne & District Community Plan and associated projects 18th October 2006

The launch of Crewkerne & District Community Plan 19th July 2006

9. Affordable Housing Development Programme

Executive Portfolio Holder Councillor Ric Pallister, Strategy & Policy
Head of Service: Colin McDonald, Corporate Strategic Housing Manager
Lead Officer: Colin McDonald, Corporate Strategic Housing Manager
Contact Details: colin.mcdonald@southsomerset.gov.uk
or (01935) 462331

Purpose of the Report

The purpose of this report is to update members on the outturn position of the Affordable Housing Development Programme for 2012/13, the provisional outturn for 2013/14 and the planned programme for 2014/15 in relation to Area West.

Recommendation

The Committee are asked to note the outturn position of the Affordable Housing Development Programme for 2012/13, the provisional outturn for 2013/14 and the planned programme for 2014/15.

Public Interest

This report covers the provision of affordable housing in Area West over the past year, during the current year and anticipates the likely delivery of affordable homes during next financial year. It will be of interest to members of the public concerned about the provision of social housing for those in need in their local area and of particular interest to any member of the public who is seeking to be rehoused themselves or has a friend or relative registered for housing with the Council and its Housing Association partners.

“Affordable” housing in this report broadly refers to homes that meet the formal definition that appears in national planning policy guidance (the ‘National Planning Policy Framework’). In plain English terms it means housing made available to people who cannot otherwise afford housing (owner occupied/mortgage or rented) available on the open market. Typically this includes rented housing (where the rent is below the prevailing market rate for a private sector rented property of similar size and quality) and shared ownership (where the household purchases a share of the property that they can afford and pays rent, also at a below market rate, on the remainder)

This report covers the level of public subsidy secured (which is necessary in order to keep rents at below market rates) and sets out where affordable housing has been completed. It does not cover the letting of the rented housing or the sale of the shared ownership homes; in short, it is concerned with the commissioning and delivery stages only.

Background

The overall programme is achieved through mixed funding (Social Housing Grant [administered by the Homes and Communities Agency - HCA], Local Authority Land, Local Authority Capital, Housing Association reserves and S106 planning obligations) and the careful balancing of several factors. This includes the level of need in an area; the potential for other opportunities in the same settlement; the overall geographical

spread; the spread of capacity and risk among our preferred Housing Association partners and the subsidy cost per unit.

A previous report was considered by the Area West Committee on 17th October 2012 which considered the outturn for the previous financial year (2011/12) and the prospects for the future. An annual update report on the programme was provided to the District Executive on 1st August 2013, this provided additional commentary on the programme over a longer period and gave some analysis of the different rent regimes which have arisen within the social sector.

Housing Associations are currently working to a four year contract with the HCA, this currently being the third year. Unlike previous HCA (& Housing Corporation) programmes (which tended to be three years), the terms of the current contract are for all new homes to be completed before the end of the period (i.e. before the end of March 2015). In previous programmes the expectation was for all qualifying sites to have commenced before the end of the period, with, typically, a significant proportion of the dwellings being completed in the following year (e.g. year four of a three year programme).

In recent years a significant element of the affordable housing delivery programme has been produced through planning obligations within larger sites being brought forward by private sector developers. However the delivery of these is tied to wider economics, not least the developers view of prevailing market conditions and the speed at which they estimate completed properties will sell at acceptable prices.

There is less certainty about the precise timing of any such obligated affordable housing as developers will only bring forward sites at a time and a pace that suits their view of current market conditions, i.e. dictated by the specific economics of the site.

2012/13 Outturn

The outturn of the combined HCA & SSDC funded programme for 2012/13 for Area West is shown in the first section of Appendix A. It is unusual in consisting of a single ("bought not built") acquisition and just one site which was a redevelopment of an existing Yarlington site, producing a net gain of just nine homes. Kenn Close, Chard was the last of the former council PRC estates in Area West, and one of the last in the entire district. Redevelopment allowed for an increased number of dwellings (a net gain of eight) whilst also fulfilling Yarlington's obligation to bring the former council PRC homes up to a mortgageable standard (a promise made to tenants at the time of the ballot to approve the stock transfer), albeit by virtue of demolition and replacement. Following completions of other such sites, in Yeovil and Castle Cary, there are now no remaining PRC dwellings owned by Yarlington in the district.

2013/14 Provisional Outturn

The provisional outturn of the combined HCA & SSDC funded programme for 2013/14 for Area West is shown in the second section of Appendix A.

The last report to the Area West Committee (17th October 2012) anticipated a further sixty seven homes in total on site during 2012/13 on two other sites, both in Chard and both with Raglan Housing Association. The first phase of the site at Great Western Road completed in June 2013 and the second phase is now anticipated to complete in April 2014. These phases are reported in the appendices – in the second part of appendix A and in appendix B respectively. The first phase produced forty six new homes, of which

thirty-two are for rent, under the Affordable Rent regime, benefiting from just over £800,000 public subsidy from the HCA.

Whilst unlikely, it remains possible that there may be another acquisition, such as a mortgage rescue or a 'Bought not Built' within Area West before the end of this financial year. Otherwise there are no other anticipated completions and this report can effectively cover this years outturn.

2014/15 Planned Programme

The combined HCA & SSDC funded programme as currently planned for 2014/15 for Area West is shown in Appendix B.

This includes ten homes to be delivered by Yarlinton in conjunction with the Norton-sub-Hamdon Community Land Trust because, as previously reported, the site lies within the parish of Chiselborough, albeit immediately adjacent existing dwellings within the parish of Norton-sub-Hamdon. This scheme benefits from £420,000 public subsidy made available by the HCA from their specific community-led fund. Although not part of the four year contract that Yarlinton have entered into with the HCA for their mainstream funding, the scheme is subject to the same absolute deadline of completion before the end of March 2015 and so must be delivered within the next financial year.

It also includes six homes for a proposed scheme at Horton, to be delivered by Hastoe Housing Association. Although funding has been secured for this proposed scheme, it is still subject to obtaining appropriate planning permission. This scheme is discussed further in the section on rural housing needs below.

Otherwise the expected programme consists of four different sites, all in Chard, totalling eighty-two new dwellings to be delivered by three different Housing Associations.

This includes the second phase of Raglan's site at Great Western Road, which is now anticipated to deliver the last ten dwellings in April 2014 with the benefit of £460,000 subsidy from the District Council.

The other scheme due to be delivered by Raglan is at Rosebank, Millfield Road. The last report to the Area West Committee (17th October 2012) anticipated twelve new dwellings at East Street with Raglan, utilising £488,000 of capital subsidy from the District Council. Since then the proposal at East Street has fallen through and in April this year the Portfolio Holder approved the effective transfer of funding to an alternative site brought forward by Raglan. The Rosebank scheme will produce ten dwellings for rent at a slightly different property mix, including a 4-bedroom house and two 3-bedroom houses whereas the East Street scheme would have provided entirely 2-bedroom dwellings. Because it is funded by the District Council it is not subject to the same delivery deadline but it is currently anticipated to complete in October 2014.

Knightstone Housing Association has commenced a new scheme at Furnham Road which was not anticipated in the previous report last autumn. This scheme is immediately adjacent a proposed care home and will produce forty-one new homes utilising almost £1m in public subsidy from the HCA. The allocation of funds arises from other schemes, outside South Somerset, originally cited in Knightstone's bid for four year contract falling through. Once again South Somerset has benefitted from 'slippage' elsewhere, this time as a result of the expectation that all homes will be completed before the end of the four year period. Ten dwellings on this site will be provided on a shared ownership basis and the remaining thirty-one as rented dwellings on the Affordable Rent regime.

The Yarlinton scheme at Mitchell Gardens is predicted to complete within the 2014/15 year and is produced through planning obligations alone on a broader site brought forward by Redrow Homes which was originally refused planning permission by this Committee. However, Redrow went to appeal and were granted permission, despite the Council's wish to concentrate new residential development within the proposed key site area. The advantage of Redrow winning their appeal on this site is that it does not have any viability issues associated with other sites and thus we can expect the full 35% affordable housing through planning obligations. In accordance with the policy two thirds (14) of the new Yarlinton dwellings will be provided on the social rent regime and one third (7) will be available as shared ownership.

Comparison of outcome rents

Appendix C shows some comparative figures for the expected outcome rents for those schemes currently on site in Chard. Members may wish to reference the report made to the District Executive on 1st August this year for greater context. In general the emerging picture is complex since the introduction of Affordable Rent, which will be the predominant regime for the properties currently being constructed in Chard. The appendix shows the current predicted rents, although there is some variation due to expected completion date and the commencement of a new rent year in April 2014. The average social rent and average Affordable Rent figures are both based on existing stock with prices set for the 2013/14 rent year. The Hybrid Model is also a district wide average and is shown for guidance only, it was originally set last year and has not been updated since. In general those schemes being brought forward under the Affordable Rent regime are predicted to have initial outcome rents within the Hybrid Model. This is thought to be largely due to these parts of Chard generally having lower valuations than the district wide average.

Future prospects

There is the possibility of further homes arising through planning obligations, but it is most likely that the completion of any such further schemes would fall into 2015/16 and beyond. In particular other planning applications are now coming forward in Chard on qualifying sites, each of which should produce up to 35% affordable housing. Where sites fall short of the full requirement, grant may be sought from either the Council or the HCA to supplement the amount of affordable housing produced through planning obligation alone.

Regretfully there are still no real indications on when the Crewkerne key site may come forward and begin to produce some affordable housing through planning obligation alone.

Rural Housing Needs – revised Action Plan & proposed scheme at Horton

Members of the Committee may recall that the report on the affordable housing programme on 21st September 2011 referred to the (then) recently adopted Rural Housing Action Plan. This plan has recently been reviewed and revised and the 2013/14 Rural Housing Action Plan was approved by the Portfolio Holder earlier this year. It is included here as Appendix D.

Attention should be drawn in particular to the final appendix in the Plan, beginning on page 20, which sets out parish specific action. Since this revision of the Plan was adopted, we have seen the completion of local surveys in two villages in Area West. In

one case the survey results did not show sufficient need to progress to a potential site, in the other case a small amount of need has been identified but there is no indication that the Parish Council wish to proceed.

A potential scheme in Horton has progressed since the Plan was revised. A local survey of housing needs in Horton was undertaken and results published in September 2010. This established a need for four additional dwellings and initially this was regarded as too small a number to make an exceptions scheme economical viable without taking into account the identified need in neighbouring parishes. A review of the number of households on the housing register in May 2013 showed that six households had identified Horton as their first choice of parish.

Hastoe Housing Association have now agreed acquisition of a small piece of land from the County Council immediately adjacent their existing development at Pottery View, Shave Lane. Hastoe have designed a scheme of potentially six dwellings and are yet to secure planning permission. Hastoe have bid to the HCA for funds towards this scheme and secured £129,996 on the basis that the Council will forward fund the land acquisition. An allocation of £48,000 has been made from our rural housing contingency fund, making a total public subsidy of £177,996.

Affordable Housing Day

On the 24th September the Housing Development Officer, Jo Calvert, organised an affordable housing event in the Guildhall, Chard which was open to the public between 3 & 7 pm. It was advertised widely, including an advertisement in both the Western Gazette and the Chard & Ilminster News. Letters were sent to every household registered on Homefinder Somerset for rehousing in South Somerset and a notice posted on the Homefinder website. Over two hundred members of the public attended.

There were 21 exhibitors, including:

Housing Associations (our five main partners)

Private sector developers

Architects

Mortgage advisors

South West Homes (the HCA's appointed 'Homebuy' and 'Help to Buy' agent)

The Queen Camel CLT (representing Community Land Trusts in general)

The crime reduction PCSO

The Fire & Rescue Service (promoting use and maintenance of smoke alarms)

and various council teams covering benefits, housing options and environmental health

The event covered affordable housing across the district but was focussed on Chard, in particular highlighting the various sites referred to in this report. Over two hundred members of the public dropped in and we understand from exhibitors that there were a lot of fruitful discussions.

A charge made for half of the exhibitors towards costs, no charge was made to Council, Police or Fire teams. Otherwise the cost of the event was entirely met by contributions from our five main Housing Association partners (who were not separately charged for a stand). The cost to the council was entirely in staff time.

Financial Implications

The level of SSDC capital funding is shown in the appendix. However this does not indicate the size of the unallocated programme, including the newly created rural

housing fund. The main contingency funding has traditionally been held back to meet operational requirements, such as “Bought not Builts” for larger families, mortgage rescue and disabled adaptations specifically designed for clients where opportunities do not exist in the current stock.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

All affordable housing in receipt of public subsidy, whether through the HCA or from the Council, has to achieve the minimum code three rating within the Code for Sustainable Homes

Equality and Diversity Implications

All affordable housing let by Housing Association partners in South Somerset is allocated through Homefinder Somerset, the county-wide Choice Based Lettings system. Homefinder Somerset has been adopted by all five local housing authorities in the County and is fully compliant with the relevant legislation, chiefly the Housing Act 1996, which sets out the prescribed groups to whom ‘reasonable preference’ must be shown.

Implications for Corporate Priorities

The Affordable Housing development programme clearly provides a major plank in addressing “Focus Three – Homes” and in particular meets the stated aim:

“With partners, enable additional new homes to meet the needs of the district, including mixed housing schemes to buy or rent that are affordable.”

and the major statement in the Plan:

“We want decent housing for our residents that matches their income”

Background Papers: Area West Affordable Housing Development Programme
Area West Committee – 17th October 2012
Affordable Housing Development Programme: Millfield, Chard
(report to Portfolio Holder)
Executive Bulletins no.s 571 & 572 – 19th & 26th April 2013
Affordable Housing Development Programme
District Executive – 1st August 2013
Approval of the Rural Housing Action Plan 2013/14 (report to
Portfolio Holder)
Executive Bulletins no.s 578 & 579 - 7th & 14th June 2013
Affordable Housing Development Programme: Rural Exception
Scheme at Horton (report to Portfolio Holder)
Executive Bulletins no.s 597 & 598 - 18th & 25th October 2013

Appendix A

| Combined HCA & SSDC Programme 2012/13 outturn | | | | | | | | | | | |
|--|-------------------------------------|-----------|-------------------------------|--------------------|---------------------------------|-----------------|--------------------------|----------------------------|--------------------------|-------------------------|---------------|
| Housing Association | Scheme Name | Rent | Shared Ownership/intermediate | Net Gain New Homes | Total Homes for NI 155 purposes | Total Grant | Level of grant from SSDC | SSDC land allocation value | SCC Fun SCC Funding ding | Level of grant from HCA | Completion |
| Yarlington | Kenn Close, Chard | 0 | 8 | 8 | 21 | £739,024 | £0 | £0 | £0 | £739,024 | November 2012 |
| Jephson | 'Bought not Built', Ilminster | 1 | 0 | 1 | 1 | £98,000 | £98,000 | £0 | £0 | £0 | March 2013 |
| TOTAL | | 1 | 8 | 9 | 22 | £837,024 | £98,000 | £0 | £0 | £739,024 | |
| Combined HCA & SSDC Programme 2013/14 provisional outturn | | | | | | | | | | | |
| Housing Association | Scheme Name | Rent | Shared Ownership/intermediate | Net Gain New Homes | Total Homes for NI 155 purposes | Total Grant | Level of grant from SSDC | SSDC land allocation value | SCC Fun SCC Funding ding | Level of grant from HCA | Completion |
| Raglan | Great Western Road, Chard (Phase 1) | 32 | 14 | 46 | 46 | £801,943 | £0 | £0 | £0 | £801,943 | June 2013 |
| TOTAL | | 32 | 14 | 46 | 46 | £801,943 | £0 | £0 | £0 | £801,943 | |

Appendix B

| Combined HCA & SSDC Programme 2014/15 (Planned) | | | | | | | | | | | |
|--|--|-------------|--------------------------------------|---------------------------|--|--------------------|---------------------------------|-----------------------------------|--------------------|--------------------------------|-------------------|
| Housing Association | Scheme Name | Rent | Shared Ownership/intermediate | Net Gain New Homes | Total Homes for NI 155 purposes | Total Grant | Level of grant from SSDC | SSDC land allocation value | SCC Funding | Level of grant from HCA | Completion |
| Knightstone | Furnham Road, Chard | 31 | 10 | 41 | 41 | £950,000 | £0 | £0 | £0 | £950,000 | December 2014 |
| Raglan | Great Western Road (Phase 2), Chard | 10 | 0 | 10 | 10 | £460,000 | £460,000 | £0 | £0 | £0 | April 2014 |
| Raglan | Rosebank, Millfield Road, Chard | 10 | 0 | 10 | 10 | £488,000 | £488,000 | £0 | £0 | £0 | October 2014 |
| Yarlington | Mitchell Gardens, Chard | 14 | 7 | 21 | 21 | £0 | £0 | £0 | £0 | £0 | March 2015 |
| Sub-Total | Chard | 65 | 17 | 82 | 82 | £1,898,000 | £948,000 | £0 | £0 | £950,000 | |
| Yarlington | Minchington Close, Norton-Sub-Hamdon (Chiselborough) | 8 | 2 | 10 | 10 | £420,000 | £0 | £0 | £0 | £420,000 | September 2014 |
| Hastoe | Shave Lane, Horton | tbc | tbc | 6 | 6 | £177,996 | £48,000 | £0 | £0 | £129,996 | tbc |
| TOTAL | | 73 | 19 | 98 | 98 | £2,495,996 | £996,000 | £0 | £0 | £1,499,996 | |

Appendix C: Comparison of outcome rents in Chard

| Type | 1 bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
|---|---------------|----------------|-------------|-----------------|-------------|------------------------------------|
| Location | £ per week | £ per week | £ per week | £ per week | £ per week | Notes |
| Average social rents (existing stock) | 76.66 | 86.20 | 88.79 | 98.11 | 121.36 | District wide average |
| Mitchell Gardens (social rent) | n/a | 89.86 | 96.35 | 109.71 | n/a | Planning obligation – no HCA grant |
| Rosebank, Millfield Road (Affordable Rent)* | n/a | 101.53 | 113.63 | 124.61 | 138.46 | SSDC grant but anticipating HCA |
| Furnham Road (Affordable Rent)* | 87.45 | 101.26 | 110.47 | 128.88 | 147.29 | HCA grant confers Affordable Rent |
| Great Western Road (Affordable Rent)* | 79.00 – 83.07 | 95.00 – 101.53 | 109.00 | 114.00 – 124.61 | 136.00 | HCA grant confers Affordable Rent |
| Hybrid rent model | 80.00 | 95.00 | 110.00 | 125.00 | 140.00 | Guideline rent only for SSDC grant |
| Average Affordable Rent (existing stock) | 83.77 | 104.57 | 109.53 | 135.68 | 150.00 | District wide average – low sample |

Note: * Affordable rents subject to re-valuation of property closer to actual completion



Rural Housing Action Plan 2013-14



Rural Housing Action Plan 2013-14

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Section A: Introduction

This document sets out the Council's approach to the provision of affordable housing in rural locations. For the purposes of this document 'rural' means those parishes with a population of 3,000 people or less¹.

The need for affordable housing in rural settlements is seen as more acute in relative terms with the affordability ratios of market housing often being much higher than in urban settlements. Additionally the sale of former Council stock through Right to Buy, and (since the stock transfer) Preserved Right to Buy, being disproportionately higher in rural settlements. It should be noted that, by contrast, the absolute level of need for affordable housing in urban settlements is higher, but generally the opportunities exist for greater provision within these localities.

This document sets out the mechanisms available to the Council in providing more affordable housing in rural locations and describes how we intend to use these. In addition this plan is influenced by and contributes towards the Council Plan (2012-15) and the Housing and Accommodation Strategy (last update issued 2008²)

Evidence Base

South Somerset District Council covers a large geographical area consisting of 121 parishes over 96,000 hectares. In a survey³ conducted in October 2008 almost 31% of resident respondents cited affordable housing as a priority area for improvement. On the last day of 2012, there were just over 5,000 households⁴ expressing a need for rehousing on the Housing Register. During the last quarter of 2012/13 the size of the register reduced by 17%, but all the anecdotal evidence suggests that this under-represents the level of need in rural areas where many households do not register (as they have the perception that there is nothing to register for).

During 2008 and early 2009 the Council participated in a Strategic Housing Market Assessment (SHMA)⁵ covering two sub-regional housing markets, in conjunction with three neighbouring housing authorities, across most of the county of Somerset. In the final SHMA report, the consultants, Fordham

¹ For this document we are taking the 2011 census data. There are some locations where two settlements are effectively intertwined, such as Langport and Huish Episcopi. Where these total more than 3,000 population we not treating them as rural even if one or both of the parishes is below the 3,000 threshold.

² A County-wide Housing Strategy Framework document is due to be adopted later in 2013.

³ Place Survey conducted in 2008 by BMG research on behalf of all Somerset authorities.

⁴ On 31/12/12 there were 18,250 households in total on the Somerset Housing Register, of which 5,046 were assigned to South Somerset.

⁵ The Taunton and South Somerset Strategic Housing Market Areas Strategic Housing Market Assessments (Fordham Research, published February 2009)

Research, identified a need for an additional 659 affordable dwellings per year in order to satisfy the backlog and projected arising need (from demographic trends).

In addition there have been a number of very local parish housing needs surveys conducted to identify needs in a particular parish. It should be noted that the primary purpose of these surveys is to provide sufficient evidence to justify the granting of planning permission outside of the development area [or boundary] ('rural exceptions schemes'). Often such surveys expose the level of 'hidden need' not directly measured by the Housing Register because of the reluctance of eligible households to apply for rehousing through the normal channels. However the overall figures produced through the SHMA take into account such 'hidden need' and it should also be noted that in recent years the greater proportion of new affordable housing in rural settlements has been produced on sites within development areas.

