

South Somerset District Council

Notice of Meeting



Area West Committee

Making a difference where it counts

Wednesday 19th February 2014

5.30 pm

**Henhayes Centre
South Street Car Park
Crewkerne
Somerset TA18 8DA**

(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 Tuesday 11th February 2014

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 6.30 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 SSSC 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 19th February 2014

Agenda

Preliminary Items

1. **To approve as a correct record the minutes of the previous meeting held on 22nd January 2014**
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 – 19th February 2014

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
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.	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
	The Management Plan 2015 – 2020 for the Blackdown Hills AONB Partnership	For Information.	Zoe Harris, Neighbourhood Development Officer
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

Meeting Date	Agenda Item	Background / Purpose	Lead 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.	Andrew Gillespie, Area Development Manager (West)
16th July 2014	Area West Community Safety Police Performance and Neighbourhood Policing	Report on the activities and achievements on neighbourhood policing and partnership working to reduce crime and the fear of crime.	Sgt. Rob Jameson
	<i>Environmental Health Service Update</i>	<i>An update on the work of the Environmental Health Service in Area West.</i>	<i>Alasdair Bell, Environmental Health Manager</i>
	<i>Countryside Service Update</i>	<i>An update on the work of the Countryside Service in Area West.</i>	<i>Rachael Whaites, Temporary Countryside Manager</i>
TBC	<i>SSDC Welfare Benefit Work in South Somerset</i>	<i>A service update report.</i>	<i>Catherine Hansford – Housing & Welfare</i>
	<i>Arts & Entertainment Service Update Report</i>	<i>Annual Update Report</i>	<i>Adam Burgan, Arts & Entertainment Manager and Pauline Burr, Arts Development Officer</i>
	<i>Local Housing Needs in Area West</i>	<i>A report on the services provided by the Housing and Welfare Team and an update on housing need in Area North.</i>	<i>Kirsty Larkins, Housing and Welfare Manager</i>
	<i>Update on assets in Area West</i>	<i>A representative from SSDC's Strategic Asset Steering Group (SASG) to give an annual update on assets in Area West.</i>	<i>Vega Sturgess, Strategic Director (Operations & Customer Focus) Donna Parham, Assistant Director (Finance & Corporate Services)</i>

Area West Committee – 19th February 2014

7. Natural Futures (Executive Decision)

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

For Members to consider an application for funding towards the Blackdown Hills Area of Outstanding Natural Beauty (AONB) Natural Futures project.

Public Interest

Natural Futures is a three year nature education project that uses a wide range of activities and events to teach people about nature and wildlife of the Blackdown Hills.

Recommendation

Members approve a grant of £5,000 towards this innovative well thought out project. Natural Futures will engage with a large number of people, providing a wide range of fun and interesting activities that will raise awareness of the wildlife on the Blackdown Hills.

Background

The AONB is managed by a partnership which is made up of six local authority core funding partners, other public bodies, the 41 parish councils within the AONB, conservation groups and community organisations. Councillor Ros Roderigo represents SSDC on the Partnership Management Group. Zoë Harris represents SSDC on the Officers Support Group.

Natural Futures is a 3 year project that has been developed by the Blackdown Hills AONB through consultation with a wide number of individuals and organisations including residents, land owners, local experts, and conservation groups. Consultation activities included public surveys and face to face discussions as well as a community consultation event.

Consultation identified the main themes of the project which are:

- The need to find out more about the natural heritage of the Blackdown Hills
- The need for better communication and increased understanding of the value of the area's natural heritage
- The need to help local communities build skills and confidence to set up their own projects and contribute more to the conservation of their natural heritage locally

Natural Futures

Taking the themes identified though the consultation the project has been developed with three strands Discover it! Share it! and Do it!

Discover it!

This strand focuses on learning and finding out about the natural heritage of the Blackdown Hills. There are two main elements to this theme:

- Firstly the project will create 9 six month traineeships for recent ecology graduates. The graduates will receive over 200 days of training in species and habitat identification.
- Secondly, two thirds of the training days offered to the graduates will also be open to the public. Altogether over 400 training day places will be made available to local volunteers across the duration of the project. These training sessions will involve the collection of data on the habitats and species found on at least 120 sites throughout the Blackdown Hills including nature reserves and wildlife sites.

In addition to gathering data on the rich fauna and flora the area has to offer, the project will also collect oral histories from farmers on the Blackdown Hills. This will help uncover the traditional farming practices that have supported nature in the Blackdown Hills and record memories before they are lost.

Share it!

The information and data identified through the Discover it! element of the project will be widely communicated through the Share it! activities. This will include the production of a variety of information resources such as:

- on line map based photo, film and story gallery
- interactive landscape interpretation app
- project updates on-line and via bulletins
- workshops and talks

Do it!

This is all about putting the learning into practice and people coming together to create and deliver community nature projects and events. There will be a wide range of activities and events so there will be something that will appeal to everyone with an interest in nature on the Blackdown Hills. The type of activities the project expects to deliver includes:

- 9 winter identification workshops
- 30 community nature talks / wildlife site discovery days
- 3 high profile show case events
- 3 'Bio blitz events aimed at families
- Creation of 15 community nature projects

The bio blitz concept is often used to mobilise a large group of people and experts to build a comprehensive species list for a site. 'Bio blitz' events will take place at accessible sites and invite families to come along and help identify all the different flowers, bugs and beasts they can find. The bio blitz style events run as part of the Natural Futures project will have more of a family fun focus, providing children and adults the chance to discover a range of exciting wildlife and get to know a site near them. The project's trainees will plan an event each year and will be on-hand to show children what to look out for and how to have a go at working out what things are, as well as sharing some fun facts along the way.

Pilot stage of the Natural futures Project

It is anticipated that subject to securing all the funds, the project will commence in November 2014. Leading up to that date a number of activities and events are already being delivered in 5 local communities, which are pilot areas for the project. As the wider project is heavily geared towards community support and participation, with people

sharing their experiences as they learn from the project, work has commenced during this development phase to engage local people and help them to develop their ideas for a community nature project in their parish. The feedback obtained from the people that take part in these activities will be used to further refine the project. One of the parishes involved in the pilot stage of the project is Buckland St Mary.

Project Costs

The total cost of the project is £406,088. These costs include:

Item / activity	Cost
New staff: Manager (0.6FTE) and Officer (0.8 FTE)	£130,500
Training for staff	£ 2,450
Training for volunteers	£ 11,100
Travel for staff	£ 4,671
Travel & expenses for volunteers	£ 22,938
Equipment & materials including printed & digital resources	£ 20,135
Venue hire & catering	£ 9,500
External contractor costs including community engagement, data management, artistic & oral history work	£ 29,783
Recruitment	£ 2,364
Publicity & promotion	£ 1,500
Independent evaluation	£ 3,000
Office & project management costs associated with the project	£ 20,444
Contingency (10% of all project costs) and inflation	£ 29,989
Non-cash contributions and volunteer time	£117,714
Total	£406,088

Funds

The table below provides details of the funding package for this project.

Funding Source	Amount	Status
Own funds (AONB)	£59,600	Confirmed
Heritage Lottery Fund	£213,700	2 nd round application to be submitted May 2014
In kind including volunteer time	£117,714	£117,714
Charitable trusts and local businesses	£15,074	£3250 secured to date- work on-going to secure a further £11,824.
Total	£406,088	

The costs show this is a large project requiring mainly revenue funding for a period of 3 years. The Blackdown Hills AONB hopes to obtain the majority of funding from the Heritage Lottery Fund. The team has already been in discussions with the Heritage Lottery Fund and has successfully passed through to the second stage of the application process.

A significant amount of the project will be funded through in-kind contributions. This comprises of volunteer time, including the hours worked by the trainee ecologists. In addition it involves contributions of time and resources from the AONB and partner

organisations. For example, Devon County Council will provide computers and associated equipment for project staff and data management costs.

To help secure the £213,700 required from the Heritage Lottery Fund, the Blackdown Hills AONB needs to find the remaining £15,074 in match funding before they submit their bid. The AONB have already secured £3250 so this leaves a shortfall of £11,824. A contribution of £5000 from SSDC will help significantly in making up the shortfall and helping to draw down further funds.

Assessment of Grant Application

The Neighbourhood Development Officer has assessed this application and it can be seen from the table below that it exceeds the minimum score of 22 needed for a project to be considered.

Category	Score	Maximum
Target Groups	5	7
Project	4	5
Capacity of Organisation	13	15
Financial need	7	7
Innovation	3	3
Total	32	37

Corporate Priority implications

This project meets three of the themes of the SSDC Corporate Plan; it addresses the themes in the following ways:

Jobs

- The project will create 2 part-time jobs within the AONB area for the duration of the project.
- The nature identification programme created by the project will provide opportunities for recent graduates to gain vital work experience, helping them move out of unemployment and into their chosen profession.
- The training programme is open to local people, regardless of their educational background, this provides further opportunities for skills development that could lead to employment.
- Helping to conserve and enhance the special Blackdown Hills landscape will continue to provide an attractive setting in which to live and work, for new or relocating businesses.

Environment

- The project will help to conserve and enhance the natural beauty of the area by increasing understanding of its habitats and species, enabling conservation efforts to be targeted most effectively.
- Environmental benefits will be delivered through enhancement of biodiversity on sites throughout the Blackdown Hills following advice from the project staff.

- Blackdown Hills Natural Futures will also raise awareness of the area's natural assets and inspire public engagement in its conservation, which is vital if the areas natural beauty is to be conserved in the long term.
- Through the community nature projects, local people will be directly involved in creating attractive wildlife rich areas on their doorstep.

Health & Communities.

- Through the support to develop community nature projects, the Blackdown Hills Natural Futures will help communities work together, increasing their collective skill set to deliver benefits for their local area.
- The outdoor activities offered by the project, such as the training programme, will deliver health benefits for participants by boosting physical activity as well as providing stress relief through engagement with the natural environment.
- Many of the projects activities also provide opportunities for social interaction, such as on the community nature projects and events, helping to support mental well-being.

Financial Implications

The project can be funded from the community grants budget.

Carbon Emissions & Climate Change Implications

Data collected from the habitat and species surveys will be used by conservation groups in their observations on how species adapt to climate change.

Equality and Diversity Implications

The wide range of activities offered by the project will ensure that people will be able to engage with Natural Futures in some ways regardless of any disability. Where it is impossible to meet the needs of all potential disabled participants, for example on a training day at a privately owned wildlife site with challenging terrain, the project team will ensure potential disabled participants are able to engage in other ways, for example by sharing in the learning of the team through receiving regular updates, watching films online and attending talks and other events.

Background papers: *AW committee October 2013 - Blackdown Hills AONB*

Area West Committee – 19th February 2014

8. Community Health and Leisure Service Update

Strategic Director: Vega Sturgess, *Strategic Director – Operations and Customer Focus*
Assistant Director: Steve Joel – *Assistant Director – Health and Wellbeing*
Service Manager: Lynda Pincombe – *Community Health and Leisure Manager*
Lead Officer: Lynda Pincombe – *Community Health and Leisure Manager*
Contact Details: lynda.pincombe@southsomerset.gov.uk or (01935) 462614

Purpose of the Report

This report provides an update on the work of the Community Health and Leisure Service in Area West.

Public Interest

This report seeks to provide Area West members with a progress report on the work undertaken by the Council’s Community Health and Leisure Service in the last 12 months. This report highlights specific examples of work undertaken within the area so that members can gain an understanding of how the service is creating value and making a difference for residents in their respective communities.

Recommendation(s)

- 1) That the Area West Committee notes the content of this report; and
- 2) That Members contact the Community Health and Leisure Manager, if they would like to discuss the current service delivery programme or recommend future priorities. Service planning takes place on an annual basis and draft plans for 2014/15 are being drafted and refined over the next few months.

Background

The services provided by the Community Health and Leisure team is summarised in the table below:

What?	Why?
Healthy Lifestyles	To provide a high quality physical activity and healthy lifestyles programme to enable more people to become active and healthier in South Somerset in line with Council Plan Focus 4.1 and the South Somerset Health and Wellbeing Strategy.
Sports Development	To develop and support community sports clubs and other voluntary organisation to deliver excellent sporting opportunities for all residents in South Somerset in line with Council Plan Focus 4.1.
Play and Youth Facilities	To increase the quality and quantity of play opportunities in South Somerset in line with Council Plan Focus 4.3
Opportunities for Young People	To provide and support the development of positive activities for young people in South Somerset in line with Council Plan Focus 4.1.
Leisure Facility Development/ Management	To manage and develop sports facilities that help to provide a healthy living environment and sustainable communities in line with Council Plan 4.3

Report

1. Healthy Lifestyles

Core Work:

- To increase the utilisation of the outdoors and green spaces for exercise and health related activity.
- To decrease the number of adults and children in South Somerset who are currently inactive.
- To reduce the number of overweight and obese adults and children in South Somerset.

Area West delivery summary in the last 12 months

Health Walks

A district wide Health Walk Leader training day was delivered at the end of January 2014, 17 new leaders were trained.

The Health Walk Directory continues to be updated detailing all the walking groups across the district.

Since January 2013 eleven residents in Area West have undertaken the Health Walk Leader Training over the course of two training days that have been delivered. All are new leaders are new to Health Walks. There are currently 29 active Health Walk Leaders in Area West.

The four existing Health Walk Groups have continued to go from strength to strength increasing in numbers. These groups are Broadway Health Walks, East Chinnock, Chard Health Walks and Crewkerne Health Walks.

Six leaders from the Broadway Health Walks Group provided three walking opportunities at the Somerset Partnership NHS Annual Carers Event at Dillington House and Health Walks were the most popular activity on the day. The walks were provided in the morning and afternoon sessions, a regular health walk and two slightly more challenging health walks. We are already planning walks for the 2014 event.

As part of English Tourism Week the Broadway Health Walk leaders led a walk from Chard to Ilminster along the Stop Line Way.

A discrete Health Walks Group has been set up as part of the Watch Project in Chard for individuals who are part of Watch. These walks started in April and have been ad hoc walks depending on the other activities that have been happening. So far seven walks have happened and they have typically have had 4-5 people attending these walks.

Health Inequalities

The Watch Project, which supports those with mental health problems, has received the following support; training and ongoing support for one volunteer to lead regular health walks, financial support for the bike recycling project, two health testing sessions and four cooking and health eating classes.

We have linked with the Family Focus programme to provide information to link workers regarding healthy lifestyles opportunities for low income families who may have multiple health conditions.

Active Ageing

Flexercise is a countywide project to train up staff and volunteers to deliver chair based physical activity sessions. There are now 35 Flexercise Leaders delivering Flexercise Sessions in Area West in approximately 21 venues. These venues range from Nursing Homes, Residential Homes, Sheltered Housing Schemes, Care Homes, Day Centres and Active Living Centres.

One Flexercise Workshop has been delivered in Area West with nine individuals from Area West attending the training. Currently none of the trained Flexercise Leaders from Area West have attended two Flexercise Update workshops that have been delivered – Music, Relaxation and Stretches and Parachute Activities.

A Flexercise talk and taster session was delivered to all Somerset Partnership Day Service Staff at their away day to raise awareness of the Flexercise programme and encourage them to book onto the Flexercise Workshops. This would then enable them to deliver Flexercise in the wards to help the patients. The session was attended by approximately 70 individuals and 10 individuals have already booked on to attend the training.

Boccia and Ping sessions have been delivered to five Yarlinton Schemes in area West, Tatworth, Coombe St Nicholas, Winsham, Bishops Court and Ile Court. The team have provided these sheltered schemes with their own sets of Boccia and Ping equipment, which they use on a weekly basis.

Two funded 12 week Active Somerset Courses were delivered in partnership with Age UK, both titled 'Move it or Lose It' located at Chard Town Hall (8 attendees) and Winsham (12 attendees).

Two physical activity talks were given to the Balance and Safety Group at Chard Hospital. The talk focuses around what community based activity is available and simple changes patients can make to become more active.

Attending falls network meetings to try and improve/develop the community based falls prevention service in South Somerset.

Healthy Communities

One volunteer from Area West has been trained in the Run England, Leadership in Running Fitness qualification. We will be working with the leader to establish beginners groups in Area West, with a view to establishing links with established running groups in the area.

Seven Active Somerset Classes have been delivered in Area West. These are pump-primed 12 week classes to help increase the number of sustainable, low cost physical activity opportunities in the District. The courses included; Zumba Gold at Ilminster (ten attendees), Cardio Tennis sessions at Crewkerne (two attendees), Ilminster (five attendees) and Chard, Outdoor Circuits at Jocelyn Park Chard (two attendees), Pilates at Merriott (eight attendees) and The Young Peoples Centre in Chard (nine attendees).

Four Cardio Tennis sessions have been delivered at Wadham School, Crewkerne for students aged 14-16 (74 pupils benefited).

One Healthy cooking course for adult and children was funded at Crowshute House. This programme was delivered by Health and Local Food for Families and accessed by six families in Chard.

A physical activity awareness session was delivered to the receptionist at the Crewkerne Medical Centre. An information folder of physical activity opportunities that are available in the Crewkerne area for both staff and patients to access.

Attending regular CLICK GP Federation meetings and raising awareness to GP surgeries of the community activity and health programmes available in Area West.

Community £s is a pilot project funded by public health at Somerset County Council, projects are delivered in partnership with community organisations as well as health trainers from Somerset Partnership NHS Trust. Community £s is a targeted weight loss programme where Residents are encouraged to sign up and pledge to lose weight in order to fund raise for their community. For every lb in weight lost by those signed up £1.00 is given back to the community to spend on healthy lifestyles initiatives. Through being signed up to the project participants get discounted access to a range of physical activity and exercise opportunities.

The Chard Community £s programme ran for five months in partnership with Chard Town Team. A total of 87 participants are signed up to the scheme and lost a total of 155 lbs. This reward money was used to fund some of the costs of the Community Kitchen Project held in Chard Town Hall. Activities set up as part of the programme included Bootcamp, Circuits, Bokwa, Walking Groups, Kettlebell, Pilates, and legs, bums and tums.

The Crewkerne Community £s programme ran for four months in partnership with 'A Better Crewkerne and District'. A total of 31 participants are signed up to the scheme and final weight loss figures are yet to be finalised. Activities set up as part of the programme included; yoga, swimming, zumba, kettlebell, as well as signposting to existing opportunities such as tai chi and walking groups.

Children's Centres, Primary Schools and Young People

A 'Get Set Cook' course ran at the Youth Centre in Ilminster delivered by Somerset Community Food and ran for six sessions through January and February 2013. This course was accessed by eight families and was focused on increase five a day intake and cooking on a budget. A second course of six 'Get Set Cook' sessions ran in October and November 2013 and was accessed by five families.

Buggy Walk training was provided to Ile Valley Children's Centre parent volunteers in a tailored way over three sessions at the centre, where individuals could bring their children with them. As a result three parents have been supported to set up and lead regular Buggy Walks with on-going support being provided. Buggy Walks are now running weekly at Ilminster, Buckland St. Mary and South Petherton, all run by parent volunteers.

Buggy Walk routes have been mapped and uploaded to the Walks with Buggies website www.walkswithbuggies.com for families to access.

Health Testing and healthy lifestyle support and information given at eight sessions and centres across the Cluster of Children's Centres.

Three physical activity talk and health testing sessions have been delivered to the Post Natal Group that is run by Somerset Partnership. Discussions are held about when and how to exercise and where to find out about opportunities to be active.

Work of district wide significance in the last 12 months

Healthy workplaces - workplaces that have been involved in the healthy workplace programme this year include; Pittards, Screwfix, Asda, Yarlinton, SSDC, Yeovil College, Yeovil District Hospital, BAE systems and Westlands.

Twelve different initiatives have been delivered, these include: the weightloss challenge, blood pressure monitoring, two rounders tournaments, three pilates classes and a bike fix.

Pad-e continues to be updated and populated with new information. We have received some valuable user feedback and this has helped inform new design to improve the user-friendliness of the site. It is important to note, that there is no cost to this service other than officer time as we are utilising in house web design and development skills. Over 500 activities are listed with in excess of 500 hits received in the first month and consistent visits since the launch.

Secured £20,000 external funding for the Healthy Lifestyles Team for the period April 2014 to March 2015 from Public Health at Somerset County Council (formally Public Health at NHS Somerset).

One member of the Healthy Lifestyles Team (Cheryl Lingard) has left the team and is on secondment for two years until October 2015. Cheryl has been replaced by a Healthy Lifestyles Graduate (similar to an intern but for a 2 year period), Sam Wenden-De-Lira.

Emerging Priorities for the year ahead

Development of 321 (3km, 2km and 1km) run/walk routes in Area West. These are way marked routes to encourage residents to begin walking or running.

We will be working with Jo Morgan, SSDC's Equalities Officer and South Somerset Disability Forum to refresh the mapped walking routes for South Somerset. This piece of work will involve assessing the accessibility of all of the mapped routes (55 in total covering the entire district) and redesigning the leaflets.

2. Sports Development

Core Work:

- To support the development of new and existing community sports clubs.
- To support the development of coaches, volunteers and officials.
- To seek to enhance school sport.

Area West delivery summary in the last 12 months

Sport Specific Development

Tennis

Chard Tennis Club along with 5 other tennis clubs across the district took part in the 5th South Somerset Mini Tennis Red Schools Project. A total of 16 participants from four primary schools took part in the project from Buckland St Mary, Manor Court, Redstart and Tatworth.

Officers also worked with the Schools Games Co-ordinator at Maiden Beech to provide equipment and resources to organise tennis coaching for 24 pupils from Ashlands, St Barts and Merriott in the Crewkerne area as there is no tennis club to link with.

Officers also work with Crewkerne Town Council to enable Maiden Beech School to access the tennis courts at Severalls Park, so that the school could run an after-school tennis club.

Chard Tennis Club is one of six clubs across South Somerset who continues to host an event within the South Somerset Mini Tennis Series. Since September 2012, Chard have hosted two Mini Tennis competitions at the club.

Cycling

Officers worked in partnership with British Cycling to deliver a six week cycling coaching programme at Swanmead in Ilminster. Officers also organised a cyclo cross event at Swanmead in March 2013, which was attended 11 primary schools and five secondary schools.

Badminton

The South Somerset Community Badminton Network, which was set up by the Sports Development team in 2009 has continued to lead the development of badminton across South Somerset in partnership with key partners and Badminton England.

Badminton coaching was delivered over six weeks to Maiden Beech and Merriott schools, as part of the Change for Life programme, which was attended by 60 young people.

Officers organised the South Somerset round of the national Center Parcs schools badminton competition, which was entered by eight secondary schools, this was held at Holyrood Academy in Chard.

Continue to support the two pay and play badminton sessions at Crewkerne Sports Centre which are part of the No Strings Badminton programme. The sessions regular attract 20 participants each week.

Happy Days (Crewkerne)

Officers were approached by Cllr. Angie Singleton and Crewkerne Town Council who commissioned us to run a sports development programme called Happy Days at Happy Valley MUGA in Crewkerne during the 2013 summer holidays. Four sessions were delivered in basketball, netball, hockey and tennis. A total of 30 young people attended the sessions. Officers are working on another programme which will run in the Easter holidays and will consist of futsal, basketball, cricket, dance and tennis.

Work of district wide significance in the last 12 months

Yeovil Artificial Grass Pitch - A new sand dressed Artificial Grass Pitch was opened at Yeovil Recreation Centre in August 2013, the £800k facility was delivered on budget and on time. The facility has 25 hours of regular use during weekdays and 7 hours of use on Saturday's. The facility has 71% occupancy on weekday peak times (6-9.30pm).

Hockey

In partnership with Somerset Activity and Sports Partnership and Yeovil and Sherborne Hockey Club, SSDC has invested into a self-employed Community Hockey Coach who will deliver a number of development programmes at the new Artificial Grass Pitch.

Since September 2013, 204 sessions have been delivered by the Community Hockey Coach, with throughput of 4,277 juniors and 2,349 adults.

Join In (Yeovil) - Delivered a second successful Join In Local Sport event in July 2013 in the Quedam Shopping Centre, Yeovil. This event was a celebration of grassroots sports where shoppers could try taster sessions in a variety of different sports. Ten local sports clubs from the Yeovil area took part in the event which was attended by over 150 shoppers throughout the morning.

Yeovil Federation – An Olympic Legacy project was delivered for schools within Yeovil Federation, 19 schools were involved in the project and around 900 young people received coaching from qualified coaches and 29 teachers were given a CPD opportunity in a particular sport in order to increase their confidence of teaching that sport. The programme included; gymnastics, inclusion sports/boccia, tag rugby, tennis, hockey, badminton, disability football and cricket.

Sport Specific Development - Delivered a programme of sports specific development opportunities in partnership with key community sports clubs and NGB's for residents. Sports included Tennis, Badminton, Hockey, Gymnastics, Athletics and Swimming.

Emerging Priorities for the year ahead

Delivering the South Somerset Community Badminton Network Action Plan 2014/15 across the district, this has received £2.5k funding from Badminton England. This will include a Smash Up badminton club at Wadham School in Crewkerne and projects with Chard Tuesday Badminton Club.

Deliver another successful South Somerset Mini Tennis Red Schools development programme in 2014, working with local tennis clubs (including Chard tennis Club), schools and the Lawn Tennis Association.

