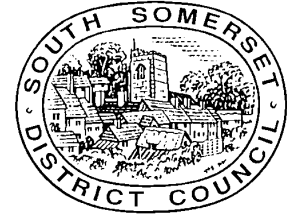


South Somerset District Council

Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 28th January 2015

2.00 pm

**Millennium Hall
Water Street
Seavington St Michael
TA19 0QH**

(Disabled access is available at this meeting venue)



Members listed on the following page are requested to attend the meeting.

The public and press are welcome to attend.

Please note: Consideration of planning applications will commence no earlier than **3.30pm**.

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Becky Sanders, Democratic Services Officer 01935 462596**, website: www.southsomerset.gov.uk

This Agenda was issued on Tuesday 20 January 2015.

Ian Clarke, Assistant Director (Legal & Corporate Services)

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



INVESTORS IN PEOPLE

Area North Committee Membership

Shane Pledger
Paul Thompson
Pauline Clarke
Graham Middleton
Roy Mills

Terry Mounter
David Norris
Patrick Palmer
Jo Roundell Greene
Sylvia Seal

Sue Steele
Barry Walker
Derek Yeomans

South Somerset District Council – Council Plan

Our focuses 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 & 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 for this month's meeting will commence no earlier than 3.30pm, following a break for refreshments, in the order shown on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered. Anyone wishing to raise matters in relation to other items on the agenda may do so at the time the item is considered.

Highways

A representative from the Area Highways Office will normally attend Area North Committee quarterly in February, May, August and November – they will be usually be available from 15 minutes before the meeting to answer questions and take comments from members of the Committee. Alternatively, they can be contacted through Somerset Highways 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 three minutes on agenda items; and
- see agenda reports

Meetings of the Area North Committee are held monthly, usually at 2.00pm (unless specified otherwise), on the fourth Wednesday of the month (except December) in village halls throughout Area North (unless specified otherwise).

Agendas and minutes of area committees are published on the council’s website www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions

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 three 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

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

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

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

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

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

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

Area North Committee

Wednesday 28 January 2015

Agenda

Preliminary Items

1. Minutes

To approve as a correct record the minutes of the previous meeting held on 17 December 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 2112 (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.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. As a result of the change made to the Code of Conduct by this Council at its meeting on 15th May 2014, where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council. If you have a prejudicial interest you must comply with paragraphs 2.9(b) and 2.9(c) of the Code.

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:

Councillors Terry Mounter, Shane Pledger, Sylvia Seal and Paul Thompson.

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. Date of next meeting

Councillors are requested to note that the next Area North Committee meeting is scheduled to be held at 2.00pm on **Wednesday 25 February 2015** at the **Village Hall, Norton Sub Hamdon**.

5. Public question time

6. Chairman's announcements

7. Reports from members

Items for Discussion

8. SSDC Welfare Benefit Work in South Somerset (Pages 1 - 7)

9. Langport & Huish Episcopi - Conservation Area Appraisal and Designation of Extensions to Conservation Area (Executive Decision) (Pages 8 - 39)

10. Area North Development Plan - 2014-15 - Update Report (Pages 40 - 56)

11. Area North Committee Forward Plan (Pages 57 - 59)

12. Planning Appeals (Pages 60 - 64)

13. Schedule of Planning Applications to be Determined By Committee (Pages 65 - 66)

14. Planning Application 14/03154/FUL - Land North of Stanchester Way, Curry Rivel. (Pages 67 - 92)

15. Planning Application 14/05314/FUL - 2 Tavenders Cottages, Langport Road, Long Sutton. (Pages 93 - 98)

16. Planning Application 14/04506/FUL - Little Upton Bridge Farm, Langport Road, Long Sutton. (Pages 99 - 106)

17. Planning Application 14/04928/FUL - 127 North Street, Martock. (Pages 107 - 111)

18. Planning Application 14/05217/FUL - Land South of South Barton, Martock Road, Long Sutton (Pages 112 - 118)

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.

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Agenda Item 8

SSDC Welfare Benefit Work in South Somerset

Strategic Director: Vega Sturgess, Operations and Customer Focus
Assistant Director: Steve Joel, Health and Well Being
Service Manager: Kirsty Larkins, Housing and Welfare Manager
Lead Officer: Catherine Hansford, Welfare Benefits Team Leader
Contact Details: catherine.hansford@southsomerset.gov.uk or 01935 463737

Purpose of the Report

To update and inform Members on the work of the Welfare Benefit Team for the financial year 2013/14.

Public Interest

The report gives an overview of the work of the SSDC Welfare Benefit Team.

Recommendation

Members are invited to comment on the report.

What is the Welfare Benefit Team?