Section B: Delivery Over The Past Three Years

Affordable Housing Delivered – 2010/11

During the financial year 2010/11 the Council enabled a total of 454 new affordable housing units across the district, our most successful year ever. Due to a number of demolitions and replacements, this represented a net gain of 357 (this figure alone higher than the overall total in any previous year). 272 of the 357 were for rent and the majority of the remainder were made available on a shared ownership basis. Of the 454 grand total 98 (22%) were in rural settlements (i.e. those parishes with a population of 3,000 or less). Table one below depicts the locations, numbers and partner landlord for each scheme.

Table One: Affordable Housing Completions in Rural Settlements during 2010/11

| Housing Association | Scheme | Rent | Shared Ownership/ Intermediate | Net Gain New Homes | Total new dwellings (including replacements) |
|---------------------|---------------------------------|-----------|--------------------------------|--------------------|--|
| Yarlington | Copse Lane, Ilton | 10 | 7 | 17 | 17 |
| Yarlington | Woodhayes, Henstridge (phase 2) | 10 | 3 | 13 | 34 |
| Yarlington | Hillcrest, Templecombe | 9 | 0 | 9 | 39 |
| Yarlington | Frome Road, Bruton (Phase 2) | 4 | 4 | 8 | 8 |
| | TOTALS | 33 | 14 | 47 | 98 |

Affordable Housing Delivered – 2011/12

During the financial year 2011/12 the Council enabled a total of 348 new affordable housing units across the district; a net gain of 270, of which 198 were for rent and the majority of the remainder were made available on a shared ownership basis. Of the gross total 71 (20%) were in rural settlements (i.e. those with a population of 3,000 or less). Table two below depicts the locations, numbers and partner landlord for each scheme.

Table Two: Affordable Housing Completions in Rural Settlements during 2011/12

| Housing Association | Scheme | Rent | Shared Ownership/ Intermediate | Net Gain New Homes | Total new dwellings (including replacements) |
|---------------------|------------------------|-----------|--------------------------------|--------------------|--|
| Yarlington | Cox's Close, Bruton | 8 | 7 | 15 | 36 |
| Yarlington | Copse Lane, Ilton | 4 | 6 | 10 | 18 |
| Yarlington | Westfield, Curry Rivel | 3 | 2 | 5 | 13 |
| Hastoe | Tatworth | 6 | 2 | 8 | 8 |
| | TOTALS | 21 | 17 | 38 | 71 |

Affordable Housing Delivered – 2012/13

Table three below depicts the locations, numbers and partner landlord for each scheme completed in a rural settlement during the financial year 2012/13. The total across the district fell back to 176, very close to the year on year average previously achieved although a significant drop from the previous two years. As well as a decrease in overall numbers, the proportion in rural settlements (based on population of 3,000 or less) also fell slightly to just under 18%.

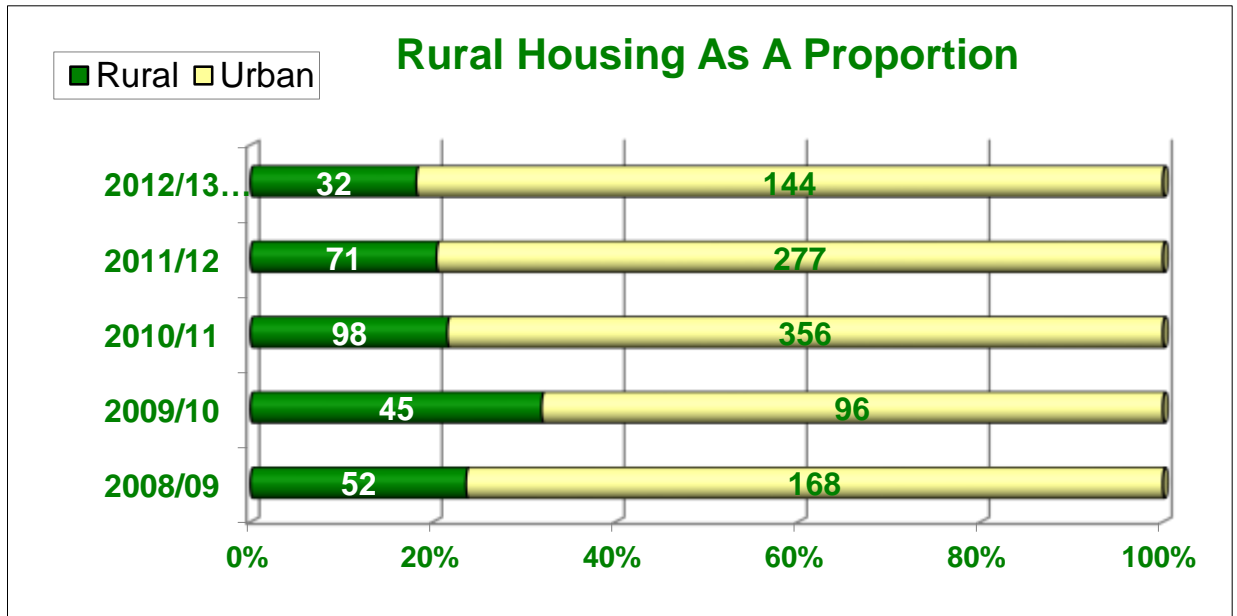
Table Three: Affordable Housing completions in Rural Settlements during 2012/13

| Housing Association | Scheme | Rent | Shared Ownership/ Intermediate | Net Gain New Homes | Total new dwellings (including replacements) |
|---------------------|----------------------------|------------------|--------------------------------|--------------------|--|
| Yarlington | Westfield, Curry Rivel | 0 | 7 | 7 | 7 |
| Yarlington | The Avenue, Sparkford | 6 ^{*6} | 2 | 8 | 8 |
| Yarlington | Burrells House, West Coker | -4 ^{*7} | 3 | -1 ^{*7} | 15 |
| Yarlington | Home Farm, North Cadbury | 2 | 0 | 2 | 2 |
| | TOTALS | 4 | 12 | 16 | 32 |

The chart on the next page summarises the delivery of affordable homes across the district over the past five years.

⁶ Homes for rent at Sparkford will be on the Affordable rent regime, not the Social rent regime

⁷ Refurbishment of Burrells House results in a net loss of 4 flats within the building but a counterbalancing gain of 3 bungalows within the curtilage, hence overall net loss of 1.



Section C: Current Position

The Council has set out clearly the importance of housing provision in the Council Plan (2012-15). Focus Three: Homes clearly sets that we will:

“With partners, enable additional new homes to meet the needs of the district, including mixed housing schemes to buy or rent that are affordable.”

Planning Gain

The tables and chart above include some affordable housing units achieved through the planning gain mechanism, i.e. where a developer is obliged to produce some affordable housing alongside market housing in order to obtain planning permission. The current policy⁸ is that all privately developed sites of 15 units or more or ½ hectare in rural areas (i.e. in settlements of 3,000 population or less) are subject to this obligation. Where a site qualifies for the affordable housing contribution the Council seeks 35% to be made available as affordable without access to public subsidy, subject to the viability of the site overall. The SHMA confirms that the proportions of affordable housing within this 35% should be 67% for social rent and the rest other intermediate solutions, including shared ownership.

This policy ensures that where a suitable site is brought forward within the development limits of a rural settlement, a proportion (roughly one third but

⁸ This is according to the saved policies from the previous Local Plan. It is anticipated that the new Local Plan will be adopted during 2013, subject to inspection, which will reduce this threshold.

lower where site viability dictates) is affordable. Where the level of rented housing is insufficient, it may be possible to supplement the planning gain with capital subsidy (from the HCA or from the Council) to increase the rented proportion within the affordable housing being provided under planning gain.

The policy to achieve some affordable housing through planning gain cannot address all the housing need (expressed or otherwise) in rural areas. Development will be limited to those settlements where an opportunity exists and where the developer has decided it makes financial sense to bring the site forward in the present economic climate, otherwise viable sites may well be 'mothballed' due to the developer's perception of the market.

Rural Exception Schemes

Rural exception schemes are now so well established as a mechanism that this tends to be the type of housing most people think of when referring to new rural housing provision. In fact rural exception schemes, whilst significant, are in effect the last resort and in the recent past have produced fewer new rural houses than other routes.

'Exception' refers to the current planning limits. Rural exception schemes are those schemes where planning approval has been gained outside of the existing development area for exceptional reasons. In order to build outside of the development area it is necessary to prove that a housing need exists locally, and that no opportunity exists within the development area to meet that need.

Once planning permission has been gained the site is subject to a section 106 Agreement⁹ controlling the allocation of the dwellings. Typically the s106 Agreement will dictate that houses are let or leased to eligible households who can demonstrate a connection with the settlement or parish. Where no such household can be identified, a typical s106 Agreement will allow the landlord or freeholder to consider eligible households who can demonstrate a connection with certain neighbouring parishes (often referred to as the 'doughnut ring'). Finally, the landlord or freeholder would be able to look for eligible households with a connection to the district.

As previously stated, there have been a number of very local parish housing needs surveys conducted to identify needs in a particular parish. The primary purpose of these surveys is to provide sufficient evidence to justify the granting of planning permission outside of the development area. Often such surveys expose the level of 'hidden need' not directly measured by the Housing Register because of the reluctance of eligible households to apply for rehousing through the normal channels

The table at appendix one summarises the surveys completed between January 2003 and March 2013.

⁹ Section 106 of the Town and Country Planning Act 1990
CSM

Whilst some level of need has been established in most of the locations shown in the appendix, rural exceptions housing schemes have not been completed in every case. For example, in the cases of Abbas & Templecombe, Bruton and South Petherton there have been suitable sites within the development limits being brought forward which either qualify for contributing affordable housing provision via planning gain, or were redevelopment schemes undertaken by Yarlington Housing Group producing additional dwellings (or, in some cases, both). In these examples a portion of those affordable properties produced through the planning gain route have been set aside, at least on initial lets, for eligible households with a local connection in the same way as a rural exceptions s106 Agreement would expect.

In other locations, whilst a need has been established through the local survey route, no solid proposal is forthcoming. There are various reasons why schemes have not progressed, often involving site identification difficulties. At the end of this document we set out to address these blockages

Section D: The Way Forward

The New Local Plan

As with other local planning authorities, the Council is obliged to produce a new Local Plan and other Development Plan Documents (DPD). Until the new Plan is adopted, most of the previous Local Plan policies remain as 'saved policies' (including the rural exceptions policy [Policy HG9] and the approach to planning gain described earlier). Within the new Plan the Council will have to find sufficient land to accommodate new dwellings in the district, by 2028.

Some of the required additional dwellings will be on land in rural areas which raises the possibility of further affordable housing provision through planning obligations. Other opportunities for the provision of more affordable housing in rural settlements will be in the new Plan through a rural policy [Policy SS2]¹⁰, which effectively incorporates the existing rural exceptions policy.

Outside of the new rural policy, if any further growth is approved in some rural settlements it will present the opportunity for more private sector development and may well produce further opportunities for affordable dwellings in these settlements through the planning gain process. The new Local Plan contains a proposal to reduce the threshold to six dwellings¹¹, above which a site will qualify for providing affordable housing through planning obligations.

¹⁰ The proposed policy SS2 allows for sustainable development that will contribute towards the identified needs of the settlement. This could include some housing which is effectively market but meets local need, for example bungalows for existing older residents who wish to downsize without having to leave behind their existing support network.

¹¹ Six dwellings or 0.2 hectare

Table Four (below) lists the proposals for net increases of overall housing provision in rural settlements (subject to the consultation). It is reasonable to assume that the majority of these will provide up to 35% affordable housing on site.

Table Four: Rural Parishes with proposed additional housing in the draft South Somerset Local Plan (subject to final adoption)

| Parish/es | Proposed Net Additional | Therefore Net Affordable* ¹² |
|-----------------------|-------------------------|---|
| Bruton | 104 | 36 |
| Castle Cary & Ansford | 273 | 96 |
| Ilchester | 151 | 53 |
| Milborne Port | 89 | 31 |
| Stoke Sub Hamdon | 49 | 17 |

Conversely, during the development period for the new Local Plan, it is possible that some sites identified as suitable for rural exceptions schemes will remain unobtainable because of the aspirations of the current owner to develop them as market housing.

Proposed Affordable Housing Programme 2013/14

A number of affordable housing schemes were on site at the end of March 2013, due to complete during 2013/14. During the financial year 2013/14 the Council expects to enable a total of 167 new affordable homes across the district; a net gain of 151, of which 108 will be for rent (a higher proportion of these on the new Affordable Rent regime) and the majority of the remainder to be made available on a shared ownership basis. Of the gross total 54 (32%) will be in rural settlements (i.e. those with a population of 3,000 or less), including two new rural exceptions schemes at Barton St David and at Norton Sub Hamdon. Table five below depicts the locations, numbers and partner landlord for each scheme.

Table Five: Affordable Housing Programme in Rural Settlements during 2013/14

| Housing Association | Scheme | Rent | Shared Ownership/ Intermediate | Net Gain New Homes | Total new dwellings (including replacements) |
|---------------------------|-------------------------------------|-----------|--------------------------------|--------------------|--|
| Yarlington | Cumnock Crescent, Castle Cary | 12 | 0 | 12 | 28 |
| Yarlington | Parsons Close, Long Sutton | 1 | 2 | 3 | 3 |
| Raglan | Mill Lane, Barton St David | 13 | 0 | 13 | 13 |
| Yarlington* ¹³ | Minchinton Close, Norton-Sub-Hamdon | 8 | 2 | 10 | 10 |
| | TOTALS | 34 | 4 | 38 | 54 |

¹² Based on 35% Proposed Net Additional Figure

¹³ Yarlington scheme at Norton Sub Hamdon in conjunction with a Community Land Trust CSM

The scheme at Norton Sub Hamdon is the first of two rural exceptions schemes being developed in the district through a Community Land Trust. The other is at Queen Camel where Hastoe Housing association is expected to provide 20 new dwellings, completing during the next financial year (2014/15). Together these schemes have benefitted from approximately £ 1.3 million allocated from a community-led development fund administered by the Homes and Communities Agency (HCA).

Review of Local Housing Needs Evidence

This document replaces the previous Rural Housing Action Plan and allows us to focus on those parts of the district where

- no survey has been conducted in the past decade *or*
- a survey has been conducted and local need identified, but to date no provision made in response

Parishes yet to be surveyed are highlighted in the appendix. In many cases the timing of the survey should be dependant on the stage at which the parish has reached in developing it's overall parish plan.

Taking this into consideration our immediate task is to target at least one parish in each of those wards where no or almost no surveys have been undertaken in the past, in order to achieve a broad geographic spread.

We can also take into account the current level of need expressed through the Housing Register. As discussed earlier, this may not reflect the true level of need as often those with a very local connection to a village do not register as they see little point, especially where there are rarely vacancies arising from within the existing stock, if any. Having said that, the number of households on the register is an indicator of the level of need, the 'tip of the iceberg', and may be a good pointer to where a local survey might reveal further needs. It is also possible that the number of local households on the register is, in itself, sufficient evidence to justify a rural exceptions scheme.

Taking this into account our next most immediate task is to target those parishes where the current level of need, as expressed on the register, seems to indicate that there may be more 'hidden' need to be revealed by a potential survey.

In the past we have relied on jointly funded Rural Housing Enablers who were based at the Community Council to undertake such surveys in an independent fashion. Although this funding arrangement came to an end and the specific Enablers posts have been lost, the Community Council continues to offer an independent surveying service which can be purchased on an ad hoc basis.

Where the need for a survey is identified, the District Council will continue to support Parish Councils and local groups such as Community Land Trusts. Support will be forthcoming either from the relevant area development team or the strategic housing unit or both, depending on the local circumstances on a case by case basis. Where appropriate Parish Councils and other local groups may also seek independent help from the Somerset, Devon & Dorset Community Land Trust Project.

Taking Action Where Need Is Already Identified.

In addition to developing a programme for targeting the remaining parishes, we also need to consider how to address the issues that have slowed down or ceased work in parishes where need has already been established through a local survey.

Table six (below) identifies which parishes these are and provides only a brief comment on the current issue which may be acting as a blockage to development. Reasons for delay are often quite complex and involve a range of sensitive issues, not least negotiations with current landowners

Appendix Three sets a parish specific action plan which addresses some of the blockages identified in the table above. Almost inevitably any attempt at a definitive list outlining the stages currently reached by proposed schemes and what actions are now necessary would become out of date shortly after publication. In all of the parishes listed in table six there needs to be ongoing discussions between various parties and next step actions agreed from time to time. We shall develop an internal tracking mechanism and ensure close working between Area based community development officers, the strategic housing team, planning officers and the relevant Housing Association &/or Community Land Trust.

Table Six: Parishes with established local need but no scheme completed or in the pipeline to date

| Parish/es | Date | Need | Issue | Housing Association |
|----------------------------|---------|------|---|---------------------|
| Ash | Sept-09 | 6 | Project development/HA capacity | Hastoe |
| Brewham | Sept 11 | 2 | Need too small for economic development | |
| Charlton Horethorne | Feb-07 | 11 | Site | YHG |
| Compton Dundon & Littleton | Dec10 | 19 | Approved s106 site not built; stalled by (private) developer. | |
| Hardington Mandeville | May-04 | 6 | Site; PC support | |
| High Ham | Apr-04 | 2 | Need too small for economic development | |

| Parish/es | Date | Need | Issue | Housing Association |
|-------------------|----------|------|---|---------------------|
| Hinton St George | March-13 | 3 | Need too small for economic development, but may be viable with additional of up to 5 bungalows for downsizing owners | |
| Horton | Sept 10 | 4 | Need too small for economic development | |
| Penselwood | Sept 11 | 3 | Need too small for economic development; PC support. | |
| Shepton Beauchamp | Sept 04 | 2 | Need too small for economic development | |
| Stoke Sub Hamdon | Mar-08 | 10 | Need likely to be met through planning obligations after new Local Plan confirmed | |
| West Crewkerne | Sept 11 | 4 | Need too small for economic development | |

Strategic Actions

There are three strategic actions In addition to the Parish specific actions set out in Appendix Three. The first of these is to develop that appendix (which is only a snapshot in time) into an internal tracking mechanism shared between the relevant District Council officers.

We are mindful of the likely reduction in funding from central/regional sources in the current economic climate. We shall work with Parish Councils, Housing Association and Community Land Trust partners and the Somerset Devon & Dorset Community Land Trust Project to investigate new forms of provision which may provide cross subsidy. For example where some market based housing may be justified under the new Local Plan Policy SS2 (for example provision of bungalows for local owner occupiers who wish to downsize) this could provide the cross subsidy needed to develop affordable housing with a reduced (or even no) input of grant subsidy.

We shall also investigate with partner Housing Associations revised policies governing allocations of existing rural homes, subject to satisfactory compliance with prevailing housing legislation (notably currently Housing Act 1996, as amended by Homelessness Act 2002). Where there remains only a small provision of affordable housing, it could be restricted to being allocated only to those with a very local connection provided this does not impact on our overall duty towards those in the 'reasonable preference' groups¹⁴.