Working with Maiden Beech School to establish a satellite centre for Archery linked with Windwhistle Archers, with funding from SSDC and Somerset Activity and Sports Partnership. Two clubs will be set up for 7-11 year olds and 11-16 year olds and the school will also host an archery competition in April 2014 for schools.

3. Play and Youth Facilities

Core Work:

- To work in partnership with others to provide a range of challenging and exciting play spaces and youth facilities across the district.
- To offer annual, quarterly and routine play inspection service to not-for-profit organisations.

Area West delivery summary in the last 12 months

Working in partnership with Ilminster Town Council and Yarlington Homes, the Blackdown View play area was transformed in 2013. The improvements included a new zip line, combination goal for ball games, shelter, agility trail, refurbishing existing equipment, 420 trees planted, seating and bin.

The play area at Furzehill in Chard was refurbished and enhanced last year following consultation with local residents, Yarlington Homes and Chard Town Council.

Improvements to the play area include, new log fort, basket swing, roundabout, spring rocker, stepping logs, seating, solar lights and new surfacing for the existing equipment.

Officers supported Misterton Parish Council with the development of a new Floodlit Multi Use Games Area (MUGA) at the Unity Lane Recreation Ground. This project was 100% funded with the £100,000 secured through S106 funding from a nearby housing development.

Officers have been liaising with Persimmon Homes and our planning department regarding the design and development of a play area at the new Maiden Beech housing development in Crewkerne. Persimmon Homes has now built the play area and it is expected to be open to the public this spring.

Over the last year support has been provided and is on-going to Ilminster & Crewkerne Town Councils with regard to potential play area improvements at their main recreation grounds.

Work of district wide significance in the last 12 months

Play and Youth Facility Officers have completed five play area refurbishments within the capital programme across the district in the current financial year as well as providing a chargeable annual inspection service to 66 play and youth facility providers (22 in Area North, 24 in Area East, 16 in Area West and 4 in Area South) as well as offering a quarterly or routine inspection service. The value of capital improvement schemes directly delivered, or with partners, totals nearly £700,000.

The team directly manages 56 play areas across the district (7 of which are in Area West).

Emerging Priorities for the year ahead

The Packers Way play area in Misterton is planned to be improved and will involve full consultation with local residents and the parish council.

Ilminster Town Council has requested some support to help create plans for the Winterhay Lane Play Area. There is S106 funding secured by SDC for this site and will enable some modest improvements.

Officers expect to continue their work supporting Ilminster and Crewkerne Town Council's with their plans to improve the play areas on their recreation grounds.

4. Opportunities for Young People

Core Work:

- To support the development of stimulating things to do and places to go.
- To support the development of new and existing youth clubs.
- To develop opportunities for young people to volunteer and become involved in their communities.
- To support the development of playschemes and targeted holiday activity programmes.

Area West delivery summary in the last 12 months

Play Days - A successful programme of Play Days has been delivered in Area West over the past year with rural communities benefiting from free access to play opportunities. Play Days were delivered and well attended at the following locations in 2013:

Combe St Nicholas – 16th August
 Crewkerne - 14th August
 Ilminster – 31st July and 7th August
 Winsham – 26th August

Disclosure & Baring Scheme (DBS) – Officers have continued to support volunteers working with young people with free DBS checks. Volunteers supported are working in the communities of Chard, Crewkerne and Ilminster, amongst others.

There is no charge to volunteers for this service and no DBS administration charge payable by SSDC.

Small voluntary groups cannot request DBS checks directly and if we did not provide this service then there is a strong likelihood that checks would not be undertaken or that groups would have to pay a substantial admin fee to a third party processor.

Somerset Rural Youth Project (SRYP) – SSDC provides a grant each year to SRYP to support youth work around the district. In 2013 SRYP supported young people in Area West with projects including, community involvement, leadership, slacklining lessons, employment and transport.

Work of district wide significance in the last 12 months

National Playday - On the 7th August 2013 a National Play Day was held at Yeovil Country Park, which was attended by an estimated 5000 people. The day was part of a national event held each year to celebrate children's right to play.

Gold Star Awards – were held at the Octagon Theatre Yeovil on 29th October 2013 with a full auditorium. The event recognises the achievement of volunteers and young people across the district. There were 72 nominations in 11 categories. Working in conjunction with the Western Gazette for the first time, there was positive press coverage of the event in the 10 weeks leading up to the event and extensive press coverage of the event itself.

Emerging Priorities for the year ahead

Play Day Programme – Another year of Play Days is planned for 2014 and will include settlements in Area West. The planning of these days is in progress, but at the time of writing the report, the communities to be included in the plan have not been confirmed.

Deliver another successful National Play Day at Yeovil Country Park on Wednesday 6th August 2014.

5. Leisure Facility Development and Management

Core Work:

- To provide sports clubs and community organisations with specialist advice and support to develop their facility projects.
- To secure appropriate leisure contributions from housing development to enhance local and strategic sport and recreation provision.
- To maximise access to existing dual use school sports facilities.
- To effectively and efficiently manage the Council's Facilities at Yeovil Recreation Centre.

Area West delivery summary in the last 12 months

Ilminster Town Council – Officer support has been provided to consult with stakeholders and to progress a master planning exercise for the recreation ground at Canal Way in Ilminster. The master plan looks at the future layout of pitches, buildings, paths, planting and access to meet the needs of current and future residents of the town. There is significant work still to be done to progress specific elements of the project, but there is S106 funding and SSDC capital available to assist with the delivery of individual elements of the scheme.

Jocelyn Park, Chard – Officer support has been provided to try and progress the project to deliver temporary changing provision for football teams at Jocelyn Park. A planning application for this project has now been submitted and is due to be determined shortly. It is anticipated that S106 funding can be used to help finance the delivery of this project.

Crewkerne Town Council – officer support has been provided to assist with planning the future pitch provision at Henhayes recreation ground.

Work of district wide significance in the last 12 months

Planning consultation responses – the service responded comprehensively to 75 planning application consultation requests during 2013; 23 (30%) were for applications in Area West.

The service has also prepared two Proofs of Evidence for planning appeals to defend our methodology and requests and will shortly be helping to defend appeals for developments in Chard and Ilminster. At the recent appeal relating to Templecombe, the Inspector found the evidence for Community Health and Leisure contributions to be sound which reaffirms the views of other inspectors presiding over local appeals.

Off-site S106 contributions received for leisure through this team's work total over £2.6 million. In Area West, £1.6 million capital and commuted sums have been secured via signed S106 agreements and just over £781,000 million capital and commuted sums have been received. A total of £325,000 has been spent on facility projects to date.

Planning workshops – The Service Manager and Leisure Policy Officer delivered a workshop for 19 members in July 2013 to explain how the service calculates S106 contribution requests, to clarify the process and some common misconceptions. Positive feedback was received.

A further 'mop up' workshop, in Area East, is being planned and will again be open to all members.

A similar workshop was delivered to SALC members last December in West Camel to help parish and town councils to gain a better understanding of the process too. As a result, officers will shortly be attending a Chard Town Council meeting to provide members with a summary of needs assessment information currently held for Chard, to assist them with future facility planning in the town.

Passport to Leisure – allows residents on low incomes to obtain discounts on the cost of certain leisure and cultural activities at Crewkerne Aqua Centre, Goldenstones Leisure Centre, Octagon Theatre, SSDC directly organised holiday activities, Wincanton Sports Centre, St Michael’s Hall and Yeovil Recreation Centre. The service administers the scheme (free of charge) and currently that are 398 valid cards which breaks down by area as follows:

East	56 (14%)
North	39 (9%)
South	287 (72%)
West	16 (4%)

Emerging Priorities for the year ahead

Iminster Town Council – officers will continue to work Iminster Town Council to deliver elements of their approved Iminster Recreation Ground master plan.

Facilities Management and Development Officer – A replacement Facilities Management and Development Officer (Jonathan Calderbank) has been appointed to manage and develop the facilities at Yeovil Recreation Centre and Athletics Arena.

6. Other service Delivery/achievements

The Resource Service transferred to The Hub from 1st April 2013 for five years. The transfer is projected to bring cost savings of up to £130,000 over 5 years. The Hub is currently projecting to deliver the service within budget at the end of year 1.

Communications – The service directly generated 35 press releases in the last 12 months and produces a monthly communication to 5200 people on our Health & Well Being newsletter mailing list.

Between 1200-1400 (25%+) actively open this newsletter (industry average is 20%). Between 150 – 300 people click through to specific articles (way up on average of 17%). These figures have been sustained and improved over the last five years showing that this is a valued resource for our customers. Opt outs over the year are only 0.2% which is remarkable given the amount of newsletters and spam people receive.

Facebook - a new Play Youth South Somerset page set up in July. Through promotion the ‘likes’ are now in excess of 100 and rising. Further promotions are planned soon to boost the number of likes. We are also in the process of setting up a Yeovil Rec Facebook page.

Financial Implications

No new implications.

Corporate Priority Implications

The work of the Community Health and Leisure service contributes to the following aims within the Health and Communities Focus of the Council Plan:

- Ensure that the strategic priorities of the Somerset Health and Well-being Board reflect local needs and align council resources to deliver projects to address those needs;
- Maintain and enhance the South Somerset network of leisure and cultural facilities, optimising opportunities for external funding to promote healthy living.

Equality and Diversity Implications

Consideration is given by the service to ensure that all facilities and services are accessible.

Background Papers: None

9. Section 106 Obligations

<i>Strategic Director:</i>	<i>Rina Singh (Place & Performance)</i>
<i>Assistant Director:</i>	<i>Martin Woods (Economy)</i>
<i>Service Manager:</i>	<i>David Norris (Development Manager)</i>
<i>Lead Officer:</i>	<i>Neil Waddleton, S106 Monitoring Officer</i>
<i>Contact Details:</i>	<i>Neil.Waddleton@southsomerset.gov.uk or (01935) 462603</i>

Purpose of the Report

The Section 106 Officer to provide information on signed Section 106 agreements relating to development within Area West. Agreements containing financial contributions will be presented within the monitoring report (Appendix A), however if any further detail was required on any other agreement it was agreed that this would be undertaken directly with the officer.

Public Interest

Section 106 Obligations are a key aspect of most major planning development approvals granted by the Authority however they are also necessary to provide additional control in relation to smaller schemes. The items captured within Section 106 Obligations usually deal with the additional infrastructure costs that will be incurred within the area of the Authority arising from the completion of a development. Depending on the scale of the proposed development the sums of money associated with a Section 106 Obligations can be considerable.

This may take the form of changes to highways, contributions towards increased schools provision, creation/maintenance of open spaces, recreational areas and so on. The costs arising from these are often significant and require negotiation and settlement between the officer and the developer, through the use of nationally agreed formulae.

There is a variety of ways in which these requirements can be delivered. Normally the developer makes a payment to allow the relevant authority to provide the requirement e.g. Schools or Play areas. Alternatively, the developer may be charged with completing the work directly for example a new highway junction.

By their very nature Section 106 Obligations require specified actions/payments to take place within a pre-defined timescale or event (known as 'triggers') and it is essential that the Section 106 officer has a system and processes in place that ensures the agreements are effectively managed.

Members will appreciate that the level of contribution that was secured from each development was dependent upon several factors, particularly the 'formula' that was being used for calculating the Sports, Arts and Leisure, Education and Highway contributions at the time of each application. It is also important to emphasise that it is very difficult to make meaningful comparisons between obligations that were sought on different developments, as each scheme has to be considered on its own merits.

Recommendation

That Members note and comment on the report and verbal update and endorse the actions taken in respect of the monitoring and managing of Section 106 Planning Obligations.

Background

A Section 106 Officer was appointed on 1 April 2010. This post sits within the planning team with the specific responsibility for ensuring that all requirements of S106 obligations, including the collection and spending of financial contributions are monitored and managed.

Additional Information

An Audit review of the 106 processes was carried out in early 2013. The outcome of this review was very positive and we received a “substantial assurance” for the areas tested.

Members may wish to note that the main projects delivered/under way as a result of appropriate collected S106 monies since the last report submitted before them are:

Chard: Provision of temporary changing rooms at Jocelyn Park. – Planning application received Dec 13.

Iminster: Master planning exercise taking place to look at the requirements for play, youth, pitch and changing facilities at Iminster recreation ground.

Misterton: MUGA opened in June 13.

Financial Implications

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

Corporate Priority Implications

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

Carbon Emissions and Climate Change Implications

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

Equality and Diversity Implications

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

Background Papers: None

SECTION 106 MONITORING REPORT – AREA WEST 19th February 2014

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: AVISHAYES (CHARD)</p> <p>09/02922/FUL Parish Chard</p> <p>Old Station Building Great Western Road Chard Somerset TA201EQ</p> <p>Internal and external alterations, the erection of a rear extension, car parking and the change of use of premises from business use (Class B1) to a shop (Class A1). (GR 332940/109221)</p> <p>Agreement Date: 18/05/2010</p>	<p>Highways: Highways contribution, £4,320.00 towards costs of implementing a MOVA traffic control scheme for the traffic lights at the junction of the A358 with the A30 at Chard.</p> <p>Payment Received 26/01/11</p>		<p>Highways: £4,320.00</p>		<p>Status: Development Completed</p>	<p>Agreement also restricts the range of goods sold on the premises. (See Schedule 1) Contribution Secured. Payment Received 26/01/11</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: AVISHAYES (CHARD)</p> <p>08/01695/OUT Parish Chard</p> <p>Land At Touches Lane Chard Somerset TA20 1RY</p> <p>Residential development of land by the erection of 14 dwellings (GR 333495/109451)</p> <p>Agreement Date: 10/01/2011</p>	<p>Sports and Leisure: Playing Pitch Contribution: £28,332 comprised of £23,204 for enhancement or improvement of community sports pitches within Chard or local authority maintained school in Chard together with £5,128 for the long term maintenance of those facilities.</p> <p>Youth Facilities Contribution: £2,170 for increasing capacity on the multi-use games area and skate park located at Jenson Park, Chard.</p> <p>Strategic Community Facilities Contribution: £10,768 towards one or more of the following projects: a) the improvement of sports halls & swimming pools within the Chard area b) the provision of synthetic sport pitches within the Chard area.</p> <p>Highways: Contribution towards the MOVA traffic control scheme.</p>	<p>Contributions shall be paid in 3 equal parts on the sale of the 5th, 10th & 14th dwelling</p>		<p>Sports and Leisure: £41,270.00</p> <p>Highways: £5,040.00</p>	<p>Status: Not Commenced</p>	<p>REM App expected early Feb 14.</p>

SECTION 106 MONITORING REPORT – AREA WEST 19th February 2014

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: AVISHAYES (CHARD)</p> <p>12/02511/FUL Parish Chard</p> <p>Land Between Old Station Court And Great Western Road Chard Somerset</p> <p>Erection of 6 No. dwellinghouses, 1 block of 5 No. flats and associated car parking and access (GR: 332916/109165)</p> <p>Agreement Date: 11/03/2013</p>	<p>Sports and Leisure: Open Space Contribution: £5,938 to fund enhancements to the adjoining recreation areas at Upper & Lower Henson Park.</p>			<p>Sports and Leisure: £5,938</p>	<p>Status: Underway</p>	<p>Requirements on Developer for additional financial contributions written within agreement on disposing of units or change in grant funding.</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: AVISHAYES (CHARD)</p> <p>10/01967/FUL Parish Chard</p> <p>Old Station Yard Victoria Avenue Chard Somerset</p> <p>Demolition of buildings and the erection of 46 residential units together with associated car parking and access (Revised Application). (GR 332975/109253)</p> <p>Agreement Date: 13/10/2011</p>	<p>Sports and Leisure: Open Space Contribution: £28,500 to fund enhancements to the adjoining recreation areas at Upper & Lower Henson Park.</p> <p>Highways: £16,560 Towards cost of implementing MOVA system.</p>		<p>Sports and Leisure: £28,500</p> <p>Highways: £16,560</p>		<p>Status: Underway</p>	<p>Agreement allows for 3 permutations.</p> <p>100% Affordable Scheme or 35% or mix.</p> <p>Or</p> <p>£100k for Sport & Education if 35%</p> <p>Or</p> <p>£3334 Per dwelling sort if different. (See agreement)</p>

SECTION 106 MONITORING REPORT – AREA WEST 19th February 2014

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: AVISHAYES (CHARD) 10/04523/FUL Parish Chard</p> <p>The Shrubbery Furnham Road Chard Somerset TA20 1AX</p> <p>The erection of 3 No. terrace dwellinghouses and a pair of semi detached dwellinghouses (GR 332927/109454) Agreement Date: 21/10/2011</p>	<p>Highways: £1.800 towards the cost of the MOVA system</p>			<p>Highways: £1,800.00</p>	<p>Status: Development Completed</p>	<p>Contribution secured.</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: COMBE (CHARD) 09/01372/FUL Parish Chard</p> <p>Land Off Cedar Close Chard Somerset TA20 1DB</p> <p>The erection of 14 dwellings together with garaging and associated site works. (GR 331920/109103) Agreement Date: 14/12/2009</p>	<p>Sports and Leisure: Equipped Play and Youth Contribution: £26,002.85</p>			<p>Sports and Leisure: £26,002.85</p>	<p>Status: Development Completed</p>	<p>In dialogue with Developer regarding payment of contribution.</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: CREWKERNE TOWN 10/03721/FUL Parish Misterton</p> <p>Bradforde Site Station Road Misterton Crewkerne</p>	<p>Sports and Leisure: MUGA Contribution: £100,000</p> <p>Equipped Play Contribution: £50,000</p> <p>Off-Site Sports & Recreation Contribution: £135,500 + any surplus monies from other contributions detailed with in agreement from the total secured obligations package of £400,000</p>	<p>Railway Crossing Contribution: On commencement Pedestrian Crossing: On commencement.</p> <p>GTP Fund: On Commencement, Footpath, prior</p>	<p>Sports and Leisure: £100,00.00</p> <p>Highways: £55,000.00</p>	<p>Sports and Leisure: £185,000.00</p> <p>Highways: £45,000.00</p>	<p>Status: Underway</p>	<p>Railways Crossing Contribution: £16,500 paid directly by developer to Network Rail.</p> <p>Youth Contribution: (MUGA) secured.</p>

SECTION 106 MONITORING REPORT – AREA WEST 19th February 2014

<p>Somerset TA18 8AW</p> <p>The erection of 100 no. dwellings together with associated roads, parking, sub-station, open space and affordable housing provision (GR 345407/108646)</p> <p>Agreement Date: 26/01/2011</p>	<p>Highways: Pedestrian Crossing Contribution: £50,000 for provision of a pedestrian crossing in Misterton to the Primary School.</p> <p>Green Travel Plan: £50,000 to include works carried out by developer for improvements to Bus Stops, £5,000 commuted sum to be paid to Parish Council. Any remaining monies towards detailed footpath & GTP.</p> <p>Affordable Housing: Units Agreed: 10</p>	<p>occupation 5th dwelling, GTP prior sale of 1st unit.</p> <p>Muga: Before occupation of any dwelling.</p> <p>LEAP: Plan submitted before first occupation, facility in place by 5th occupation.</p> <p>Off-Site Sports & Recreation Contribution: 50% before sale of 25th dwelling & 50% on completion of 75th dwelling.</p>				<p>MUGA at Misterton Rec opened, June 13.</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: CREWKERNE TOWN</p> <p>11/04923/FUL Parish Crewkerne</p> <p>Roundham House Oxen Road Crewkerne Somerset TA18 7HN</p> <p>Conversion of commercial building to form 6 residential apartments with the retention of 2 commercial units (Use Class B1) (GR 344034/109620)</p> <p>Agreement Date: 25/05/2012</p>	<p>Sports and Leisure: Equipped Play Contribution: £3,496 enhancement or improvement of the play area at Henhayes Recreation Ground in Crewkerne, with a commuted sum of £1987.50 to provide for the long term maintenance of those facilities.</p> <p>Changing Room Contribution: £4,369 for enhancement of changing room facilities at the Henhayes Recreation Ground in Crewkerne, with a commuted sum of £345.28 to provide for the long term maintenance of those facilities.</p> <p>Playing Pitch Contribution: £2,758 for enhancement of existing playing pitches at the Henhayes Recreation Ground in Crewkerne, with a commuted sum of £1508.43 to provide long term maintenance of those facilities.</p> <p>Strategic Community Facilities Contribution: £8,559 towards the following projects</p> <ul style="list-style-type: none"> * £1,970 towards competition swimming pool in Yeovil or enhancement of the facilities at the Crewkerne Aquacentre. * £1,263 towards the provision of new indoor tennis facilities in Yeovil. * £1,668 towards enhancement/expansion of Octagon Theatre in Yeovil * £428 towards provision of an artificial grass pitch in Crewkerne * £3,230 towards competition sports hall in Yeovil or enhancement of sports hall in Crewkerne. 	<p>On or before first Occupation.</p>		<p>Sports and Leisure: £23,023.21</p>	<p>Status: Not Commenced</p>	

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: CREWKERNE TOWN</p> <p>07/04736/FUL Parish Crewkerne</p> <p>Land At Maiden Beech Cathole Bridge Road Crewkene Somerset</p> <p>The erection of 114 No. dwellinghouses (GR 343850/108551)</p> <p>Agreement Date: 13/08/2010</p>	<p>Sports and Leisure: Changing Room Contribution: £175,378 to be paid immediately following the occupation of 35 Residential Units. To provide new or enhanced changing room facilities within 10 miles of Crewkerne.</p> <p>Playing Pitch Contribution: £40,652 to be paid immediately following the occupation of 35 Residential Units. To provide new or enhanced sports provision within 10 miles of Crewkerne.</p> <p>Equipped Play Area Commuted Sum: £44,000 to be transferred before no more that 50 Residential Units brought into occupation. To be provided to the District Council to adopt the LEAP and the recreational open space upon which it stands.</p> <p>Sports Hall Contribution: £54,822 to be paid immediately following the occupation of 70 Residential Units. To provide new or enhanced sports hall provision within 10 miles of Crewkerne.</p> <p>Swimming Pool Contribution: £28,904 to be paid immediately following the occupation of 70 Residential Units. For new or enhanced swimming pool provision within 10 miles of Crewkerne.</p> <p>Youth Facilities Contribution: £17,028 to be paid immediately following the occupation of 105 Residential Units. To provide or enhance facilities for children above the age of 12 in the Crewkerne area.</p> <p>Highways: Highways & Transportation Contribution: £296,000 to be apportioned as follows:</p> <p>First Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 35 Residential Units.</p> <p>Second Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 70 Residential Units.</p> <p>Third Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 105 Residential Units.</p> <p>Traffic Management Contributions towards County Council costs of implementing the proposals contained in the Town Centre Study relating to the management of traffic in the town centre of Crewkerne and highway works in the immediate vicinity of the application site.</p> <p>Rural Bus Interchange Contribution: £35,000 to be paid immediately following the occupation of 35 Residential Units. To be put towards cost of the rural bus interchange within Crewkerne.</p> <p>Education: Education Contribution: £236,251 to be apportioned as follows:</p> <p>Temporary Classroom Contribution: £89,000 to be paid immediately following the occupation of 15 Residential Units.</p>	.	<p>Sports and Leisure: £316,784</p> <p>Highways: £296,000</p> <p>Education: £147,251</p>	<p>Sports and Leisure: £44,000</p>	<p>Status: Underway</p> <p>Sports Pitches/Changing Room Contributions towards George Reynolds Centre</p> <p>Play Area being redesigned.</p>	

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	<p>First Education Contribution: £73.625.50 to be paid immediately following the occupation of 35 Residential Units.</p> <p>Second Education Contribution: £73.625.50 to be paid immediately following the occupation of 70 Residential Units.</p> <p>Contributions for enhancing education facilities in the Crewkerne area and particularly within the catchment area where in lies the application site. Affordable Housing: Units Agreed: 40</p>					
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: CRIMCHARD (CHARD)</p> <p>12/04283/FUL Parish Chard Land Off Thormdun Park Drive Chard Somerset TA20 1FB</p> <p>The erection of 41 No. dwellings and 1 No. 68 bedroom care home together with associated highway infrastructure, parking, landscaping and footpath links. (GR 333019/109864)</p> <p>Agreement Date: 12/04/2013</p>	<p>Sports and Leisure: Leisure Contribution towards enhancing play & leisure facilities at Plot 5 Jarman Way, Chard.</p> <p>Affordable Housing: Units Agreed: 41 100% Affordable Scheme with 68 bed care home.</p>	<p>Contributions split between the occupation of first dwelling in each of the two phases.</p>		<p>Sports and Leisure: £41,000.00</p>	<p>Status: Commenced</p>	<p>Viability assessment undertaken during application process.</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: EGGWOOD</p> <p>12/02126/FUL Parish Merriott Moorlands Farm Moorlands Road Merriott Somerset TA16 5NF</p> <p>The erection of a doctors surgery with attached pharmacy, the conversion of existing farm buildings into 12 No. residential units, the erection of 12 No. dwellinghouses and the erection of garaging and associated works. Agreement Date: 27/03/2013</p>	<p>Sports and Leisure: Sports Arts & Leisure Contribution £45,000 towards providing or enhancing sport and leisure facilities within the village of Merriott.</p>	<p>To pay £15,000 prior to the occupation of 6th dwelling</p> <p>To pay £15,000 prior to the occupation of 12th dwelling</p> <p>To pay balance of contribution prior to occupation of 20th dwelling</p>		<p>Sports and Leisure: £45,000</p>	<p>Status: Not Commenced</p>	