The Welfare Benefits Team consists of 3.1 full time equivalent staff responsible for undertaking casework for clients across the whole of South Somerset. We provide specialised advice and advocacy; preparing claims, representing clients at Appeals, up to and including First-Tier and Upper Tier Tribunals.

The Team is based at Petters House and provides advocacy and advice by telephone, appointments at Petters House and the Area Offices and carries out home visits where appropriate.

In 2013-14, funding was in place to provide additional outreach surgeries in Areas North and East.

Annual Statistics

During 2013 the Welfare Benefit Team undertook casework for 680 clients across South Somerset achieving an Annual Income for clients of £1,148,952.00. In addition clients received a total of £213,423.00 in Lump Sums. Combined total: £1,362,375 (at 14/01/2015).

We undertook casework for 181 clients in Area North, achieved an annual income of £162,391.00 and a lump sum of £30,015.00, combined total of £192,406.00.

Please note that these figures are provisional due to the time lag involved in benefits being awarded/clients confirming their award. This lag is longer than in previous years due to the extended delays with existing and new benefits (one year for new claims for Employment and Support Allowance (ESA) – although a basic rate is paid until that time). We would

expect these figures to show a further increase as 110 cases remain open awaiting outcomes.

Personal Independence Payment (PIP) and ESA processing delays are largely due to the backlog of medical examinations with the Healthcare Providers (ATOS).

Out of the 680 clients we worked with we helped take 71 to appeal. This is a drop in last year's figures as less decisions are being made and because October 2013 also saw the introduction of the Mandatory Reconsideration process. 29 appeals were successful and the unsuccessful appeals automatically proceeded to a tribunal.

We took 28 cases to Tribunal and won 27 of them – an 96% success rate so far which is way above the national average of represented cases.

Sometimes we pick up cases that are already at Tribunal stage.

Unfortunately there are no timescales for processing Mandatory Reconsiderations and we have some cases that have been open, awaiting outcomes for up to 7 months or longer and once decisions are made they may still progress to appeal, leading to further delays.

Where We Are Now.

The 2012 Welfare Reform Act represents the biggest change to the welfare system in over 60 years. All these changes are also taking place against a backdrop of reductions in funding from central government across both the statutory and third sectors.

Passported Benefits

The impact of completely redesigning the whole system of means tested benefits and tax credits goes beyond those just immediately affected by losing a benefit.

Over time a whole raft of secondary benefits have been developed and eligibility depends on receiving Income Support, income based Jobseeker's Allowance, income related Employment and Support Allowance and Child Tax Credits.

These are known as 'passported benefits' and include free school meals, school travel, prescriptions, dental treatment and other reductions in prices for services, e.g. leisure, Careline etc.

The Social Security Advisory Committee, a statutory independent committee which advises Department of Work and Pensions (DWP) on the operation of the benefits system, has recently produced a report (1) which raises clear concerns about the loss of these passported benefits.

It points out that these benefits make significant contributions to the health and wellbeing of low income families and to preventing child poverty and social exclusion.

If families lose benefits and in turn eligibility for free school meals this also impacts on the overall funding the schools receive in the 'pupil premium'.

In addition if families migrate because of the Housing Benefit caps and other loss of income arising from the reforms, then this will have significant impact sub-regionally and could exacerbate disparities of wealth in rural areas.

The application of the Spare Room Subsidy to Social Housing Tenants (known as the Bedroom Tax) was also rolled out from April 2013 and, as of March 2014, 2,651 tenants in Somerset experienced a reduction in Housing Benefit as a result of this, with South Somerset having the highest number affected at 793.

From September 2013, the Benefit Cap (the total amount of benefit that working-age households can receive) was implemented and whilst there were a relatively small number of households affected in Somerset (around 100 by April 2014), South Somerset again had the highest number of affected households at 38 (by April 2014).(2)

Figures from Mendip DC, South Somerset DC and Taunton Deane BC indicate that more than 6,700 households have been affected by reductions in Local Housing Allowance rates (the Housing Benefit paid to tenants who rent from private landlords).

There has been an almost three fold increase in the households in Somerset receiving extra help with housing costs through Discretionary Housing Payments (DHP) in 2013-14 compared to 2012-13. DHP's in South Somerset have risen from 230 to 487. (2)

Saved and Maintained Tenancies

The figures for Saved and Maintained Tenancies for 2013-14 stand at 7 and 35.

Saved Tenancies are those cases which would have resulted in the loss of the tenancy but for the intervention of the Welfare Benefit Team. Maintained Tenancies are those where the Welfare Benefit Team have undertaken a significant amount of work with the clients towards assisting in the successful maintenance of the tenancy.