¹⁴ Under the legislation all Local Housing Authorities must ensure that certain types of applicants are given a 'reasonable preference'. Under the current Homefinder Somerset system these groups roughly equate to those placed in Gold Band.
CSM

Appendix One: Local Parish Housing Needs Surveys Completed Since January 2003

| Parish/es | Date | Pop 2011 Census | H'Hold 2011 Census | Need | Developed | Year |
|-------------------------------|----------------|-----------------------|--------------------------|------------------------------------|--------------|---------|
| Abbas & Templecombe | Oct-08 | 1560 | 689 | 17 | 9 | Nov-10 |
| Aller | Mar-04 | 410 | 166 | 4 | 5 (net gain) | 2006 |
| Ash | Sept-09 | 626 | 261 | 6 | | |
| Barton St David | Aug-08 | 561 | 233 | 18 | 13 | May-13 |
| <i>Beercrocombe</i> | <i>2003</i> | <i>134</i> | <i>58</i> | <i>0</i> | | |
| Brewham | Sept-11 | 441 | 186 | 2 | | |
| <i>Broadway</i> | <i>Mar-05</i> | <i>740</i> | <i>318</i> | <i>0</i> | | |
| | | | | | 13 | Feb-10 |
| | | | | | 4 | Dec-10 |
| Bruton | Oct-08 | 2907 | 1082 | 24 | 15 | Mar-12 |
| Buckland St. Mary* | Apr-05 | 521 | 214 | 4 | | |
| Charlton Horethorne | Feb-07 | 591 | 265 | 11 | | |
| <i>Charlton Musgrove</i> | <i>Sept-11</i> | <i>398</i> | <i>166</i> | <i>0</i> | | |
| Compton Dundon | June-05 | 705 | 300 | 6 | | |
| Compton Dundon (re-survey) | Dec-10 | | | 19 | | |
| Curry Mallet | 2004 | 306 | 132 | 6 | 6 | Jan-09 |
| | | | | | 17 | Aug-06 |
| | | | | | 2 | Jun-08 |
| Curry Rivel | Aug-06 | 2148 | 938 | 8 to 12 | 5 | Aug-11 |
| | | | | | 7 | Apr-12 |
| <i>Donyatt</i> | <i>Sep-05</i> | <i>347</i> | <i>146</i> | <i>0</i> | | |
| Hardington Mandeville* | May-04 | 585 | 236 | 6 | | |
| High Ham | Apr-04 | 909 | 371 | 2 | | |
| | | | | 3 (+ 5 downsizing owners) | | |
| Hinton St George | March-13 | 442 | | | | |
| Horton | Sept -10 | 812 | 361 | 4 | | |
| Huish Episcopi | Apr-04 | 2095 | 876 | 6 | 18 | Sept-10 |
| Keinton Mandeville | 2003 | 1068 | 406 | 6 | 6 | Jan-08 |
| <i>Kingsdon</i> | <i>Oct-08</i> | <i>303</i> | <i>146</i> | <i>0</i> | | |
| Long Load | Sept-07 | 332 | 145 | 10 | | |
| Long Load (re survey) | May-12 | | | 5 | | |
| Long Sutton | Apr-04 | 833 | 367 | 3 | | |
| | | | | | 3 | TBC |
| Long Sutton (Re-survey) | May-11 | | | 8 | 3 | Apr-13 |
| Long Sutton (Re-survey) | Feb-13 | | | 8 | | |
| <i>Marston Magna</i> | <i>Mar-09</i> | <i>523</i> | <i>207</i> | <i>0</i> | | |

Rural Housing Action Plan

| Parish/es | Date | Pop 2011 Census | H'Hold 2011 Census | Need | Developed | Year |
|-------------------------------------|---------------|--------------------------------|-----------------------------------|-------------|------------------|----------------------------|
| Misterton* | June-04 | 826 | 352 | 6 | 10 | Currently being built |
| Norton Sub Hamdon | Oct-05 | 743 | 308 | 8 to 10 | 10 | Mar=15 |
| Pen Selwood | Sept-11 | 273 | 128 | 3 | | |
| <i>Pitney</i> | <i>Feb-03</i> | <i>374</i> | <i>146</i> | <i>0</i> | | |
| Queen Camel | June-07 | 908 | 355 | 14 | | |
| Queen Camel (Re-survey) | Sept-11 | | | 18 | 20 | Mar-15 |
| Shepton Beauchamp | Sep-04 | 728 | 320 | 2 | | |
| South Cadbury | Oct-04 | 284 | 132 | 2 or 3 | 3 | Nov-08 |
| | | | | | 11 23 1 | Mar-09 Nov-09 Feb-13 |
| <i>South Petherton¹⁵</i> | <i>Jan-08</i> | <i>3367</i> | <i>1562</i> | <i>16</i> | <i>10</i> | <i>Apr-13</i> |
| Sparkford | Aug-05 | 617 | 258 | 6 to 8 | 8 | Feb-13 |
| Stoke Sub Hamdon | Mar-08 | 1968 | 861 | 10 | | |
| | | | | | 4 | Jul-07 |
| Tatworth & Forton | Aug-05 | 2660 | 1108 | 10 to 15 | 8 | Mar-11 |
| <i>West Camel</i> | <i>Oct-08</i> | <i>459</i> | <i>205</i> | <i>0</i> | | |
| West Crewkerne | Sept-11 | 631 | 258 | 4 | | |

** Indicates the survey was not undertaken by the county-wide Rural Housing Enablers and methodology may vary.*

¹⁵ South Petherton included for completeness sake given 2008 survey and fairly recently completed affordable housing provision; however most recent census data shows that the village has now exceeded 3,000 population
CSM

Appendix Two: Rural Parish Breakdown (by Ward)

The table below shows current stock managed by Registered Social Landlords in South Somerset, in parishes where the population is 3,000 or less, i.e. excluding Yeovil, Chard, Crewkerne, Castle Cary & Ansford, Martock, Langport & Huish Episcopi, Ilminster, South Petherton, Somerton and Wincanton. It also gives an indication of the number of applicants on the Housing Register as at 28/05/2013 for each parish.

| Parish (by Ward) EAST Parishes highlighted are those where no survey has been conducted to date. | 2011 census | Housing Register Data | Yarlington | Total (other RSL) | RSL |
|---|-------------|-----------------------|------------|-------------------|--------------------------------------|
| BLACKMOOR VALE | | | | | |
| Abbas & Templecombe | 1560 | 34 | 103 | 22 | Housing 21, Knightstone & Hastoe |
| Charlton Horethorne | 591 | 4 | 20 | 6 | Hastoe |
| Compton Pauncefoot | 139 | 0 | 2 | | |
| Corton Denham | 189 | 0 | 1 | | |
| Henstridge | 1814 | 36 | 135 | 23 | Hastoe, Housing 21 & Knightstone |
| Holton | 238 | 0 | 2 | | |
| Horsington | 571 | 2 | 6 | 6 | Hastoe |
| Maperton | 140 | 0 | 0 | | |
| North Cheriton | 208 | 1 | 8 | | |
| Total | 5450 | 77 | 277 | 57 | |
| BRUTON | | | | | |
| Bruton | 2907 | 57 | 158 | 37 | Hastoe, Knightstone, Magna, & Wyvern |
| Total | 2907 | 57 | 158 | 37 | |
| CAMELOT | | | | | |
| Marston Magna | 523 | 6 | 31 | | |
| Queen Camel | 908 | 23 | 48 | 1 | Raglan |
| Rimpton | 235 | 0 | 5 | | |
| Sparkford | 617 | 9 | 21 | 2 | Sovereign |
| West Camel | 459 | 3 | 17 | 1 | Raglan |
| Total | 2742 | 41 | 122 | 4 | |
| CARY (excluding Castle Cary & Ansford) | | | | | |
| Alford | | 1 | 0 | | |
| Babcary | 248 | 0 | 1 | | |
| Lovington | 141 | 0 | 6 | | |
| North Barrow | 233 | 0 | 0 | | |
| North Cadbury | 950 | 7 | 18 | 2 | Hastoe |
| South Barrow | 162 | 0 | 5 | | |
| South Cadbury | 284 | 2 | 9 | | |
| Yarlington | 123 | 15 | 2 | | |
| Total | 2141 | 25 | 41 | 2 | |

Rural Housing Action Plan

| Parish (by Ward) EAST Parishes highlighted are those where no survey has been conducted to date. | 2011 census | Housing Register Data | Yarlington | Total (other RSL) | RSL |
|--|-------------|-----------------------|------------|-------------------|----------------------|
| IVELCHESTER | | | | | |
| Chilton Cantelo | 445 | 1 | 0 | | |
| Ilchester | 2153 | 34 | 70 | 12 | Knightstone, Magna |
| Limington | 203* | 2 | 7 | | |
| Mudford | 696 | 11 | 53 | 2 | Magna |
| Yeovilton | 1226 | 7 | 3 | | |
| Total | 4723 | 55 | 133 | 14 | |
| MILBORNE PORT | | | | | |
| Milborne Port | 2802 | 54 | 132 | 25 | Raglan & Knightstone |
| Total | 2802 | 54 | 132 | | |
| NORTHSTONE | | | | | |
| Barton St David | 561 | 12 | 9 | | |
| Charlton Mackrell | 1073 | 2 | 1 | | |
| Keinton Mandeville | 1068 | 5 | 8 | 6 | Hastoe |
| Kingsdon | 303 | 3 | 16 | | |
| Kingweston | | 2 | 0 | | |
| Total | 3005 | 24 | 34 | 31 | |
| TOWER | | | | | |
| Bratton Seymour | 104 | 0 | 1 | | |
| Brewham | 441 | 2 | 3 | | |
| Charlton Musgrove | 398 | 1 | 4 | | |
| Cucklington | 173 | 2 | 8 | | |
| Pen Selwood | 273 | 2 | 9 | | |
| Pitcombe | 532 | 0 | 6 | | |
| Shepton Montague | 208 | 0 | 2 | | |
| Stoke Trister | 313 | 0 | 0 | | |
| Total | 2442 | 7 | 33 | | |

| Parish by Ward SOUTH Parishes highlighted are those where no survey has been conducted to date. | 2011 census | Housing Register Data | Yarlington | Total (other RSL) | RSL |
|---|-------------|-----------------------|------------|-------------------|-------------|
| COKER | | | | | |
| Barwick | 1221 | 23 | 147 | 1 | Knightstone |
| Closworth | 220 | 1 | 1 | | |
| East Coker | 1667 | 6 | 47 | | |
| Hardington Mandeville | 585 | 0 | 2 | 2 | Hastoe |
| Odcombe | 759 | 6 | 39 | 11 | Hastoe |
| West Coker | 2018 | 23 | 82 | 7 | Raglan |
| Total | 6470 | 59 | 318 | 21 | |

Rural Housing Action Plan

| Parish (by Ward) NORTH Parishes highlighted are those where no survey has been conducted to date. | 2011 census | Housing Register Data | Yarlington | Total (other RSL) | RSL |
|---|-------------|-----------------------|------------|-------------------|---------------------|
| BURROW HILL | | | | | |
| Barrington | 438 | 4 | 21 | | |
| Kingsbury Episcopi | 1307 | 8 | 30 | 26 | Knightstone |
| Muchelney | 195 | 1 | 2 | | |
| Puckington | 117 | 1 | 0 | | |
| Stocklinch | 154 | 0 | 4 | | |
| Total | 2211 | 14 | 57 | 26 | |
| CURRY RIVEL | | | | | |
| Drayton | 379 | 3 | 7 | | |
| Curry Rivel | 2148 | 23 | 131 | 14 | Knightstone |
| Total | 2527 | 26 | 138 | 14 | |
| HAMDON | | | | | |
| Norton Sub Hamdon | 743 | 12 | 30 | 12 | Hastoe |
| Total | 743 | 12 | 30 | | |
| ISLEMOOR | | | | | |
| Beercrocombe | 134 | 1 | 2 | | |
| Cury Mallett | 306 | 4 | 12 | 9 | Hastoe, Knightstone |
| Fivehead | 609 | 5 | 31 | | |
| Hambridge & Westport | N/A | 4 | 6 | | |
| Ilton | 854 | 3 | 71 | 1 | Knightstone |
| Isle Abbotts | 205 | 0 | 5 | | |
| Isle Brewers | 150 | 0 | 4 | | |
| Total | 2258 | 17 | 131 | 10 | |
| MARTOCK (excluding Martock) | | | | | |
| Ash | 626 | 8 | 20 | | |
| Long Load | 332 | 0 | 3 | | |
| Total | 958 | 8 | 23 | | |
| ST MICHAEL'S | | | | | |
| Chilthorne Domer | 574 | 5 | 29 | | |
| Montacute | 831 | 18 | 69 | | |
| Tintinhull | 902 | 12 | 85 | 1 | Knightstone |
| Total | 2307 | 35 | 183 | 1 | |
| SOUTH PETHERTON (excluding South Petherton) | | | | | |
| Lopen | 260 | 2 | 7 | | |
| Seavington St Mary | 384 | 1 | 18 | | |
| Seavington St Michael | 127 | 2 | 2 | | |
| Shepton Beauchamp | 728 | 7 | 52 | | |
| Total | 1499 | 12 | 79 | | |

Rural Housing Action Plan

| Parish (by Ward) NORTH Parishes highlighted are those where no survey has been conducted to date. | 2011 census | Housing Register Data | Yarlington | Total (other RSL) | RSL |
|--|-------------|-----------------------|------------|-------------------|---------|
| TURN HILL | | | | | |
| Aller | 410 | 1 | 17 | 1 | Jephson |
| High Ham | 909 | 4 | 9 | | |
| Long Sutton | 833 | 9 | 18 | | |
| Pitney | 374 | 0 | 2 | | |
| Total | 2526 | 14 | 46 | 1 | |
| WESSEX (excluding Somerton) | | | | | |
| Compton Dundon | 705 | 5 | 17 | 8 | Hastoe |
| Total | 5402 | 105 | 253 | 78 | |

| Parish (by Ward) WEST Parishes highlighted are those where no survey has been conducted to date. | 2011 census | Housing Register Data | Yarlington | Total (other RSL) | RSL |
|---|-------------|-----------------------|------------|-------------------|-------------|
| BLACKDOWN | | | | | |
| Buckland St Mary | 521 | 7 | 5 | | Hastoe |
| Combe St Nicholas | 1373 | 13 | 57 | | |
| Wambrook | 184 | 1 | 0 | | |
| Whitestaunton | 256 | 0 | 0 | | |
| Total | 2334 | 21 | 62 | | |
| CREWKERNE (excluding Crewkerne) | | | | | |
| Misterton | 826 | 9 | 37 | 3 | Knightstone |
| Total | 826 | 9 | 37 | 3 | |
| EGGWOOD | | | | | |
| Dinnington | 61* | 0 | 1 | | |
| Hinton St George | 442 | 0 | 2 | | |
| Merriott | 1979 | 30 | 107 | 13 | Knightstone |
| Total | 2482 | 30 | 110 | 13 | |
| NEROCHE | | | | | |
| Ashill | 529 | 4 | 2 | | |
| Broadway | 740 | 2 | 3 | | |
| Donyatt | 347 | 3 | 20 | | |
| Horton | 812 | 6 | 48 | 10 | Hastoe |
| Total | 2428 | 15 | 73 | 10 | |

Rural Housing Action Plan

| Parish (by Ward) WEST Parishes highlighted are those where no survey has been conducted to date. | 2011 census | Housing Register Data | Yarlington | Total (other RSL) | RSL |
|---|-------------|-----------------------|------------|-------------------|----------------|
| PARRETT | | | | | |
| Chiselborough | 275 | 1 | 12 | | |
| East Chinnock | 479 | 1 | 4 | 1 | Hastoe |
| Haselbury Plucknett | 744 | 7 | 62 | | |
| North Perrott | 246 | 0 | 0 | | |
| West Chinnock | 592 | 3 | 38 | | |
| Total | 2336 | 12 | 116 | 1 | |
| TATWORTH & FORTON | | | | | |
| Tatworth & Forton | 2660 | 28 | 88 | 8 | Hastoe |
| Total | 2660 | 28 | 88 | 8 | |
| WINDWHISTLE | | | | | |
| Chaffcombe | 229 | 1 | 0 | | |
| Chillington | 164 | 1 | 0 | | |
| Cudworth | 49* | 0 | 0 | | |
| Cricket St Thomas | 64* | 2 | 0 | | |
| Dowlish Wake | 277 | 0 | 7 | | |
| Kingstone | 103 | 0 | 0 | | |
| Knowle St Giles | 244 | 0 | 4 | | |
| Wayford | 115* | 1 | 3 | | |
| West Crewkerne | 631 | 2 | 0 | | |
| Winsham | 748 | 6 | 50 | 11 | Hastoe & Magna |
| Total | 2624 | 13 | 64 | 11 | |

**data used is from the parish population 2010 mid-year estimates*

Appendix Three: Initial Action Plan 2013/14 (Parish Specific)

This appendix sets out the immediate actions to pursue rural housing developments in specific parishes across the district during 2013/14. It is not a definitive or exhaustive action plan because new actions will arise during the year in the light of developing circumstances, but it captures the position at the start of June 2013 and will feed into the proposed tracking system.

| Parish | Date Survey published Need identified | Register data (as at 28/05/2013) | Description | Proposed scheme mix | Action/s |
|---------------------|--|-------------------------------------|---|------------------------------------|---|
| Area: East | | Ward: Blackmore Vale | | | |
| Charlton Horethorne | February 07 11 | 4 | No progress since completion of survey; site not identified | | Review current appetite/viability for affordable housing scheme |
| Area: East | | Ward: Camelot | | | |
| Queen Camel | September 11 18 | 23 | CLT led scheme in partnership with Hastoe. Preferred site identified. £ 868,000 subsidy secured from HCA community-led fund. | 16 x rent; 4 x shared ownership | Obtain planning permission |
| West Camel | No survey | 3 | Potential for additional housing identified by Parish Council | | Research need |
| Area: East | | Ward: Northstone | | | |
| Barton St David | August 08 18 | 12 | Raglan developing thirteen dwellings at Mill Lane. £210,000 subsidy secured in mixed funding from both HCA and District Council. Completion expected Summer 2013. | 13 x rent | Complete scheme |

Rural Housing Action Plan

| Parish | Date Survey published Need identified | Register data (as at 28/05/2013) | Description | Proposed scheme mix | Action/s |
|--------------------|--|---|--|-----------------------------------|---|
| Area: East | | | Ward: Tower | | |
| | | | This ward has a low level of coverage in terms of parishes already surveyed. | | Complete investigation for potential cluster scheme |
| Shepton Montague | No survey | 0 | | | Undertake survey |
| Area: North | | | Ward: Curry Rivel | | |
| Curry Rivel | August 06 8 - 10 | 23 | Some increase in affordable housing from Yarlington redevelopment since original survey. | | New survey to be completed; analyse results |
| Area: North | | | Ward: Hamdon | | |
| Norton Sub Hamdon | October 05. 10 | 12 | CLT led scheme in partnership with Yarlington. Planning permission in place for site at Minchinton Close. £ 420,000 subsidy secured from HCA community-led fund. | 8 x rent; 2 x shared ownership | Complete s106 Agreement & commence development |
| Area: North | | | Ward: Martock | | |
| Ash | September 09. 6 | 8 | Preferred site identified | | Obtain planning permission & secure funding |
| Long Load | May 12 5 | 0 | Previous site discussions failed; resurvey found lower level of need. | | Further feasibility work with Parish Council |

Rural Housing Action Plan

| Parish | Date Survey published Need identified | Register data (as at 28/05/2013) | Description | Proposed scheme mix | Action/s |
|----------------------------|--|---|--|--|--|
| Area: North | | | Ward: St Michael's | | |
| Montacute | No survey | 18 | Yarlington own a potential site | | Complete scheme feasibility |
| Area: North | | | Ward: Turn Hill | | |
| Long Sutton | May 11 8 | 9 | Yarlington recently completed three dwellings within development limits at Parsons Close, subsidy funded by HCA. Social enterprise scheme developing three dwellings outside of development limits without subsidy. | 1 x rent; 2 x shared ownership | Complete development |
| Area: North | | | Ward: Wessex | | |
| Compton Dundon & Littleton | December 10 19 | 5 | An approved site with a s106 obligated provision of affordable housing commenced several years ago but has not been fully built out. Parish Council wish to identify a further site. | 6 x discounted market sale (65% open market value) | Site to be completed |
| Area: South | | | Ward: Coker | | |
| West Coker | No survey | 23 | District Council owned land identified. Raglan considering site feasibility. | 6 x rent | Obtain planning permission & secure funding. |
| Area: West | | | Ward: Blackdown | | |
| Coombe St Nicholas | No survey | 13 | Affordable housing need identified as an issue in developing local Parish Plan | | Parish Plan to consider undertaking survey |

Rural Housing Action Plan

| Parish | Date Survey published Need identified | Register data (as at 28/05/2013) | Description | Proposed scheme mix | Action/s |
|-------------------|--|---|---|----------------------------|--|
| Area: West | | | Ward: Eggwood | | |
| Hinton St George | March 13 3 (+5 downsizing owners) | 0 | Affordable housing need identified too small for economic development but may be viable with addition of up to five bungalows for downsizing owner occupiers. | | Parish Council to consider reaction to survey results |
| Area: West | | | Ward: Neroche | | |
| Horton | September 10 4 | 6 | Identified need may be too small for economic development. | | Pursue possible site purchase |
| Area: West | | | Ward: Parrett | | |
| North Perrott | Survey underway | 0 | Survey being undertaken to identify any hidden need. | | Parish Council sponsored working group to conduct survey & analyse results |
| Area: West | | | Ward: Windwhistle | | |
| | No survey (except Winsham) | | Rural exceptions scheme has been completed at Winsham, but otherwise this Ward has no coverage in terms of parishes already surveyed. | | Approach parish for next survey |

10. Area West Development Work Programme Overview 2013-14 (Executive Decision)

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

Purpose of the Report

To present an overview of projects in the Area West Development Work Programme for 2013-14.

Public Interest

Area West Development works to address local community priorities in Chard, Ilminster and Crewkerne and the surrounding villages. We also provide an advice and support service for members of the public from the Chard Area Office and Ilminster and Crewkerne Area Offices. The report provides outline information on some of the project work being supported in the financial year 2013-14.

Recommendation

1. To note and comment on the report, highlighting any areas of concern or interest for current or requested activity by the Area Development Team.
2. To agree to return £2,595 to the Area West unallocated capital balances.

Background

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

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

Each year a brief report is made on the work of the Area West Development Team, to provide an overview and indicate emerging issues that are likely to be taken up by the team in future.

Whilst much has been achieved during 2013, it should be noted that this period also saw the conclusion and implementation of the LEAN review Area Working. As the committee noted in April, the review significantly changed the Area Development staffing structure and there has been a period of adjustment to this.

The way we work

The SSDC Area system remains well placed to promote and enhance “localism” as a way of working, especially when this involves bringing together community led planning and neighbourhood (spatial) planning and delivery to achieve better, more efficient outcomes. We continue to work closely with Parish, Town and County Councils, with partnerships, organisations and individuals to help make our communities better, safer places to live in, to encourage business and trade, to help develop skills and to improve the health of their citizens.

Our approach is rooted in the uniqueness of each town and village and the different people and organisations that make each place what it is.

Every project, programme or strategy is always in response to local priorities and needs. We take a 'place first' approach that is strongly connected to the aspirations, strengths, creativity, energy, needs and drive of local people.

From this, the roles and responsibilities of those involved can be adopted generally and adapted locally to better meet local needs and to seize opportunities.

Investing our time and effort to promote networking, relationships and joint working between service providers at a local level brings about good responses to local challenges and builds capacity in the community to do more of this over time.

What we work on

This challenge is being taken up differently, but enthusiastically in each of our main towns. With appropriate involvement from the Area Development Team, local organisations are working together to make our town centres more lively, creative, exciting and useful places that reflect the diversity of our communities.

We support projects in towns and villages that lead to improvement in the health and wellbeing of those living and working in Area West.

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

It is a mixed and wide ranging portfolio that reflects both established and emerging local priorities. It also supports the four key goals of the adopted Council Plan for 2012-15:

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

Supporting the Local Economy

The Area Review sought to reinforce SSDC's role as an enabler and driver of local investment and growth.

Therefore projects shown in the Area Service Action Plan at Appendix 1 illustrate, at an outline level, what we are doing this year to support local economic development and resilience.

Monitoring and Evaluation

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

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

The Area Budget

The budgets available to support project development and grants in Area West are made up from the revenue budget which is set annually, the area (revenue) reserve and a capital reserve which are fixed sums that we can draw down as needed and do not have to be used within a single financial year.