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: EGGWOOD</p> <p>12/04940/FUL Parish Merriott</p> <p>Broadway Farm Barn Broadway Merriott Somerset TA16 5QH</p> <p>Conversion and extension of barns and stable to form 4 No. two bedroom and 4 No. one bedroom residential units</p> <p>Agreement Date: 24/10/2013</p>	<p>Sports and Leisure: Equipped Play Contribution £3440.87, commuted sum for maintenance £1987.50 (Merriott Playing Field) Changing Room Contribution £5,361.48, commuted sum for maintenance £431.32. (Merriott Playing Field) Youth Facilities Contribution £675.63, commuted sum for maintenance £249.79 (Merriott Playing Field) Playing Pitches Contribution £2640.72 commuted sum for maintenance £1884.28 (Merriott Playing Field) Community Hall Contribution: £10,263.05 (Merriott Village Hall)</p> <p>Strategic Community facilities contribution Total £9192.42</p>	<p>On or before 2nd dwelling occupation</p> <p>On or before the 4th dwelling occupation</p> <p>On or before the 6th dwelling occupation</p>		<p>Sports and Leisure: £36,488.33</p>	<p>Status: Commenced</p>	
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: HOLYROOD (CHARD)</p> <p>11/04212/FUL Parish Chard</p> <p>Land At Mitchell Gardens (Snowdon Farm) Shepherds Lane Chard Somerset TA20 1QU</p> <p>Development of 61 residential dwellings with associated vehicular and pedestrian access, landscaping, site re-grading and related infrastructure and engineering works (GR 331600/108500)</p> <p>Agreement Date: 18/10/2012</p>	<p>Sports and Leisure: Changing Room Contribution:£53,975 broken down as follows, £50,022 for the provision of new or enhancement of existing changing facilities in Chard. £3,953 towards maintenance of the facilities.</p> <p>Equipped Play Contribution: £83,440 broken down as follows, £53,313 for the provision of enahncements at the Snowdon Park, Chard play area. £30,309 towards the future maintenance of these facilities.</p> <p>Playing Pitch Contribution: £48,852 broken down as follows, £31,580 towards new or exisiting recreation ground in Chard. £17,272 towards the future maintenance of these facilities.</p> <p>Strategic Contribution: £97,996 towards new or enhanced - swimmong pool, sports hall, theatre & arts centre, artificial pitch or provision of indoor tennis centre in Yeovil or Chard.</p> <p>Youth Facilities Contribution: £14,277 broken down as follows, £10,468 twoards enhancing facilities at Snowdon Park, Chard and £3,809 towards the future maintenance of these facilities.</p> <p>Highways: £10,000 Travel Safeguard contribution payable to SCC Residential Travel Vouchers to be offered as per details within agreement.</p> <p>Miscellaneous Gains Ecological Contribution: £1,000 towards funding of the Chard Reevior Nature Reserve.</p>	<p>Equipped Play & Youth Contributions to be paid on or before 15 dwellings occupied.</p> <p>Playing Pitch & Changing Rooms Contributions to be paid on or before 30 dwellings occupied.</p> <p>Strategic Contributions to be paid on or before 45 dwellings occupied.</p> <p>Ecological Contribution to be paid as follows, £500 within month of commencement and remainder within year of commencement.</p>		<p>Sports and Leisure: £298,540.00</p> <p>Highways: £10,000.00</p> <p>Misc Gains £1,000.00</p>	<p>Status: Underway</p>	<p>POS delivered either through commuted sum or transferring to a separate amanagement company.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: HOLYROOD (CHARD)</p> <p>12/02448/FUL Parish Chard</p> <p>Land Part Of Playing Field St Marys Crescent Chard Somerset</p> <p>Erection of a new single storey medical centre with associated external works and car parking (revised application) (GR 332144/108083)</p> <p>Agreement Date: 13/12/2012</p>	<p>Sports and Leisure: £50,000 in mitigation for loss of playing field amenity to be used to enhance changing facilities at Jocelyn park/new or existing sports facilities in Chard.</p>			<p>Sports and Leisure: £50,000</p>	<p>Status: Development Completed</p>	<p>In dialogue with Developer regarding payment of contribution.</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: ILMINSTER TOWN</p> <p>07/05553/FUL Parish Ilminster</p> <p>North Yard 122 Station Road Ilminster Somerset TA19 9BL</p> <p>Erection of 14 no. residential dwellings to include 5 no. 3 bed houses, 6 no. 2 bed houses, 1 no. 2 bed flat and 2 no. 1 bed apartments with associated highway access.</p> <p>Agreement Date: 23/11/2009</p>	<p>Sports and Leisure: Equipped Play Contribution: £12,650, comprised of £6958 for the equipment and £5,692 for the long term maintenance of the equipment.</p> <p>Playing Pitch Contribution: £20,845 towards all or any of the following</p> <p>a) The laying out of new formal playing pitches at the Recreation Ground off Canal Way, Ilminster.</p> <p>b) The reconstruction, improvements or renovation of existing pitches at the same location.</p> <p>c) The improvement of any buildings, structures and facilities used in connection with such pitches.</p> <p>Strategic Community Facilities Contribution: £7,020 for facilities in the Ilminster area.</p> <p>Youth Facilities Contribution: £1633 construction, renovation or improvement of any building or facility for young people of Ilminster.</p>		<p>Sport and Leisure: £42,0148.00</p>		<p>Status: Development Completed Pitches/Changing Contributions: CHL working with TC & Clubs on potential projects for the Recreation Ground. Youth: Part of on-going review for Rec Ground. Strategic: Project to be identified - For Ilminster Equip Play: Not yet spent. WH Lane</p>	<p>Contributions secured.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: ILMINSTER TOWN</p> <p>06/02906/OUT Parish Ilminster</p> <p>Land At ShudrickLane Ilminster Somerset TA19 0BN</p> <p>Residential development and land to be used for badger mitigation strategy (GR 336348 / 114455)</p> <p>Agreement Date: 24/01/2007</p>	<p>Sports and Leisure: Leisure & Recreation Contribution: £138,994 to be comprised of Equipped Play, Youth Facilities, Playing Pitch Enhancement & Strategic Leisure Facilities.</p>		<p>Sports and Leisure: £138,994.00</p>		<p>Status: Development Completed Pitches/Changing Contributions: CHL working with TC & Clubs on potential projects for the Recreation Ground. Youth: Part of on- going review for Rec Ground. Strategic: Project to be identified - For Ilminster Equip Play: Not yet spent.</p>	Payment secured
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: JOCELYN (CHARD)</p> <p>07/00583/FUL Parish Chard Developer:</p> <p>Land And Properties At Auckland Way And Beckington Crescent Montague Way Chard Somerset</p> <p>Demolition of existing houses and erection of 27 flats and 38 houses together with the provision of 94 car parking spaces (332622/108191)</p> <p>Agreement Date: 28/11/2008</p>	<p>Sports and Leisure: Playing Pitch Contribution: £5,981</p> <p>Strategic Sport & Leisure Contribution: £5,802</p> <p>Off-site Recreation Contribution: £11,385 for provisions at Jocelyn Park, Chard</p>		<p>Sports and Leisure: £23,168.00</p>		<p>Status: Development Completed Pitch/Changing Rooms towards provision of temp changing rooms at Jocelyn Park.</p> <p>Planning Application submitted for changing rooms.</p>	Contributions Secured.

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: JOCELYN (CHARD)</p> <p>10/02904/FUL Parish Chard</p> <p>Land At Ken Close Chard Somerset</p> <p>Demolition of existing dwellings and the erection of 21 new dwellings with associated parking facilities (GR 332545 / 108141)</p> <p>Agreement Date: 23/02/2011</p>	<p>Highways: Highway Contribution: £2,520 towards cost of implementing a MOVA traffic control scheme for the traffic lights at the junction of the A358 with the A30 at Chard.</p>		<p>Highways: £2,520.00</p>		<p>Status: Development Completed</p>	<p>Financial Contribution Secured.</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: JOCELYN (CHARD)</p> <p>11/02677/OUT Parish Chard</p> <p>The Flat Mill Building 22-24 EastStreet Chard Somerset</p> <p>Application for a new planning permission to replace extant permission 08/01329/OUT for the demolition of existing building, formation of access and erection of 2 No two storey buildings housing 14 no flats. (GR 332718/108739)</p> <p>Agreement Date: 23/02/2011</p>	<p>Sport and Leisure Changing Room Contribution £820 Equipped Play Space Contribution Jocelyn Park £874 Commuted Sum for maintenance £496.87 Playing Pitches Contribution £517.71 Maintenance commuted sum £283.14 Sports Hall Contribution £606.21 Swimming Pool Contribution £369.78 Synthetic Turf Pitches Contribution £80.42 Theatre and Arts Contribution £313.07 Youth Facilities Contribution £171.64 maintenance contribution £62.44</p> <p>Highways: Highways contribution, £365.00 towards costs of implementing a MOVA traffic control scheme for the traffic lights at the junction of the A358 with the A30 at Chard</p>	<p>Development not to commence until 50% of total contributions multiplied by No of dwellings.</p> <p>No occupation until remaining 50% paid.</p>		<p>Sport and Leisure Contributions £3752.83</p> <p>Commuted Sum £842.45</p> <p>Highways: £365.00</p>	<p>Status: Not Commenced</p>	

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: TATWORTH AND FORTON</p> <p>12/03272/OUT Parish Tatworth And Forton</p> <p>Land At Langdons Way Tatworth Chard Somerset TA20 2TG</p> <p>Erection of 5 No. detached dwellinghouses with garages (outline) (GR 332950/105540)</p> <p>Agreement Date: 19/03/2013</p>	<p>Sports and Leisure: Equipped Play Contribution: £6,785.47 towards enhancement & maintenance of Tatworth Recreation Ground.</p> <p>Youth Facilities Contribution: £1,156.78 towards enhancement & maintenance of Tatworth Recreation Ground.</p> <p>Playing Pitch Contribution: £3,399.77 towards enhancement & maintenance of Tatworth Recreation Ground.</p> <p>Strategic Contribution: £7,878.08 comprising of:</p> <p>£1565.22 towards enhancing/expanding of Octagon Theatre £402.02 towards artificial grass pitch (CRESTA) £915.30 towards enhancements to the swimming pool at CRESTA £1,185.11 towards provision indoor tennis centre in Yeovil. £1,905.17 towards new or existing sports hall in Chard (CRESTA)</p>	Contributions to be paid on or before 3rd occupation		<p>Sports and Leisure: £19,220.10</p>	<p>Status: Not Commenced</p> <p>New scheme submitted (13/03067/FUL) s106 currently being drafted.</p>	
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: WINDWHISTLE</p> <p>05/00799/FUL Parish Winsham</p> <p>Land At Western Way WinshamLand At Western Way Winsham Chard Somerset TA20 4JH</p> <p>Erection of 4 no. 2 bed terraced houses and 4 no. 3 bed semi-detached with ancillary access road, parking and turning area. RSL GR (337262/106284)</p> <p>Agreement Date: 06/03/2006</p>	<p>Miscellaneous Gains Contribution to upgrade footpath</p>		<p>Misc Gains £5,000.00</p>		<p>Status: Development Completed</p>	Contribution secured. Works complete.

Area West Committee – 19th February 2014

10. Feedback on Planning Applications Referred to the Regulation Committee

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

Area West Committee – 19th February 2014

11. Planning Appeals

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

Purpose of the Report

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

Recommendation

That the report be noted.

Background

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

Report Detail

Appeals Received

Chard – Mixed development comprising 350 homes, floodlit full size football pitch, unlit full size training and mini pitches, multiuse club house, spectator facilities and parking. Hub for neighbourhood/community facilities, public open space, landscaping, drainage, associated vehicular & pedestrian access. Land regrading, associated infrastructure and engineering works (GR 332536/110057), Land East of Mount Hindrance Farm, Mount Hindrance Lane, Chard, Somerset – Mactaggart & Mickel Homes Ltd, S.E Blackburn Discretion Trust.

Crewkerne – Residential development of up to 110 dwellings, plus associated open space (including allotments and areas of habitat enhancement), foul and surface water infrastructure, internal footpaths, cycle routes and estate roads and an access on to the A30 (GR 345007/110338), Land at Goldwell Farm, Yeovil Road, Crewkerne, Somerset – Gleeson Developments Ltd.

Background Papers: None

Area West Committee – 19th February 2014

12. Update Report Land at Goldwell Farm, Yeovil Road, Crewkerne (ref. 13/02941/OUT)

Ward Members: Cllr Angie Singleton, Cllr John Dyke, Cllr Mike Best
Strategic Director: Rina Singh, Strategic Director (Place & Performance)
Assistant Director: Martin Woods, Assistant Director (Economy)
Service Manager: David Norris, Development Manager
Lead Officer: Adrian Noon, Area Lead
Contact Details: adrian.noon@southsomerset.gov.uk or (01935) 462370

Purpose of the Report

To seek Members support in defence of an appeal against the non-determination of outline application for a residential development comprising up to 110 dwellings and new access at Goldwell farm, Yeovil Road, Crewkerne, ref. 13/02941/OUT.

Public Interest

The report sets out the position it is suggested the Council takes in relation to the current appeal against the non-determination of application 13/02941/OUT.

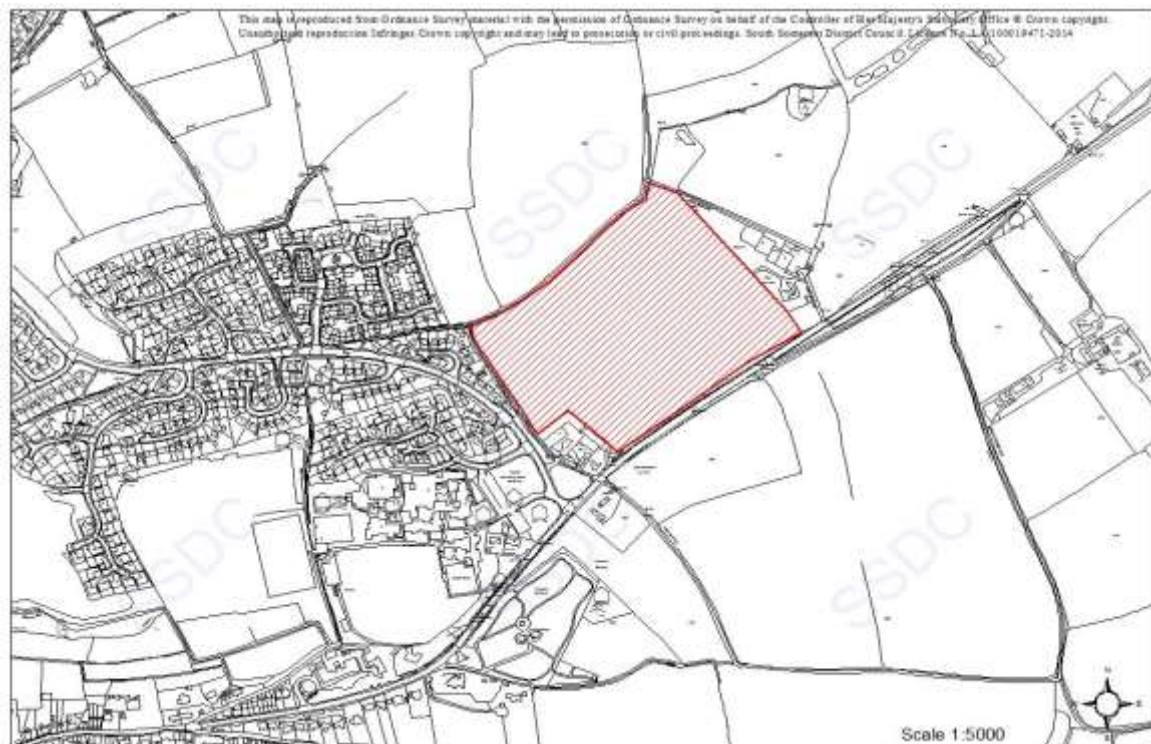
Recommendation

That Members endorse the Officer's recommendation.

Background

Application 13/02941/OUT was validated on 30 July 2013, with a determination date of 29 October 2013. With the exception of the access to the site from the A30 all matters were reserved. An appeal against non-determination was lodged on 22 January 2014 and a Public Inquiry is provisionally scheduled for 23-25 April 2014.

Site



This 7.7 hectare site is located outside, but adjacent to existing settlement limits and is currently in agricultural use as 5 fields predominantly divided by hedges. The land slopes away to the north east and there is a small valley running along the northern boundary. The Council's records indicate a mix of grade 1, 2 and 3a agricultural land, however the supporting information suggests a mix of grades 2, 3b and 4.

The site is bounded by residential development and Higher Eastham Hill Farm along Ashlands Road to the west; open countryside to the north and east and the sunken A30 to the south. On the other side of the A30 is the CLR Keysite which has outline permission for 525 houses with detailed permission for the first 203 houses. There is a footpath (CH33/17) along the western edge of the site, which links to the path (CH33/16) running west through the Middle Hill development.

The town centre is c. 1.1km to the west along the A30 (Mount Pleasant and East Street). With the exception of Wadham School employment sites and services and facilities, such as infants and middle schools, shops, health facilities etc. are some distance from the site.

The majority of the site is within the parish of Merriott; only the field alongside the A30 falls within Crewkerne.

The Proposal

A residential development of up to 110 houses, associated onsite public open space is proposed. A new access from the A30 is proposed. This would be directly opposite the approved access to the CLR site. The proposal is supported by:-

- Planning Statement
- Design and Access Statement
- Landscape and Visual Assessment Report
- Transport Assessment
- Ecological Impact Assessment
- Badger Impact Assessment
- Flood Risk Assessment
- Tree Report
- Agricultural Land Classification Report
- Heritage Desk-Based Assessment
- Sustainable Design and Construction Statement

Planning History

This site was part of the wider 'Longstrings' site put forward as an allocation for c.380 houses and employment land in the draft of the previous local plan. Whilst the then Inspector favoured the Longstrings site over the CLR site on the south side of the A30 the District Council did not agree and, rejecting the Longstrings site allocated the CLR in the 2006 local plan (KS/CREW/1). The CLR site is now subject to the following approvals:-

05/00661/OUT Outline permission granted (04/02/13) for comprehensive development of 50 hectare site between the A30 Yeovil Road and the A356 Misterton Road Local Plan comprising:-

- 525 dwellings, including 17.5% affordable housing
- Employment land for a range of employment uses
- A local centre, including a convenience store

- A primary school site`
- Open space and structural landscaping
- Balancing ponds/attenuation areas to manage surface water
- A new link road between the A30 and the A356
- Detailed design of the new junctions with the A30 and A356
- A dormouse bridge over the link road, to be linked to the habitat to the west of the site and the open countryside to east by additional planting to enable a 'wildlife corridor' to be maintained across the site.
- Badger mitigation proposals
- On-site footpaths and cycle ways and enhanced links to the town centre

An associated S106 agreement provided for a detailed package of planning obligation which included provision for the completion of the link road through the site, between the A30 and the A356, prior to the occupation of the 200th house or within 4 years of the occupation of the 1st house, whichever is sooner.

13/02201/REM Reserved matters approved (20/09/13) for 203 dwellings, the first section of the Crewkerne link road, drainage and service infrastructure, landscape and ecological mitigation measures

There is no history of planning applications at this site, known as Goldwell Farm, however a screening opinion has been issued (05/06/13) which concluded that an Environmental Impact Assessment is not necessary to support this application (ref. 13/01675/EIASS).

PLANNING POLICY

The key policy issue is the National Planning Policy Framework's (NPPF) requirement that local planning authorities demonstrate a 5 year housing supply. In this respect the following should be noted:-

- 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 to District Executive demonstrates that, as of 31st December 2013 the Council still does not have a demonstrably deliverable 5 year housing land supply. District Executive resolved (06/02/14) to undertake 6 monthly monitoring to keep the situation under continual review.

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. Whilst the policies of the 2006 South Somerset Local Plan that are compliant with the NPPF have been saved and remain relevant, policy ST3 (Development Areas) no longer applies to constrain housing or mixed use proposals which should not be refused simply on the basis that they are outside Settlement Limits.

Nevertheless it is considered that the general thrust of policy ST3 to resist unsustainable development that fosters the growth in the need to travel, particularly by private motor car remains relevant and compatible with the NPPF.

Whilst very little weight is accorded to the detailed policies of the emerging local plan, it should be noted that Crewkerne is designated a 'Market Town', where emerging policy SS5 would apply. This would support proposal including:-

“development and redevelopment within development areas, greenfield development identified within this Plan or to come forward through conversions of existing buildings, residential mobile homes and buildings elsewhere in accordance with the policy on development in rural settlements.”

SS5 states that at least 45 additional houses over existing commitments will be required.

The 110 dwellings proposed by the current scheme exceeds the 45 dwellings identified for Crewkerne up until 2028 through the emerging plan (policy SS5), however, it should be noted that this figure is the minimum requirement identified for the settlement and not the maximum. It is considered that Crewkerne's role and function as a Market Town makes it suitable, in principle, to absorb further housing growth to that identified. In this instance the additional housing proposed through the current scheme is not considered to be disproportionate in scale bearing in mind the settlement's role, function and size.

On this basis, and notwithstanding the various objections from the Town Council and local residents, 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 when assessed against the saved policies of the 2006 local plan and the NPPF.

Saved Policies of the 2006 Local Plan

ST3 - Development Areas
 ST5 - General Principles of Development
 ST6 - The Quality of Development
 ST9 - Crime Prevention
 ST10 - Planning Obligations
 EC1 – Protecting the Best and most Versatile Agricultural Land
 EC3 - Landscape Character
 EC7 - Networks of Natural Habitats
 EC8 - Protected Species
 EP3 - Lighting
 EU4 – Water Services
 EH12 – Archaeology
 TP1 - New Development and Pedestrian Movement
 TP2 – Travel Plans
 TP4 - Road Design
 CR2 - Provision of Outdoor Playing Space and Amenity Space in New Development
 CR3 - Off-Site Provision
 CR4 - Provision of Amenity Open Space
 CR9 – Public Rights of Way and Recreation Routes
 HG7 - Affordable Housing

National Planning Policy Framework

CONSULTATIONS

Crewkerne Town Council – recommend refusal on the grounds that:-

- There is already sufficient housing provision for the town within the CLR Keysite development and other applications in progress for at least the next 15-20 years and that no further houses should be built until the new link road is completed which will offer relief for traffic
- There is insufficient evidence in this application to demonstrate that the town's infrastructure will cope with the residents of this number of additional houses
- The proposed development is in the wrong place for the future expansion of Crewkerne; it is considered that were there to be further housing development in Crewkerne it should be on the south side of the town
- The loss of agricultural land
- No comments as yet from Highways

However, in the event that the District Council should decide against the recommendation of the Town Council it is requested that a Section 106 provision is made for a new driveway and parking area for the Townsend Cemetery to be created adjacent to the new eastern (Butts Quarry Lane) access to be created by the CLR Keysite development.

County Highways Authority – initially requested further details subsequently confirmed no objections to the access arrangements or to the impact on the highway network in Crewkerne. It is observed that:-

“Concern has been raised about the possible impact of the development on the current congestion experienced in the town centre. It should be noted that the site which consists of 110 dwellings and the traffic generated from 199 dwellings, (associated with the extant permission and trigger point for CLR), has been given due consideration throughout the Transport Assessment audit process. However, it is considered that, given the position of the development within the town and the likely levels of (development) traffic using the A30 East Street/ Market Street/ Market Square mini-roundabout, the impact would be relatively minor.

“Therefore, it is clear from the above comments that the submitted documentation has fully demonstrated to the satisfaction of the Highway Authority that the peak hour traffic generation will have no detrimental impact on the local highway network, and as such will have a minimal impact on the town centre.”

Concern is raised about the suitability of the submitted travel plan and it is concluded that:-

“The document as submitted is unacceptable and work needs to be undertaken to bring it to an acceptable level. Therefore, at this time it is unclear what Town Centre Improvements are required to incentivize residents to use alternative modes of transport other than the private car.”

The highways officer's full comments are attached at Appendix A.

Given the level of concern about this issue and the potential to impact on the delivery of the CLR site the Council has engaged a highways consultant, Vectos, to review the history, including that of the CLR site, the evidence provided the applicant and the position highway authority has taken. It is their conclusion that the proposed site access is appropriate to serve the development and that even without the link road through the

CLR site, the proposed houses plus up to 200 on the CLR (i.e. 310) would not generate such levels of traffic that the impact on the local highways network would be severe. The highways authorities' concerns about the travel plan are shared and concern is raised over the sustainability of the development.

Review by Vectos attached at Appendix B.

SSDC Housing Development Officer – requests 35% affordable housing based on a tenure split of 67/33 in favour of social rent to other intermediate solutions.