The grants shown in the next table have been made under officers' delegated authority to award grants up to £750, with the agreement of ward members.

Annual Community Grants

| | | |
|--------------------------------|--------------------------|--------|
| Dowlish Wake Golf Croquet Club | Website | £500 |
| Chard WATCH project | 4 laptops | £750 |
| Ilminster Green Fair | Carymore Trust to attend | £150 |
| The Antiques Bazaar | Crewkerne Antiques Trail | £100 |
| Ilminster Cricket Club | Equipment | £514 |
| Total | | £2,014 |

The sums available in the reserves will vary over time depending on the ambition of the Committee and the scope of the projects put forward.

The ability to underwrite proposals by “putting some money on the table” continues to be of great benefit in unlocking complex development projects, even if ultimately some of the original funds are not needed and can be “de-allocated” and then used to support other work.

Examples of this include the development of local Markets and our “tapering” community grants scheme. Hence, the committee has previously agreed to the following commitments:

Area Reserve (as at 04.11.2013)

| | |
|-------------------------------|---------|
| Committed but not vired yet | |
| Underwrite Community Grants | £39,620 |
| Markets (Nov. 2010 Committee) | £13,500 |
| Total | £53,120 |

When both of these projects are complete, I anticipate that a sizeable proportion of this reserve will remain available for re allocation to underwrite other projects.

Capital Programme

The Area West Capital Programme is attached at Appendix 2. It shows that we plan to grant aid 7 local projects to the value of £40,492 this year. 5 of these have been completed with grants of £15,492 agreed by the Area West Committee. Completion of the remaining schemes this year is possible, but dependent on fundraising and other factors.

The programme also shows a balance of £2,595 allocated as provision for community grants that is not currently required for this purpose and it is therefore recommended that it is returned to unallocated capital balances.

Taken together, these budgets give the Area Team significant capacity to develop work that local members support.

Financial Implications

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

Council Plan Implications

The work and recommendations are in line with the Council Plan (2012-15). The service team considers the implications for the Council Plan when negotiating support for local projects, handling enquiries and assessing grants.

Equality and Diversity Implications

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

Background papers: None

| Area West Service Action Plan : Support for the vitality of the local economy with a focus on Chard Town Centre | | | | | |
|--|------------------------------------|--|--------------------|--|---|
| Action | Who | Resource | When | Outcome | Performance Measure |
| Provide support to the development and implementation of the Chard Regeneration Scheme | Andrew Gillespie/Paul Philpott | Within existing resource | As directed | Support provided to assist delivery of Town Centre and CEDA development and any other elements of the scheme as required | Performance is reviewed by the CRS Board |
| Continue to support the development of the Chard Town Team | Paul Philpott/ Andrew Gillespie | Within existing resource | On going | A financially independent Town Team with an active programme of activities to support business in the town centre. | Update reports to Area West Committee |
| Chard Town Team Projects Initiation and Support – Involve in Dare to Dream event | Paul Philpott | Portas Funds | September | Role of Town Team becomes more widely known | Number of visitors and informal feedback about value of event |
| Chard Town Team Projects Initiation and Support – Pig Lane Surface Upgrade | Paul Philpott | Highways/SS DC/CTC capital | TBA | Run down gateway to key Chard Retail street improved | Visible improvement to Pig lane surface |
| Chard Town Team Projects Initiation and Support – Open and trial Pop-Up shop | Paul Philpott | Portas Funds/Partnership with Pop-Up Britain | Throughout 2013/14 | Pop-Up shop established in Stringfellow Gallery to operate for min of 1 year | <u>Up to</u> 20 businesses brought to the High street. Demand and viability of Pop-up shop assessed based on business and customer take up. |
| Chard Town Team Projects Initiation and Support – Update Traders board | Paul Philpott | Within existing resource | Every 6 months | The Traders Board established adj to Bath Street Car Pk lists all Town Centre businesses | Traders board updated to maintain accuracy of information/retail offer |
| Chard Town Team Projects Initiation and Support – Collect info for launch of Town Guide App and promote the app with local traders | Paul Philpott/ Andrew Gillespie | Portas Funds | Throughout 2013/4 | TGA provides mobile app guide to local retail offers that can be locally managed and updated | TGA well received when published and evidence of use established for future monitoring |

| Area West Service Action Plan : Support for the vitality of the local economy with a focus on Chard Town Centre | | | | | |
|--|---|--------------------------|---|--|--|
| Action | Who | Resource | When | Outcome | Performance Measure |
| Chard Town Team Projects Initiation and Support – Town Signage improvements scoping and secure funding | Paul Philpott | MTIG project | By March 2014 | Funding secured for De-Clutter project to remove/replace unnecessary or confusing signage & street furniture | Funding secured |
| Chard Town Team Projects Initiation and Support – Secure funding for the Fore Street “Garden” project | Paul Philpott | MTIG project | By March 2014 | Funding secured for Environmental improvement project to the lower end of Fore Street | Funding secured |
| Chard Town Team Projects Initiation and Support – Transfer of Market Charter/ Chard Market Improvements/ Prepare for re location to redeveloped ACI site | Zoe Harris/Andrew Gillespie/Paul Philpott | Within existing resource | Ongoing Market Charter transferred from SSDC to Chard TC by April 2014. | Chard Saturday Market made financially viable, successful and attractive as part of Town Centre offer | Reports to Area West Committee on this long term improvement project |
| Grant Support to Chard Tourist Information Centre | Paul Philpott | Within existing resource | Annual | Service Level Agreement covers promotion of Chard for visitors though the Town Centre based TIC | Through Service Level Agreement |

| Area West Service Action Plan: Support for the vitality of the local economy with a focus on Crewkerne Town Centre | | | | | |
|---|------------|--------------------------|-------------|--|------------------------------|
| Action | Who | Resource | When | Outcome | Performance Measure |
| Continue to support the community planning approach of A Better Crewkerne and District (ABCD) including the newly formed Crewkerne Town Team , that supports the economic, social and environmental well-being of Crewkerne | Zoe Harris | Within existing resource | On going | ABCD supported as the local regeneration group for Crewkerne with an active programme of projects and activities | Update reports to Area West. |

| Area West Service Action Plan: Support for the vitality of the local economy with a focus on Crewkerne Town Centre | | | | | |
|---|------------------------------------|---------------------------------|---------------------|---|---|
| Action | Who | Resource | When | Outcome | Performance Measure |
| Assist the preparation of a new community plan for Crewkerne | Zoe Harris | Within existing resource | Monthly | Agreement reached on scope and creation of new Community Plan | Report to Area West Committee (November 2013) |
| Continue to develop destination marketing project for Crewkerne | Zoe Harris | Within existing resource | On going | Local development and control of marketing platform to increase visitor numbers | Report to Area West Committee |
| Arrange and manage the relocation of Crewkerne Street Market from North Street CP to Market Square | Zoe Harris | Within existing resource | Autumn 2013 | A re-established financially viable successful and attractive local weekly Market that improves the Town Centre offer | Reports to Area West Committee |
| Continue to support the development of the Crewkerne Town Team | Paul Philpott/ Andrew Gillespie | Within existing resource | On going | A financially independent Town Team with an active programme of activities to support business in the town centre. | Update reports to Area West Committee. |
| Support the delivery of a Pop-Up project in Crewkerne by the Town Team | Zoe Harris | MTIG project | Open by Spring 2014 | An empty shop brought back into use and new goods and services added to the town's retail offer | New businesses brought to the Town Centre. Demand and viability of Pop-up assessed based on business and visitor take up. |
| Support Crewkerne Town Council with the development of Henhayes | Zoe Harris | Within existing resource | As needed | Henhayes is maintained as important and successful Town Centre attraction | Report to Area West Committee |
| Collect info for launch of Town Guide App and promote the app with local traders | Zoe Harris | Within existing resource/Portas | Throughout 2013/14 | TGA provides mobile app guide to local retail offers that can be locally managed and updated | TGA well received when published and evidence of use established for future monitoring |

| Area West Service Action Plan : Support for the vitality of the local economy with a focus on Ilminster | | | | | |
|---|------------|--------------------------|-------------|---|---|
| Action | Who | Resource | When | Outcome | Performance Measure |
| Continue to support the community planning approach of Ilminster Forum to furthering the economic, social and environmental well-being of Ilminster | Zoe Harris | Within existing resource | Ongoing | IF supported as the local regeneration group for Ilminster with an active programme of projects and activities | Update reports to Area West. |
| Assist the preparation of a new community plan for Ilminster | Zoe Harris | Within existing resource | Monthly | Agreement reached on scope and creation of new Community Plan | Report to Area West Committee (October 2013) |
| Continue to develop destination marketing project for Ilminster – Quality in the Countryside | Zoe Harris | Within existing resource | Ongoing | Local development and control of marketing platform to increase visitor numbers | Report to Area West Committee |
| Support the development of Ilminster Forum's monthly produce market | Zoe Harris | Within existing resource | As needed | An established financially viable successful and attractive local Market that improves the Town Centre offer | Report to Area West Committee |
| Support the delivery of a town centre environmental improvement | Zoe Harris | MTIG project | Spring 2014 | Planters and Other street furniture improvements that declutter and also promote the Ilminster; Quality in the Countryside branding | Report to Area West Committee |
| Research and provide evidence of demand for local business premises in Ilminster | Zoe Harris | Within existing resource | As needed | The loss of land/premises to residential use is resisted. | Comments on Planning applications for change of use |
| Monitor Town Centre "problem" areas and encourage development or mitigation | Zoe Harris | Within existing resource | Ongoing | Derelict/Unsightly areas are brought back into use | Site specific |

Area West Service Action Plan : Support for the vitality of the local economy with a focus on Ilminster

| Action | Who | Resource | When | Outcome | Performance Measure |
|--|------------|---------------------------------|--------------------|--|--|
| Collect info for launch of Town Guide App and promote the app with local traders | Zoe Harris | Within existing resource/Portas | Throughout 2013/14 | TGA provides mobile app guide to local retail offers that can be locally managed and updated | TGA well received when published and evidence of use established for future monitoring |

Area West Service Action Plan: Support for the vitality of the local economy - General

| Action | Who | Resource | When | Outcome | Performance Measure |
|--|--|---|-----------|---|---|
| Manage the Market Towns Investment Group and Investment Programmes | Andrew Gillespie / North, West & East Area Teams | Within existing resource – MTIG capital programme & Portas HSIF | On going | Programmes of Investment Market Towns guided and inspired by Community-led Plans and opportunities for collaboration | Update reports to District Executive and Scrutiny Committee. /Reports to Area Committees on individual projects |
| Support the “Making it Local” Investment programme, Chair small grants committee and sit on transition working group | Zoe Harris | Within existing resource | Quarterly | Funding opportunities for investment in economic development initiatives and training made available within MIL area of South Somerset. | Report to Area West Committee - October 2013 |

Appendix 2

| AREA WEST CAPITAL PROGRAMME 2013/14 | | | | | | |
|---|----------------------------|------------------------------------|--------------------------|-----------------------------------|-------------------------------|---|
| Capital Programme Approved in Detail | 2013/14 Est Spend £ | Actual Spend to 4/11/2013 £ | Remaining Spend £ | Future Spend Ex Slippage £ | Responsible Officer(s) | Responsible Officers comments on action on slippage and performance against targets |
| Crewkerne Town Council | 5,925 | 5,925 | 0 | 0 | A Gillespie | Grant awarded 18.4.2012 for a bin store and cycle shelter. |
| Forton Community Association | 12,500 | 0 | 12,500 | 0 | A Gillespie | Provisional grant awarded 15.8.2012 for a Community Centre Project. 21.8.2013 grant extended until 31.3.2014. |
| Chaffcombe Village Hall | 362 | 362 | 0 | 0 | A Gillespie | Grant awarded 19.9.2012 for repairs and replacement windows and doors and re-pointing of two walls |
| Clapton and Wayford Village Hall | 3,430 | 3,430 | 0 | 0 | A Gillespie | Grant awarded 19.9.2012 for replacement of flat roof, entrance doors and upgrading of foyer and inner doors. |
| West & Middle Chinnock Village Hall | 4,775 | 4,775 | 0 | 0 | A Gillespie | Granted awarded 21.11.2012 for replacement Kitchen. |
| Dowlish Wake Playing Field Trust | 1000 | 1,000 | 0 | 0 | A Gillespie | Grant awarded 17.4.2013 for replacement post and rail fencing and two gates. |
| Merriott Pavilion | 12500 | | 12,500 | 0 | A Gillespie | Grant awarded 21.8.2013 towards construction of new pavilion, to be released only when conditions met. |
| Total | 40,492 | 15,492 | 25,000 | 0 | | |

| | | | | | | |
|--|--------------|--|--------------|---------------|-------------|---|
| Approved in Principle and Unallocated | | | | | | |
| Ilminster Community Office | 0 | | 0 | 20,000 | A Gillespie | |
| Area West Markets Improvement Group (Nov 2010 committee) | 5,660 | | 5,660 | | A Gillespie | |
| Community Grants (January 2012 committee) | 2,595 | | 2,595 | 0 | A Gillespie | £70,000 allocation to community grants budget agreed at Area West Committee January 2012. This is the balance of the funding after projects have been moved to approved programme |
| Unallocated Programme | 0 | | 0 | 76,894 | A Gillespie | Once agreed funding is shown in main programme above. Additional £25,000 awarded February 2013 for 2013/14 |
| Total | 8,255 | | 8,255 | 96,894 | | |

| Corporate Capital Programme Schemes in Area West | | | | | | |
|---|---------|--------|-------|--------|--------|--|
| Community Play Scheme 2007 | 51,000 | 41,800 | 9,200 | 25,000 | R Parr | Redstart Park - Completed, just few loose ends to be finished. Blackdown View & Furzhill - Both completed, small retention to pay. Packers Way, Misterton - reprofiled to 14/15. |
| Youth Facilities Development 2007 | 0 | 0 | 0 | 20,000 | R Parr | All remaining budget profiled to 14/15 pending a review of revaluation to be carried out with a view to possibly reallocating to alternative parishes. |
| Multi Use Games Areas 2008 | 100,000 | 97,800 | 2,200 | 35,000 | R Parr | Ilminster - working with TC to develop plans but reprofiled to 14/15. Misterton - all invoices to be paid in July 13, with balance used for street furniture (note funded from S106 funds £100K) |
| Grants to Parishes with Play Area | 0 | 0 | 0 | 13,000 | R Parr | Henhayes Crewkerne - Profiled for 2014/15 spend |

11. Feedback on Planning Applications Referred to the Regulation Committee

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

12. Planning Appeals

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

Purpose of the Report

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

Recommendation

That the report be noted.

Background

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

Report Detail

Appeals Received

Chard – Demolition of garage and the erection of 1 No. single storey dwelling with associated parking (GR 332529/109101), 47 Glynswood, Chard, Somerset, TA20 1AL – Mr Steve Hill.

Background Papers: None

13. Planning Applications

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

The schedule of applications is attached at page 57.

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.

14. Date and Venue for Next Meeting

The next scheduled meeting of the Committee will be held on Wednesday, 22nd January 2014 at 5.30 p.m. at the Guildhall, Chard.

Planning Applications – 11th December 2013

Planning Applications will be considered no earlier than 7.00 pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 6.50 pm.

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 |
|------|--------------------|--------------|--|---|----------------------------------|
| 59 | CHARD AVISHAYES | 13/03758/FUL | Formation of self-contained 2 bedroom unit of accommodation and a 1 bedroom annexe (retrospective). Part change of use of dwelling to care home (Use Class C2) | Kenwyn House Crewkerne Road Chard | Mrs A Pontefract |
| 68 | NEROCHE | 13/00676/COU | Change of use of holiday cottage to community use (Use Class D1 - Childrens nursery). | Pottery Farm Whitney Hill Horton | Mr Chris Wilson |
| 73 | WINDWHISTLE | 13/00501/FUL | Change of use of land to an equestrian showground and riding facility. The erection of a stable block to accommodate 20 No. stables and 1 No. storage building with associated parking and landscaping (Part Retrospective). | Land At Higher Purtington Windwhistle Cricket St Thomas | Mr A Whitehouse |
| 88 | CHARD COMBE | 13/01942/FUL | Demolish existing buildings and erection of 23 No. dwellings with associated works to include formation of new access. | Land Off Touchstone Lane Chard | Summerfield Homes (SW) Ltd |

Officer Report on Planning Application: 13/03758/FUL

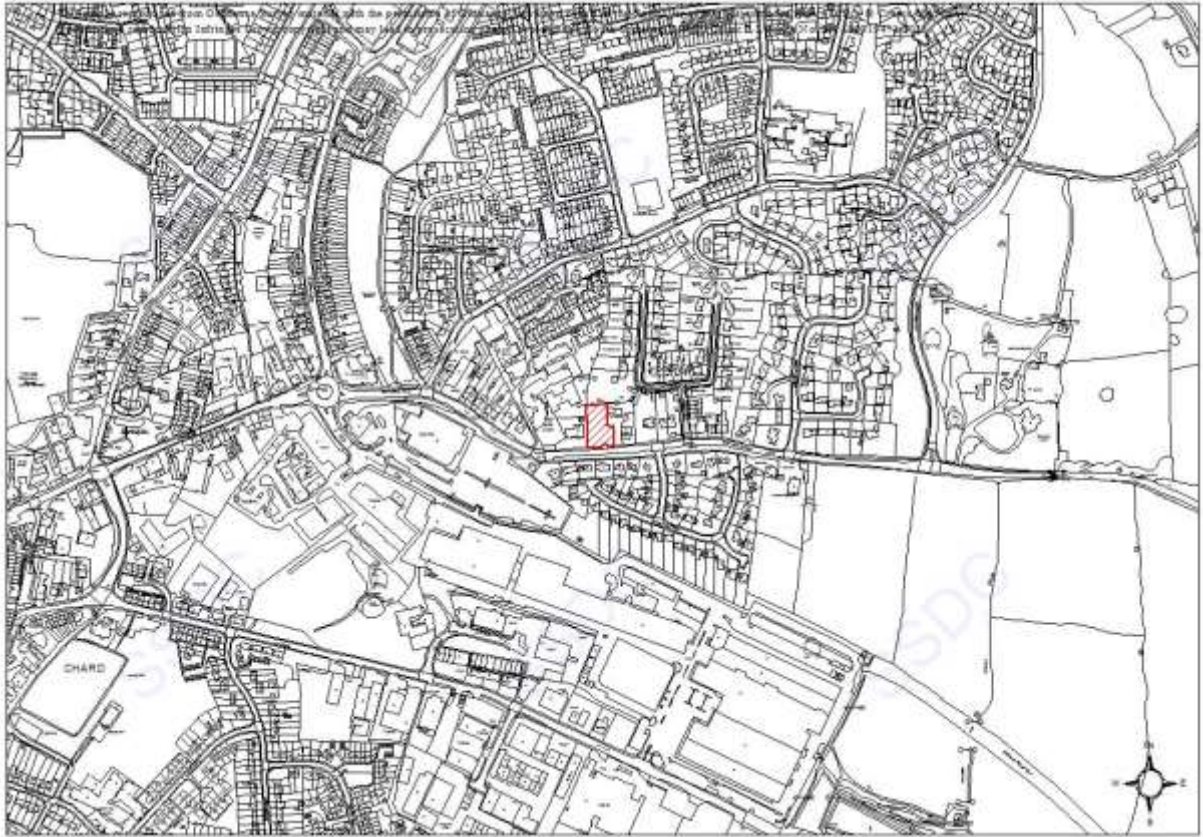
| | |
|---|--|
| Proposal : | Formation of self-contained 2 bedroom unit of accommodation and a 1 bedroom annexe (retrospective). Part change of use of dwelling to care home (Use Class C2). (GR 333154/108747) |
| Site Address: | Kenwyn House Crewkerne Road Chard |
| Parish: | Chard |
| AVISHAYES (CHARD) Ward (SSDC Member) | Cllr N J P Mermagen |
| Recommending Case Officer: | Diana Watts Tel: (01935) 462483 Email: diana.watts@southsomerset.gov.uk |
| Target date : | 18th November 2013 |
| Applicant : | Mrs A Pontefract |
| Agent: (no agent if blank) | Mr J Venton Tamlyns 56 High Street Bridgwater TA6 3BN |
| Application Type : | Minor Dwellings 1-9 site less than 1ha |

REASON FOR REFERRAL TO COMMITTEE

This application has been referred to the Area West Committee because the Officer's recommendation is contrary to the County Highway Authority's advice and concerns a safety issue relating to an A classified road.

SITE DESCRIPTION AND PROPOSAL





The site is within the Development Area, on the eastern edge of Chard fronting Crewkerne Road (A30). Kenwyn House is a large 7 bedroom house which was used as a nursing home in the 1980s and 90s. In 2000/2001 planning permission was granted to convert the nursing home to a dwelling and to erect two houses in the grounds (Longlast and Stanfield House), and the access was widened and the visibility improved.

This is a full application seeking planning permission to change part of the house to a care home and to retain a self-contained 2 bed unit of accommodation and 1 bed annex. There would be three parking spaces in the existing carport in the garden to the rear, three further overflow spaces would be provided in the garden beside the carport and there would be two spaces for the owners at the back of the house on the edge of the shared driveway. It is a resubmission of application 13/01291/COU and now includes highway safety improvements and seeks to rectify the creation of the separate unit of accommodation.

A Design and Access Statement has been submitted to explain and support the application:

- The proposal would provide 4 care rooms, designed for elderly people 65 and above, including physically disabled
- Care would be provided by the applicants Mr and Mrs Pontefract, who have a history in residential care
- Very little change would be involved to the layout, with the main alteration being the addition of en-suite facilities to the bedrooms
- Overriding need both locally and nationally for such care facilities for the elderly.
- In 2008 - proportion of 65+ people in South Somerset 20.9%, in 2010 estimated to be 21.9% and in 2030 likely to rise to 31.3%
- Applicant was recently approached by local GP expressing a need for applicant's

- personal approach and care to be re-instated in the local area
- The applicant would be willing to be on call at all times as she will be living on site
 - The business would be a small friendly family home with a large outdoor garden.
 - Access would be via the existing shared access with improvements made to the visibility looking west when exiting the site. This would involve minor height reduction works to the walling across the front of Kenwyn House. 81m of visibility can be achieved, far exceeding the 43m required.
 - To the east, the land immediately adjoining the site does not fall within the applicants' ownership. As it currently stands, 26m of visibility can be achieved to the nearside carriageway edge.
 - The critical direction when exiting the site is looking west as this is the direction where immediate oncoming traffic would be closest to the site exit point. If the existing eastern visibility line were to be taken to the centre of the carriageway, the required 43m visibility is achievable. Although the Highway Authority stipulates 43m to the nearside carriageway edge, it is felt that some degree of negotiation should be considered especially when the distances required for the critical direction (west) will far exceed the 43m.
 - In addition, the required 43m visibility splay looking east can be achieved by taking a point 2.1m back from the carriageway edge instead of the 2.4m stipulated by Highways. We really are talking about small margins between compliance and non-compliance.
 - Traffic movements would be extremely minimal as unfortunately elderly residents rarely have visitors.

The applicant has also provided further comments:

a) Parking

The two parking spaces to the rear of Kenwyn House have always been allocated to Kenwyn House, as this part of the shared driveway is owned by Kenwyn House. It does not affect and has never affected the turning area or access of the other users of the driveway.

There will be no parking on the driveway to the side of Kenwyn House or the turning area. I have no objection to using part of the garden area at the rear of the house for further parking should this be required. However in my previous experience there will be very little or no further traffic movement to the house. I feel that the existing car park to the rear of the main house will be sufficient, as in the past this area alone has accommodated five vehicles.

b) Potential increase in traffic to Kenwyn House

Kenwyn House is a seven bedroom home, and on numerous occasions all of these bedrooms have been used when friends/family have visited. This has generated an increase of several more vehicles using the access from and onto the highway, and has never been a cause for concern. At no time has a vehicle had cause to reverse onto the highway.

I feel that as a four bed care home, the traffic movements will be far less than has been experienced in the past, and as the house could potentially be sold to a large family with multiple vehicles, then traffic generated would be increased.

c) Crewkerne Road (A30)

The speed limit for this relevant part of the road is 30 mph. I note that the highways authority are concerned about vehicles stopping on the opposite side of the road (south side). There is no need for vehicles to stop as the houses opposite are accessed via Nursery Gardens and not from Crewkerne Road. However, should any vehicle need to pull in to the side of the road, there is a purpose built lay-by approximately 100 yards further down from Kenwyn.

d) Previous experience of running a Care Home

In previous experience regarding visitors to the home, please note:

- Hairdresser - once every two weeks
- Chiropodist, once every six weeks
- Sunday morning Church Service monthly
- Medical services - annual checks unless acute health dictates otherwise

This age group often do not have family, or they are located around the country and are only able to visit once or twice a year. If family live locally then visits may be increased, although not always so.

I propose to live in the house and be the main employee with spouse as maintenance support. However for annual holidays it has been provisionally agreed that two previously employed staff members will reside within the home. As these two people live within walking distance of Kenwyn, they will not generate any additional traffic.

In conclusion, throughout the planning process I have been in continuous discussion with our friends/ neighbours who own the shared driveway. They have indicated they fully support the proposed elderly care home. However their main concern is vehicles parked to the side of Kenwyn House on the shared driveway. I have assured them this will not be a problem as signage will indicate the rear parking area for any visitors, and repeat visitors will be personally instructed. They also mentioned that they already have a splay on their side of the driveway that was part of the original plans for the building of their house, and which was passed by highways at that time.

HISTORY

Most recent history includes:

13/01291/COU Part change of use of dwelling to car home withdrawn (highway issue to be addressed)

01/01926/FUL Alterations and conversion of part of former day centre into a carport - approved

01/01064/REM Erection of dwelling with detached garage block

01/01065/REM Erection of dwelling with attached garage

00/00409/FUL Alterations and extensions to nursing home (renewal) - approved

99/02229/OUT Conversion of nursing home into one dwelling and erection of two additional dwellings - approved

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.

The policies of most relevance to the proposal are:

South Somerset Local Plan (Adopted April 2006)
ST6 - Quality of Development
ST5 - General Principles for Development

Policy related material considerations

National Planning Policy Framework - March 2012
Chapter 1. Building a Strong Competitive Economy
Chapter 4. Promoting Sustainable Transport
Chapter 6. Delivering a wide choice of high quality homes
Chapter 7. Requiring Good Design

CONSULTATIONS

Chard Town Council - Recommend approval

County Highway Authority - It is noted that this is a resubmission following the previous application, 13/01291/COU which was withdrawn.

Whilst the description of this latest application has been slightly re-worded the proposal remains the same with regard to what is being applied for, although the flat/annexe element is retrospective.

For the purpose of this latest application I will reiterate the highway comments that are applicable. The proposal is seeking a part change of use of an existing single residential dwelling, to a self-contained flat with annexe and the conversion of the remainder of the dwelling to a 4-bedroom care home, which will result in an increase in traffic and intensification of use of this site and effectively the access onto/from the public highway.

With regard to the annexe, the Highway Authority takes the view insofar that annexes are used ancillary to an existing dwelling occupied only by members of the same household/family (like an extension) and it is considered there will be no increase in traffic over and above that of the existing residential use of the dwelling/flat. Therefore, on the basis that the annexe is used ancillary to the main dwelling/flat a highway objection may be considered unreasonable to this element of the proposal.

The proposal derives access from/onto the A30 which was previously defined as a County Route in the Somerset and Exmoor National Park Joint Structure Plan Review (SENJSPR), and has now been extinguished. However, the Highway Authority still has a duty to protect the route hierarchy and those using it and ensure that development proposals meet the required criteria in terms of highway safety.

The access should incorporate visibility splays based on co-ordinates of 2.4m x 43m to the nearside carriageway in both directions to the nearside carriageway edge in each direction (taken from the centreline of the access), with no obstruction greater than 900mm above adjoining road level.

Visibility to the nearside carriageway edge is considered essential in both directions therefore I do not concur with the Agent's view that that fact they have it in what they consider to be the critical direction should be sufficient. For example there is nothing to prevent a vehicle from parking/stopping on the southern side of the highway, which would force a vehicle to overtake on the northern side of the road, hence why visibility needs to be taken to the nearside carriageway edge.

Furthermore, a lesser x distance can be applied on, but on very lightly trafficked and slow speed roads, and this is not considered appropriate on a road of this nature, therefore 2.4m should be applied.

The Somerset Parking Strategy sets out the following provision in Zone B which is applicable to Chard:

C3 Flats and Homes

| | |
|-----------------|-----------------------------|
| 3 bedroom units | 2.5 car spaces per dwelling |
| 4 bedroom units | 3 car spaces per dwelling |

C2 Residential Institutions

C2b Nursing homes, hostels
Retirement homes, and Respite

| | |
|------------|--------------|
| Care Homes | 1/6 bedrooms |
|------------|--------------|

| | |
|---------------|---------------|
| Cycle Parking | 1/13 bedrooms |
|---------------|---------------|

It should be ensure that sufficient turning is provided within the site to ensure all vehicles can park and turn when all of the parking spaces are occupied, so that no reversing occurs from/onto the adjoining highway. The aisle width for the overflow parking should be 6m to allow ease of manoeuvring. With regard to the owners parking (as shown on drawing no. 010213-05A), this has been located on the shared driveway which could also cause issues for manoeuvring for the other users of this shared driveway, particularly if it is jointly owned. Furthermore there could be a condition from a previous application that sought to keep this area clear of obstruction and the Planning Officer may wish to investigate this further.

There is a large garden to the rear of Kenwyn House, so accommodating an improved parking/turning arrangement for all vehicles should not be an issue and I would seek that this is amended.

Taking the above points into consideration I would recommend refusal of the application for the following reason:

The proposal is contrary to Policy ST5 of the South Somerset Local Plan, since the proposed access to the site does not incorporate the necessary visibility splays which are essential in the interests of highway safety for all road users.

Technical - no comment

REPRESENTATIONS

Neighbouring properties have been notified. Two letters of objection have been received

from the owner of Stanfield House, making the following points:

- No objections to proposed part alteration of use but as owners of the access drive, the present conditions with regard to usage and parking on the drive must remain the same as the previous planning consent i.e. two allocated spaces on the drive to the rear of the property with no further parking on the drive except for emergency use or previously agreed works
- With reference to the annex and self-contained flat, we wish to point out that the original consent was for Kenwyn to be a single dwelling and as far as we are aware it has been used as such so we do not how a retrospective application can be made for this
- Changing a single dwelling and potentially creating 3 dwellings would increase use of access and create need for additional parking, which should be rejected.
- (Plan shows owners parking space at side of Kenwyn which would be contrary to Land registry document - The plans have now been amended to show parking to rear)

CONSIDERATIONS

The main issues are:

Principle

The site is located within the defined development area where development is acceptable in principle. The proposal would bring an underused 7 bedroom house back into use, in a sustainable location and help to deliver a wide choice of homes, in accordance with the NPPF, paragraph 50 - 'local planning authorities should plan for a mix of housing based on current and future demographic trends 'and the needs of different groups in the community, such as older people, people with disabilities'.

Although of limited weight, the emerging Local Plan refers to evidence showing that the age of the population in the south-west is going to increase significantly and that preparing the District to cope with this change will be challenging. In order to help address this need, specialist housing options will be required, including care homes and opportunities to adapt existing housing stock should be maximised. Policy HG6 aims to support proposals for care homes that meet a local need.

Residential amenity

It is considered that the provision of four en-suite bedrooms for caring for the elderly together communal reception rooms in this large house would not adversely affect the amenities of the neighbouring properties. In addition, the 2 bedroom unit of accommodation would be occupied by the applicant and her husband who would run the care home and the 1 bedroom annex would provide ancillary accommodation. Bearing in mind the size of the house and its large grounds, it is felt that that this level of use, including visitors, would not adversely affect amenities. The neighbour's concern regarding the allocated parking spaces has been addressed.

Highway safety

Following the objections raised by the Highway Authority in respect of the previous

application, the agent has now looked at visibility at the access onto Crewkerne Road. Alterations are proposed to the wall in front of Kenwyn House, to lower it in height to no higher than 900mm providing a significant improvement on the existing visibility to the west and extending the splay to 81m, exceeding the highway requirement of 43m.

To the east however, the splay extends 26m only. This is in accordance with the splays required by the 1999 planning permission 99/02229/OUT for the conversion of the nursing home into one dwelling and the erection of two additional dwellings but it is significantly below the 43m now required by the Highway Authority. The applicant has no control over this adjoining land and so cannot improve visibility in this direction. The agent highlights that the critical direction when exiting the site is to the west, as this is the direction where immediate oncoming traffic would be closest to the site exit point and in addition, if the existing eastern visibility line were to be taken to the centre of the carriageway, the required 43m visibility is achievable. The Highway Authority does not consider this to be satisfactory bearing in mind the proposed increased use of the access but it should be remembered that a house of this size with 7 bedrooms could generate much more traffic. In addition, the applicant has provided information regarding the predicted traffic movements (see above) which indicates limited additional traffic generated by the care home. Furthermore, she points out that the speed limit for this part of the road is 30 mph and that whilst the Highway Authority is concerned about vehicles stopping on the opposite side of the road (south side), there is no need for vehicles to stop as the houses opposite are accessed via Nursery Gardens and not from Crewkerne Road. However, should any vehicle need to pull in to the side of the road, there is a purpose built lay-by approximately 100 yards further down from Kenwyn.

This is a sensitive and important issue and it is unfortunate that the visibility to the east cannot be improved by the applicant. However, on balance, it is considered that bearing in mind the above points; it would be extremely difficult for the Planning Authority to demonstrate that the proposal would have a 'severe' impact on highway safety, as referred to in the NPPF, to justify refusing the scheme on these grounds.

The parking and turning provision is considered satisfactory and would meet the Parking Strategy.

Visual impact

The alterations to the front wall are considered to be sympathetic and the provision of further parking space in the rear garden would not detract from the appearance of the area.

RECOMMENDATION

Grant Permission

01. It is considered that the proposal represents an efficient use of land within the Development Area, which would help to provide a wide choice of homes by providing accommodation for the elderly, and that it would be in keeping with the character and appearance of the area, cause no demonstrable harm to residential amenity or highway safety in accordance with the aims and objectives of policies ST5 (General Principles for Development) and ST6 (Quality of Development) of the South Somerset Local Plan (Adopted April 2006) and the National Planning Policy Framework 2012.

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 nos. 010213-01A Site Location, 010213-05A Parking and turning arrangements, 010213-04A Forward Visibility Details, 010213-02 Existing Floor Plans and 010213-03 Proposed Floor Plans received 22 November 2013, 12 September 2013 and 22 October 2013.

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

03. The area allocated for access, parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for the access, parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with policy ST5 of the South Somerset Local Plan 2006.

04. There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2.4m back and extending to a point on the nearside carriageway edge 81m to the west of the access, and there shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2.4m back and extending to a point on the nearside carriageway edge 26m to the east of the access, as outlined in red on the approved plan. Such visibility shall be fully provided before the care home use hereby approved is commenced and shall thereafter be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy ST5 of the South Somerset Local Plan (adopted 2006).

05. The annex accommodation hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the two bedroom unit of accommodation within Kenwyn House.

Reason: In the interests of residential amenity, highway safety and as the application has been assessed on this basis only, in accordance with policies ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006).

06. The care home hereby approved shall be used to care for elderly people aged 65 and over, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The application has been assessed on this basis and as providing accommodation to meet this particular need, in accordance with policies ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006) and the National Planning Policy Framework 2012.

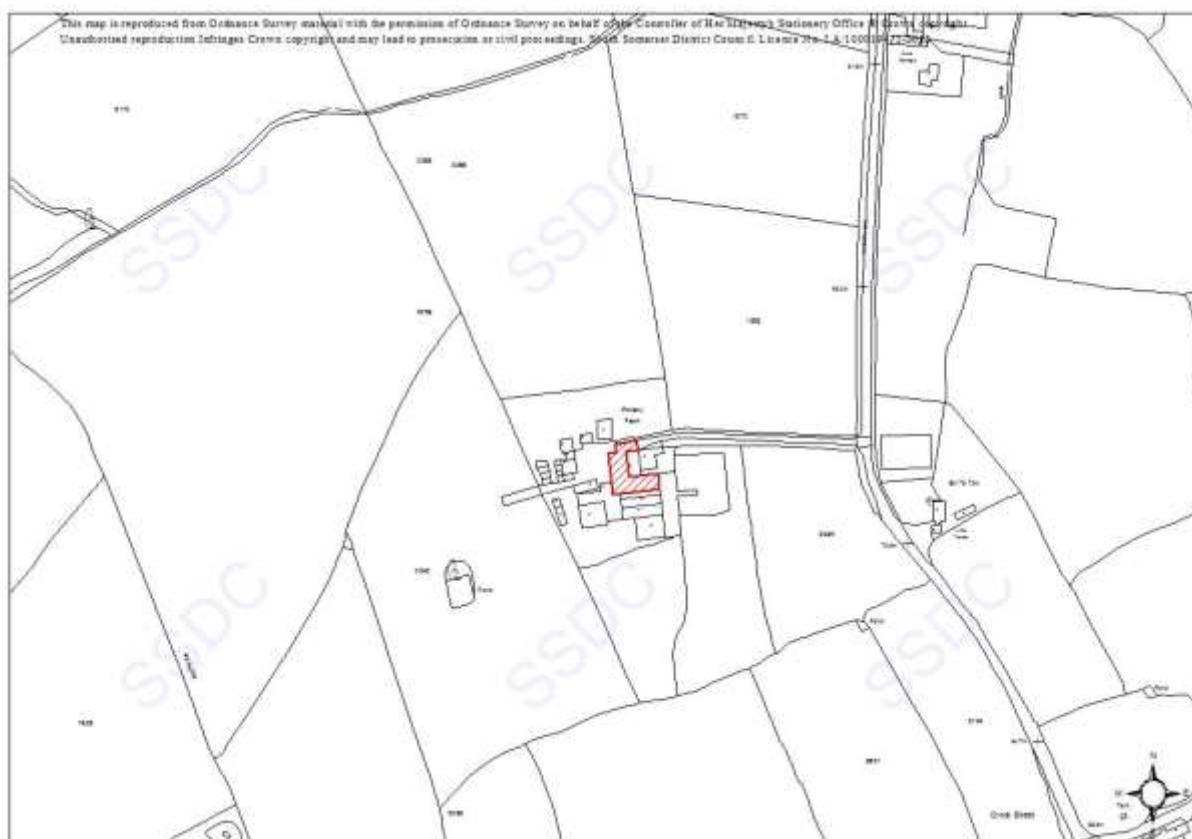
Officer Report on Planning Application: 13/00676/COU

| | |
|---------------------------------------|--|
| Proposal : | Change of use of holiday cottage to community use (Use Class D1 - Childrens nursery). (GR 332099/113518) |
| Site Address: | Pottery Farm Whitney Hill Horton |
| Parish: | Donyatt |
| NEROCHE Ward (SSDC Member) | Cllr L P Vijeh |
| Recommending Case Officer: | Linda Hayden Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk |
| Target date : | 13th May 2013 |
| Applicant : | Mr Chris Wilson |
| Agent: (no agent if blank) | |
| Application Type : | Other Change Of Use |

REASON FOR REFERRAL TO COMMITTEE

The application is before the Committee at the request of the Ward Member, with the agreement of the Area Chair, in order to allow the impacts to be fully debated.

SITE DESCRIPTION AND PROPOSAL





The Farm is situated in an isolated location, 1.3km to the south of Horton. The property was a county farm that was sold in 2011 and comprises a farmhouse with some attractive stone buildings and a range of more modern farm buildings. The farm is accessed via a farm drive and sits within an extremely well screened location with few public views.

The application proposes the conversion of the existing barn used as holiday let for use as children's nursery (15-20 children). The application originally proposed use of the building for day care for those suffering from early onset dementia; this would be the same use class as a children's nursery (Use Class D1). A full re-consultation has taken place with regard to the proposed change.

The site is within the open countryside and within the consultation zone for a gas pipeline.

HISTORY

11/03580/FUL - Alterations, formation of boiler room, change of use of Granary to annexe, change of use of milking parlour to 1 No. holiday let and the change of use of agricultural land to residential use. Approved 15/11/2011.

11/03579/FUL - Two storey and single storey extensions to farmhouse. Approved 9th November 2011.

01/01961/COU - Use of former agricultural building as a camping barn. Approved 2001.

96/01640/R3C - Formation of covered yards and the erection of an agricultural building. Approved 1996.

POLICY

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

Relevant Development Plan Documents

South Somerset Local Plan 2006:

Policies:-

ST3 - Development Areas

ST5 - General Principles of Development

ST6 - Quality of Development

EC3 - Landscape Character

EH6 - The Conversion of Buildings in the Countryside

National Planning Policy Framework

Chapter 3 - Supporting a prosperous economy

CONSULTATIONS

Donyatt Parish Council:-

Commented on the original plans for use as a day care centre for those with early on-set dementia:-

'The Council does not support this application on the following grounds:

- There is no business plan
- There are already three local village halls (Donyatt, Horton and Broadway) also an Arts Centre at Ilminster which are all struggling in these current times. The Council considers that a D1 class premises which includes halls is not needed as the communities are already well served.
- The quality of the plans are poor, there are no dimensions and there is no reference to which building on site is the old Dairy Barn.'

No response received with regard to the amended proposal.

County Highway Authority

In response to original proposal:-

'The proposal seeks to change the use from an intermittent use to a more intensive use which has the potential to attract more traffic movements. Even the new use will not cause an enormous increase. It must be for the Local Planning Authority to decide if the additional reliance on the private motor car is outweighed by farm diversity or other policies in the South Somerset Local Plan.

The farm access is satisfactory and sited on the outside of a bend where visibility is acceptable. The access is hard surfaced and the geometry is acceptable. There is plenty of parking around the farm buildings so that the level of use described in the supporting documents should be dealt with without difficulty.

Because the proposal will little impact on the public highway, the Highway Authority raises no objection to this application.'

Advise that they have no observations in respect of the change of description.

If planning permission were to be granted they require conditions to be attached.

Area Engineer, Technical Services Department

No comments.

REPRESENTATIONS

None received.

CONSIDERATIONS

Principle

This is a basic change of use application that does not propose any external changes to the building. It is considered that the change of use from a holiday let to a children's nursery is supported by both local and national policies which seek to encourage rural businesses. Furthermore, both of these documents support the diversification of farms for other business uses. As such, the principle of converting this building into a children's nursery is considered to be acceptable.

Highways

The County Highway Authority consider that the proposal is acceptable in terms of its impact upon highway safety as the number of traffic movements that are to be generated is considered acceptable and the access provides good levels of visibility. In terms of parking there is ample around the buildings and as such this aspect is also felt to be acceptable.

The main issue would be with regard to the relatively isolated nature of the site that sits 1.3km to the south of the centre of Horton. Whilst it is recognised that almost all traffic movements associated with the proposed use will be car based this has to be balanced against policies that support the re-use of rural buildings. In this case, the building benefits from permission for use as a holiday let and so already has a business use. Clearly, the proposed use will generate additional traffic movements but it is considered that this is outweighed by the economic benefits that will result from the proposal. The NPPF notes that the sustainability or otherwise of a proposal needs to take account of other policies particularly in rural areas. In this case, it is considered that the rural employment opportunities that will result from the proposal outweigh the unsustainable nature of the location.