SSDC Leisure Policy Co-ordinator – on the basis of 110 dwellings requests an contribution of £5,090.46 per dwelling toward mitigating the impact of the development on sports, arts and leisure facilities as follows:-

- Equipped Play Space – on site provision of LEAP (94,624)
- Youth Facilities – on site provision (£18,579.79)
- Playing Pitches – off site contribution towards provision in Crewkerne (£43,649.14)
- Changing Rooms – off site contribution towards provision in Crewkerne (£88,621.33)
- Community Halls – off site contribution towards provision in Crewkerne (£57,187.63)
- Theatres and Arts Centres – off site contribution towards expanding and enhancing the Octagon Theatre in Yeovil (£34,434.85)
- Artificial Grass pitches – off site contribution towards provision in Crewkerne (£8,844.46)
- Swimming Pools - off site contribution towards the provision of a new centrally based competition pool (£40,678.27)
- Indoor Tennis Centre - off site contribution towards the provision of a new centrally based centre (£26,072.39)
- Sports Halls – off site contribution towards enhancement of provision in Crewkerne or towards a centrally based 8 court district wide competition sports hall (£41,913.71).
- Commuted sums towards play, youth pitches and changing rooms (£99,800.73)
- 1% Community Health and Leisure Service Administration fee (£5,544.06)

County Education Authority – suggest that a development of 110 dwellings would require 16 First school places to be available. At present, St Bartholomew's CE School already has a roll exceeding its capacity; and Ashlands is forecast to exceed its capacity in the next three years, without taking into account any more new residential development not already underway. Whilst it is intended to provide a new primary/first school site as part of the proposed CLR development, there is currently no indication when this may come forward. In the meantime, it will therefore be necessary to secure developer contributions towards additional school accommodation. The capital cost of each school 'place' is £12,257, so a total contribution of £196,112 should be secured in this instance.

Natural England – no objection subject to conditions to monitor any impacts on dormice and bats.

SSDC Ecologist – no objection subject to conditions to secure appropriate mitigation and protection measures for dormice, badgers, bats and reptile and to agree a landscape and ecological management plan.

Somerset Wildlife Trust – no objection subject to conditions to ensure compliance with recommendations of ecology reports.

Environment Agency – no objection subject to conditions.

Wessex Water – no objection subject to works to address any capacity issues at the nearby sewage pumping station. These would be agreed under water industry legislation.

SSDC Area Engineer – no objection subject to agreement of drainage details and phased implementation.

SCC Rights of Way Officer – no objection subject to the works not encroaching onto the footpath.

SSDC Landscape Architect – objects on the grounds of:-

- landscape impact of this outward extension of Crewkerne separate from the town's main form;
- major adverse impact of highways works to achieve access from A30;
- poor connectivity to the town.

It is concluded that "*there is no landscape support for the indicative layout, LP policy ST5 paras 4 and 5.*" Full comments are attached at Appendix C.

SSDC Conservation Manager – considers that the impact upon character of the A30 corridor, already to be severe through the junction to link road through Easthams, would be profoundly exacerbated by the likely loss of further substantial lengths of the roadside cutting and planting and excavation to form a new access. An access from Ashlands Road would avoid this and must be preferred. Concerns are raised about the indicative layout, however this could be dealt with by a detailed Master Plan at reserved matters stage.

SSDC Tree Officer – no objection subject to agreement of tree protection measures by condition.

SSDC Climate Change Officer – objects on the grounds that the feasibility of installing renewable energy generating equipment has not been sufficiently explored.

SSDC Environmental Protection Unit – no observations.

County Archaeologist – initially raised concerns that the preliminary site investigations should be carried out prior to determination. Although the application was willing to do so at the time of writing no results had been provided. Accordingly an archaeological objection is maintained.

Environment Agency – no objection subject to conditions.

Wessex Water – no objection.

REPRESENTATIONS

12 local residents have written raising the following concerns:-

- Highways impact on town's infrastructure
- Traffic congestion in Crewkerne
- Additional traffic in Ashlands Road
- Dangerous site access
- Ecological/environmental impact

- Overdevelopment of Crewkerne
- Not needed on top of CLR and other developments
- Development in excess of development identified in local plan
- Impact on infrastructure (schools, health care etc.)
- Loss of agricultural land
- Future residents would be forced to travel long distances
- Loss of views
- Possible overlooking
- Possible contamination of private water supply
- Possible flooding – improvements to culverts to northeast would be required

The developer of the CLR site has also objected:-

- The site is outside the settlement boundary and its development would neither benefit economic activity nor maintain or enhance the environment and would foster the need to travel.
- The emerging plan is sound in relation to Crewkerne, whilst there do not agree with the residual figure of 45 house to 2028 this should be addressed by re-examination and site allocations not this premature application.
- Notwithstanding the Council lack of a 5 year housing land supply this would not be sustainable development.
- The submitted access arrangements indicate that land owned by Taylor Wimpey would be required and the detail and safety of the access to the A30 is questioned (this area of concern is expanded on in a review by Taylor Wimpey's highways consultant).
- The submitted traffic impact assessment. Taylor, whilst not having conducted their analysis, consider that any suggestion that the highways network can accommodate 310 houses without the link road being completed raises doubt about the validity and robustness of SCC's existing requirements of the CLR site and deliver timescales.
- The applicant and not engaged with Taylor Wimpey to discuss the possibility of a comprehensive approach to development.

Taylor Wimpey's full objection is attached at Appendix D.

THE CURRENT SITUATION

Whilst a range of concerns have been raised it is not considered that there is any evidence to support concerns in relation to ecology or drainage. Whilst the proposed would result in the loss of some 'best and most versatile' agricultural land, the applicants have commissioned a reputable agricultural consultant to assess the site. There are not considered to be any reasonable grounds to dispute his findings that the best land is in two small parts divided by a strip of poorer quality land. Given the amount and nature of agricultural land involved it is not considered that its loss is objectionable.

Although there are clearly very strong local concerns about the highways impact of the development in term of the access and wider impacts in town these are not supported by the highways authority. In light of these concerns the Council has engaged a highways consultant to review the situation. Their conclusion is that there are no grounds to override the County's advice.

The NPPF is clear that development should only be refused on highways grounds where the highways impacts would be 'severe'. Accordingly it is not considered that it would be justifiable to pursue an objection on the grounds of highways safety or highways impact.

On this basis it considered that there are 3 outstanding areas of concern, namely:-

- Visual Impact
- Sustainability
- Archaeology

Visual Amenity

As noted by the Council's Conservation Manager and Landscape Architect this site clearly extends beyond the town's natural setting in the valley to the west. Additionally it is considered that the sunken A30 provides a pleasant eastern gateway to the town where the transition from county to town is softened, only becoming readily apparent at the top of Mount Pleasant.

It is considered that this proposal creates two visual concerns. Firstly, as noted by the landscape architect this site has a low to low-moderate capacity to accommodate development. This would exacerbate the eastward extension of the town over the ridge and down this eastward sloping land.

Secondly the extensive works to the A30 to create the access would require the removal of many trees and large scale earth working to cut the access into the site. It is considered that this, combined with similar works on the south side to create the CLR access would create a significant, intrusive and highly engineered feature that would become a sub-urban gateway to Crewkerne.

It is considered that the proposed urban extension of the built form of Crewkerne onto this east facing site, away from the main body of the town and the creation of a highly engineered, suburbanising junction at the eastern gateway to the town would result in significant visual harm that should be resisted.

Sustainability

Whilst it is not disputed that Crewkerne is a sustainable location in principle for development, the sustainability of individual sites must still be assessed to ensure developments that the relevant criteria in terms of social, economic and environmental concerns are met.

In this case concern is raised that connections from this peripheral site to the services and facilities in the town are very poor. There is only one pedestrian route to the town centre, i.e. along the A30. This is some distance (1.1km), includes a lengthy and steep incline (Mount Pleasant), narrow pavements, parked cars and crossings in awkward places necessitated by incomplete pavements. It is not considered that this would be an attractive option to the majority of future occupiers, particularly those with impaired mobility, pushchairs, young children or shopping. Whilst the local bus services might be of use to some residents, in all likelihood the private motorcar would be the only realistic mode of transport for the occupiers of this development.

It is considered that this lack of choice raises a number of sustainability concerns. Firstly it is not socially sustainable or inclusive for new development to only be available to those who own and are able to drive cars. Secondly by excluding those who are unable to drive or do not own a car the economic and employment opportunities of future residents are being limited. Finally by effectively forcing residents to rely on the private motor car greenhouse gas emissions are increased and additional traffic is forced into the road to the detriment of the environment.

The applicant has provided a Travel Plan (TP), a commonly used tool to achieve a 'modal shift' away from unsustainable single occupancy car trips. Whilst this might, in some circumstances, address these concerns, it is not considered that the submitted TP gives any realistic assurance that alternatives to the private motor car would genuinely be available.

On this basis it is considered that the development of this site would not be sustainable and should be resisted. Nevertheless both the county and the Council's highways advisor suggest that an improved TP might address this issue. Officers will seek to work constructively to address the deficiencies of the current TP. If an acceptable TP is produced then this strand of objection may fall away.

Archaeology

The preliminary work done by the applicant's consultants has revealed archaeological potential. As a result the county archaeologist has requested further site investigations to establish the nature of this potential to ensure that it can be accommodated by the development. The applicant is happy to do this, however the recent weather has delayed this.

This issue needs to be identified now as a possible reason for refusal, however as with the TP officers will seek to minimise the areas of disagreement and, subject to the County's archaeologist being satisfied, this area of concern may also fall way.

Other Issues

As this is an outline application the detail of the layout of development, house design, relationship with existing properties, on-site landscaping etc. could adequately be considered at the reserved matter stage.

S106 Agreement

The applicants are agreeable to all requested obligations and have provided draft heads of terms to cover:-

- 35% affordable housing
- Sports arts and leisure contributions as requested
- The maintenance of site equipped play areas and informal space
- Financial contribution towards primary school places as requested by county education officer
- Travel Plan measures to include town centre improvements
- S106 monitoring fee based on 20% of the outline application fee.

Whilst such obligations might, where there no other objections, be reasonable and necessary to mitigate the impact of the development on local infrastructure it is not considered that that they outweigh the objections identified above.

Conclusion

Notwithstanding the Council's current lack of a 5 year land supply, it is not considered that the harm in terms of:-

- (1) the visual impact of the development and the access works to the A30;

- (2) the unsustainable nature of this development on the edge of town, separated from services and facilities by distance, topography and poor pedestrian and cycle links;
- (3) potential damage to the archaeological potential of the site outweighs the contribution the development would make to the Council's 5 year housing land supply.

RECOMMENDATION

That:-

- a) the following areas of concern be defended at the public inquiry:-

- (1) The proposed residential development of this peripheral site, sloping away from the town would, cumulatively with the CLR site to the south of the A30, exacerbate the adverse landscape and visual impact of the eastward extension of Crewkerne, separate from the main form of the town within the valley to the southwest. . As such the proposal is contrary to the policies contained within the NPPF and saved policies ST5 and EC3 of the South Somerset Local Plan.

Furthermore the extensive engineering works to the A30 to create the access, in conjunction with the access to the CLR site, would create an excessively suburban feature at the eastern gateway to the town that would be wholly at odds with the local topography and landscape character. As such the proposal is contrary to the policies contained within the NPPF and saved policies ST5 and EC3 of the South Somerset Local Plan.

- (2) The proposal is for up to 110 dwellings on a site remote from employment opportunities and not within reasonable walking distance of infant and middle schools. The site is sufficiently remote from the services and facilities in the town centre for there to be no realistic pedestrian or cycle alternative to the busy A30 which, in places, is steep, lacking in adequate pavements and is subject to considerable on street parking. It is not considered that such route would be attractive to cyclists, pedestrians or anyone with impaired mobility.

The submitted travel plan does not satisfactorily demonstrate that the future residents would have any option but to rely on the private motor car for virtually all their daily needs. Such lack of choice of transport modes constitutes unsustainable development contrary to the presumption in favour of sustainable development running through the NPPF which is not outweighed by any reasonable benefit arising from the development. Accordingly the proposal is contrary to the policies contained within the NPPF and saved policies ST5 and TP2 of the South Somerset Local Plan.

- (3) Insufficient evidence has been provided to demonstrate that the development would not adversely impact on the archaeological potential of the site.

- b) all other matters be agreed as common ground in advance of the Inquiry.

- c) In the event that:-

- a suitable travel plan is agreed to address the sustainability concerns (as set out at (2) above) to the satisfaction of the development manager, in consultation with the ward members

- additional archaeological information is provided to demonstrate that the development would safeguard the archaeological potential of the site to the satisfaction of the County Archaeologist

then these issues also be agreed a common ground between the local planning authority and the appellant.

d) In the event that the appeal is allowed the decision is subject to a Section 106 agreement to provide for:-

- 35% affordable housing to the satisfaction of the Strategic Corporate Housing Manager
- Sports arts and leisure contributions to the satisfaction of the Assistant Director (Wellbeing)
- The maintenance of site equipped play areas and informal space to the satisfaction of the Development Manager in consultation with the Open Spaces Officer
- Financial contribution towards primary school places as requested by county education officer
- Travel Plan measures to include town centre improvements, to the satisfaction of the development manager in consultation with the ward members.
- S106 monitoring fee based on 20% of the outline application fee.

and conditions to the satisfaction of the Development Manager.

Background Papers: *Planning File 13/02941/OUT*



For Environment and Community Protection services 0845 345 9188
For Roads and Transport services 0845 345 9155
Fax 01823 356113/356114

Appendix A – SCC Highways Comments

Dear Sir:

LOCATION: Land at Goldwell Farm, Yeovil Rd, Crewkerne

PROPOSAL: Residential development of up to 110 dwellings, plus associated open space (including allotments and areas of habitat enhancement), foul and surface water infrastructure, internal footpaths, cycle routes and estate roads and an access on to the A30.

PLANNING APPLICATION: 13/02941/OUT

I refer to the above planning application received in my department on 7th August 2013 and following additional information requested my highway comments are set out below:-

The proposed development lies along Yeovil Rd a classified road (A30) which is subject to 30mph /40mph along the site frontage. It is proposed that the new site access will be positioned such that it will form a fourth arm onto the signalised junction proposed as part of the CLR (Crewkerne Link Road) which has an extant permission. However, the applicant has also demonstrated within their submission that a stand alone signalised access can be provided in the event that permission is granted and the CLR has not been constructed. However, it must be noted that funds will need to be made available to ensure that any amendments to the CLR junction design are provided should this occur.

There has been continued dialogue with the applicant over the months and therefore there has been a number of revisions to some of the highway elements associated with the proposed scheme, however, our final highway comments are set below:-

Transport Assessment

The Technical Note has provided an update to modelling previously undertaken. LinSig modelling has been carried out for the year of opening (2017) and five years afterwards (2022) which is in line with SCC requirements. The modelling has also taken account of the uncertainty over when the CLR will be completed, examining scenarios with and without the CLR in place.

The results show that in 2017 and 2022, the site access and the Ashlands Road/A30 Yeovil Road (future) signalised junction will operate within capacity across all scenarios. To take account of uncertainty over when the CLR is expected to be in place, the 2017 scenario examines the traffic impact without the CLR in place. Three

scenarios are considered for 2022: a) no CLR; b) partial completion of the CLR; and c) full completion of the CLR. This is considered to be a satisfactory method of analysis.

The results show that adequate capacity would exist, for all four scenarios examined across both 2017 and 2022, both at the site access and at the future signalised Ashlands Road/ A30 Yeovil Road junction.

It is confirmed that should the scheme be built before the CLR is in place, the site access junction with the A30 Yeovil Road will take the form of a signalised junction.

Concern has been raised about the possible impact of the development on the current congestion experienced in the town centre. It should be noted that the site which consists of 110 dwellings and the traffic generated from 199 dwellings, (associated with the extant permission and trigger point for CLR), has been given due consideration throughout the Transport Assessment audit process. However, it is considered that, given the position of the development within the town and the likely levels of (development) traffic using the A30 East Street/ Market Street/ Market Square mini-roundabout, the impact would be relatively minor.

Therefore, it is clear from the above comments that the submitted documentation has fully demonstrated to the satisfaction of the Highway Authority that the peak hour traffic generation will have no detrimental impact on the local highway network, and as such will have a minimal impact on the town centre.

Travel Plan

The submitted travel plan has been audited and there are still some outstanding concerns, these are set out below:-

- The travel plan needs to be produced as a stand alone document and not part of the Transport Assessment Appendix. It should follow the general format of **Overview** of the site and introduction to the site, **Site Audit, Measures (Action Plan)**, which includes a Travel Plan Coordinator and job description, parking measures, as well as both soft and hard measures and finally **Monitoring**, which includes base line data and target setting.
- Site Audit – the site audit is not very comprehensive and although outline planning at this stage no identification has been given on where connectivity will be given in and around the site. Consideration is given solely to linkage with Crewkerne and does not include Yeovil, which is a major employment area.
- Measures (Action Plan) – The role of a Travel Plan Coordinator, stating funding, hours, job description needs to be produced. Although part of this is covered within Appendix R, it needs to be produced under this heading within a stand alone document, together with an action plan summary. This should also include all aspects of parking i.e. cycling, motorcycles, storage and electrical charging sockets.

- Monitoring – No census data for this ward has been produced, therefore no real measures have been identified over the 5 year period. These need to be shown, giving an indication of reduction and changes, where appropriate in modal shift.
- A travel plan fee of £2,000 plus VAT, together with a provision for safeguarding measures has not been mentioned at all within the documentation.
- The outline planning reference should also be quoted within the document.

The document as submitted is unacceptable and work needs to be undertaken to bring it to an acceptable level. Therefore, at this time it is unclear what Town Centre Improvements are required to incentivize residents to use alternative modes of transport other than the private car.

Estate Roads

The proposal is for an outline application although the Design and Access statement will form the strategy for the sites development, therefore, highway comments are set out below based on that document:

- Section 10. Site Access and Parking – 10.4 details noted, the design of the site access will need to be subject to a detailed technical and safety audit and the visibility of the signal heads and centreline radius details may not be appropriate based on MfS given the tie in to the A30.
- 10.5 Street hierarchy – developer should be aware that use of private drives to serve more than two dwellings, subject to layout, is likely to attract a charge under the Advance Payments Code and in order to satisfy the requirements of the code will need to be built to an adoptable standard to enable the necessary security to be released.
- Section 13 Drainage- 13.4 noted statement that developer has consulted stakeholders, however there has been no consultation with the Highway Authority over the alteration to the highway surface water sewer from Holly Grove (see FRA comments) Developer should be aware that this sewer takes the majority of highway water for this part of the Ashlands development and not just Holly Grove. Therefore any modelling will need to ensure it picks up the whole of the highway catchment. There is no indication of who will be taking maintenance responsibility for the new drainage system.

Drainage

Clause 4.5 of the surface water management strategy refers to the introduction of a swale running through the site which will provide some attenuation volume. The location of the proposed swale is not clear from the drainage strategy drawings in the appendices and therefore it is easy to determine the correlation of same in relation to the proposed estate roads. It should be noted that the designer will need to carefully

consider the implications upon road safety and structural integrity of the road of any ditch located in close proximity to same.

Clause 4.7 advises of the presence of a surface water drainage culvert running across the site discharging into the existing drainage channel. Following investigation of our adoption records it should be noted that this culvert/pipe serves to collect highway run-off only from the eastern end of the Ashlands Road residential developments and is therefore in the ownership of Somerset County Council as highway authority. This being the case the highway authority will be required to approve any proposed amendments to this pipe including the outfall arrangements and no works will be permitted to undertaken on this pipe until consent is granted. The highway authority will seek to secure easements along the route of any residual or replacement pipe where it is located beyond the limits of the prospective public highway on the development.

Parking Provision

The proposed level of parking shall be in line with Somerset County Parking standards.

S106 Requirement

Travel Plan and Site access should be included within the S106 Agreement.

Conclusion

Therefore, in conclusion the Highway Authority raise no objection to the planning application subject to highway conditions being attached to any permissions granted. As an outline application the internal highway elements can be conditioned and the detailed design of the site access both with and without the CLR junction could be delivered as part of the s106 Agreement as can the Travel Plan once agreement of this element. The submitted documentation has demonstrated to the satisfaction of the Highway Authority that the peak hour traffic generation will have no detrimental impact on the local highway network, and as such will have a minimal impact on the town centre.

Yours Sincerely

J Trajan
Principal Planning Liaison Officer
Somerset County Council



10th February, 2014

Mr Adrian Noon
South Somerset District Council
The Council Offices
Brympton Way
Yeovil
Somerset
BA20 22HT

Our Reference: MR/141230/L01

Dear Mr Noon

Land at Goldwell Farm, Crewkerne

Further to your recent discussions with my colleague Mr Axon and a visit to the site, I have set out below what I consider to be the position in terms of the strength of an objection on transport and highway grounds in respect of the Goldwell Farm application.

I have reviewed the original Transport Assessment (TA) prepared by i-Transport and the Framework Travel Plan (Appendix R of the TA) along with the letter prepared by Mr Robert Sellwood of Sellwood Planning dated 21 January 2014 and a Technical Note prepared by i-Transport (21st January 2014) which is attached to Mr Sellwood's letter. The i-Transport Technical Note addresses the representations made by Pheonix Design Partnership on behalf of Taylor Wimpey. Pheonix Design Partnership raised three key criticisms of the proposed scheme submitted by Gleeson Developments Limited. These were:

- Insufficient evidence to demonstrate that access can be provided from an independent three-arm signalised junction arrangement on the A30 (Yeovil Road), and that the proposed access solution would prejudice the delivery of the A30 Crewkerne Link Road signalised junction;
- The proposed access is considered to be unsafe;
- The development of land to the north of the A30 (Yeovil Road) is reliant on and benefits from the CLR site.

Section 2 of the i-Transport Technical Note provides a detailed response to the first point above in relation to the deliverability of the junction. Drawing No. ITB/7206/GA/005B and 006B show the general arrangement of the junction. We have considered both plans and there does not appear to be any apparent reason as to the deliverability of the 3 arm solution prejudicing the delivery of the CLR signalised junction solution. The i-Transport Technical Note states that the 3 arm option can be

07th February 2014
Mr A Noon
South Somerset District Council

Our Reference: MR/141230/L01

delivered within land that forms part of the existing adopted highway or is within the extent of land controlled by the developer. The 3 arm solution does not encroach on land beyond that identified as adopted highway on the southern side of Yeovil Road.

The four arm solution that comprises of a southern arm into the CLR site requires widening of Yeovil Road. The plans provided show that the Gleeson Development junction arrangement does not prejudice this layout.

In terms of the point raised in relation to road safety, the i-Transport Technical Note provides a detailed response in Section 3. The technical layout of the junction has been criticised by Pheonix Design Partnership. In addition to the Transport Assessment dated June a further Technical Note (ITB7206-009B dated November 2013 was submitted to address a number of queries raised by SCC as highway authority. The highway have considered the Technical Note which provided an update to previously submitted Linsig modelling which assesses an opening year of 2017 and a future year assessment of 2022. The Technical Note examines a number of scenarios with and without the CLR as well as the impact of development related traffic on the town centre. The highway authority has undertaken a detailed review of the additional technical work undertaken by i-Transport and considers it acceptable. This is confirmed in the Somerset County Council consultation response to the planning authority dated 1st February 2014. The position of the highway authority is that the proposed junction arrangement has been modelled to the satisfaction of the highway authority as well as additional modelling with the CLR in place and the findings are deemed acceptable.

The points that have been raised in relation to forward visibility, pedestrian provision and the suggestion of Advanced Cycle Stop Lines can all be dealt with if deemed necessary at the detailed design stage.

The final point raised by Pheonix Design Partnership in relation to the Gleeson Development being reliant upon and benefitting from the CLR site has been addressed by –i-Transport in Section 4. Whilst reference is made in the TA to the CLR site and the traffic impact assessment undertaking considers a number of scenarios with the CLR site in place, there is nothing to suggest that the development of land to the north of Yeovil Road is reliant upon the CLR site. It is accepted however that the CLR mixed use development would provide some local facilities and services that would be closer and potentially easier to access. It is also fair to conclude that with the CLR site implemented, the distance to travel by pedestrians and cyclists is certainly reduced to Blackwell Lane Industrial Area and the Crewkerne Train Station.

Having reviewed transport assessment and the proposed access drawings, I would offer the following views;

- The approach taken to assessing the impact of the development is considered to be appropriate and generally in line with guidance and best practice.
- While the TA did not adequately address the future performance of the site access junction, it is understood that a subsequent technical note allayed concerns about the future performance of the junction. This is the case for both scenarios with and without the development of the CLR site.

07th February 2014
Mr A Noon
South Somerset District Council

Our Reference: MR/141230/L01

- The design of the access junction appears to be acceptable and appropriate for the setting and scale of development, and would not result in any safety concerns.

A Framework Travel Plan was included in the original Transport Assessment (Appendix R) that accompanied the planning application. An updated version of the Framework Travel Plan dated 7th February 2014 has been provided to the local planning authority and has been considered by Vectos. Having reviewed the Framework Travel Plan, I am not convinced that it works hard enough to encourage the use of more sustainable travel modes. The Travel Plan sets out the sustainable strategy for the site with the overall aim being:

- To reduce the number of single occupancy car journeys to the site, and
- To improve accessibility to the site by non-car modes of transport

The Travel Plan goes on to say that by implementing a package of infrastructure measures will benefit future residents of the development as well as existing residents in the vicinity of the site. Whilst a number of initiatives are detailed in the TP including incentives to encourage walking and cycling, the Travel Plan lacks detail in terms of infrastructure measures and improvements other than a link from the development to an existing Public Right of Way onto Ashlands Road and the provision of Residential Travel Vouchers. Whilst the site is on close proximity to a secondary school and leisure centre, the majority of day to day conveniences are located in the town centre which in order to walk to requires the use of sub-standard footways along Yeovil Road. Similarly, public transport services that pass the site and serve local stops on Ashlands Road are infrequent (4 services per day) and are considered to have minimal effect in achieving modal shift. The Travel Plan does not provide confidence that the development is suitably sustainable.