Residential Amenity

The site is extremely isolated from any other residential properties and as such it is not considered that the use will have any adverse impacts upon residential amenity.

Other Matters

In terms of the Parish Council's comments:-

Business Plan - It is not a requirement that a business plan be submitted and it is not for the Planning Authority to assess the potential success or otherwise of the proposed business in this instance. It is understood that OFSTED have visited the site and reacted positively to the proposal for a children's nursery in the location.

Other facilities in the area - As the proposal is now for a child care use this will preclude any other community uses of the building as it is extremely unlikely that a premises would be licensed by OFSTED if the building is available for other uses.

Plans - Adequate plans have been submitted which detail the building that is the subject of the application and the provision of parking around the building. This is change of use application and as such no elevation plans are required.

Summary

The proposed use is considered to be an acceptable use of this building that will not require any external alterations. Whilst the site is remote, the use of barns for commercial uses is fully supported by both local and national planning policies.

RECOMMENDATION

Grant Permission

01. The proposal, by reason of its scale and siting, provides a suitable use for this building without causing any demonstrable harm to the character and appearance of the area, residential amenity, or highway safety, in accordance with the aims and objectives of the NPPF and saved Policies ST5 and ST6 of the South Somerset Local Plan.

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: drawings stamped 13/00676 received 7 and 18 March 2013.

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

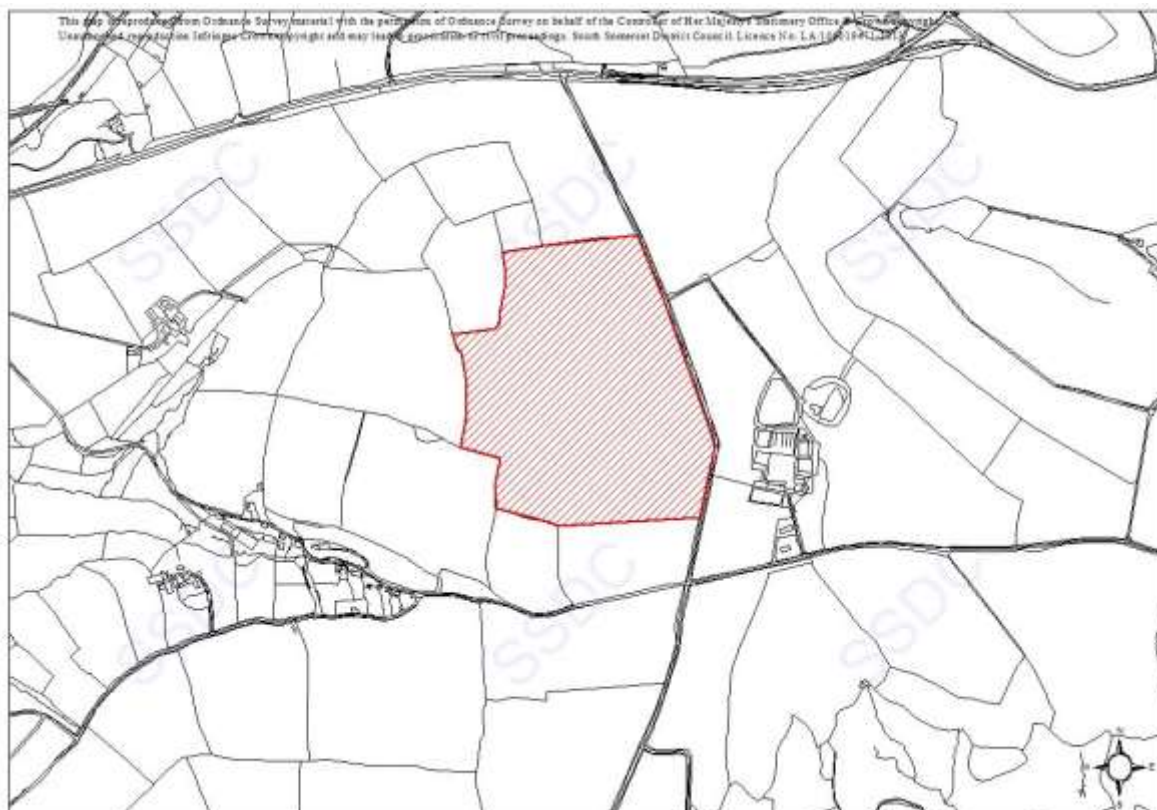
Officer Report on Planning Application: 13/00501/FUL

| | |
|---------------------------------------|---|
| Proposal : | Change of use of land to an equestrian showground and riding facility. The erection of a stable block to accommodate 20 No. stables and 1 No. storage building with associated parking and landscaping (Part Retrospective). (GR 339698/109404) |
| Site Address: | Land At Higher Purtington Windwhistle Cricket St Thomas |
| Parish: | Winsham |
| WINDWHISTLE Ward (SSDC Member) | Cllr S Osborne |
| Recommending Case Officer: | Andrew Gunn Tel: (01935) 462192 Email: andrew.gunn@southsomerset.gov.uk |
| Target date : | 8th May 2013 |
| Applicant : | Mr A Whitehouse |
| Agent: (no agent if blank) | Mr Matt Frost Boon Brown Planning Motivo, Alvington Yeovil, Somerset, BA20 2FG |
| Application Type : | Major Other f/space 1,000 sq.m or 1 ha+ |

REASON FOR REFERRAL TO COMMITTEE

The application is classed as a major-major development comprising 19 hectares. Under the Council's delegated procedure, the application therefore has to be referred to the Area West Committee for consideration.

SITE DESCRIPTION



The site comprises a total of 19 hectares of land comprising 5 fields of open grassland on the southern side of the A30 between Chard (4.5 km approx.) and Crewkerne (6.5 km approx.). It is located at the eastern end of Windwhistle Ridge and is enclosed by hedgerows with a limited number of trees. The site is accessed via an existing field gate located along the eastern boundary, off an unclassified road. The access to the site is located approximately 500 metres south of the junction with the A30 to the north. The character of the area beyond the application site is defined by open fields, some of which are in agricultural production. A woodland exists to the north west of the site.

The supporting documents outline that the application site has historically been used for events including the Chard Show and Tytherleigh Horse Shows. These shows have operated without the need for planning permission under permitted development rights.

To briefly set the context for this application, in 2011 the South West Show Jumping Club rented the fields. They had recently left a long established site in Devon. On this application site, they erected a number of structures, for example judging boxes, along with a significant number of stables. Moreover, significant earth works were also undertaken, all without planning permission. After much discussion between the Local Planning Authority, applicant and agent, an application was submitted. However, the scale of this earlier application was too large and was withdrawn. The landowner subsequently met with the Planning Officer to discuss a much reduced scheme and the need for better control of the site, including noise levels.

PROPOSAL

This retrospective application seeks consent for the change of use of land at Higher Purtington for an equestrian show ground and riding facility along with the erection of 20 stables, a storage building and associated parking and landscaping. This application follows the withdrawal of a previous retrospective proposal (12/00407/FUL) for equestrian use which was significantly larger in terms of the number of stables i.e. 332 stables and a larger range of buildings/structures. This was withdrawn due to concern in relation to the scale of the development, highways concerns and landscape/visual impact.

The site would be used for a range of different show jumping events and local pony and riding clubs. There will be 2 main competition rings and a warm up/down/practice area within which the competition events will be held along with some private tuition/practice sessions. The South West Show Jumping Club who originally moved onto the site would also hold their competitions at the site when required.

The layout of the development, as amended, has been reduced in scale from the earlier withdrawn application and now comprises the following:

Field 1 - (north west corner) - This will accommodate the permanent single stable building comprising 20 stables on the lower of a terraced area. The Design and Access Statement outlines that this field benefits from a higher degree of enclosure than most of the application site, with hedgerow and tree cover, and in particular, a woodland to the west. The building will be located outside of the root protection area of the trees/hedgerows. It will measure 37 metres x 11.2 metres with a maximum ridge height of 4.35 metres and will be constructed of Yorkshire boarding and dark grey profile roof sheeting. The terraces to the north of the stable building, which were created without planning consent to accommodate the significant number of stables originally installed on site, will be re-graded to restore it to its more natural appearance.

Field 2 - This is located in the north east part of the application site. The fenced show

rings previously installed will be removed and the area used for practice. No permanent buildings or structures are proposed in this field.

Field 3 - This is the largest of the 5 fields within the application site occupying a central position within the site. It will comprise the 2 main competition rings which will be enclosed by a 1 metre high timber post and rail fence. It will include a parking area in the north west corner, adjacent to and on the southern side of the existing access track. This field originally contained the compound area but has now been re-sited into field 5 next to the storage shed.

Field 4 - This field will be used for a warm up area and clear round ring. It will be enclosed by a 1 metre high timber post and rail fence. As with field 2, no permanent buildings or structures will be installed in this part of the site.

Field 5 - This field is located in the south east part of the site. The storage building (29.25metres x 16.7 metres with a ridge height of 6.35 metres) and compound area will be located at its northern end. The building will be used to store equipment and machinery involved with the maintenance of the land and to store all the show jumping equipment. The building will be constructed of dark grey cladding for both the walls and roof.

The stable and storage building will be the only permanent buildings and structures on site. Other structures were installed on the site when the SWSJC first rented the site which included judging posts and offices/administration portakabins. These have now been removed. The judging boxes which were fixed into the ground will now be mounted on trailers and wheeled into position when required. All other structures such as marquees, portakabins, toilets etc. will only be placed on site when needed for shows.

In terms of landscaping, no trees or hedgerows will be removed as part of the proposal. Additional planting is proposed along the southern boundary of field 5 along with a new hedgerow along the southern edge of field 2. The parking area will be retained as a grassed area.

The site will be accessed via the existing track located off the unclassified road running along the eastern boundary of the site. This track runs along the centre of the site in an east to west direction stopping at the entrance to field 5 and the compound/storage building.

HISTORY

12/00407/FUL - Change of use of land to equestrian showground and riding facility. The erection of 332 stables, judges boxes, sponsors pavilion, office, riding rings with fencing and associated parking and landscaping. Application withdrawn.

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,

South Somerset Local Plan (saved policies):

ST5 - General principles of development

ST6 - Quality of development

EC3 - Landscape Character
CR7 - Commercial Development involving horses.

NPPF

Core planning principles
Chapter 3 Supporting a prosperous rural economy
Chapter 4 - Promoting Sustainable transport
Chapter 11 - Conserving and enhancing the natural environment

Emerging Local Plan
Policy EQ8 - Equine Development

CONSULTATIONS

Winsham PC:

Winsham Parish Council recommend refusal for the following reasons:

1. This application adds to the over-development of the Windwhistle ridge.
2. The real concerns about the impact on the water supply and water quality to residents in Purtington.
3. The concern that the change of use to amenity will result in a lack of control over the types of activities that will occur.
4. The noise levels; noise from past events have been shown to be heard in Purtington, when this is twice a year it can be accepted but with the expected increase of use from this application, it would affect the quality of people's lives in Purtington.
5. Traffic concerns, on the roads through Winsham and concerns about the suitability of the junction to the A30.
6. No perceived benefits to the Parish.

Adjoining PC West Crewkerne PC

The location and access need a detailed highways evaluation as this PC noted when there was a previous albeit larger application for the same location.

Highway Authority: (summary of original comments):

The Highway Authority were concerned that no Transport Assessment had been submitted with the application. Whilst there is a reduction in the number of riding stables, there remains concern about the proposed use and vehicle movements.

Concern raised about possible backing up of traffic on the A30 and thus obstructing the free flow of traffic.

The access lane is 4.6m in width and not sufficient to allow 2 way vehicles to pass. Existing passing places are not built to highway standards.

The junction of the access road with the A30 requires a visibility splay of 2.4m x 215metres which can be achieved to the left of the junction but not the right.

Due to concerns about the restricted width of the approach road and increased use of a sub-standard junction, the Highway Authority recommended refusal. However, following the submission of additional information and work to demonstrate that the necessary visibility at the junction can be provided, the Highway Authority accepts that this is now acceptable. In terms of the access road, there remains a concern in terms of its width and passing bays that do not meet highway standard.

Landscape Officer: (Original comments):

I have reviewed the new application seeking the change of use of farmland to an

equestrian showground at the above site, and have noted the reduction in the scope of the proposal, by comparison with the previous application, no 12/00407. I am also aware of the unauthorised works that have already been carried out on site, and am familiar with the site history.

The application site lays approx. 0.5km to the south of the A30's alignment along the ridge of Windwhistle Hill, immediately alongside the Winsham road. It consists of 5 pasture fields within a wider rural landscape, and - unauthorised structures aside - is free from development form. The proposal currently before us intends the construction of 20 stables within a single building; a storage shed and compound; as well as areas dedicated to 2 no. show rings, and car and lorry parking. Temporary structures will add to development form on show days, but the proposal states these will otherwise be discretely stored. It has been noted that use of this land as a showground during 2011 and 2012 also resulted in numerous touring caravans parked throughout the site. Two caravans are still present on site (March 2013).

In relation to planning policy, I perceive the main landscape issues to be;

- 1) the impact of development upon landscape character;
- 2) the visual profile of the development;
- 3) the principle of development outside development areas - and;
- 4) the location of commercial equestrian development.

1) The impact of development upon landscape character - Local plan policies ST5 para 4 & EC3 seek to protect the character and quality of the landscape, and requires development proposals to be appropriate to the character of their local environment.

Landscape character assessment has been developed by the government's agency for the natural environment (Natural England) to assist LPA's in accommodating change due to development without sacrifice of local character and distinctiveness. An understanding of landscape character is also utilised to help determine a view on what may - or may not - be acceptable in terms of development form in any particular landscape. It is this capacity of landscape character assessment to inform appropriate development that is pertinent to this application.

South Somerset has its own assessment of its landscape, which is a supplementary planning document. Looking at its evaluation of the Windwhistle area, it is described as ...'a block of upland lying between Chard and Crewkerne, north of the River Axe ... The plateau is crossed by ancient ridge-top lanes, which plunge down the valleys and combes to isolated farms or hamlets. The area is sparsely populated, villages and hamlets are dispersed and small, with most settlements nestled into the warm sheltered side of the plateau. The settlement pattern and landscape is an ancient one of irregular hard-won fields carved out of the terrain. '

Of the plateau specifically, it goes on to state:

'The landscape formed at the summit of this dissected plateau is primarily open, with a mix of arable and pasture fields, and few trees and hedges. The main features are the hedge-lined lanes whose distinctive, evenly spaced rounded trees can be seen from some distance in the valleys below.'

These character descriptions portray a ridge-top landscape that is emphatically rural, and characterised by its relatively level and open profile of (predominantly) pasture fields, incised by steep-sided combes. Other than occasional dispersed farmsteads, there is sparse development presence, i.e. an absence of intrusive development, and a sense of remoteness - which is a further defining characteristic of the area. This sense of remoteness, combined with a relatively featureless and understated character, allows a

potential for new development form and activity to intrude into the landscape of this distinctive open hilltop. Consequently, it is considered that the form of development proposed here, which will establish both built form, and periods of concentrated activity through the summer months, is at variance with the current plateau character. As such, development of this type in this particular location would be at variance with the distinctive landscape character of the plateau head, and thus contrary to LP policies ST5 para 4 and EC3.

2) The visual profile of the development (LP policy EC3ii) which seeks to avoid development form that is out of keeping with its landscape context -

Visibility becomes an issue when a proposal is either inappropriately sited, or of incongruous appearance. I acknowledge that the visual profile of this revised application is much reduced from the earlier application, yet the site will be seen from an adjacent length of the A30; adjacent lanes that serve local settlements and the South Somerset Cycle Way; and from the NE head of the registered grade 2* park and garden of Cricket St Thomas, into whose wider setting the site falls. These locations view a secondary ridge that - the singular presence of Hill Dairy Farm aside - is distinctive for its openness; sparse development form; and lack of activity. The preceding paragraph evaluated the site location to be inappropriate for development in principle hence in placing a development profile and its associated activity in such a location, it automatically follows that such a siting will be at variance with its landscape setting, to thus be viewed as a negative visual impact, and contrary to policy EC3.

3) The principle of development outside development areas (LP policy ST3) which seeks to safeguard the countryside, and requires that development will only be permitted where it would maintain or enhance the environment.

Higher Purtington lays outside any area designated as having a potential for development, in a location that is emphatically rural in character. The application site is sited in open countryside, where 'development will be strictly controlled to that which ... maintains or enhances the environment'. (policy ST3). The proposal before us has already undertaken extensive terracing of land, along with import of spoil, to provide a formation base for structures, and there is no proposal to modify this. It also intends 2 permanent buildings, along with parking areas and hard standing. Along with the development footprint, temporary storage, car and lorry movement, and activity generally will accrue.

This development footprint and its associated activity will supplant the current rough pasture and open hillside. In landscape terms, it does not inherently add to or sustain the local environment. The scant landscape mitigation proposed with this application does not address the principle of development in this location, nor does it offer sufficient compensation. Consequently I do not view the proposed change of use from agricultural land to equestrian of the proposal's scale as meeting the objectives of policy ST3.

4) The location of commercial equestrian development (policy CR7) which requires stables to be closely related to existing buildings or settlements if they are to be acceptable.

It is clear that in this instance, there is no close relationship to an established building group, on which to build this proposal. On this point, the application does not conform to local plan policy.

In its 12 core planning principles, the recently published NPPF repeats the necessity for planning to contribute to the protection and enhancement of the natural environment; to

recognise the intrinsic character of the countryside; and to take account of this character, whilst paragraph 28 specifically requires rural tourism and leisure developments to 'respect the character of the countryside'. Respecting local character and distinctiveness is not achieved by simply placing a rural activity in a rural setting, but rather to site it in a location that is appropriate in landscape terms. On this point, it is worth noting that lowland parkland settings are culturally popular for such horse related activities, not upland agricultural land.

From the above, it is clear that there are landscape grounds upon which to base a refusal of this proposal. However, whilst much of the above appraisal echoes my assessment of the earlier application, I must acknowledge that this is a far-reduced scheme from its predecessor, and the scaling-down of building form, and the overall development footprint; and the reduced scale of the operation generally, is welcomed. Consequently the weight of the landscape objection is not as substantive as before. I am also aware that certain show operations could (continue to) operate from this site under PD rights, which effectively allow equestrian activity for 28 days, with less regulation than can be achieved through a planning consent and clearly defined conditions. Hence, should you consider there is some merit to this proposal, to weigh against the landscape impacts, then I would suggest that there may be a way forward whereby the proposal is fine-tuned to better deal with visual issues (para 2) and potential for enhancement (para 3) to an extent where the landscape objection is that of principle alone, and as such, possibly not over-riding. I would advise the following amendments are put to the applicant:

(1) There is no amendment to the extensive earth terracing works proposed, originally undertaken by SWSJC, which in places is crudely modelled. I don't see any particular gain in insisting on the restoration of the land to its previous condition, as this will incur substantial lorry movement to remove imported soil, but some remodelling to soften the terrace profiles, and re-seeding it to grassland will lessen the adverse impact of the earlier unauthorised works.

(2) The removal of the show rings from field 2 will reduce the visual impact as viewed from the north, though parking and general activity will still draw the eye to the site. I believe that a new native species hedgerow, inclusive of specimen trees, planted along the south edge of field 2 alongside the existing track, to better enclose the main site, will go a long way to lessen the showground's visual profile, and provide some measure of enhancement as required by policy ST3.

(3) The compound is not ideally sited, and would be better located to the rear (west) of the proposed storage shed in field 5, which offers greater enclosure, and is not visible from what will be the public areas of the site. An adjustment to the siting of the storage shed would enable a more compact, less obtrusive, and flexible arrangement of space. One final comment on the compound, I am unclear what form of fencing the Heras 'Chaperon' is, an illustration will be appreciated.

(4) It is also not clear from the application, if the parking areas are to be hard standing; if all jumps are to be temporary structures; whilst the likely frequency and extent of use is not defined.

If we could engage with the applicant on these matters, I would hope that we could arrive at a modified scheme where the landscape impact is lessened. Should we not be successful on the above points, then please get back to me, for I will need to add to this response.

Landscape Officer: (revised comments following submission of amended plans):

The amended plans are noted. In my earlier response, I had advised that there might be some way forward if the proposal were to be fine-tuned to better deal with visual issues, and potential for enhancement, to an extent where the landscape objection is that of principle alone, and as such, possibly not over-riding. I had advised the following fine-tuning;

(1) some remodelling to soften the terrace profiles of the former temporary stables, and re-seeding it to grassland;

(2) a new native species hedgerow, inclusive of specimen trees, to be planted along the south edge of field 2 alongside the existing track, to better enclose the main site, and lessen the showground's visual profile, as well as providing some measure of enhancement as required by policy ST3, and;

(3) the compound area to be re-sited, along with a re-adjustment of the proposed storage shed, in field 5.

I can confirm that the revisions indicating changes to meet items (1) and (3) above, have now improved the proposal before us. I note that there is no hedging proposal, as suggested, but the potential to undertake some form of landscape containment by planting is not discounted. As viewed from the A30 to the north, the south edge of field 2 is the skyline, and it has been the intrusion of structures on and to the fore (north) of this skyline that has previously drawn the eye. If there is no proposal to place any temporary structure on or adjacent this skyline, then there may be scope for select tree planting only along this boundary to buffer views of site-use from the north - such as the parking area. This could be done in tandem with an agreement to keep the skyline free of temporary show forms and structures. If you could seek the agreement of the applicant on this final matter (if hedging is deemed not convenient) then I believe we will be in a position to move forward on landscape matters.

Ecologist:

Following my query on the previous application regarding whether any hedges would be removed and possible impacts to dormice, I note the Planning Statement clarifies that no hedges will be removed. I consider it unlikely that there will be any other significant impacts to wildlife or biodiversity and have no further comments nor recommendations to make.