As such, it is considered that there are no fundamental technical issues with the proposed access into the site from the A30 or the impact on the local highway network including traffic impact in the town centre from this development. However, the Travel Plan lacks any firm commitment to offering or encouraging alternatives travel modes to the private car and relies upon existing routes to local facilities and the issue Residential Travel Vouchers. In its current form, the Travel Plan is limited in providing assurances that travel behaviour at this development will not be reliant upon the private car.

Yours sincerely

Matt Russell
Director
for **Vectos**
020 7268 3020
Matt.Russell@vectos.co.uk

Appendix C – Landscape Architect’s Comments

Adrian, the above application seeking the residential development of 110 homes on the above site is noted. I also note that the core strategy does not advocate any further building in Crewkerne, and that will only change if there is Inspectorate support to the contrary, which appears unlikely on the basis of the Inspector’s preliminary findings.

In terms of the principle of development here, looking at the findings of the landscape peripheral study, the area is indicated as having both a low, and moderate-low capacity for development, and whilst it would longer term have a relationship of sorts with the Easthams site to the south, and Wadham to the west, development here would exacerbate the adverse impact of this outward extension of Crewkerne, separate from the town’s main form that lays in the valley to the southwest of the site. Hence there is no landscape support for the principle of development in this location, LP policy EC3.

The other major adverse impact derives from the point of highway access, and its route into the site, which;

- (a) would knock out an extensive length of woody vegetation by the A30 roadside, to erode the distinctive character of the A30 approach to the town;
- (b) create a huge gap in the hillside where the current banks above the A30 would need to be regarded, again eroding local landscape character;
- (c) requires extensive earthworking to first (i) cut the access road into the higher ground, and (ii) build up road linkage across the site at (as shown) the southwest boundary where the land ‘corrugates’, which will be greatly at variance to local topography, and;
- (d) creates too great a separation between potential housing areas for the development to demonstrate cohesion.

Connectivity with the town is poor, and there is little cohesion in the proposed building layout – which is (rightly) primarily determined by landscape sensitivities, and the site’s varying topography. Whilst the steepest slopes are avoided, I note that housing is planned within field 3 on a 1 in 6 slope, and generally the folds in the topography will not readily accommodate standard structural forms and road gradients. Experience has shown that building over such slopes will require a great deal of ground manipulation; and result in substantial elements of retention; and massing impacts due to the change of level across the site. Any greater densities than the indicative masterplan intends are bound to exacerbate these probabilities, hence there is no landscape support for the indicative layout, LP policy ST5 paras 4 and 5.

Robert Archer
Landscape Architect
South Somerset District Council
telephone 01935 462649
robert.archer@southsomerset.gov.uk

Our Ref: 12-020

Mr Adrian Noon
Development Management
Council Offices
Brympton Way
Yeovil
Somerset
BA20 2HT

7th January 2014

Dear Mr Noon

**Re: Land at Goldwell Farm, Yeovil Road, Crewkerne (Application Ref: 13/02941/OUT)
Representation on behalf of Taylor Wimpey Homes**

This letter of representation is submitted in relation to the above planning application for 110 dwellings and associated uses at Goldwell Farm, Crewkerne on behalf of Taylor Wimpey Homes. Taylor Wimpey has significant land interests at Crewkerne and is the developer of the Crewkerne Key Site directly to the south of the Goldwell Farm application site.

The Crewkerne Key Site is allocated for development within the adopted South Somerset Local Plan (Policy KS/CREW/1) and also within the emerging Local Plan (Policy HG1). Outline planning permission for 525 dwellings was granted in January 2013 and Reserved Matters approval for the first phase comprising 200 houses approved in September 2013. Commencement of the site is expected in 2014. The development provides a significant amount of the housing provision for the town over the course of the next 20 year plan period.

This letter raises objection to the principle of the Goldwell Farm application having regard to the existing and emerging development strategy for the town and also raises concern with a number of detailed items with the proposal which collectively lead to Origin3 concluding that the application should be refused planning permission.

Principle of Development

The application site lies outside of the Crewkerne Settlement Boundary as designated in the adopted South Somerset Local Plan (2006). Policy ST3 clearly states that outside of defined development areas of towns, development will be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel. The Goldwell Farm application does not achieve these policy requirements and on this basis it represents development in the open countryside and a departure from the Development Plan. Therefore an in-principle policy objection exists.

Emerging South Somerset Local Plan and Prematurity

The emerging Local Plan for South Somerset covering the period 2006 – 2028 is at an advanced stage. The Plan was subject of public examination by an independent Planning Inspector in May-June 2013. The Local Planning Authority has since updated its evidence base in response to initial concerns raised by

the Inspector on issues which went to the heart of the soundness of the Plan. None of these 'soundness issues' related to Crewkerne and therefore it can be assumed the development strategy within the Plan for this settlement, which directs growth to the east and south-east of the town and not Goldwell Farm, is acceptable. The Plan is due to be re-examined in spring 2014 with adoption anticipated before summer 2014.

The Development Strategy for Crewkerne set out within the Submitted Local Plan outlines the significance of the Key Site to deliver the growth for the town over the plan period. The direction of the growth to the east and south-east of Crewkerne is established (Policy HG1). Of the 961 dwellings proposed over the plan period, 916 are already committed setting a residual requirement of 45 dwellings. Whilst Origin3 consider the housing provision for Crewkerne should be increased through the re-examination process, it concurs with the Plan that the residual amount of dwellings should be considered through the future Site Allocations and Development Management DPD process.

Approval of the Goldwell Farm application to the north of the town and north of the A30 is inconsistent with the emerging development strategy for Crewkerne set out within the emerging Local Plan which has been through a robust plan making and Sustainability Appraisal process. It is therefore premature when considered against the emerging development strategy which is due re-examined and adopted in the coming months.

Housing Land Supply

Recent appeal decisions indicate South Somerset District's five year housing land supply position is marginal. As such the Applicant has indicated that the presumption in favour of sustainable development set out in the NPPF (para 14) should apply and that relevant policies for the supply of housing should not be considered up-to-date in this respect (para 49).

Using the Applicant's planning approach, the proposal would still need to achieve sustainable development against the provisions of the NPPF. Origin3 conclude that this proposal would not represent sustainable development on the grounds that the adverse impacts of approving this development significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF on the following grounds:

- It is inconsistent with the planning making process whereby the South Somerset District Council has produced a clear development strategy for Crewkerne through a plan making process including Sustainability Appraisal which has guided development south of the A30 and east of Crewkerne; and not to the north of the town.
- Design, technical and deliverability concerns exist, particularly in relation to highways, which should carry significant weight in the decision making process and determining the sustainability of the site. These are expanded upon below.

It should also be noted that the emerging Local Plan sets out a strategy for achieving a five year housing land supply for the District. This strategy can be expected to be approved by an independent Planning Inspector in spring 2014 and therefore a strategy for meeting the need for development in the District in the next five years will be confirmed.

Access

Detailed approval of the proposed access from the A30 has been applied for within the Goldwell Farm application. The access shown on i-transport drawing ITB7206/GA/006B is on land outside of the redline application boundary and extends beyond the limit of the existing public highway on to land in the

ownership of Taylor Wimpey. The access proposal submitted is therefore reliant on land in the ownership of Taylor Wimpey and delivery of the approved Crewkerne Link Road (CLR).

The application fails to demonstrate how access could be delivered independently of the CLR A30 signal junction (using a three-arm-signalised junction) and how it can be provided without prejudice to the delivery of the CLR A30 junction by Taylor Wimpey. The submitted design and access statement does not refer to an alternative independent three-arm access and therefore the Applicant are not able to deliver the access without the A30 CLR junction in place.

The access proposals would require collaboration between the Applicant and Taylor Wimpey. Taylor Wimpey has not been approached by Gleeson to discuss delivery or funding of the four-arm signalised access junction.

The Transport Assessment and Design and Access Statement place significant emphasis on future vehicle, pedestrian and cycle links provided by the CLR to the new facilities within Taylor Wimpey's Key Site (Primary School, Local Centre etc) and to the south of Crewkerne including Blacknell Lane industrial area and train station. The provision of these links is dependent upon the delivery of the completed CLR by Taylor Wimpey. Given that they are strategic infrastructure links for the land to the north of the A30 then, to ensure timely delivery required to assist the sustainability of the Goldwell Farm site, they should be partly funded by Gleeson.

Upon the advice of Taylor Wimpey's highways consultants, Phoenix Design, there are also technical design reasons why the access is not deliverable in its current form. These are set out in a separate enclosed Highways Response, however in summary:

- The A30 access westbound non-hooking right turn arrangement is not safe;
- The arrangement has a high risk of 'rear end shunts' for vehicles turning right from the A30 into the site and is therefore not safe;
- The access arrangement shows two tight radius bends on a downhill slope with 25m forward visibility (based on Manual for Streets and 20mph speed), and bordered by 1.2m retaining walls with 1:2 embankment. Drivers will be unsighted on the approach to the traffic signals. The combination of the tight radii, steep gradient and poor visibility on the approach to the traffic signals is unsafe.
- Cycle links from the CLR site will be provided north to the Ashlands Road junction. The CLR A30 signalised junction does not include any cycle facilities except advanced stop lines. To provide a good quality safe cycle and pedestrian link from the Gleeson site to the Local Centre and Primary School within the CLR site, and to facilities to the south of Crewkerne (Station & Bracknell Lane), the junction would benefit from the inclusion of cycleways and a toucan crossing. The current layout does not allow for this;
- The northern arm of the access to the Gleeson site does not include any pedestrian facilities for pedestrians walking along the footway on the northern side of the A30 Yeovil Road.

It is concluded that a safe access from the A30 for vehicles, pedestrians and cyclists cannot be delivered without modification to the current proposals, without use of land under Taylor Wimpey's control and without additional costs. Any revised junction would need to be remodelled to ensure that the amended junction has adequate capacity.

Highways

A strategic requirement of the Crewkerne Key Site application was the timely delivery of the link road taking existing and new traffic from the A30 to the A356, avoiding the need for additional movements through the town centre. Following relevant highways modelling and assessment of the local transport network, Taylor Wimpey was required to complete the full link road by the 200th dwelling or within 4 years from first occupation in order for the development to be found acceptable by Somerset County Highways.

Clearly, the Goldwell Farm application introduces significant new vehicle movements to the north of the A30 and places additional pressure on the town centre routes. When combined with the 200 dwellings at Crewkerne Key Site, this now equates to 310 dwellings being delivered before the full CLR is completed.

The Applicants Transport Assessment concludes that the existing highways network can accommodate 310 dwellings without the CLR being completed. Whilst Taylor Wimpey has not undertaken its own transport modelling exercise at this stage, this conclusion represents a significant movement from what has been historically approved and encouraged by Somerset County Highways. It also raises doubt about the validity and robustness of Somerset County Highways existing requirements for the Crewkerne Key Site and the CLR delivery timescales.

Comprehensive Development

Our client is also disappointed that the Applicant for Goldwell Farm has not sought to actively engage with Taylor Wimpey Homes both during the pre-application process or once the application has been submitted. This is particularly disappointing given the sites are adjoining and considering the Goldwell Farm application seeks to modify the approved access to the Key Site. This is poor planning practice and at odds with guidance within the NPPF which seeks to deliver comprehensive development through stating that Applicants will be expected to work closely with those directly affected by their proposals and that this should be demonstrated in developing the design of new development (para 66).

Unresolved Consultation Responses

Finally, it is drawn to the Council's attention that there appear to be unresolved objections from the Town Council, Somerset County Travel Plan Officers and Somerset District Council Landscape Officer which if left unaddressed should be afforded weight in the decision making process.

Summary

The development represents a departure from the Development Plan and the emerging development strategy for Crewkerne set out within the Submitted Core Strategy which is due to be re-examined in early 2014. For this reason, the proposed development is not policy compliant and is also premature pending the forthcoming re-examination of the emerging Local Plan. In sustainability terms there are technical and deliverability issues which weigh against the development in the planning balance and override the benefits. On this basis, Origin3 conclude that the application is refused.

Yours sincerely,

Jonathan Orton
Director
(jonathan@origin3.co.uk/ 0117 927 3281)

HIGHWAY & TRANSPORT REVIEW

Documents Reviewed:

- Application Boundary: Floyd Matcham Drawing TD639/03
- A30 Access Plan: i-transport Drawing ITB7206/SK/006A
- Transport Assessment: i-transport
- Design & Access Statement: Floyd Matcham
- Planning Statement: Sellwood Planning

Highway & Transport Comments:

- Outline planning application is sought for: *residential development up to 110 dwellings, plus associated open space (including allotments and areas of habitat enhancement), foul and surface water infrastructure, internal footpaths, cycle routes and estate road, and an access on to the A30.*
- The only matter not reserved for future approval is the A30 access as shown on i-transport's drawing ITB7206/SK/006A (copy appended).
- The access shown on i-transport drawing ITB7206/SK/006A is on land outside of the redline application boundary, as shown on Floyd Matcham drawing TD639/03 (copy appended), and extends beyond the limit of the existing public highway on to land in the Ownership of Taylor Wimpey.
- The access proposal submitted is reliant on land in the ownership of Taylor Wimpey and delivery of the CLR A30 signalised junction by Taylor Wimpey.
- Contrary to Section 6.3.5 of i-transport's Transport Assessment the application fails to demonstrate how access could be delivered independently of the CLR A30 signal junction (using a three-arm signalised junction) and how it can be provided without prejudice to the delivery of the CLR A30 junction by Taylor Wimpey.
- The access proposals submitted would require collaboration between Gleeson Strategic Land and Taylor Wimpey. Taylor Wimpey has not been approached by Gleeson to discuss delivery or funding of the four-arm signalised access.
- The access proposals shown on i-transport drawing ITB7206/SK/006A are not considered to be safe, in particular the westbound non-hooking right turn arrangement. The arrangement shown is considered to have a high risk of 'rear end shunts' for vehicles turning right from the A30 in to the Gleeson's site. In our view a separate right turn lane should be provided; this would impact significantly on the layout of the junction and would need to be remodelled to ensure that the amended junction has adequate capacity.

HIGHWAY & TRANSPORT REVIEW

- The access arrangement from the land to the north of the A30 shows two tight radius bends (centre line radii of 20m), on a downhill slope varying between 4-6% (1:25 and 1:16.67), with 25m forward visibility (based on Manual for Streets and 20mph speed), and bordered by 1.2m retaining walls with 1:2 embankment. Drivers will be unsighted on the approach to the traffic signals; the combination of the tight radii, steep gradient and poor visibility on the approach to the traffic signals is considered to be unsafe.
- The Floyd Matcham Design and Access Statement refers to a 4-arm signal junction as the means of access to the land to the north of the A30; no reference is made to an alternative independent three-arm access. Gleeson are not able to deliver this access without delivery of the A30 CLR junction and collaboration from Taylor Wimpey.
- The TA and DAS place significant emphasis on the future vehicle, pedestrian and cycle links provided by the CLR to the new facilities within the CLR site (Primary School, Local Centre, etc and to the south of Crewkerne, including the Blacknell Lane industrial area and the Railway Station. The provision of these links is dependent on delivery of the completed CLR by Taylor Wimpey. If they are important strategic links for the land to the north of the A30 then, to ensure timely delivery, they should be partly funded by Gleeson.
- Cycle links from the CLR site will be provided north to the Ashlands Road junction. The CLR A30 signalised junction does not include any cycle facilities except advanced stop lines. To provide a good quality safe cycle and pedestrian link from the Gleeson site to the Local Centre and Primary School within the CLR site, and to facilities to the south of Crewkerne (Station & Bracknell Lane), the junction would benefit from the inclusion of cycleways and a toucan crossing. The current layout does not allow for this; to include provision would require significant amendments that would result in the loss of development land and additional costs to Taylor Wimpey.
- The northern arm of the access to the Gleeson site does not include any pedestrian facilities for pedestrians walking along the footway on the northern side of the A30 Yeovil Road.
- Taylor Wimpey does not believe that a safe access for vehicles, pedestrians and cyclists can be delivered without modification to their proposals, without loss of development land and without additional costs.

HIGHWAY & TRANSPORT REVIEW

- The suggested highway contributions identified in the i-transport TA are limited to:
 - Public Transport Improvements;
 - Walking & Cycling improvements between the site and the town centre from the north; and
 - Travel Plan measures.

- The S106 Heads of Terms identified in the Planning Statement produced by Sellwood Planning suggests the following provisions or contributions:
 - a contribution to off-site education facilities;
 - a contribution towards off-site playing fields;
 - a contribution towards off-site leisure provision;
 - off-site bus and cycle enhancements;
 - green travel vouchers;
 - smart travel information pack;
 - town centre improvements;
 - travel plan co-ordination; and
 - on-site affordable housing.

- The transport and highway contributions suggested do not include any contribution towards the delivery of the A30 Yeovil Road signalised access or the CLR from the A30 to the A356 Station Road on which the development of the land to the north of the A30 is reliant.

- The traffic modelling in the TA assumes that the CLR development in its entirety will be complete by 2018. This is unlikely and is considered to be a conservative assessment.

- At this time we have no reason to dispute the traffic flows or junction modelling included in the TA. The modelling shows that the development of the land to the north of the A30 will not have any significant impact on the capacity of the A30 CLR signalised junction (as shown on i-transport's drawing ITB7206/SK/0006A), or the Ashlands Road/A30 junction (current priority arrangement or future signalisation by SCC).

HIGHWAY & TRANSPORT REVIEW

Conclusion:

- The TA produced by i-transport concluded that it “demonstrates how safe and suitable access will be achieved” and that the land to the north of the A30 is “acceptable in transport terms and would not have a noticeable residual transport or highways impact”.
- We would strongly disagree with these conclusions on the basis that the proposed A30 access cannot be delivered by Gleeson in the form shown on drawing ITB7206/SK/0006A and that it has not been adequately demonstrated that an alternative independent three-arm signalised arrangement would not prejudice the delivery of the A30 CLR signalised junction.
- We have major concerns about the safety of the access arrangement proposed and do not believe safe access to the land to the north of the A30 can be achieved without modifications to the Taylor Wimpey CLR A30 access, resulting in loss of development land and additional costs.
- The A30 CLR junction would require significant modifications to provide a good quality safe cycle link to the land to the North of the A30. This would result in loss of land and additional cost to Taylor Wimpey.
- The development of the land to the north of the A30 is reliant on and benefits significantly from the CLR site. It would therefore seem reasonable for the development to contribute to the major highway and transport infrastructure being provided by the CLR development, assuming access arrangements can be resolved.

Area West Committee – 19th February 2014

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 68.

The inclusion of two stars (**) as part of the Assistant Director's (Economy) recommendation indicates that the application will need to be referred to the Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The Lead Planning Officer at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to Regulation Committee even if it has not been two starred on the agenda.

Human Rights Act 1998 Issues

The determination of the applications which are the subject of reports in the schedule are considered to involve the following human rights issues:-

Article 8: Right to respect for private and family life

- (i) Everyone has the right to respect for his private and family life, his/her home and his/her correspondence.
- (ii) There shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interest of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedom of others.

The First Protocol

Article 1: Protection of Property

Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interests and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.

Each report considers in detail the competing rights and interests involved in the application. Having had regard to those matters in the light of the convention rights referred to above, it is considered that the recommendation is in accordance with the law, proportionate and both necessary to protect the rights and freedoms of others and in the public interest.

Background Papers: *Individual planning application files*

Area West Committee – 19th February 2014

14. Date and Venue for Next Meeting

The next scheduled meeting of the Committee will be held on Wednesday, 19th March at Merriott Village Hall, Merriott.

Planning Applications – 19th February 2014

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
69	ILMINSTER	13/04760/FUL	The erection of 65 No. dwellings and associated works to include play provision (Revised Application). (GR 334845/114681)	Land At Canal Way Ilminster	Persimmon Homes (South West) Ltd
89	CHARD COMBE	13/04241/FUL	Demolition of existing garage and erection of 2 No. semi-detached dwellinghouses (GR 332633/109004)	15 Glynswood Chard Somerset	Mr Tim Rudkin
97	HINTON ST GEORGE	13/04695/FUL	Siting of temporary agricultural workers mobile home, composting toilet and chick brooding house (GR 342563/112538)	Land Adjoining Green Lane Merriott Road Hinton St George	Miss D Quince
107	TATWORTH AND FORTON	13/00875/FUL	Erection of two storey extension to dwellinghouse (GR 334020/107112)	1 Mill Lane Forton Chard	Mr Michael Farthing

Area West Committee – 19th February 2014

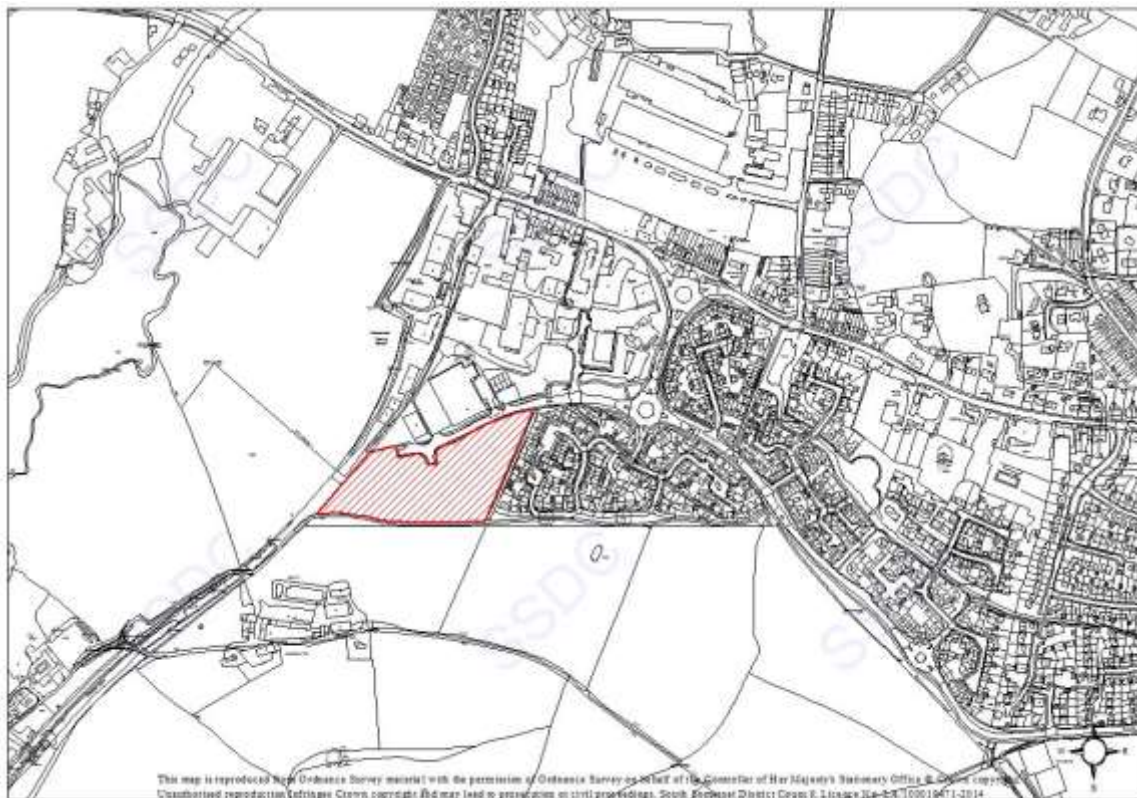
Officer Report on Planning Application: 13/04760/FUL

Proposal:	The erection of 65 No. dwellings and associated works to include play provision (Revised Application). (GR 334845/114681)
Site Address:	Land At Canal Way Ilminster
Parish:	Ilminster
ILMINSTER TOWN Ward (SSDC Member)	Cllr C Goodall Cllr K T Turner
Recommending Case Officer:	John Millar Tel: (01935) 462465 Email: john.millar@southsomerset.gov.uk
Target date:	21st February 2014
Applicant:	Persimmon Homes (South West) Ltd
Agent: (no agent if blank)	Mrs Catherine Knee WYG Hawkridge House Chelston Business Park Wellington Somerset TA21 8YA
Application Type:	Major Dwlg 10 or more or site 0.5ha+

REASONS FOR REFERRAL TO COMMITTEE

The application is classed as a 'major major' (2 hectares or more) and therefore in accordance with the Council's adopted scheme of delegation, has to be referred to Area West Committee.

SITE DESCRIPTION AND PROPOSAL





The site is located towards the western side of Ilminster, on the southern side of Canal Way. The site is currently grassed and adjoins a residential area to the east and business units to the north. To the south and west is countryside. Public rights of way adjoin the site with a public footpath running along the eastern boundary and a bridleway along the southern boundary. National Cycle Route 33 also follows the line of the bridleway to the south. The application site is approximately 2 hectares in size and forms the remaining undeveloped area within a larger 21.6 hectare development site, which includes the adjoining housing and commercial developments. It is within the Ilminster development area and is referred to as a commercial area of major change in the saved South Somerset Local Plan. Approval was granted in 2008 for the provision of 4 industrial buildings, however this consent has now elapsed. The southern and eastern boundaries of the site benefit from fairly extensive landscaping, with mature boundary hedges present. Planning permission has also recently been refused at Area West Committee (November 2013) for the erection of 65 dwellings on the grounds that no on-site play facilities were proposed.