Environment Agency:

No objection subject to informatives in relation to surface water drainage and storage and treatment of manure. The EA had no further comments to add following the submission of amended plans.

Engineer:

Contents of the Flood Risk Assessment are noted. In view of the relatively small amount of impermeable area associated with this proposal and the proposed use of soakaways in this respect, there are no flooding concerns.

Environmental Health Officer:

Should planning permission be granted, recommends conditions in respect of details to be submitted for:

- any public address systems, speakers or other audio equipment,
- any external lighting.

A note is requested advising that any external lighting should comply with the Institution of Lighting Engineers' guidance for the reduction of light pollution.

Economic Development:

The scheme will benefit local equine equipment suppliers and local shops and services. It is in a good location and will increase the number of visitors to the area. Would want to ensure that the visibility at the junction is suitable. The site has been used for the Chard Show without significant disruption to local residents, businesses or the local highway. There is a lack of good equestrian facilities in South Somerset. Economic Development support the application.

Natural England: (Summary of comments)

The application is not likely to result in significant impacts on statutory designated sites, landscape or species. The application should provide opportunities to incorporate features into the design which are beneficial to wildlife for example bat roost boxes.

Climate Change Officer:

Outlines the changes to Part L of the Building Regulations in respect of the use of high efficiency alternative systems. Would like to see the case made as to whether renewables are viable for this development. Given the likely small use of electricity, a couple of solar panels per building would be appropriate.

REPRESENTATIONS

8 letters and emails have been received raising the following concerns:

- Note the reduction in scale of this application but concerned about road safety and the junction with the A30.
- Are the Highway Authority confident that the turning off and onto the main road and that the junction and visibility is appropriate and safe?
- The vehicle numbers may be reduced but the horse boxes are large and slow moving.
- Concerned about what type of tannoy will be installed and volume. What controls can be put in place to control the noise?
- The new development is more appropriate to the environment. Do not have any objection provided road safety and tannoy issues can be addressed.
- The application does not quantify the level of use and any limitations that would apply
- High level of heavy traffic and would increase if the number/size of shows grow.
- Level of overall activity still substantial with potential for traffic dangers and congestion.
- Noise from tannoys can be clearly heard in Purtington and Chillington with harm to residential amenity.
- Proposal would attract users from well outside the area.
- Needs clear safeguards to control the intensity of use of this application - would then support the application.
- Would lose visitors to our caravan club site due to noise levels.
- Object to permanent structures and the harmful impact on the landscape.
- Poor location and inadequate public transport.
- Development would be harmful to Windwhistle Ridge. Recent developments have eroded this character.
- Concern that approval of this development would lead to further and more substantial development.
- A number of structures have been erected without planning permission - if approved adequate screening is required.

1 letter has been received following submission of the amended plans which restates earlier concerns.

12 Letters/emails have been received making the following comments:

- Would be an excellent facility for local children, pony clubs, equestrians
- Lack of these facilities in the area.
- Writer would encourage use of such a facility.
- Would help sustain local facilities such as the pub, local shops and Bed + Breakfast providers.
- Support this revised application and much reduced application - previous application too much for the area.
- The tannoy system volume is greatly reduced and judges boxes now on movable trailers.
- Support although with one reservation in regard to ensuring that the water supply for Purtington is not affected.
- Will help to promote show jumping in the south west and help an established/popular show jumping club.
- The site is well located.
- Chairman of the South Western Dressage Group Riding Club outlines the lack of local riding facilities for both adults and children. Must encourage this sporting activity.
- We regularly drive the lane and have not been inconvenienced by show traffic.
- The vision a driver would have at the junction when driving a horsebox is greater than in a car due to the higher position of the driver.
- An equestrian use on this site will reduce longer trips to other competition venues.
- Disagree with PC- the scheme would generate income for local services and businesses.

CONSIDERATIONS

Principle of equestrian use

It is considered that the use of this land for equestrian purposes is supported by both local and national policies which seek to promote and encourage rural businesses and leisure activities. The key issue is to ensure that the overall impact and scale of the development is appropriate for this site. It was considered that the previous retrospective application was far too ambitious and at a scale that was not appropriate for the site. Structures such as judging boxes were erected along with engineering works, all undertaken without planning permission. A significant number of stables were also erected without consent, and given the use of inappropriate materials along with poor siting, were highly visible in the landscape. This revised application has significantly reduced the scale of the proposal, removed previously installed structures and stables and sought to address other concerns in respect of noise and highway issues. The key issues will be discussed below.

Highways

One of the key issues associated with this application and the earlier withdrawn proposal is the highways impact of the proposal. Given the type and number of vehicles that would be attracted to the proposed development i.e. horseboxes and trailers, concern has been raised that the proposed use of the site may result in traffic backing up along the access road and onto the A30. Moreover, the Highway Authority have advised that there is insufficient visibility at the junction with the A30 looking to the east, and that the access lane itself is not of sufficient width to allow 2 way vehicles to pass. Furthermore, informal passing bays exist along the access road but are not constructed to the appropriate highway standard.

Following discussion with The Highway Authority, it was agreed that due to the significantly reduced number of stables, this application did not require a formal Transport Assessment. However, additional information about traffic generation will be required along with the need to address the visibility splay at the junction and the lack of highway approved passing bays.

The agent responded that the site can be used for equestrian use for up to 28 days without planning permission. Indeed, the site has historically been used for shows benefiting from permitted development rights. On this basis, the applicant would accept a restriction of the showground use to 28 days per year. This would then limit traffic use to a similar level that could be generated under permitted development rights. It is considered unreasonable to object to the application on highway grounds in respect of this aspect of the proposal.

In terms of the other proposed uses, i.e. practice and private tuition, these activities would be at a much reduced level in terms of numbers of participants and vehicle movements than compared with shows/competitions. These uses would not normally attract the public other than possibly parents/guardians watching their children. Local pony and riding clubs would use the site for practice and tuition. In total the agent has outlined that those uses would result in the site being used a maximum of 13 days per month for private equestrian use with an average of 15 horses/riders per day. This use would largely be concentrated during Spring and Summer. This level of use is considered to be acceptable and would not have a detrimental impact on the safety or capacity of the local highway network. Moreover, it is not considered necessary to impose a condition restricting the private use.

In terms of addressing the width of the access road and lack of approved passing bays, the agent has stated that this issue was dealt with in the Transport Assessment undertaken for the previous application. This makes it clear that there are 5 passing bays at regular intervals between the site access and the junction the A30. All of these provide sufficient width (4.8 metres) to allow a large vehicle to pass a car whilst 1 passing bay in the centre of the access road will allow 2 large vehicles to pass. This is in accordance with guidance in Manual for Streets. It is considered that whilst The Highway Authority have raised this as a concern, there are passing bays enabling vehicles to safely pass each other. Moreover, no evidence has been presented to show that the physical nature of the access road has caused any major problems when The Chard Show or other equestrian events have taken place. Importantly, as per policy in the NPPF, development should only be prevented or refused on transport grounds where the impact would be severe. It is not considered that this particular highway issue would be severe and thus a reason for refusal on those grounds is not deemed reasonable.

With regard to the visibility splay at the junction of the access road with the A30, The Highway Authority raised an objection in respect of the inadequate visibility to the east. The required level of visibility i.e. 215 metres can now be provided and on that basis the Highway Authority do not raise an objection. The visibility emerging from the site onto the access road meets the required visibility and thus is acceptable.

Landscape impact

The Landscape Officer has outlined the key landscape issues. Concern has been raised that the proposed development would be introducing buildings and structures in an area characterised by its openness and lack of intrusive development. The site also has a high visual profile with a number of locations from which the site and thus development could be viewed. Moreover, the work undertaken on site, in particular the re-grading of land to form terraces does not maintain or enhance the character and appearance of this

particularly attractive area of countryside. On this basis, a landscape objection could be sustained.

However, much of the landscape concern originates from the unauthorised engineering works and installation of building and structures that were previously undertaken and installed on site when the SWSJC first rented the site having moved from their long established site in Devon. As outlined above, an earlier application was submitted to regularise those works and uses. However, the scale of that proposed along with the huge number of stables and other structures on site was not acceptable particularly in landscape terms.

As the Landscape Officer has outlined, this new application, as subsequently amended, has significantly scaled down the number of stables, removed the judging boxes and other structures that were visually prominent. Moreover, the reduced scale of the overall proposal is welcomed from a landscape perspective. Given the fact that equestrian activities can take place on the site under permitted development rights, the landscape officer acknowledged that if the principle of the proposal is acceptable, then there is an opportunity to deal with the issues raised in order to reduce the visual impact of the development. Accordingly, following discussion with the applicant, an amended scheme was submitted that proposed the remodelling and re-seeding of the earth terracing, thus softening the terrace profiles; the show rings were removed from field 2 which would reduce the visual impact as viewed from the north; a new hedgerow would be planted along the southern edge of field 2 which would better enclose the main site and lessen the showground's visual profile; and the relocation of the site compound to field 5.

On the basis of both the amended scheme as outlined above, and of the significantly reduced scale of development compared with the original application, it is considered that the proposed development can be satisfactorily mitigated in landscape terms.

Noise issues

An issue that has been raised by local residents is the volume of noise generated by tannoys and other public address systems used during shows. It was clear from the number of letters/emails received in regard to the previous application that the levels of noise being generated was significant and audible within local settlements. It was also apparent from visiting the site at the time that there were a number of loud speakers positioned throughout the site, some on the structures within the site and others positioned within trees. Aside from competition announcements music was also being played. The cumulative impact was that the noise was having a detrimental impact upon local amenity. This position was not acceptable and would need to be satisfactorily addressed if any planning approval were to be given.

Following the withdrawal of the earlier application, discussion with the applicant included the need to deal with the noise issues. The existing tannoys were removed and the applicant acknowledged that there was a lack of control of the tannoys systems by the original tenants and that this would be carefully controlled in the future. It is clear from the much reduced level of objection to the scheme on this issue and indeed comment from local residents that the noise levels are much improved over the last year, that this issue has been seriously addressed. Moreover, conditions will be attached to any approval to seek submission of the details of any public address or loudspeaker/tannoys systems to be used at the site. It is considered that with this control and the actions that the applicant has taken to address the noise issue, the level of noise and use of tannoys and/or any other public address systems can be suitably controlled and restricted to an acceptable level.

SECTION 106 PLANNING OBLIGATION

Not required as part of this application.

RECOMMENDATION

Grant permission.

SUBJECT TO THE FOLLOWING:

01. Notwithstanding the time limits 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 6th February 2013.

Reason: To comply with section 73a of the Act.

02. The development hereby approved shall be carried out in accordance with the following approved plans:
Drawing no:5813/1a - Site Layout,
Drawing no: 5813/2a - Layout and section.
Drawing no:5813/3 - storage shed floor plan and elevations.
Drawing no:5813/4 - stables floor plan and elevations.
Drawing No: HBHT11108/DO3 - Visibility splay

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

03. No system of public address, loudspeaker, amplifier, relay or other audio equipment shall be operated in any building or otherwise on any part of the subject land, unless agreed in writing prior to development with the local planning authority.

Reason: To protect the amenities of the area in accordance with saved policies ST5, ST6 and EP9 of the South Somerset Local Plan and to accord with the NPPF.

04. No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of the area to accord with policies ST5, ST6 and EP9 of the South Somerset Local Plan and to accord with the NPPF.

05. The showground use hereby permitted shall only take place for a maximum of 28 days per calendar year.

Reason: To ensure that the use of the site for equestrian purposes is maintained at an acceptable level and does not cause harm to the amenities of the area to accord with saved Policies ST5 and ST6 of the South Somerset Local Plan and to accord with the NPPF.

06. All of the structures and buildings erected and/or installed on site in connection with an equestrian show shall be fully removed within 24 hours of a show finishing and shall only be stored within the compound area/storage shed.

Reason: To protect the visual amenity of the area to accord with saved Policies ST5 and ST6 of the South Somerset Local Plan.

07. The development hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for the stable and storage buildings and any security fencing to be erected have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the visual amenity of the area to accord with the saved Policies ST5 and ST6 of the South Somerset Local Plan and to accord with the NPPF.

08. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as 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 first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; 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.

Reason: To protect the visual amenity of the area to accord with saved Policies ST5 and ST6 of the South Somerset Local Plan.

09. The regarding of the terraced area as shown on the amended layout plan shall be undertaken within 6 months of the date of this decision in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To return this part of the site to its more natural appearance and to enhance the character and appearance of the area to accord with saved policies ST5 and ST6 of the South Somerset Local Plan and to accord with the NPPF.

Informatives:

01. The applicant is advised that the details of external lighting required by condition 4 above should comply with the recommendations of the Institution of Lighting Engineers (ILE) 'Guidance Notes for the Reduction of Light Pollution (1995)' for Zone E1 or similar guidance recognised by the council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) should be submitted with the details. Please contact the council's Pollution Team for further details.
02. The applicant is advised to adhere to the following guidance received from the Environment Agency.

Surface Water Drainage

The applicant has submitted a Flood Risk Assessment to support the application. The

conclusion is that no mitigation will be required for the limited increased impermeable area within the application area. You should consult with your drainage engineers to establish if there are any local flood risk issues which should be considered. You may wish, to apply a suitably worded planning condition to any permission that relates to the submission of a detailed SUDS scheme in due course.

The applicant proposes to direct all surface water to soakaways. This is the preferred option, providing ground conditions permit and percolation tests demonstrate that they are appropriate.

The surface water soakaways may require the approval of the Local Authority's Building Control Department and should be constructed in accordance with the BRE Digest No 365 dated September 1991 or CIRIA Report 156 "Infiltration Drainage, Manual of Good Practice".

The site must be drained on a separate system with all clean roof and surface water being kept separate from foul drainage. There must be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct to watercourses, ponds or lakes, or via soakaways/ditches.

Manure

Any manure including that mixed with straw once removed from the building can be stored in field heaps, provided they are further than 10m from any watercourse. There is no requirement to construct a purpose made store. The subsequent disposal of collected wastes must be undertaken in accordance with the "Protecting our Water, Soil and Air: A Code of Good Agricultural Practice for farmers, growers and land managers"

Manure must not be spread within 10m of any watercourse, and application rates must not exceed permitted levels if the farm lies within a Nitrate Vulnerable Zone. Manure heaps should not be stored closer than 50 metres from a licensed abstraction or private water supply source.

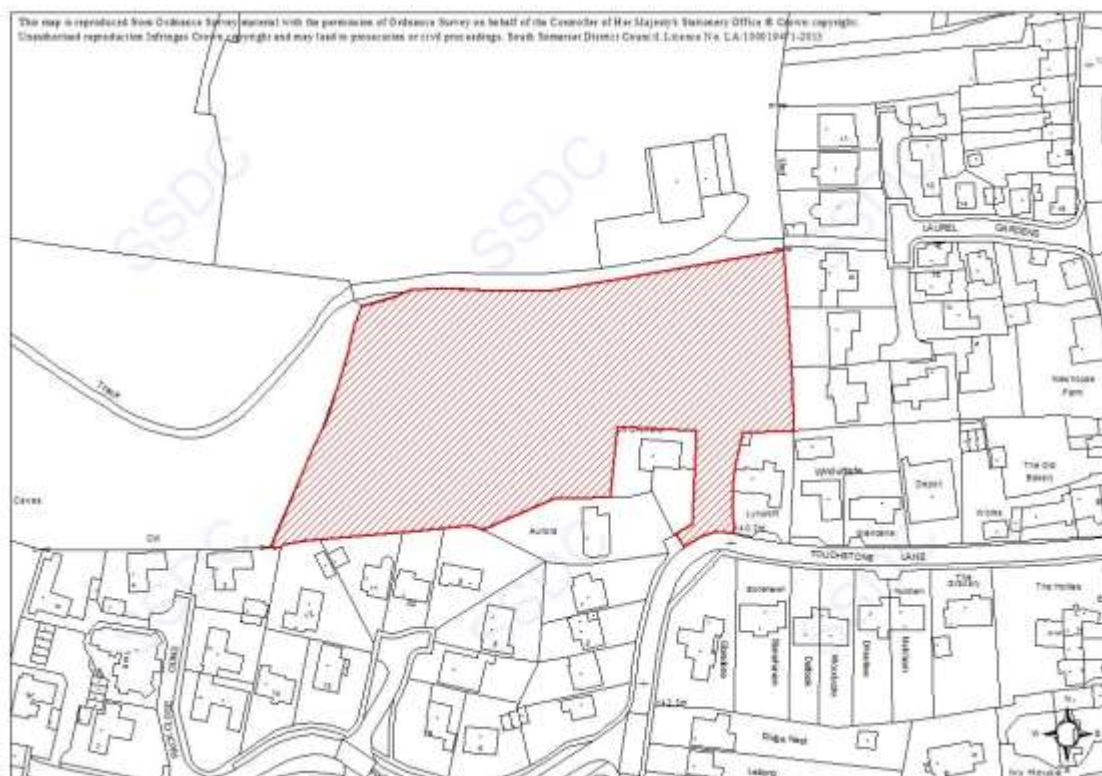
Officer Report on Planning Application: 13/01942/FUL

| | |
|---|---|
| Proposal : | Demolish existing buildings and erection of 23 No. dwellings with associated works to include formation of new access |
| Site Address: | Land Off Touchstone Lane Chard |
| Parish: | Chard |
| COMBE (CHARD) Ward (SSDC Member) | Cllr M Wale |
| Recommending Case Officer: | Andrew Gunn Tel: (01935) 462192 Email: andrew.gunn@southsomerset.gov.uk |
| Target date : | 6th August 2013 |
| Applicant : | Summerfield Homes (SW) Ltd |
| Agent: (no agent if blank) | Peter Grubb WYG Planning And Environment Hawkridge House Chelston Business Park Wellington, Somerset, TA21 8YA |
| Application Type : | Major Dwlg 10 or more or site 0.5ha+ |

REASON FOR REFERRAL TO COMMITTEE

This application for residential development is recommended for approval and is a departure from saved policy ST3 of the South Somerset Local Plan which seeks to constrain development within Development Areas. However given the Council's current lack of a demonstrable 5 year housing land supply, ST3, as a policy to constrain development, conflicts with the National Planning Policy Framework. Accordingly the application is referred to committee to enable the justification for the development to be considered in light of the issues raised locally.

SITE DESCRIPTION





The site is located on the far western side of Chard, off Touchstone Lane. It extends to 0.98 hectares and is currently an area of grassland. The site slopes significantly from west to east and is bounded on its southern and eastern sides by residential properties. An agricultural access exists to the north which serves an agricultural building and land. A further agricultural access point exists to the south east onto Touchstone Lane.

PROPOSAL

This application seeks consent for the erection of 24 dwellings and associated works off Touchstone Lane, Chard. 8 of the units (35%) will be affordable. The scheme as amended will provide a range of largely detached dwellings ranging from 2 to 4 beds, with a couple of apartments. Access will be gained from Touchstone Lane with the upgrading of the current agricultural access. A new internal road will serve the new dwellings running through the centre of the site. Each of the market houses will be provided with garaging and off-road parking spaces whilst the affordable units will be given off-road parking spaces. 4 visitor spaces will also be provided within the development. In total, 58 car parking spaces will be provided.

The application has been accompanied by a Transport Assessment, Drainage Assessment, Ecological Report, Design and Access Statement and a Landscape and Visual impact Assessment.

HISTORY

873111 Residential development of land outline - Approved 1988

883773 Reserved matters of 873111 Construction of access road and erection of 9 bungalows and 3 houses with garages – Approved 1989

9600247 Erection of 4 dwellings and a block of 4 two bedroom maisonettes with garages

and parking – Refused and Appeal dismissed 1987

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

South Somerset Local Plan (SSLP) (Adopted April 2006)

Saved Policies

ST3 - Development Areas

ST5 - General Principles of Development

ST6 - Quality of Development

ST10 - Planning obligations

HG6 - Affordable Housing

CR2 - Provision of outdoor playing space and amenity space in new development.

NPPF

Core Planning Principles

Chapter 4 - Promoting sustainable transport

Chapter 6 - Delivering a wide choice of high quality homes

Chapter 7 - Requiring good design

Chapter 11 - Conserving and enhancing the natural environment.

Other relevant documents

Somerset Car Parking Strategy

Other Policy Considerations

Verrington Hospital Appeal Decision 11/02835/OUT - this established that the Council did not then have a demonstrably deliverable 5-year housing land supply as required by the NPPF (para. 47).

Slades Hill Appeal Decision 12/03277/OUT - on the basis of the Annual Housing Monitoring Report 2012 the Council conceded that it could not demonstrate a deliverable 5 year housing land supply. This was accepted by the Inspector (29/10/13).

The 2013 Annual Housing Monitoring Report is currently being finalised, however preliminary analysis is that the Council still does not have a demonstrably deliverable 5 year housing land supply. In such circumstances, the National Planning Policy Framework (NPPF) advises that relevant policies for the supply of housing should not be considered up to date (NPPF para. 49) and housing applications should be considered in the context of the presumption in favour of development. In this Council's case, the principal effect is that saved policy ST3 (Development Areas) no longer applies in relation to housing or mixed use proposals which should not be refused simply on the basis that they are outside Settlement Limits.

CONSULTATIONS

Chard Town Council:

Recommend: Unanimous Refusal on the following grounds:

- The area is known for flooding, and with the sloping of the land at the site it will cause

the runoff water to cause Laurel Gardens to flood.

- The dwellings will overlook the rear of the existing bungalows at Laurel Gardens.
- The development is not in keeping with the rest of the area as the existing dwellings are all bungalows.
- It will cause an impact on traffic on the highway due to access to the site being on a right angled turn.
- The roads leading to the site are narrow and there is no pedestrian access.
- The development is not within the Local Plan proposals.

Chard Town Council: (comments on amended plans):

The Town Clerk has now made a delegated decision in consultation with the Chairman of the Planning and Highways Committee and the Ward members on the amended plans for 13/01942/FUL and would like to recommend refusal for the amended plans for the same reasons as before which were on the grounds that:

- The area is known for flooding, and with the sloping of the land at the site it will cause the runoff water to cause Laurel Gardens to flood.
- The dwellings will overlook the rear of the existing bungalows at Laurel Gardens.
- The development is not in keeping with the rest of the area as the existing dwellings are all bungalows.
- It will cause an impact on traffic on the highway due to access to the site being on a right angled turn.
- The roads leading to the site are narrow and there is no pedestrian access.
- The development is not within the Local Plan proposals.

Highway Authority: (original comments):

I have reviewed the above application and there are two concerns which I feel needs to be addressed. First is the visibility splay. I believe this issue was raised by my colleague J Gallimore who stated in his pre-application correspondence that:-

The proposed access on to Touchstone Lane appears to have sub-standard visibility if third party land is avoided. There is no highway margin on that side of Touchstone Lane which means that, despite being on the outside of a bend, visibility will be limited. The applicant will have to demonstrate that he has control of enough land to gain the necessary visibility. A speed survey might show that speeds are less than the 30 mph that applies past the site but there will still be a requirement to provide visibility. Adopting the road will also involve adopting the visibility splays and this will dictate whether the scheme is acceptable. It is not clear from the submitted plan how much land the developer controls. There are overhead power lines crossing the access and the height of these lines will be crucial. It may be that the lines have to be transferred underground.

The plan submitted for this applicant still does not demonstrate that visibility (2.4m x 43m) both directions can be achieved without encroaching on third party land (Lyncroft).

From a highway perspective a plan should be submitted showing the appropriate visibility splays as stated above. If this cannot be achieved then a speed survey should be undertaken to demonstrate that the visibility that can be achieved is within acceptable limits based on the recorded data.

Secondly the parking matrix falls short of parking spaces for the 3 bedroom dwellings providing 2no spaces, however, I am equally concerned that no visitor spaces are provided at 1 per five dwellings.

Both issues do need to be reconsidered by the applicant.

Highway Authority (additional comments following submission of additional plans/information):

The Highway Authority is now satisfied that the means of access is acceptable. The applicant has demonstrated that they have sufficient land within their control to provide the necessary visibility splays. Moreover, sufficient resident and visitor parking spaces have now been provided to meet the adopted County parking standards.

Landscape Officer:

The site is bounded by housing on two sites, to create a credible relationship with the built form of the town. The main sensitivity is that of its rising ground. In terms of its visual profile, it is noted by the application's landscape appraisal, that the main external points of vantage that perceives the site to be rising up the hillside are on the opposite side of the valley within which Chard is sited. From this distance, this site is a very minor component at the town's edge. Close to the site, the impact of development is limited to the immediate surround, primarily on those properties that lay below (to the east of) the site. Whilst there is a general sensitivity about any urban edge site, I do not consider this location to be so sensitive so as to preclude development.

The layout before us has evolved from earlier consultations with the applicant's team, and given the constraints of the site's scale and gradient, offers a tolerable form of development alongside a housing edge of indistinct character. I am wary of the proposal to locate 2-storey housing immediately above bungalows at the site's east edge, and consider this too-dominant a relationship, but otherwise the housing arrangement would appear to be acceptable.

A landscape proposal is submitted detailing landscape treatment on site (drawing 478-04C) which I view as being appropriate. If you are minded to approve this application, please condition the landscape scheme to be undertaken no later than the season following completion of the site's construction works.

Ecologist (original comments):

The 'Ecological Impact Assessment' (lead ecological consultants, April 2013) submitted by the applicant isn't complete. There are a number of specific surveys to be completed this summer. Some of the potential issues could have implications for the development plans or site layout, and/or require specific mitigation measures that would need to be specified in conditions.

Government Circular ODPM 06/2005 ('Biodiversity and geological conservation - statutory obligations and their impact within the planning system') advises:

'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted. The survey should be completed and any necessary measures to protect the species should be in place, through conditions and/or planning obligations, before the permission is granted.'

Furthermore, all bat species and dormice are subject to the strict provisions of The Habitats Regulations 2012 to which local planning authorities must have regard to in the exercise of their functions. To ensure any planning permission is legally compliant with these regulations, it will be necessary to establish any impacts or otherwise upon bats and dormice before permission is granted.

I'm unable to give detailed comments on this application and recommend it isn't permitted until ecological surveys have been completed and submitted.

Ecologist- (revised comments following submission of additional information and completion of surveys): (Summary of comments)

Following the submission of an addendum to the original Ecological Impact Assessment, the hazel dormouse survey was completed and a mitigation strategy produced to cover construction and post construction. The Ecologist is satisfied with the mitigation and compensation proposals and recommends that those are subject of a condition. However, due to the removal of some dormouse habitat, the committee report will need to include an assessment against the 3 Habitat Regulations tests i.e. will the conservation status be favourably maintained. The Ecologist has advised that in view of the relatively small amounts of dormouse habitat, with the provision of appropriate mitigation and compensation measures, that the Habitat tests will be satisfied.

County Education Officer:

The pupil population forecasts indicate that there is expected to be a severe shortfall of primary school places available as developments come forward in the plan period. There are currently some un-used places, these are not surplus as we know that they will be required to meet the demographic growth of the school population, without taking into account additional demand for places required to meet the demands of new development.

Advises that a development of 23 dwellings will require 5 primary school places at a cost of £12,257 per place giving a total contribution of £61,285.

Officer comment:

Given that there is some capacity at present at the local primary school, as with the Council's approach to other sites in Chard with capacity either at the secondary or primary school, it is not considered reasonable to seek a contribution.

Housing Development Officer:

Regarding the affordable housing element of the scheme - current policy requires 35% affordable housing split 67:33 in favour of social rent without access to further public subsidy (e.g. grant from HCA). I would expect 8 affordable units - (based on 23 in total) - 6 social rent and 2 shared ownership or other intermediate solutions.

Following on from discussions with the developer may I suggest the following property mix:-

- 2 X 1 bed flats
- 4 x 2 bed bungalows
- 2 X 2 or 3 bed houses.

I would like to see bungalows on this development because of the location. It would be my intention that these properties would be targeted at older existing tenants, moving out of larger accommodation and therefore freeing up much needed family sized houses in the area. Older residents would also not be subject to the bedroom tax and so under occupancy would not be an issue. I would want the flats and bungalows to be social rent products and the 2 x 2/3 bed properties to be another intermediate product, I believe the developer would like to propose 'Discounted Market' properties and I would support this.

I would expect the affordable units to be pepper potted throughout the site and suggest that they are developed to blend in with the proposed market house styles. I would want

the 1 beds to have the appearance of a house.

Community, Health and Leisure

A total contribution of £112,742.91 is sought for play, sport and strategic facilities. This figure is broken down as follows:

Equipped play and youth facilities = £23,669. To enhance facilities at Redstart Park or another or new play area suitably located to serve the development.

Playing pitches = £9,126. Will go towards existing or a new recreation ground in Chard.

Changing rooms = £18,529.91. To go towards new or existing community changing facilities in Chard.

Community Halls = £11,957.41. Towards new or existing community hall in Chard.

Strategic facilities:

Octagon Theatre, Yeovil = £7,200.

Artificial Grass pitches = £1,849. Towards enhancement of the sand based AGP at CRESTA, Chard.

Swimming pools = £4,210. Towards provision of a new pool in Chard or existing pool.

Indoor tennis courts = £5,451. New indoor tennis centre in Yeovil.

Sports hall = £8,763. New sports hall in Chard or enhancement at CRESTA.

Commuted sums = £20,867.

Open space Officer:

Confirmed that no on site open space will be sought as the number of houses are below the threshold.

Environment Agency:

No objection subject to conditions and informatives in respect of surface water drainage limiting surface water runoff to existing greenfield rates, minimising pollution risks, sustainable construction and waste management.

Engineer:

Contents of the drainage statement are noted and I am aware of flooding problems experienced at Laurel Gardens nearby which are caused by surface run-off from land to the west. This problem acknowledged in the drainage statement and identifies the need to deal with this issue. Details will be required. Use of soakaways for roofwater is acceptable subject to satisfactory percolation tests. Control of surface water from highways is indicated and details will be required for approval.

Wessex Water:

No objection. Advise that the developer will need to agree connections onto the existing sewer system.

Climate Change Officer (summary of comments):

Advise of the new building regulations Part L in terms of using high efficiency alternative systems. Suggests the use of solar PV and a single wood chip or pellet boiler to supply a

district heat system for the site. An objection is currently made because the dwellings as currently designed and orientated will not comply with post July 2013 building regulations as there is no provision for renewable energy generation equipment.

Police Architectural Officer:

Sought windows in the gable end walls in the affordable houses to allow surveillance of the vehicle bays.

REPRESENTATIONS

22 Letters and emails have been received raising the following objections:

- Will lose our view from our property
- Flood risk
- Surrounding roads are not suited for any increase in traffic
- Houses would tower over adjacent bungalows.
- Development here not in accord with the excellent and well received Chard Plan.
- Development not needed - houses to be provided in Chard Plan.
- Access will be located on a dangerous, very sharp 90 degree bend.
- Increased level of traffic using the access will make this corner even more dangerous
- Writer outlines an accident that they had along Touchstone Lane.
- Many new misses along Touchstone lane
- Cars parked along Touchstone lane render it a single lane road.
- Touchstone Lane is not suitable for more traffic - substandard width and alignment.
- Junction with Crimchard is an existing problem with parked cars
- Houses not in keeping with adjacent bungalows
- Loss of wildlife and trees.
- Previous planning applications refused on this site for smaller developments
- Inaccurate Transport Statement - there are no footways serving both sides of Touchstone lane.
- Inaccurate cross sections/plot heights - houses will be higher in relation to bungalows
- Houses will overlook, be overbearing and cause loss of privacy to occupiers of the bungalows
- Access will extend across third party land.
- Touchstone lane is particularly dangerous during icy conditions.
- Junction of Touchstone Lane and A30 dangerous, approach section to A30 is single carriageway.
- Local drainage system at capacity.

Amended plans/information:

6 letters/emails have been received in respect of the receipt of amended plans and additional information. These restate previous concerns and continue to raise objections to the proposed development.

CONSIDERATIONS

Principle of Development

It is accepted that the site is located outside the defined development area of Chard, where residential development is normally strictly controlled by local and national planning policies. However in the decision at Verrington Hospital (11/02835/OUT) the Inspector concluded that the Council could demonstrate a deliverable 5-year land supply as required by paragraph 47 of the National Planning Policy Framework (NPPF). More recently (29/10/13) the Inspector at Slades Hill (12/03277/OUT) concluded that the

Council still cannot show a 5 year land supply.

In such circumstances, the NPPF advises that policies for the supply of housing should not be considered up to date (para 49). Housing applications must therefore be considered in the context of the presumption in favour of development. Accordingly, policy ST3, which seeks to limit development outside settlement limits, can no longer be regarded as a constraint on residential development simply because it is outside development areas.

The Council's position in light of this decision is that sites outside, but adjacent to current settlement boundaries, may be acceptable in principle for residential development subject to there being no other significant objections on other grounds. This stance reflects two considerations. Firstly the development areas were drawn around the larger villages and settlements that were considered to be sustainable locations where development was seen as acceptable in principle.

Secondly it acknowledges that the emerging local plan designates Chard as a Market Town capable of accommodating some 1,450 additional dwellings up to 2028 (policy SS5, Proposed Submission of Local plan, June 2012). This reflects the fact that Chard, as a larger town containing a variety of shops, services, facilities, and employment opportunities, is a sustainable location for residential development.

It is considered that this position is consistent with the advice of the NPPF, which advises that where relevant policies are out of date, permission should be granted unless any adverse impacts of so doing would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole or where specific policies in the Framework indicate development should be restricted. (NPPF para 37). This means that normal development management criteria will continue to apply in terms of landscape, historic environment, access, flooding, environmental damage, amenity etc. There is no automatic assumption that sites will be approved.

On this basis of this clear NPPF presumption in favour of sustainable development unless there are adverse impacts that would justify a refusal, it is considered that the principle of the residential development of this site is acceptable and the application therefore falls to be determined on the basis of its impacts.

Chard Regeneration Plan

The site is not located within land identified within the Chard Regeneration Plan. A number of local residents have correctly raised this point. It is a consideration that has to be taken into account when assessing the merits of the proposal. The Chard Regeneration Plan proposals form part of the emerging local plan which, as members are aware is yet to be adopted. Whilst the Local Plan Inspector did not raise the Chard proposals as a major issue, due to the current suspension of the Local Plan, and the further period of consultation, only moderate weight can be attached to the emerging local plan policies. It is therefore considered that greater weight must be attached to the Council's current lack of a 5 year housing supply and its location on the edge of a sustainable settlement.

Highways

Concern has been raised to the proposal in respect of the highways implications of the proposal. Local residents are objecting to the scheme on the basis that the means of access into the site will be on the northern side of a right angled bend. Moreover, that the access road i.e. Touchstone Lane and its 2 main junctions with Crimchard and the A30

are substandard and thus not suitable to serve the additional traffic that will be generated by the proposal. Comments have also been received that the legal parking of cars along Touchstone Lane render it a single width access road. The Highway Authority have assessed the application and following the receipt of additional details do not raise an objection in respect of the means of access to the site nor in terms of the suitability of Touchstone Lane to serve as the access road to the development. In addition, parking levels have been increased to meet the County Council's parking standards.

One highway issue that does remain at the time of writing this report is in relation to the short access road in the north east corner of the development that serves an agricultural building outside of the site. Access rights exist through the application site from Touchstone Lane to this building. A carnival club currently have permission to store their float in this building and therefore will need to use part of the proposed new internal access road to bring their float in and out of the building. The Highway Authority have asked for a tracking plan to show that the carnival vehicle will be able to enter and exit through the application site along the proposed internal access road. A plan is awaited showing this detail and an oral update will be given at committee. The Highway Authority have also been asked to provide conditions that they would wish to see imposed on any approval.

A local resident who lives next to the junction of Touchstone Lane with the proposed access road into the site, has stated that a piece of his land would be required to provide the necessary visibility splay. This matter was referred to the agent who has confirmed that they have the necessary land within their control to satisfy highway requirements. In any case, the matter of land ownership is a civil matter and, notwithstanding the grant of a planning permission, the developer would need to ensure that they have all of the necessary other consents and/or permissions that may be required to implement the permission.

Residential Amenity

The southern and eastern boundaries of the site adjoin existing residential properties. Given the distance and orientation of properties, the relationship between the proposed and existing dwellings along the southern boundary, particularly the dwellings known as Croft Orchard, Aurora and those at the northern end of Rackclose Park, is considered to be acceptable. However, concern was raised by local residents about the relationship between plots 20-24 along the far eastern side of the site and the 3 nearest properties in Laurel Gardens. Those properties in Laurel gardens are all bungalows and sit at a much lower ground level than the application site. The case officer was concerned with the originally submitted scheme that there would be harmful overlooking and an overbearing impact on the occupiers of the bungalows.

A number of discussions were held with the applicant and agent about how to resolve those concerns. The case officer suggested replacing the dwellings on plots 20-24 with bungalows and/or moving the dwellings further to the west away from the bungalows. The preference of the officer was for bungalows. The options were considered by the applicant and submitted amended plans that retained 2 storey dwellings but moved them further to the west. Obscure glazed windows would also be inserted into the first floor windows on the eastern (rear) elevations. The original distances in terms of the rear walls of the new properties to the rear walls of the bungalows varied between 19 to 22 metres. A conservatory is attached to the rear of the central bungalow. The distances now vary between 22 to 25 metres. These distances are now beyond the established distance of 21 metres that historically as sought between properties in order to achieve an acceptable degree of privacy.

In this case, the significant difference in ground floor levels also has to be considered.

There is a difference of view between the applicant and local resident regarding the accuracy of the submitted levels information. The agent was asked to check the calculations and have confirmed these are accurate. The applicant's submitted cross sections shows the difference in ridge heights between the new and existing properties at between 5.5 metres and 6.5 metres. This clearly shows the height differential between the new and existing properties. Whilst a Local Planning Authority has to assess the application based on the submitted plans, for the purposes of clarity, the case officer has asked colleagues to check the measurements on site. An oral update will be given to members.

However, on the basis of the cross sections and amended plans submitted by the applicant, it is considered that plots 20-24 would not have such an adverse impact on the neighbouring properties to warrant refusal. The obscure glaze windows on the first floor would reduce the level of overlooking. Due to the difference in floor heights, the ground floor windows would still result in overlooking but due to the distance between the properties and suggested planting along the boundary, it is considered that the relationship would be acceptable. In reaching this view, the case officer has had regard to Inspector's findings at the Cedar Close development in Chard where he concluded that a degree of overlooking would be expected in town environment. Therefore it is considered that the proposed scheme in respect of residential amenity is acceptable.

Flooding/Drainage

A number of local residents have raised concern in respect of flooding and drainage issues. Indeed, the case officer has been shown pictures and video of water running through from the site through properties in Laurel Gardens and then onto the road to the east of the site. There is no doubt that drainage of surface water is an issue due to the topography of the local area i.e. a significant drop in height from west to east. The accompanying Drainage Statement identified this as an issue and the Council's engineer is aware of flooding problems at Laurel gardens. This application is not able to solve or stop the wider flooding issues that arise in the local area but must not make the existing situation any worse. Neither the Environment Agency or the Council's Engineer have objected to the development but would require via conditions details to be submitted in respect of surface water drainage.

Particular concern is expressed by local residents that the introduction of hard surfaces will lead to an increase in flooding and drainage issues. The Environment Agency has sought details via condition to control surface water drainage and to limit surface water runoff to existing greenfield rates. Moreover, the Council's Engineer has advised that parking areas etc. will need to be a constructed with permeable surface or a soakaway system. Those details will be conditioned and details will need to be submitted and agreed by the Local Planning Authority. It is considered that in the absence of an objection from the EA or the Council's Engineer and with appropriate conditions in place, drainage of the site can be satisfactorily mitigated.

RECOMMENDATION

The application be approved subject to the prior completion of a Section 106 Planning obligation (in a form acceptable to the Council's solicitor before the decision notice granting planning permission is issued, to secure the following:

1. 35% affordable housing to the satisfaction of the Strategic Corporate Housing Manager, with a tenure split of 67:33 in favour of social rent to other intermediate solutions.

2. The sum of ££112,742.91 for play, sport and strategic facilities to the satisfaction of the Assistant Director (Wellbeing) as follows:

Equipped play and youth facilities - £23,669 to enhance facilities at Redstart Park or another or new play area suitably located to serve the development.

Playing pitches - £9,126 towards existing or a new recreation ground in Chard.

Changing rooms - £18,529.91 towards new or existing community changing facilities in Chard.

Community Halls - £11,957.41 towards new or existing community hall in Chard.

Strategic facilities:

Octagon Theatre, Yeovil = £7,200.

Artificial Grass Pitches - £1,849 towards enhancement of the sand based AGP at CRESTA, Chard.

Swimming pools - £4,210 towards provision of a new pool in Chard or existing pool.

Indoor tennis courts - £5,451 towards new indoor tennis centre in Yeovil.

Sports hall - £8,763 towards new sports hall in Chard or enhancement at CRESTA.

Commuted sums - £20,867.

and the following conditions

Justification

01. The proposed development of this edge of town site by reason of its location in proximity to the services and facilities available in the town, scale, design, layout, satisfactory means of access will constitute sustainable development and without unacceptable harm to the character and appearance of the area or the amenities of existing residents. The development will provide much needed housing including affordable housing, a safe means of access and will mitigate against the ecological impact of the development. As such the development complies with the saved policies of the South Somerset Local Plan and to guidance in 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 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 amenity of the area to accord with saved policies ST5 and ST6 of the South Somerset Local Plan and guidance in the NPPF.

03. Before the development hereby permitted shall be commenced details of all eaves/fascia board detailing, guttering, downpipes and other rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To protect the amenity of the area to accord with saved Policy ST5 and ST6 of the South Somerset Local Plan.

04. No development shall take place until a construction management plan has been submitted to and approved in writing by the Local planning Authority. This shall include: construction working and deliver hours, an identified area for the storage of construction materials, the route for construction vehicles to and from the site, a parking area for contractors vehicles and details in respect of measures to ensure that dust, dirt and mud is controlled and the measures to ensure local roads are kept in a clean and tidy condition.

Reason: To protect the amenity of the area and to ensure the roads are maintained to a safe condition to accord with Policy ST5 and ST6 of the South Somerset Local Plan.

05. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as 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 first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; 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.

Reason: To protect the amenity of the area to accord with policy ST5 and ST6 of the South Somerset Local Plan.

06. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure that the site is properly drained to accord with the NPPF.

07. The works shall be implemented in accordance with details and timing of the submitted Dormouse Mitigation Strategy (EAD ecological consultants, 9 October 2013), as modified to meet the requirements of any 'European Protected Species Mitigation Licence' issued by Natural England, unless otherwise approved in writing by the local planning authority.

Reason: For the conservation and protection of legally protected species of recognised nature conservation importance in accordance with Policy EC8 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981 and The Habitats Regulations 2010.

08. The development hereby approved shall be carried out in accordance with the following approved plans:
Drawing No; 0489-102, 0489-107, 0489-111, 0489-108, 0489-204, -489-205, 0489-105, 0489-112, 0489-103.

Reason: For the avoidance of doubt and in the interests of clarity.

09. Levels to be agreed
10. Any conditions as recommended by the highways officer

Informatives:

01. Before this development can commence, a European Protected Species Mitigation Licence (under The Conservation (Natural Habitats, &c.) Regulations 2010) will be required from Natural England. You will need to liaise with your ecological consultant for advice and assistance on the application for this licence. Natural England will normally only accept applications for such a licence after full planning permission has been granted and all relevant (protected species) conditions have been discharged.
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