This application is a revised scheme following the refusal of planning application 13/02740/FUL. The proposed scheme is laid out as previously submitted, however on-site play provision (LEAP) is now proposed in the south west corner of the site, along with an area of informal open space. Plot 54 has been re-orientated to allow improved supervision of the play area and adjoining open space, otherwise the scheme is as previously submitted for the erection of 65 dwellings and garages, along with associated works including laying out of new estate roads, surface water attenuation, other drainage and landscaping arrangements. A range of dwellings are proposed from 1 bedroom flats to 4/5 bedroom homes. 23 affordable dwellings are proposed and are to be clustered to the north east of the site. The dwellings incorporate a simple range of materials, comprising Fortacrete reconstituted stone (Blackmoore Olde Heather) and Ibstock Brunswick bricks (Wilton Yellow and Autumn) with Redland Richmond and Mini Stonewold roof tiles. The layout incorporates a main spine road from an existing hammerhead into the site from Canal Way, with shared surface roads into the remainder

of the development site. It is still proposed to provide links into the existing public footpath and cycle network to be provided in a number of places.

The application is supported by:

- Design and Access Statement and Planning Statement
- Flood Risk and Drainage Assessment
- Transport Statement
- Travel Plan
- Ground Conditions Desk Study Report
- Habitats Survey (Phase 1 Survey, Bat and Dormouse Survey Reports)
- Archaeology and heritage Desk Based Assessment
- Arboricultural Constraints Report
- Statement of Community Involvement

HISTORY

13/02760/FUL: The erection of 65 No. dwellings and associated works - Refused.

12/04878/EIASS: Proposed residential development of up to 60 dwellings - EIA not required.

09/00459/S73: Application to delete condition 3 of decision notice 08/01602/FUL dated 12.09.08 (to be replaced by a new condition.

allowing B1, B2 and B8 use across the whole site but limiting 50% of block 4 for B2 use) and vary condition 19 by replacing the word opening with delivery and amend hours to 07.00-19.00 Monday to Saturday and 09.00-16.30 Sundays, Bank and Public Holidays Permitted with conditions.

08/01602/FUL: The erection of 4 industrial buildings and associated parking - permitted with conditions.

97/01637/OUT - development of 21.6 hectares of land for residential development and employment purposes (approved 1998).

A large number of applications have been previously been submitted with regard to other aspects of the larger site, including the now developed adjoining sites.

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 2006:

ST3 - Development Areas

ST5 - General Principles of Development

ST6 - The Quality of Development

ST7 - Public Space

ST10 - Planning Obligations

EC3 - Landscape Character

EC8 - Protected Species

EH12 - Areas of High Archaeological Potential and Other Areas of Archaeological Interest

EP1 - Pollution and Noise
 EP5 - Contaminated Land
 EP6 - Demolition and Construction Sites
 EP9 - Control of other Potentially Polluting Uses
 EU4 - Drainage
 TP1 - New Development and Pedestrian Movements
 TP2 - Travel Plans
 TP4 - Road Design
 ME3 - Employment within Development Areas
 HG7 - Affordable Housing
 CR2 - Provision of Outdoor Playing and Amenity Space in New Development
 CR3 - Off Site Provision
 CR4 - Provision of Amenity Space

Policy-related Material Considerations

National Planning Policy Framework (March 2012):

Core Planning Principles - Paragraph 17
 Chapter 4 - Promoting Sustainable Transport
 Chapter 6 - Delivering a Wide Choice of High Quality Homes
 Chapter 7 - Requiring Good Design
 Chapter 8 - Promoting Healthy Communities
 Chapter 10 - Climate Change and Flooding
 Chapter 11 - Conserving and Enhancing the Natural Environment
 Chapter 12 - Conserving and Enhancing the Historic Environment

Somerset County Council Parking Strategy (March 2012)

South Somerset Sustainable Community Strategy (2008-2026):

Goal 3 - Healthy Environments
 Goal 4 - Quality Public Services
 Goal 8 - Quality Development
 Goal 9 - Homes
 Goal 11 - Environment

CONSULTATIONS

The responses from the following consultees are provided below in summary form only. The full responses are available on the public planning file.

Iminster Town Council: Recommend refusal. Issues discussed during consideration of this item included:

- Crime and disorder
- Child safety & protection
- Surveillance of LEAP site should not be the focussed responsibility of one property, unsatisfied.
- The proposed LEAP is sited in a remote location which has also been raised in police report.
- Proximity of the cycle path
- Proximity of deep water

Donyatt Parish Council: No comments received in respect to this application. The following response was received in regard to previous application 13/02740/FUL - No objections in principle, however concerned that proposed development in Chard and Cuttifford's Door will add to surface water run-off to the River Isle, through Donyatt, which

may impact on the flood plain. Donyatt PC would like to be sure that the interactions with this site has been considered.

County Rights of Way: No objection. The proposed pedestrian and cycle access routes are welcomed, although these will need to be discussed with the Rights of Way Team in more detail.

SSDC Rights of Way: No comment.

County Archaeology: No comments received in respect to this application. The following response was received in regard to previous application 13/02740/FUL - An on-site evaluation revealed Roman and Prehistoric remains. The applicant has had the appropriate archaeological investigation works carried out and no further work is required in this respect. As such there is no need for any conditions to be imposed if permission is granted.

County Education: No new comments received in respect to this application, previous comments apply. The following response was received in regard to previous application 13/02740/FUL - Confirmed that Greenfyld First School is overcrowded, with nine first school places required as a result of the development proposal. At a cost of £12,257 per place, there is a need for development contributions of £110,313.

SSDC Climate Change Officer: Has referred to Building Regulations and emerging Local Plan policies requiring consideration of high-efficiency alternative energy systems and requirement to build to Code for Sustainable Homes level 4. Does not support the scheme as there is no comment included in the proposal in respect to provision of renewable energy generation equipment that will be required for Building Control purposes.

SSDC Economic Development: No new comments received in respect to this application, previous comments apply. The following response was received in regard to previous application 13/02740/FUL - The site has previously been marketed to a level that is consistent with the Council's guidance in respect to marketing land for employment use prior to consideration of a change of use. Notwithstanding this, the site is not designated as employment land and therefore the proposal would not lead to a net loss of employment space. While it would have been preferred that this site was used for employment purposes, there is no current employment use and with the lack of designation, there are no grounds to recommend refusal.

SSDC Environmental Protection Officer: No objections - the current industrial uses on the adjoining trading estate are currently compatible with the proposed development, with a generous buffer zone provided by the proposed housing layout. It is however noted that the granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.

Wessex Water: No new comments received in respect to this application, previous comments apply. The following response was received in regard to previous application 13/02740/FUL - No objections raised. It is advised that the site will be served by separate systems of drainage constructed to current adoptable standards. There are public and foul sewers and a public water supply available for connection, details to be agreed. It is noted that there is a water main crossing the site, which will require diversion at the cost of the developer. Following receipt of an amended drainage proposal, any further comments shall be reported at the committee meeting.

SSDC Housing: 23 affordable units (based on 65 in total), is expected. A split of 2/3 social rent (16) and 1/3 shared ownership or other intermediate solutions (7), is expected. Properties should be pepper potted through the site and that all dwellings comply with at least HCA minimum space standards for affordable housing.

Current Housing Register data indicates requirement for Ilminster of 6 x 1 bed, 12 x 2 bed, 4 x 3 bed and 1 x 4 bed properties. The proposed mix is 4 x 1 bed units (all affordable rent), 12 x 2 bed units (6 x social rent and 6 x shared ownership) 6 x 3 bed units (4 x social rent and 2 x shared ownership) and 1 x 4 bed unit (social rent).

SSDC Community, Health and Leisure: A contribution of £374,930.58 (£5768.16 per dwelling) is sought towards the increased demand for outdoor play space, sport and recreation facilities, should the scheme be approved. The following contribution request is made:

- £214,563.07 towards local facilities.
- £76,040.92 towards strategic facilities.
- £80,614.40 as a commuted sum towards local services.
- £3,712.18 as the Community, Health and Leisure Service administration fee.

It is proposed to provide a LEAP on site, which is intended to be developed by SSDC in partnership with Ilminster Town Council, after which it is expected to be transferred to the Town Council to manage. The requested sums include a commuted sum towards the management and future maintenance of the LEAP, which has been agreed in principle. While a more central position would have been preferred for the LEAP, it considered that the proposed location has good access from within the site and using three adjacent cycleway. There is implied supervision from nearby properties and the 30m buffer zone has been provided.

It is recommended that £167,104.85 is required upon occupation of the first 25% of the proposed dwellings, £131,784.81 upon the occupation of 50% of the proposed dwellings and the final £76,040.92 upon occupation of 75% of the proposed dwellings.

SSDC Open Spaces Officer: A development of 65 houses needs to provide between 572 and 715 sq.m of informal open space. The proposal, in terms of quantity and location of open space, is acceptable.

Environment Agency: No new comments received in respect to this application, previous comments apply. The following response was received in regard to previous application 13/02740/FUL - No objections, subject to imposition of conditions (or inclusion within a S106 legal agreement) to agree the technical details of the proposed drainage scheme, detail of management and future maintenance of the drainage arrangements and appropriate measures to be taken in the event of contamination being found on site. Standard informatives are suggested also. Following receipt of an amended drainage proposal, any further comments shall be reported at the committee meeting.

SSDC Technical Services: No new comments received in respect to this application, previous comments apply. The following response was received in regard to previous application 13/02740/FUL - Satisfied with proposed drainage arrangements. Use of culverts are acceptable as Wessex Water no longer has a policy of adopting crate attenuation. The proposed drainage attenuation provided under parking areas is acceptable from a highway point of view.

County Highway Authority: No objections to the layout of the estate roads, access and

parking arrangements and to the expected levels of traffic generation. The Travel Plan was however considered to be inadequate. The proposed drainage attenuation below private parking areas, off the highway, is acceptable in principle to the Highway Authority, subject to technical details being approved by condition. Other standard highway conditions and informatives are also requested, if planning permission is approved. Reference has been made to the width of the shared surface roads, although it has been clarified that this is not a cause to object. It is also noted that this was not identified as a concern on previous application 13/02740/FUL.

SSDC Conservation Manager: No new comments received in respect to this application, previous comments apply. The following response was received in regard to previous application 13/02740/FUL - No objection in principle however some comments received in respect to house designs and site layout, regarding boundary treatments and design issues. It is requested that amendments be sought to provide expressed lintels to all ground floor openings and that windows are required to be of a balanced casement design.

SSDC Ecologist: No new comments received in respect to this application, previous comments apply. The following response was received in regard to previous application 13/02740/FUL - There is evidence of bat activity within the retained boundary hedges, however these are mainly common species that would not be expected to be significantly impacted on by the proposed development. Low levels of other species were recorded but these are of such a small amount that they are also not considered to be a constraint to the development. No dormice or badgers were found to be present on site. No objections to the proposal subject to conditions relating to additional checks for badger presence and for provision of biodiversity enhancements.

Somerset Wildlife Trust: The proposed development, associated habitat and species surveys and proposed enhancements are noted. It is recommended that the proposal to use native plant species is extended to all on-site planting. It is requested that all proposed enhancements are included in the planning conditions should planning permission be granted.

Police Crime Prevention Design Officer: Initial concerns raised in respect to the location of the LEAP due to its remoteness, the amount of existing planting blocking views and associated risk of anti-social behaviour, likelihood of criminal damage and perception of crime. Following a re-design of the informal open space, proposed landscaping scheme and re-orientation of plot 54, concern is raised that the emphasis for policing the play area would be put on this property. There is also no perceived benefit from the additional public open space.

SSDC Landscape Architect: Has concerns about the amount of existing structural landscape planting that will have to be removed to accommodate the LEAP and informal open space. Also concerned that the LEAP in the south west corner of the site is not integrated into the development in a meaningful manner and appears to be shoehorned in. In order to create a meaningful provision of public open space, the south west end of the site would benefit from be re-designed, which may include the unavoidable loss of house plots. Also concerns raised about the location of the garages serving plots 50 and 51 as these block off public passage to the play area from the east.

SSDC Tree Officer: No objection raised, although has suggested alternative tree species to those identified in the proposed landscaping scheme.

REPRESENTATIONS

The application has been advertised by site notice and in the local press for the requisite period. No comments have been received.

CONSIDERATIONS

Principle of Development

The plot is located within the defined development area of Ilminster and as such the development is considered acceptable in principle subject to it being in accordance with relevant local and national policy.

The application is made for the provision of 65 homes on an undeveloped plot of land at the edge of Ilminster. It is a resubmission of application 13/02740/FUL, which was recently refused on the basis of that no on-site play facilities were proposed, contrary to saved policy CR2 of the South Somerset Local Plan and the aims of sustainable development identified by the National Planning Policy Framework. The proposed scheme includes the same layout as previously considered, with the addition of a LEAP and an area of informal open space in the south west corner of the site, where only informal open space was previously proposed. The house on plot 54 has been re-orientated to have direct views towards the areas of public open space. The applicant hopes that the revisions will address the earlier reason for refusal.

As the remainder of the scheme is similar to that previously considered, the refusal reason related solely to the lack of open space and there has been no significant changes in relevant planning policy recently, it is considered that the application should be acceptable in principle, although consideration will have to be given to the amended elements and any impact they may have.

Scale, Design and Appearance

The development is proposed at a density of approximately 32 dwellings per hectare, with the majority of houses being laid out around secondary road branches either side of a main spine road, which runs southwards from the access off Canal Way. The site is constrained by its size and shape, however the submission follows previous discussions with Planning Officers, the Council's Landscape Officer and Conservation Manager and is considered to be a well laid out to make best use of the available space.

The proposed dwellings are orientated to form attractive formal street scenes within the site. They are simply designed and proportioned, with materials and a scale similar to the nearby residential development. The layout incorporates mainly frontage car parking, which is softened by a comprehensive landscaping scheme and proposed use of brick walls and railings for boundaries onto the public domain. Timber fencing is proposed only where gardens back onto existing hedge boundaries or other proposed dwellings. Some design issues have been flagged up in respect to boundary treatments and the position and finish of meter boxes, however these have been adequately addressed in the scheme and subject to final approval of meter box positions and finishes, have led to no objections. The Conservation Manager still maintains his previous comments which include a request for the inclusion of express lintels to the ground floor openings of the proposed dwellings, however the applicant had previously chosen not to implement this recommendation, other than on a few of the focal buildings in more prominent locations. While this is disappointing, it was not considered to be of such importance that would warrant a recommendation of refusal and the same applies.

The proposal includes good links to the existing footpath and cycle networks in the vicinity of the development.

In considering the revisions to the scheme, which include the provision of a LEAP play area within the site, there are mixed responses from consultees. Both the Police Crime Prevention Design Advisor and the Council's Landscape Officer have raised concern about the remoteness of the LEAP and in the far south west corner of the site and potential for anti-social behaviour and other crime. The Landscape Officer has also raised concern about the level of existing structural planting to be removed, particularly on the site boundaries. Both would prefer the play area to have a better relationship with the site as a whole. While the Council's Community, Health and Leisure Service have also advised that they would prefer to see the LEAP in a more central location, they do support the proposed location in that it does have implied supervision from the nearest dwellings and it is well related to the footpath and cycle network that runs through and adjacent to the site. The same applies to the area of informal open space proposed adjacent to the LEAP. The Community, Health and Leisure team have also identified the importance of a 30m buffer zone between the play area and the nearest properties. From their experience anything less can often lead to disturbance to neighbouring properties to the detriment of residential amenity. It is for this reason, along with the size and shape of the site that this is the only realistic option for locating an on-site play area of this type.

While the concerns about the location are acknowledged it is considered that the proposed public open space (play area and informal open space) is acceptable. While it is in a corner of the site, it does have a degree of overlooking from the nearest dwellings, with views of the LEAP across the informal play area but is also at the required distant to avoid unacceptable disturbance of neighbouring properties. There are good links from elsewhere in the site and outside the site due to the presence of the footpaths and extended cycle network passing through the play area. This in turn increases the levels of implied supervision due to the potentially well used nature of these rights of way. While concerns have also been raised about the removal of high levels of structural landscaping to make way for the open space, there is new hedge planting proposed to the west and south boundaries of the site. This along with the strong existing hedges on the southern side of the bridleway mean that there will still be a good boundary formed with the adjoining open countryside. While it would be preferred to retain more of the existing planting, it is not considered sufficient grounds to recommend refusal. Overall, the proposed public open space meets the requirements of saved Local Plan policy CR2 and is appropriately located to make most efficient use of land within the site.

Highway Safety

The County Highway Authority have confirmed that they have no objections to the development in respect to its layout, access arrangements and arrangements for private off-street parking. A Transport Assessment submitted by the applicant has been fully assessed by the Highway Authority and they have raised no concerns relating to expected levels of traffic movements and associated trip patterns. The Highway Authority have on this occasion mentioned that the shared surfaces should be 5m in width to allow vehicles to pass. As mentioned in the previous comments though, the main surface is 4m wide with an additional 2m service area all the way around the shared surface roads, which will also act passing places. It has been confirmed that there are no highway safety concerns that would lead to an objection being raised by the Highway Authority. As such, the proposed development is satisfactory and will have no adverse impact on highway safety.

Residential Amenity

The site borders an existing residential development (Adams Meadow) to the east, with open fields to the south and west and industrial development to the north. In this case, the dwellings proposed along the eastern boundary of the site back onto an existing mature hedgerow that will restrict any views towards the nearest properties in the adjoining residential development. Notwithstanding this, there is a good distance between the respective developments, which are further separated by the adjoining public footpath and another hedge on the Adams Meadow side. As a result of the existing boundary treatments and distance between the nearest properties on the proposed and adjoining development, it is not considered that there will be any unacceptable harm caused to the residential amenity of existing or future residents.

In respect to the proposed dwellings, there is an existing industrial development to the north. The Council's Environmental Protection Officer has considered the proposal and is satisfied with the buffer zone between the two developments. It is also noted that the nearest businesses do not carry out operations that would be considered to have an adverse impact on residential amenity. Overall, the relationship between the industrial area and proposed development is considered to be acceptable.

Any impact on adjoining residents and businesses as a result of this proposal is more likely to occur during the short term construction phase. In order to reduce any adverse impact, it is proposed to impose a condition requiring a Construction and Environmental Management Plan (CEMP) to cover work hours, vehicle movements, parking, etc.

Drainage/Flood Risk

The application is supported by a flood risk assessment and drainage assessment, which concludes that the site is within Flood Zone 1 and at low risk of flooding, and therefore suitable for residential development. The site is adjacent to a larger flood plain to the west, which includes Flood Risk Zones 2 and 3, however it is not considered that there is a significant risk of flooding. Neither the Environment Agency nor the Council's Drainage Engineer have raised concerns with the information submitted, with the latter also being satisfied that the proposed drainage arrangements are appropriate to reducing the risk of flooding locally.

It is proposed that a new surface water drainage system will be provided within the site, comprising two separate networks, with controlled connections to existing public sewer network along Canal Way. Foul water is also proposed to be connected to the existing network. The applicant has been in negotiations with Wessex Water and have confirmed that the new drainage networks will be adopted by them and that there is capacity for the proposed development to be accommodated locally.

The technical details of the drainage arrangements will be dealt with by condition, however the details submitted at this stage, indicate the use of culverts and provision of attenuation under private parking areas. While final details could differ, where appropriate, the details submitted are considered to be acceptable to serve this development.

Overall, the development is considered to be acceptable in this location and appropriate arrangements are able to be put in place to avoid the risk of increased flooding by ensuring that all foul and surface water is dealt with appropriately.

Planning Obligations

The SSDC Community, Health and Leisure department have sought contributions towards local and strategic outdoor playing space, sport and recreation facilities of £374,930.58 (£5768.16 per dwelling). This includes a contribution towards a commuted sum for the future management and maintenance of the LEAP, which is intended to be developed in partnership with SSDC and Ilminster Town Council, before being transferred to the Town Council, as agreed in principle between all parties.

It is also intended at this stage to transfer the informal open space to SSDC to maintain in the future. Appropriate contributions will be requested in accordance with the Open Space team's schedule of works, in the event of adoption of the land by SSDC.

The County Education Department have identified a shortage of first school places locally, with the need for an additional 9 places resulting from the proposed development. At a cost of £12,257 per place, development contributions of £110,313 are sought.

The Travel Plan submitted with the application was deemed to be lacking in certain areas, however the developer will be required to agree the appropriate content as part of the S106 agreement. This is not a matter that should be a constraint on approving planning permission.

The proposal meets the District Council's requirement for 35% affordable housing, however the split of rents, mix of housing types and sizes of the 2 and 3 bedroom units do differ slightly from the Housing Team's requested requirements, which are based on local housing need data. In respect to size, the units fall just short of the Council's expected minimum space standards, however there is no policy basis to refuse permission and even so, the sizes are not considered to be unreasonable or likely to cause unacceptable harm to the residential amenity of future occupiers. The rental split is out by one too many shared ownership properties and Housing have identified that there are too many 3 bed units and too few 1 bed units. Notwithstanding this, the applicant has made it clear that they have been in negotiations with several affordable housing providers, prior to finalising the layout of the scheme and the proposed mix of property sizes and split of rents. They have confirmed the submitted proposal is in agreement with these affordable housing providers, who are satisfied that it reflects their needs. For this reason, it is not considered reasonable to refuse planning permission, as it is deemed that the proposal meets an identified local need, if not entirely consistent with the Housing Team's request.

Should the application be approved, a Section 106 agreement will be required to address these matters identified above.

Ecology

The Council's Ecologist has assessed the habitat surveys carried out on site and is content that no reptile or dormouse are present. While bat activity has been identified on site, this is not at a level considered to be a constraint on development. No objection is raised subject to conditions requiring biodiversity enhancements, such as appropriate planting and provision of bat boxes, etc. and that checks are carried out in relation to presence of badgers, prior to the development commencing, if approved.

Archaeology

An initial evaluation of the site has revealed Roman and Prehistoric remains. Further

investigation works have since been carried out to the satisfaction of the County Archaeologist. Therefore no further works are required and no conditions are necessary in the event of planning permission being granted.

Sustainable Energy

The Council's Climate Change Mitigation does not support the proposal as no reference has been made to the provision of renewable energy generation, which is requirement for Building Control purposes. While this is acknowledged, there are no policy grounds to object on this basis. The applicant has however advised that they intend to construct the dwellings to the necessary Building Regulation standards.

Environmental Impact Assessment

The proposal falls within the scope of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Accordingly, a screening opinion was submitted in December 2012 (12/04878/EIASS). The basic test of the need for Environmental Impact Assessment in a particular case is the likelihood of significant environmental effects on the environment. It was determined that in this case an Environmental Impact Assessment was not required.

CONCLUSION

The site is located within the defined development area of Ilminster and as such the proposal is considered to be sustainably located. Furthermore, the application is deemed to satisfactorily address the reason for refusal of previous application 13/02740/FUL. It is considered that the impact on the local flood risk, ecology, archaeology, surrounding landscape character, residential amenity and highway safety will be acceptable. The applicant has agreed to pay the appropriate contributions. The application is considered to be acceptable in all other regards.

RECOMMENDATION

The application be approved subject to:-

(i) The prior completion of a section 106 planning obligation (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued, to secure the following:

(a) The agreed contribution towards the provision of sport, play and strategic facilities (to the satisfaction of the Local Planning Authority).

£214,563.07 to be used for local facilities.

£76,040.92 to be used for strategic facilities.

£80,614.40 as a commuted sum towards local services.

£3,712.18 as the Community, Health and Leisure Service administration fee.

b) To ensure that 23 of the residential units are affordable and remain available long term to satisfy local need as set out by policy HG9 of the South Somerset Local Plan (to the satisfaction of the Local Planning Authority).

c) Contribution towards education of £110,313 to provide an additional 9 first school places.

d) An appropriate Travel Plan.

e) To ensure that appropriate measures are put in place to secure the provision and on-going management and maintenance of areas of public open space (including LEAP, Informal Open Space and other open space within the site).

f) To ensure that appropriate measures are put in place to secure the on-going management and maintenance of areas of the surface water drainage scheme.

g) S106 Monitoring fee based on 20% of the planning fee paid.

and

(ii) conditions, as set out below:

01. The proposed development comprising 65 residential units, by reason of its appearance, landscaping, layout and scale is considered to be acceptable and will contribute to the Council's housing supply. Furthermore, the proposal provides sufficient parking, drainage and landscaping measures to mitigate the impact of the development and would have no adverse impact on highway safety, local flood risk and residential amenity, in accordance with the aims and objectives of saved policies ST3, ST5, ST6, ST7, ST10, EC3, EC8, EH12, EP1, EP5, EP6, EP9, EU4, TP1, TP2, TP4, ME3, HG7, CR2, CR3 and CR4 of the South Somerset Local Plan 2006 and the provisions of the chapters 4, 6, 7, 8, 10, 11, 12 and the core planning principles of the National Planning Policy Framework.

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 complete accordance with the following approved plans: 'D01 Rev A', '2013 ILLM sk300 P2', '0870-P-S1 Rev A', '2420-P-S1 Rev B', '3520-P-S1 Rev B', '4720-P-S1', '1210-PA-S1', '999-P-S2 Rev A', '0761-P-S2', '0969C-P-S1', '0969-P-S1', '999C-P-S1', '999-P-S2', '999-P-S1 Rev A', '0631-P-S1 Rev A', '0761-P-S1 Rev A', '1096-P-S1', '1222-P-S1', '1414-P-S1' and '1414-P-S2', received 22nd November 2013 and '1414-P-S2 Rev A', '2013 ILLM sk110 P4', '2013 ILLM sk111 P5', '2013 ILLM sk112 P4', '2013 ILLM sk113 P2', 'L.01 Rev K' and 'L.02 Rev D', received 20th December 2013.

Reason: For the avoidance of doubt as to the development authorised and in the interests of proper planning.

03. No development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority:

a) details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;

b) panels of brickwork and stonework shall be provided on site for inspection;

c) details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any roof lights) and doors;

d) particulars of all boundary treatments and hard surfacing materials. Such details shall include the use of porous materials to the parking and turning areas;

- e) details of position and colour finish of meter cupboards, gas boxes, rainwater goods, soil and waste pipes (soil and waste pipes are expected to be run internally);
- f) internal floor levels of the buildings.

Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan and the provisions of Chapter 7 of the National Planning Policy Framework.

04. Before the development hereby permitted is a commenced, foul water drainage detail 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 any part of 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 satisfactory drainage at the site and for the prevention of flood risk, in accordance with saved policy EU4 of the South Somerset Local Plan.

05. No development shall commence until a surface water drainage scheme for the site, based on the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. Such drainage scheme shall also include details of gullies, connections, soakaways and means of attenuation on site. The scheme shall subsequently be implemented in accordance with the approved details before any part of the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To prevent the increased risk of flooding, in the interests of highway safety, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system, in accordance with saved policies ST5, EU4 and EP9 of the South Somerset Local Plan and the provisions of chapters 4 and 10 of the National Planning Policy Framework.

06. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: In the interests of environmental health and to prevent pollution of the water environment, in accordance with saved policies ST5, EP5 and EP9 of the South Somerset Local Plan and the core planning principles and provisions of Chapter 10 of the National Planning Policy Framework.

07. The proposed landscape scheme shall be carried out in accordance with details as indicated on approved plans 'L.01 Rev K' and 'L.02 Rev D', unless otherwise agreed in writing by the Local Planning Authority. 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 any part of

the development hereby permitted 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: In the interests of visual amenity, in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan and the provisions of Chapter 7 of the National Planning Policy Framework.

08. The proposed access shall be constructed in accordance with details shown on approved plan '2013 ILLM sk110 P4'. Once constructed the access shall be maintained thereafter in that condition at all times.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan and the provisions of Chapter 4 of the National Planning Policy Framework.

09. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan and the provisions of Chapter 4 of the National Planning Policy Framework.

10. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan and the provisions of Chapter 4 of the National Planning Policy Framework.

11. In the interests of sustainable development none of the dwellings hereby permitted shall be occupied until a network of cycleway and footpath connections has been constructed within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan and the provisions of Chapter 4 of the National Planning Policy Framework.

12. The area allocated for parking on approved plan '2013 ILLM sk110 P4' shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan and the provisions of Chapter 4 of the National Planning Policy Framework.

13. Prior to, (and within 2 months of), commencement of each significant stage of ground works, an update survey for badger setts will be undertaken by a competent person, and if any are present within 30 metres (including on adjoining land) of the area of activity, the works shall not commence until a method statement for the protection of badgers has been produced and any necessary Natural England licences have been obtained. The method statement shall be implemented in full.

Reason: For the conservation and protection of legally protected species in accordance with saved policy EC8 of the South Somerset Local Plan, chapter 11 of the National Planning Policy Framework and to ensure compliance with the Wildlife and Countryside Act 1981, and The Protection of Badgers Act 1992.

14. Details of measures for the enhancement of biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall be implemented in accordance with the approved details before any part of the development hereby permitted is first brought into use, unless otherwise approved in writing by the local planning authority.

Reason: For the enhancement of biodiversity in accordance with saved policy EC8 of the South Somerset Local Plan and the provisions of chapter 11 of the National Planning Policy Framework.

15. The development hereby permitted shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with Somerset County Council). The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice, pollution prevention measures and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Management Plan.

Reason: To safeguard residential amenity and highway safety, in accordance with saved policies ST5, ST6 and EP6 of the South Somerset Local Plan and the core planning principles and provisions of Chapter 4 of the National Planning Policy Framework.

16. Construction works and deliveries to the site shall not take place outside of the hours of 07.30 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays. No construction work or deliveries to the site shall take place on Sundays or Public/Bank Holidays.

Reason: To safeguard residential amenity, in accordance with saved policies ST6 and EP6 of the South Somerset Local Plan and the core planning principles of the National Planning Policy Framework.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that

Order), the use of any existing garage, or garage hereby permitted, as part of this development shall not be used other than for the parking of domestic vehicles and not further ancillary residential accommodation, business use or any other purpose whatsoever.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan and the provisions of Chapter 4 of the National Planning Policy Framework.

Informatives:

01. The applicant is advised that they will be required to enter into a suitable legal agreement with the County Highway Authority to secure the construction of the highway works necessary as part of the development.

02. Water Efficiency

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. Applicants are advised to refer to the following for further guidance

<http://www.environment-agency.gov.uk/homeandleisure/beinggreen/118941.aspx>

<http://www.savewatersavemoney.co.uk/>

Sustainable Construction

Sustainable design and construction should be implemented across the proposed development. This is important in limiting the effects of and adapting to climate change. Running costs for occupants can also be significantly reduced.

The Code for Sustainable Homes should be complied with, achieving the highest level possible. For details on compliance with the Code the applicant is advised to visit:

<http://www.communities.gov.uk/publications/planningandbuilding/codesustainabilitystandards>

Pollution Prevention During Construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at: <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

Waste Management

Should this proposal be granted planning permission, then in accordance with the waste hierarchy, we wish the applicant to consider reduction, reuse and recovery of waste in preference to offsite incineration and disposal to landfill during site construction. If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant requires more specific guidance it is available on the Environment Agency website www.environment-agency.gov.uk/subjects/waste/

In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that your SWMP should contain depends on the estimated build cost, excluding VAT. You must

still comply with the duty of care for waste. Because you will need to record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care. Further information can be found at <http://www.netregs.co.uk>



Outdoor Playing Space, Sport and Recreation Planning Obligations

Committee Report Summary

Report for:	John Millar	Date:	7th January, 2014
Application No:	13/04760/FUL	Approvals:	Steve Joel
Prepared by:	A Cameron	Version:	1

Capital Contributions:

Local Plan Policy	Relevant leisure infrastructure space category	Requirement	Current Infrastructure Capacity / (Deficiency)	Proposed Mitigation	Contribution Sought £
		[sq m]	[sq m]		
Local Facilities					
CR2	Equipped Play Space	275.72	(7,320)	On site - provision of a 600 sq m Locally Equipped Area for Play (LEAP)	£94,624.00
CR2	Youth Facilities	63.63	(75)	Off Site - contribution towards the enhancement of youth facilities at Minster Recreation Ground	£10,303.34
CR2	Playing Pitches	2,014.04	(21,300)	Off Site - contribution towards the enhancement or expansion of the sports pitches at Minster Recreation Ground	£25,253.91
CR2	Changing Rooms	13.65	(128)	Off Site - contribution towards the provision of new changing rooms at Minster Recreation Ground	£51,283.44
ST10	Community Halls	17.12	2 + qualitative	Off site - contribution towards the enhancement of existing, or the development of new, community hall provision in Minster	£33,093.37
Local Facilities - Total					£214,553.07
Strategic Facilities					
ST10	Theatre and Art Centres	6.47	(5,871)	Off Site - contribution towards expanding and enhancing the Octagon Theatre in Yeovil	£19,928.78
ST10	Artificial Grass Pitches	39.78	(2,516)	Off Site - contribution towards the provision of a new 3G AGP in Minster (AGP3)	£5,118.12
ST10	Swimming Pools (Community)	1.56	6 + qualitative	Off Site - contribution towards a new pool in Chard (Policy SP4) or the enhancement of the existing pool at CRESTA (Policy SP8)	£11,653.78
ST10	Indoor Tennis Centres	3.41	(3,771)	Off Site - contribution towards the provision of a new indoor tennis centre in Yeov/A, Baly to be within Yeovil Sports Zone (Policy IT01)	£15,037.59
ST10	Sports Halls (Community)	6.74	(389)	Off Site - contribution towards the development of a new sports hall in Minster (SH1) or towards the development of a new sports hall in Chard (Policy SH9) or enhancement of the existing sports hall at CRESTA (Policy SH5)	£24,254.65
Strategic Facilities - Total					£76,040.92
Total:					£290,603.99

Commuted Sums:

Local Plan Policy	Relevant Category of Open Space	Proposed Site	Contribution Sought £
CR 2/3	Equipped Play Areas	On site - provision of a 500 sq m Locally Equipped Area for Play (LEAP)	£54,656.00
CR 2/3	Youth Facilities	Off Site - contribution towards the enhancement of youth facilities at Minster Recreation Ground	£3,809.33
CR 2/3	Playing Pitches	Off Site - contribution towards the enhancement or expansion of the sports pitches at Minster Recreation Ground	£18,023.46
CR 2/3	Playing Pitch Changing Rooms	Off Site - contribution towards the provision of new changing rooms at Minster Recreation Ground	£4,125.62
Total:			£80,614.40

S106 Trigger Points:

Local Plan Policy	Relevant leisure infrastructure space category	Standard Trigger Policy	Proposed Occupied Dwelling Trigger Point	Payment
Circular	1% Community Health and Leisure Service Administration Fee			
Local Facilities				
CR2	Equipped Play Space	Upon occupation of the first 25% of proposed dwellings	16	£187,104.85
CR2	Youth Facilities			
CR2	Playing Pitches			
CR2	Changing Rooms	Upon occupation of 50% of proposed dwellings	33	£131,784.81
ST10	Community Halls			
Strategic Facilities				
ST10	Theatre and Art Centres	Upon occupation of 75% of proposed dwellings	46	£78,040.92
ST10	Synthetic Turf Pitches			
ST10	Swimming Pools			
ST10	Indoor Tennis Centres			
ST10	Sports Halls			
Total:				£374,930.58

Total:

Overall Contribution Total	£371,218.39
1% Community Health and Leisure Service Administration Fee	£3,712.18
Overall Level of Planning Obligation To Be Sought	£374,930.58
Overall Contribution Per Dwelling	£5,768.16

South Somerset District Council Schedule of Works 2013

Feature	2012 per m2/lm	Annual no. of Operations	2.1 %inflation 2013
Amenity Grass (per cut)			
Flat			
Less than 400msq	0.18	16	£3.00
Greater than 400msq	0.025	16	£0.42
Banks (over 15 degrees)	0.1	6	£0.81
Established Planted Areas	2	1	£2.09
Newly Planted Areas	1.5	1	£1.57
Ornamental Hedges	0.55	2	£1.15
Field Hedges	0.21	1	£0.23
Hard Surfaces	0.07	18	£1.32
Ditches	1.24	2	£2.59
Screen Clearance	32.24	12	£404.48
Woodland (5yrs maintenance)	2.1	1	£2.19
Stakes& ties, spraying, litter, pruning, coppicing, thinning, grass cutting			
Woodland (post 5yrs maintenance)	1.04	1	£1.08
1 per 2sqm. Coppicing, thinning, rabbit guards, hazards			
Coppicing (every 5 years)	1.21	1	£1.27
Bins	11.31	1	£11.82
Benches	11.31	1	£11.82
Bins (empty)	£2.05	52	£104.55
Street trees (10 years)	22.63	1	£23.66
Trees in OS (14-16 heavy standard, 10 yrs)	11.31	1	£11.82
Unimproved grassland (cut and remove)	0.17	1	£0.17

Area West Committee – 19th February 2014

Officer Report on Planning Application: 13/04241/FUL

Proposal:	Demolition of existing garage and erection of 2 No. semi-detached dwellinghouses (GR 332633/109004)
Site Address:	15 Glynswood Chard Somerset
Parish:	Chard
COMBE (CHARD) Ward (SSDC Member)	Cllr M Wale
Recommending Case Officer:	John Millar Tel: (01935) 462465 Email: john.millar@southsomerset.gov.uk
Target date:	2nd December 2013
Applicant:	Mr Tim Rudkin
Agent: (no agent if blank)	Robbie Roskell Architechtural And Building Consultants Ltd Unit 3, Whitehart Yard Beaminster Dorset DT8 3AE
Application Type:	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The application is to be considered by Area West Committee at the request of the Ward Member, with the agreement of the Area Chair. It is felt that the application should be given further consideration by members, to allow the identified highway safety issues to be fully debated.





DESCRIPTION AND PROPOSAL

The application site forms the side garden to no. 15 Glynswood, which is located within the larger Glynswood development; to the north of the centre of Chard and within the local development area. The plot is a relatively wide but tapers to the south. The application site also includes a large disused garage building, which is outside of the existing garden area. The site can be accessed by pedestrians from the west and the garage and other existing parking to serve no. 15, is located to the east. The garage and parking are accessed from Glynswood via a private track in the ownership of the veterinary surgery located at no. 35 Glynswood. The site shares a boundary with no. 15 to the north and a group of privately owned dilapidated garages to the south. A long terrace of houses fronting Furnham Road, back onto the private access track to the east and the site faces the adjoining school playing fields to the west. Planning permission was previously sought and subsequently refused for the provision of a single dwelling on the site of the existing garage building.

This application proposes the erection of a pair of three bedroom semi-detached houses and the demolition of the existing garage building to provide additional parking spaces. It is proposed to construct the dwellings to a similar design and material finish as the adjoining properties to north (brickwork and tiles).

HISTORY

05/02144/OUT: Erection of proposed garages and erection of 1 no. dwelling - Refused.
860091: The erection of a porch/wc to dwelling - Conditionally 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.

Relevant Development Plan Documents

South Somerset Local Plan (April 2006):
 ST5 - General Principles of Development
 ST6 - The Quality of Development
 EP9 - Control of Potentially Polluting Uses

Policy-related Material Considerations

National Planning Policy Framework (March 2012):
 Core Planning Principles - Paragraph 17
 Chapter 4 - Promoting Sustainable Transport
 Chapter 6 - Delivering a Wide Choice of High Quality Homes
 Chapter 7 - Requiring Good Design

Somerset County Council Parking Strategy (March 2012)
 Somerset County Council Highways Development Control - Standing Advice (June 2013)

South Somerset Sustainable Community Strategy (2008-2026):
 Goal 3 - Healthy Environments
 Goal 4 - Services and Facilities
 Goal 8 - High Development
 Goal 9 - Homes

CONSULTATIONS

Parish Council: Recommend refusal on the grounds of highways concerns due to unsuitable access and egress from and into Furnham Road. This forms part of the route for many children using the lane to access Holyrood School and the increase in the volume of traffic poses a danger. Members expressed concerns in relation to overcrowding and density.

SSDC Technical Services: Verbally confirmed that there are no known water courses or flood problems relating to this site. There are some surface water issues in the vicinity, however there would be no grounds to refuse unless the situation was made worse. An appropriate drainage scheme should satisfy any concerns.

County Highway Authority: Standing advice applies.

REPRESENTATIONS

The application has been advertised by site notice for the requisite period. 11 local residents have written in objection to the scheme. The main points raised are as follows:

- The width of the access lane is such that there is insufficient room for cars to be able to manoeuvre in and out of the proposed parking spaces.
- The access lane is already in bad condition and heavy construction traffic will make that worse.
- The lane and access onto Glynswood (through the veterinary surgery) is well used by pedestrians, including school children and additional traffic will make the area more hazardous.

- The amount of land shown as being in the applicant's ownership is incorrect. The applicant states that they own the strip of land directly to the rear of no.15 (up to the boundary of 27 and 29 Furnham Road and as shown in the blue line on the site plan). It is however understood that the applicant only owns the area within the red line site, which includes the garage buildings and a reduced strip of land adjacent to these (in line with the boundary of 23 and 25 Furnham Road). It is advised that the land behind no. 15 is within the ownership of the veterinary surgery at 35 Furnham Road, as is the private access track. It is also advised that all parking along the lane is overflow for the veterinary surgery car park and local residents park at the owner's discretion.
- The two storey properties will dominate the rear of the terrace facing Furnham Road (referred to as Norms Terrace) and will overlook these property's rear gardens. This will also affect resale values.
- Residents of Norms Terrace park along the lane to the rear too and additional pressure for spaces could lead to additional parking on Glynswood.
- The veterinary surgery car park can get very busy causing congestion and queuing onto Glynswood.
- The lane also exits onto the A358 (Furnham Road) to the south, which is a blind exit and very dangerous.
- There may be a risk to flooding of neighbouring properties as the lane floods easily with little precipitation. It is though there may be an underground stream through part of the lane.
- A previous application for housing to the rear of Norms Terrace was refused, the same should apply to this application.
- Concerns that pedestrians may walk along the paths to the front of the Glynswood properties and though into the access lane, using it as an informal right of way. To stop this occurring, the front pedestrian access between 13 and 15 Glynswood should be stopped up.
- Concern about additional pressure on foul and surface water drainage systems.

CONSIDERATIONS

Principle of Development

The site is situated within the defined development area of Chard and as such, is considered broadly acceptable in principle subject to compliance with other development plan policies. The main considerations in this case relate to the impact on residential amenity, visual amenity and highway safety.

Design, Scale and Appearance

The application site is located to the edge of a housing development with relatively dense development pattern. The proposed dwellings are to be located on a plot of land currently forming a side garden to 15 Glynswood. The garden is unusually large in comparison to neighbouring plots and is considered to lend itself for development. In terms of density, the resulting plots will not be dissimilar in size to other properties within the vicinity and as such, it is considered that the prevalent character of development is respected.

In terms of size and appearance, the dwellings are similarly proportioned to the

neighbouring semi-detached properties and are proposed to be completed in similar materials, thus being appropriately design for the location.

Residential Amenity

The development is sited and orientated so that views will be gained over the adjoining school playing field to the west and in the direction of the houses fronting Furnham Road (Norms Terrace), to the east. There are no openings proposed in the side elevations, although these would only overlook the side wall of no. 15 or over a derelict garage to the south.

The views to the east will be towards the rear of Norms Terrace, however it is not considered that this will lead to unacceptable harm to residential amenity. While there will be direct views, the shortest distance between the new properties and the nearest building to the east will be a little over 27m, which is considered to be an acceptable distance, particularly in a densely developed setting such as this. As such, it is not considered that any views would be significantly harmful enough to warrant recommending refusal.

Highway Safety

The proposed development is to be accessed via a private track, which is understood to be within the ownership of Glynswood Veterinary Surgery, located at 35 Furnham Road and forms the end of the terrace to the east. The track exits onto Glynswood to the north, through the veterinary car park, and directly onto Furnham Road to the south. It is proposed to demolish an existing garage building and make use of adjoining parking space to provide parking space for the two proposed dwellings and the existing property at 15 Glynswood. Objections have been received on the basis that the increased vehicle movements associated with the development will increase the risk to pedestrians, including schoolchildren, who use the track as a cut through between Furnham Road and Glynswood, and road users on the adjacent public highway.

In this case, the County Highway Authority have made no specific comment on the proposal, instead referring to the County Standing Advice. In considering this, it is not deemed that the proposal will cause detrimental harm to highway safety locally.

Firstly, in respect to visibility, access onto Glynswood is well used by local residents parking along the track or with access to the rear of Norms Terrace and also users of the veterinary surgery car park. The current access onto Glynswood is good, with clear visibility in either direction. While it is noted that that the scheme will increase traffic movements, it is not considered that these will be significantly greater than existing. It is acknowledged that the access directly onto Furnham Road is poor, however there is nothing that can be done to block this up as it is in separate ownership. It is understood that there is no right of access over this and as such users would be expected not to use this access. Furthermore, there is no way to stop current users of the track using this access so again, it is no considered that the existing situation will be made worse.

The standing advice requires new developments to provide an appropriate number of parking spaces per dwelling and also adequate space to turn. The County Parking Strategy requires a three bedroom property in Chard to have an average of 2.5 parking spaces so taking this in conjunction with the proposed development, this indicates a need for 7.5 spaces for the proposed and existing dwellings. The application indicates that there will be space for 6 parking spaces along the track and that a further 1 space is provided within a garage block adjacent to the access onto Glynswood. This is broadly in line with the parking strategy and not at such variance that it would be considered

reasonable to recommend refusal. The proposal was original submitted with a total of 9 parking spaces off the track, however these were so close together, it was not felt that there would be adequate space to manoeuvre safely. The scheme as submitted now is revised to increase the space for parking, as well as reduce number soft spaces to the current level, which in turn allows additional space for improved manoeuvring and improved safety.

There is a dispute as to the amount of land in the applicant's ownership, what is in private ownership and whether there is a right of access across it. The main disagreement is over the area of space off the track and directly to the rear of no.15. The applicant advises that this area of land is owned by them and several neighbours, including the veterinary surgery contend that this is not part of the applicant's ownership, stating that that is limited to the amount of land indicated within the red line site i.e. where the existing garage stands and a small area of land to the side. Notwithstanding these issues of land ownership, the grant of planning permission does not override any other legal requirements, for example the need to gain another land owner's consent to carry out works on their land or to gain access over it, as may be necessary. In this case, the disputed land would provide parking for the existing dwelling and without this the only one space available would be in the existing garage nearby. While this is an under provision of parking for this dwelling, it should be noted that existing residents park on this land and if it were to be the case that it was not owned by the applicant, the current situation would be no different in that the nearby garage would be the only available off road space. The existing on-site garage is in a deteriorated and unusable state. By demolishing this structure, which also has poor visibility and limited manoeuvring space, there will be additional spaces provided for future occupiers of the two new dwellings, which are certainly within the applicant's ownership. The only other matter is actual access over the private track, which the applicant states they have a legal right. While it is not possible to withhold a planning decision due to the uncertainty over ownership, it is considered prudent to require the parking spaces to be laid out and properly finished prior to other works commencing. This should at least mean that the matter of ownership will be resolved prior to the houses being constructed, in the event of planning permission being granted.

Other Issues

One of the neighbouring residents has advised that the private track doesn't drain well and often has standing water following rain. It is suggested that there may be an underwater stream below the site. This matter has been discussed with the Council's Engineer and he has confirmed that there are no records of any water courses or specific issues reported at this location, although there are surface water drainage issues locally. In respect to this application however, it is advised that this should not be a constraint on development subject to an appropriate drainage scheme being put in place to ensure that the existing situation is not made worse. This is a matter which could be conditioned.

Comments have also been received relating to the scheme putting additional pressure on existing water and drainage systems. As with the point above, a drainage condition will be imposed to ensure that the drainage arrangements are satisfactory, although this matter and that of water supply are largely non-planning matters and will be addressed in more detail at the Building Regulation stage. Additionally, any development will need to accord with other non-planning legislation that will consider these matters.

CONCLUSION

Overall, the proposed development is considered to be acceptable, as it is of similar size

and design to existing residential development in the vicinity and will therefore respect and relate to the character and appearance of the area. It is also considered that it will have no detrimental impact on highway safety and will not cause any unacceptable harm to residential amenity.

RECOMMENDATION

Approval with conditions

01. The proposed development, by reason of its size, scale and materials, respects and relate to the character of the area and causes no unacceptable harm to residential amenity or highway safety, in accordance with the aims and objectives saved policies ST5 and ST6 of the South Somerset Local Plan 2006 and the provisions of chapters 4, 6 and 7 and the core planning principles of the National Planning Policy Framework.

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: '13/096/03', '13/096/04 A' and '13/096/01 C'.

Reason: For the avoidance of doubt as to the development authorised and in the interests of proper planning.

03. No development shall be carried out on site unless particulars of materials (including the provision of samples) to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan 2006 and the provisions of chapter 7 of the National Planning Policy Framework.

04. The finished floor levels and ridge heights of the dwellings hereby permitted shall be carried out in accordance with the details submitted on drawing no. '13/096/04 A'. Such approved details, shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual and residential amenity, in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan 2006 and the provisions of chapter 7 and the core planning principles of the National Planning Policy Framework.

05. The area allocated for parking and turning on the approved plan, drawing no. '13/096/01 C', shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority. Such approved works shall be provided and constructed before any work commences on the construction of the dwellings hereby permitted and thereafter retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan and the provisions of chapter 4 of the National Planning Policy Framework.

06. The area allocated for parking and turning on the approved plan, drawing no. '13/096/01 C', shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan and the provisions of chapter 4 of the National Planning Policy Framework.

07. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development (including the approved parking area), 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 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety, residential amenity and to protect the local water environment, in accordance with saved policies ST5, ST6 and EP9 of the South Somerset Local Plan 2006 and the provisions of chapters 4, 7 and the core planning principles of the National Planning Policy Framework.

08. No development shall be undertaken unless a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the hours of construction, routing for construction vehicles, parking for construction and contractor's vehicles and measures to prevent the transfer of dust, mud or other waste/debris onto the public highway or adjoining private track. The development shall thereafter be carried out in accordance with such details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity, in accordance with saved policy ST6 of the South Somerset Local Plan 2006 and the core planning principles of the National Planning Policy Framework.

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwellings hereby approved or outbuildings erected without the prior express grant of planning permission.

Reason: In the interests of visual and residential amenity, in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan 2006 and the provisions of chapter 7 and the core planning principles of the National Planning Policy Framework.

Area West Committee – 19th February 2014

Officer Report on Planning Application: 13/04695/FUL

Proposal :	Siting of temporary agricultural workers mobile home, composting toilet and chick brooding house (GR 342563/112538)
Site Address:	Land Adjoining Green Lane Merriott Road Hinton St George
Parish:	Hinton St George
EGGWOOD Ward (SSDC Member)	Cllr P Maxwell
Recommending Case Officer:	Louisa Brown Tel: (01935) 462344 Email: louisa.brown@southsomerset.gov.uk
Target date:	14th January 2014
Applicant:	Miss D Quince
Agent: (no agent if blank)	Mr D Glasson 47 Cooper Road Bristol BS9 3QZ
Application Type:	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to Area West Committee at the request of the local ward member and the ward member for Windwhistle, in agreement with the Area Chair in order to discuss the economic and sustainability issues and in light of local support for the proposal.

SITE DESCRIPTION AND PROPOSAL





This is an application seeking the erection of a temporary agricultural workers mobile home, composting toilet and chick brooding house on land adjoining Green Lane. The site is situated on the southern side of Merriott Road. Currently the site consists of a detached blockwork building used for storage, two polytunnels, 2 acres of orchard and 1 acre dedicated to crop growing.

The site is just on the outskirts of Hinton St George within the open countryside. In the field to the west of the site permission has been granted for a gypsy site, this is a personal permission and the site is currently occupied. There are no other immediate neighbours adjoining the site.

HISTORY

12/01464/FUL: the erection of a temporary agricultural workers dwelling - refused 19/07/12

10/02865/FUL: the erection of two polytunnels - approved 27 September 2010

POLICY

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

Relevant Development Plan Documents:

National Planning Policy Framework:

Chapter 3: Supporting a Prosperous Rural Economy

Chapter 6: Delivering a Wide choice of High Quality Homes

Chapter 7: Requiring Good Design
 Chapter 11: Conserving and Enhancing the Natural Environment

South Somerset Local Plan (Adopted April 2006):
 Saved Policy ST3 - Development Area
 Saved Policy ST5 - General Principles of Development
 Saved Policy ST6 - The Quality of Development
 Saved Policy EC3 - Landscape Character
 Saved Policy HG15 - Agriculture and Forestry Dwellings

ENVIRONMENTAL IMPACT ASSESSMENT

None required.

CONSULTATIONS

Hinton St George Parish Council:

"Whilst being slightly sympathetic to this application the Parish Council of Hinton St George has serious reservations as to the viability of the business plan namely is the business viable with the figures that are included? Also current ruling suggests that an Agricultural worker needs to live at or near their place of work there are properties available within a very close proximity to this site."

Highways:

Standing advice applies. Previous comments on the 2012 application were as follows:
 "The proposal relates to the erection of a temporary agricultural workers dwelling.

The proposed development site lies outside the Development Boundary Limits for Hinton St George and is therefore distant from adequate services and facilities. In addition, public transport services are infrequent. As a consequence, occupiers of the new development are likely to be dependant on private vehicles for most of their daily needs. Such fostering of growth in the need to travel would be contrary to government advice given in the National Planning Policy Framework (NPPF) adopted March 2012 and RPG10, and to the provisions of policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000), and Policy ST3 of the South Somerset Local Plan, and would normally receive a recommendation of refusal from the Highway Authority as a result.

However it is noted that the application is for a temporary agricultural workers dwelling and therefore it must be a matter for the Local Planning Authority to decide whether there is sufficient need or justification for such a development in this location, which outweighs the transport policies that seek to reduce reliance on the private car.

In terms of the detail the proposal would likely result in a decrease in vehicle movements as the applicant would no longer be required to drive to the site. The proposal will utilise the existing access onto Merriott Road, which provides adequate visibility in either direction. Regarding the internal arrangements, the submitted drawing shows a parking area, which would be sufficient to allow two vehicles to park. This parking area would need to be properly consolidated and surfaced.

In conclusion the proposal is located outside defined development limits and as such it is considered to be unsustainable in transport terms. However it must be a matter for the Local Planning Authority to decide whether the proposal outweighs the Highway Authority's concerns. In detail the proposal would see a reduction in vehicle movements and utilise the existing access.

Therefore taking into account the above information the Highway Authority raises no objection and if planning permission were to be granted I would require the following conditions to be attached.

- The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.
- The proposed parking area shall be properly consolidated and surfaced (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority."

Economic Development Officer:

"I read the detail through over Christmas and failed to respond, my apologies. This application demonstrates an extremely fine business case, one that is only marginally profitable over the next three years, sufficient to justify the need for a temporary dwelling. It is my view that the applicant is enjoying running a business in the countryside, to the point that it would be considered pleasant to reside in the same place as her work. Building a business case which supports an application for a temporary dwelling is how I have interpreted this application. Whilst the business does demonstrate there to be sufficient profit over the next three years to justify this application, I would question the need to live on site to make jams and chutneys, together with liqueurs! More than a third of the income in the first year is generated through these goods. A similar percentage is shown in the second and subsequent years for the same commodities!

There is also confusion over the income generated from the sale of salad leaves, how does this differ from the sale of veg boxes? Whilst there is a reasonable turnover from the rearing and processing of chickens, there is little information on the marketing of these birds which is sustainable in the long-term.

In summary, I consider this business plan to be so heavily weighted on the production of goods which do not warrant a residence on site to support them that I am unable to support this application."

SSDC Landscape Officer:

"I recollect earlier applications relating to this site, which has lead to the present level of growth found on the plot.

Looking first at the chick breeding house, this is a low-profile structure that is planned to lay alongside, and at a lower elevation to, the existing poly-tunnels, which are centrally sited within the holding. Whilst not typical of the locality, these are consented structures, which have a low visual profile and are surrounded by fruit trees, with screening reinforced by additional hedgerow planting. Their presence will not adversely aggregate development form on the site, nor will they be conspicuous in the wider landscape, consequently there is no landscape issue with this element of the scheme.

Turning to the application for the mobile home, the proposal clearly lays outside the curtilage of the village of Hinton St George, and as such it is outside designated development areas, to only be permissible if the case for development is agreed. If there is found to be no justification, then clearly there is no case for development. However, if the business case for a temporary dwelling is supported, then I am only likely to raise a landscape objection if the impact of this temporary structure on the landscape is deemed to be significant: The proposed location for the mobile home lays in close relationship with two existing polytunnels, which are central within the holding. As noted

above, the site has a low visual profile, surrounded by fruit trees, with screening reinforced by additional hedgerow planting. The proposal site is also at similar location relative to the Merriott road to the north, as the traveller's site to the west, which has minimal visual presence as perceived from external vantage points. Hence the location of the proposed dwelling is in a sympathetic arrangement with recently permitted structures; has a minimal visual profile; is well related to development form, and is of modest scale. As such, the landscape impact of this proposal is not considered to be significant, and I raise no landscape objection providing the case for the dwelling is accepted."

Environmental Protection unit:

No observations.

REPRESENTATIONS

A site notice for general interest was displayed. Twenty-one letters of support have been received.

- It is a successful business that should be allowed to continue
- the applicant needs to stay on the site so that her business can succeed
- Needed to stay on site to react immediately to any attacks on the chickens
- Support the application but the dwelling should not be seen from the road and should be single storey
- Support the application though have reservations over the smell from the chick brooding house and the permission should be temporary
- Wish to keep locally grown produce

CONSIDERATIONS

An Agricultural Planning Appraisal by Bateman North was submitted with the application along with a business plan and cash flow projections for 2013-2016. The site is outside any defined development area. The main planning considerations in this case relate to:-

- 1) The need to properly justify a temporary dwelling in the open countryside
- 2) The landscape impact of the proposal
- 3) Highway safety issues.
- 4) Visual and residential amenity

A previous application was refused as it was considered that there was not a justified need to be on site, the report stated "With regard to the functional/essential need to be on the site it is not considered that this is met. The business plan is based on the salad crop, orchard (fruit sales, not including the cost to make the gin and chutneys) and future plan to have chickens. Whilst the plan is to introduce the rearing of free range table chickens this is not yet established and may not even happen, as such the application should be determined on the existing business uses on the site."

This application has been submitted with the same business plan with the addition of rearing free range table chickens. Pre-application advice was sought after the refusal in 2012 and advice was given that there was concern over the proposal, which could only be fully assessed through the submission of an application.

Justification for agricultural workers dwelling:

With the introduction of the National Planning Policy Framework (NPPF), the previous guidance in relation to the justification for agricultural workers dwellings set out in Annex A of PPS 7 has been removed. However, the NPPF advises:-

"Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:
the essential need for a rural worker to live permanently at or near their place of work in the countryside;"

It is therefore still considered to be fundamental that the 'essential need' for a farm worker's dwelling is proven in order to justify a new dwelling in the open countryside. The previous requirements of PPS7 are considered to provide very useful criteria to test such applications, these were:

- Clearly establish an existing functional need
- The need relates to a full-time worker
- The functional need could not be fulfilled by another existing dwelling on the unit or any other existing accommodation in the area, which is suitable and available for occupation by the workers concerned.
- Other planning requirements e.g. in relation to access, or impact on the countryside, are satisfied
- A financial test to establish that the farming enterprise is economically viable.

Saved policy HG15 of the South Somerset Local Plan (Adopted April 2006) still carries weight in the consideration of this application and contains the following criteria:

1. The dwelling is essential for the proper functioning of the enterprise so that one or more workers would be readily available at most times. In cases where a functional test alone is not conclusive, it may be appropriate also to apply a financial test.
2. The need is for accommodation for a full-time worker, or one primarily employed in agriculture.
3. No other housing accommodation is available for occupation locally by the worker concerned that would fulfil the functional need,
4. The necessary accommodation cannot be provided by the conversion of an existing building or structure on the holding.

Whilst not adopted some weight can be given to Policy HG9 of the emerging Local Plan, which is not to be re-examined by the Secretary of State, makes reference to their having to be a clear existing functional need, along with the other elements currently listed in the saved policy HG15.

Financial Test:

In terms of the financial test the applicant has provided a confidential business plan that shows predicted income for 2013-2016. The Economic Development Officer was consulted and his main concerns were:

"Whilst the business does demonstrate there to be sufficient profit over the next three years to justify this application, I would question the need to live on site to make jams and chutneys, together with liqueurs! More than a third of the income in the first year is generated through these goods. A similar percentage is shown in the second and subsequent years for the same commodities!"

My examination of the financial test show that currently in the year 2013 the applicant's main income was from her garden/landscaping business, which operates off site. Figures for 2014, 2015 and 2016 show that this use will cease and be replaced with chickens. The previous application that was refused made mention of the fact that the production and sales of jams, chutney and liqueurs could not be considered as part of the financial case or functional need to live on the site. As the Economic Development Officer has stated the figures show that more than a third of the income is for the non-agricultural products.

Consideration should also be given to the net profit for each year which in years 2014 and 2015 falls short of the national minimum wage that is to be applied since changes in 2013 for agricultural workers. The National minimum wage is set to possibly increase in 2014 to £7 per hour which would leave an even larger shortfall.

There are gaps within the predicted cash flow in regard to the chickens. The income shows the money from the sale of the chickens; however outgoings for the chickens are not accurate. Medication, bedding and feed are listed but no mention of the cost for the brooding house or equipment required or cost to run the gas fuelled heat lamps, and again the biggest proportion of outgoings is in relation to the liqueur making e.g. gin ingredients.

Whilst a temporary permission could be granted, subject to there being a functional need to allow the applicant time to prove the business is viable, it is considered that based on the cash flow projections there is no financial support to show the business is viable and to thus support the functional need to live on the site as the income from the chickens alone would not support an agricultural worker and it has already been established that the production of the salad leaves and fruit would not have a functional need to be on site and also alone would not support an agricultural workers wage, even put together it would fall short. It is the addition of the jams, chutney and liqueur that add to the income which are not agricultural, and even then the minimum wage is only just being met in 2016.

The planning appraisal states:

"The stated intention to continue in horticultural production appears to be genuine as demonstrated by the fact that the applicant has been involved with such enterprises for a number of years and has invested significantly over the past 5 years to purchase land to operate her business and build it up to a level it is now at.

With these levels of investment and expansion, it is not considered that this is an attempt to abuse the planning system and based on the business financial records, it can be seen that good profits have been achieved over the last 3 years for which accounts are available."

The cash flow projection only shows the previous accounts for 2013 and none before this which clearly shows that the profit made was predominantly from the landscaping business and sale of liqueurs, jam and chutney which is not an agricultural business and as such only further goes to prove that the profit made in 2013 and previously (as stated by the Planning Appraisal submitted) is not based on the agricultural business thus further weakening the need to live on site for a proposed agricultural business that does not appear to be viable.

Functional Need:

The submitted Planning Appraisal (Bateman North) makes reference to the need to be on site for the chickens as they will be reared from one day up to 90 days old and that they will require 24 hour attention until they are at least 6 weeks old as they will need to be kept warm by way of a heat lamp. It is intended for a new supply of chicks will be delivered every 2 week.

Previous discussions prior to this application raised questions in regard to the possible use of automated systems. The agent has stated within his supporting letter that "it is not possible to have an automated system for the heat lamps as they are powered by gas and the chicks require a person to view them, diagnose and react accordingly." There is no evidence to back this up in regard to the heat lamps or other avenues

explored such as heat lamps operated by solar generated electricity. Other farms operate without the need to be on site for chicks 24 hours a day due to the introduction of automated systems.

The applicant's current residential address is a 15 minute drive away. Properties for sale and to rent in the village have been looked into by this authority and at the time of writing this report there were numerous properties for sale and one for rent. The Parish Council have concerns with the application and have highlighted that "current ruling suggests that an Agricultural worker needs to live at or near their place of work there are properties available within a very close proximity to this site."

No evidence has been supplied to show that accommodation nearer to the site has been considered and instead the applicants have moved further away from the site since their last application. Previously they lived 1.6 miles away in Dinnington and now reside approximately 4 miles away in Lower Chillington.

The Planning Appraisal further makes reference to the salad crops and vegetable production in its argument to be on the site permanently, however it has already been established through a previous refusal that there is not a functional need to be on the site permanently for this side of the business. It is also considered that there is no functional need to be on the site for the chickens especially at this stage when there is no evidence of investment for the poultry business and with a predicted turnover of 10 chicks a week in the first year there could be scope to rear the small volume of chicks from their current residential property whilst they test the market and look to invest in the necessary automated equipment.

The numerous letters of support make reference to retaining the business as it provides local produce to the village and some surrounding businesses. It is clear that this business is beneficial to the local community and it should be noted that this application is not intended to damage the business. This application is to determine if there is a justified need for a temporary dwelling on the site along with a chick brooding house and compost toilet. Reference made to the NPPF and the need to support the rural economy and a competitive economy are not considered relevant to this application in determining if there is a functional need to live on the site. NPPF paragraph 55 states that: "Local Planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as; The essential need for a rural worker to live permanently at or near their place of work in the countryside."

As explored within this consideration the need to be near or at their place of work is not considered to have been justified and alongside this there are properties near to the site that are available to buy or rent. The emerging local plan policy HG9 and criteria of the cancelled Annex A of PPS7 gives reference to their having to be a clearly established existing functional need and this application does not have the adequate evidence to show that this business, based on the chickens, will be either viable financially to support a full time agricultural worker or gives information of investment having been made or factored into the accounts for the introduction of the rearing of table chickens.

The inspector of appeal decision APP/R3325/A/13/2191744 made the following statement within his considerations "the Council cited a recent appeal decision (ref. APP/C1625/A/12/2171046). That case also considered an application for a temporary agricultural workers dwelling and my colleague concluded that Annex A represented 'a tried and tested methodology for assessing if there was an essential need for an agricultural worker's dwelling on a holding.' He argued that, as the need for a dwelling should be judged objectively, Annex A was a sensible starting point. I agree that this approach would be acceptable."

It is considered that the functional need to live on the site is not robust enough to allow a temporary dwelling on this site and that the financial predictions do not stack up to make the business of rearing and selling chickens viable on the scale proposed, even when factoring in the crops that are grown on site.

Security and loss of produce to animals is not considered to be an essential reason to be on the site permanently as appropriate fencing and alarm systems can be put into place.

It has been previously considered on the refused application 12/01464/FUL that there is not considered to be an essential need to live on the site to look after the salad and vegetable crops as there are systems that can be introduced to deal with frost and watering etc., along with the fact that the applicant lived near to the site. The Cash Flow submission for 2013 shows that the majority of income made is from the applicants landscaping/garden business which would see her away from the site throughout the day and as such further confirming that there is not a need to be permanently on the site at all times.

Landscape impact of the proposal:

The proposed temporary dwelling will be located to the east of the existing polytunnels. Due to this location it will not be visible from the entrance to the site. The Landscape Officer states that if there is no justification found for a temporary dwelling then clearly there is no case for development, however if the justification is there then he has no landscape objection to the proposed siting of the dwelling. He further states that given the location and low profile of the chick brooding house there is no landscape objection.

Highway safety:

The Highway Authority has stated that standing advice is applied. Their comments made on the 2012 application highlight that the proposal is unsustainable and would not be supported by them, however they state that it is for the Local Planning Authority to decide whether there is sufficient need or justification for such a development in this location, which outweighs the transport policies. As it is considered that there is not an essential need for the temporary dwelling on the site then the transport policies supporting a refusal apply.

Visual and Residential Amenity:

Part of the proposal is to site a temporary agricultural workers mobile home near to the west boundary of the site behind the existing polytunnels. To the south of the dwelling will be a composting toilet.

Due to the boundary treatments on the site and the location of the proposed dwelling it will not be easily visible from any public advantage point. There are no residential properties nearby. It is considered that the mobile home will not adversely affect visual or residential amenity.

The other part of the proposal is for a chick brooding house measuring 12.3 metres by 4.25 metres to be located to the south of the existing polytunnels. Due to the design of it and its location it is considered that it will not adversely affect the visual amenity. One letter has raised concern over the possible smell from the chickens, Environmental Protection Unit have no observations to make on the application and it is considered that given the location of the brood house and the number of chicks to be accommodated there will be no adverse impact on residential amenity by reason of smells and disturbance.

CONCLUSION

It is considered that there is no essential need for the temporary agricultural workers mobile home on the site based on the information provided and lack of evidence of investment for the chickens, alternative accommodation within the village and automated systems. It is also considered that there is a lack of sound financial projection for the business in relation to the agricultural activities that will take place on the site which indicate that the agricultural part of the business will not be viable to support a full time agricultural worker.

It is considered that the siting of the temporary mobile home and chicken brooding house are acceptable by reason of siting, scale and design.

RECOMMENDATION

Refuse.

SUBJECT TO THE FOLLOWING:

01. The essential need and existing functional need for the applicant to live permanently on this site has not been established and there is therefore no justification for the proposed temporary agricultural workers mobile home on the holding, in an unsustainable countryside location. The proposal is therefore contrary to the aims and objectives of saved policies ST3 and HG15 of the South Somerset Local Plan (adopted April 2006) and the NPPF Chapter 6: Delivering a Wide choice of High Quality Homes (paragraph 55).
 02. The Cash flow evidence does not show that the business will be viable to pay an agricultural workers wages based solely on the sale of table chickens and salad and vegetables and as such the proposed business plan fails to meet a financial test or show sound proof that there is the possibility of the business succeeding within the next three years to justify a temporary mobile home on the site and is therefore contrary to the aims and objectives of saved policy HG15 of the South Somerset Local Plan (adopted April 2006) and the NPPF Chapter 6: Delivering a Wide choice of High Quality Homes (paragraph 55).
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Area West Committee – 19th February 2014

Officer Report on Planning Application: 13/00875/FUL

Proposal:	Erection of two storey extension to dwellinghouse (GR 334020/107112)
Site Address:	1 Mill Lane Forton Chard
Parish:	Tatworth And Forton
TATWORTH AND FORTON Ward (SSDC Member)	Cllr A Turpin
Recommending Case Officer:	Diana Watts Tel: (01935) 462483 Email: diana.watts@southsomerset.gov.uk
Target date:	3rd February 2014
Applicant:	Mr Michael Farthing
Agent: (no agent if blank)	
Application Type:	Other Householder - not a 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 form and scale of the extension to be fully debated.

SITE DESCRIPTION AND PROPOSAL





The site lies outside any defined Development Area to the east of Forton village in a rural setting close to Breach Copse woodland and adjacent to a stream. 1 Mill Lane is an end of terrace cottage set behind a chalet bungalow. Access is gained via Mill Lane and off road parking is provided in the front garden.

This application seeks to add a two storey extension to the front of the cottage, to provide an office on the ground floor and a 4th bedroom above with an en-suite bathroom. Materials to match the existing cottage would be used i.e. double roman tiles, white upvc windows and white pebble dashed walls.

HISTORY

02/00963/FUL - Two storey extension approved.

Pre-application negotiations and advice sought Dec 2011, Feb 2012 and Aug 2012 with the officer expressing concerns about the scale, mass etc. and that an application would be likely to be refused.

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 (Adopted April 2006)
 ST3 - Development Area
 ST6 - Quality of Development
 ST5 - General Principles for Development
 Policy related material considerations

CONSULTATIONS

Tatworth and Forton Parish Council - recommended approval.

County Highway Authority - no observations.

REPRESENTATIONS

A site notice was posted (General Interest) and neighbouring properties have been notified. 1 letter of support has been received:

- we have no problems with the proposal, the plans look great

CONSIDERATIONS

Principle

There is no objection in principle to an extension.

History and visual impact

The cottage originally had two bedrooms and very modest proportions similar to the adjoining cottage. In 2002, a two storey extension was added on the end of the property providing a third bedroom and bathroom on the first floor and additional rooms on the ground floor, including a single storey front extension and a modest two storey wing to the rear. These additions sit comfortably with the existing cottage and the adjoining row of cottages in that they continue the elongated form of the terrace and provide a discreet extension to the front in the form a cat slide and a subordinate extension to the rear.

The cottage is clearly seen across the stream from the south-east, on approaching the cottages via Mill Lane from the south-west and through the trees from the main road to the south. It is an attractive traditional cottage in a rural semi-wooded setting.

The applicant sought pre-application advice about adding a further two storey extension and modified the proposal following advice from the planning officer. However, as the scale of the proposal was not reduced sufficiently, the officer remained unconvinced that such an application would prove successful as it would be too bulky and would detract from the character of the cottage.

It is considered that the proposed extension would appear very imposing in relation to the simple modest character and appearance of the existing cottage and the terrace of cottages as a whole. The resulting two storey extension would project forward of the front wall of the main building by 5.4m, which would be more than the depth of the original cottage (4.9m). The side wall would be flush with the existing end wall creating an extensive south-east end elevation, completely out of scale and keeping with the existing cottage and the rest of the terrace. This would be clearly seen across the stream.

An extension needs to appear subservient to a building like this in order to safeguard its character. It is acknowledged that the ridge of the extension would be set down from the main ridge but this is insufficient to reduce the overall impact of the extension. Its scale would be further accentuated by the proximity of the extension to the boundaries of the

front garden and the resulting reduced garden space, making it look cramped.

An extension of this scale, projecting forwards of a terrace of cottages with only small porch extensions to the front, would appear out of place and at odds with the line of the terrace.

Residential Amenity

There is an existing first floor bedroom facing south at the front of the property and this serves a bedroom. It looks towards the rear of the chalet bungalow, Wayfarers. The proposed scheme would remove this but would bring a round first floor window serving bedroom 4 considerably closer to the rear of Wayfarers (approx. 8m from the boundary). There are outbuildings and a leylandii hedge to help provide privacy for the occupants of Wayfarers, and the window could be said to look less intrusive than the dormer. It would also be quite low for a first floor window, just 3.6m above ground level, which is lower than the existing dormer facing this way. It is considered that this issue is finely balanced but as the neighbours are in support of the scheme, a refusal on the grounds of loss of privacy is not felt to be justified in this instance.

Accuracy of plans

The site plan is misleading with the red line relating only to the existing front extension and not the proposed. The existing plans do not show the existing dormer to the front of bedroom.

Flooding

The site is very close to the stream in flood zone 3 but positioned well above the stream. The Environment Agency has been consulted but no comments have been received to date.

RECOMMENDATION

Refuse Permission.

SUBJECT TO THE FOLLOWING:

01. Due to its scale, form and siting, the proposed extension would appear out of scale and out of keeping with the existing cottage, and would detract from its character and the adjoining row of cottages and their rural surroundings. This would be contrary to policy ST6 (Quality of Development) of the South Somerset Local Plan (Adopted April 2006).

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by:
 - offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

The Local Planning Authority undertook pre-application negotiations and positively engaged with the applicant to minimise the reasons for refusal.

However, no satisfactory solution could be achieved and the applicant was advised of his right to appeal.