The cost to SSDC of dealing with a homeless application is estimated at £2630 per family. The 7 tenancies saved by the intervention of the Welfare Benefit Team equates to a potential saving of £18,410.00. Further savings were made by the 33 x Maintained Tenancies, as it is highly probable that a number of these would have progressed to the stage of loss of tenancy without early intervention, which is key in the current financial climate.

The need for support for people to retain their homes has never been greater than now given the consequences of Welfare Reform.

Housing Benefit

More recent research from the National Housing Federation (3) shows that middle-income households earning between £20,000 - £30,000 a year accounted for two thirds of all new Housing Benefit claims during the last six years, as the struggle to afford a home gets tougher.

With the proportion of households having to claim Housing Benefit despite being in work doubling to 22 per cent (one in five) since 2008, the National Housing Federation predicts that this figure could rise to one in three in the next five years. (3)

Here in South Somerset, out of a Housing Benefit caseload of 10,065, working claimants make up 2513 (as of November 2014) of these which, at 25%, is higher than the national average. This does not include those in receipt of passported benefits who also work.

In 2004 the estimated cost for a 2 child family if an eviction took place without a homeless application being made was £3563. The wider social costs in relation to education and health

services were estimated to be £4896. (4) In addition the emotional impact on clients' health will be considerable.

Becoming homeless is of course the very last resort for families and experience has shown that considerable financial pressure will be absorbed and debt accrued by families before they accept it. The impact of this can be widely felt in families, children and vulnerable adults in these families can be particularly at risk.

Nationally, the number of Housing Benefit claimants who are in work in 2013-14 broke the *one million* barrier for the first time. DWP statistics published in November 2013 show that 1,013,822 people in employment were claiming Housing Benefit in August 2013.

Unemployment

Unemployment is not so much an issue in South Somerset as underemployment - few people realise just how many in work rely on HB to pay their rent, not to mention earnings top up's such as Working Tax Credits due to typically low wages in the area.

UK figures published in December 2013 found that the largest group in poverty are working age adults without dependent children - 4.7 million people are in this situation, the highest on record. Pensioner poverty is at its lowest level for 30 years. (5)

The Value of Welfare Advice

By ensuring the maximisation of income and helping to challenge decisions, welfare rights services ensure that national government covers such housing costs instead of the council by way of the homelessness route and/or loss in rent collection

The Low Commission, in May 2014, published a major follow up work on the economic value of social welfare advice (6) and presents compelling evidence from different sources that social welfare advice saves public services money. So apart from putting money in the pockets of those who need it, there is also widespread added value from our work.

Looking at all work to date on Cost Benefits Analysis (CBA) and Social Return on Investment data, the report finds that this not only pays for itself, but it also makes a significant contribution to families/ households, to local area economics, and also contributes to significant public savings.

Different studies done in the UK, US, Canada and Australia have all demonstrated similar findings that for every pound or dollar invested, there's a multiple of 10 in the savings produced by, for example, keeping people their homes with jobs and incomes intact rather than having to utilise expensive crisis and emergency services. The review shows that advice across different categories of law result in positive outcomes for clients and their households. (6)

Commenting on the findings Lord Colin Low said:

"This research, carried out independently, demonstrates with hard economics the true value of social welfare advice. It can no longer be argued that funding social welfare advice is too much of a burden on the state. Early and necessary interventions from advice and legal support prevent problems and expense further down the line"

Partnership Work

Co-ordinated joined up working with other agencies is now more important than ever with the emphasis on making advice more accessible in rural areas and taking service out across the

district. We are striving to maintain and improve ways where we can complement each other's services, focusing on each agencies strong points, exploring new technologies and access routes and better referral systems.

We are also working in conjunction with other advice agencies on Social Policy issues. The agencies we work with, such as the National Association of Welfare Rights Advisers and Citizens Advice Bureaux campaign on a national level, which we feed into, as well as highlighting individual cases via the local MP's.

Our partner agencies include South Somerset CAB, Age UK, Yarlinton Housing Group, South Somerset Mind, Village Agents, South Somerset Alliance – a lottery funded project – and many more.

Case Studies and Feedback

The advice we provide helps our clients get back on their feet again and encourages them to be pro-active as we try to empower and avoid over dependence.

This local face to face responsive support has become more essential as more and more services are rolled out digitally or through central processing centres.

This is highlighted in the feedback we receive from our clients.

"Best Council office ever. Catherine has been brilliant and together with Phil they put so much effort to get us sorted and assisted us all the way through. Top service."

"I really couldn't have managed this on my own. It was making me so ill with worry. Please keep this support going it is vital to those of us who are ill/disabled and can't fight our way through the benefit hurdles on our own."

"Both Nadine and Andy were excellent. Thank you for the help. It has made my recovery a little bit easier"

"Helen was wonderful. If it wasn't for her excellent service we would have given up long ago. Can't thank her enough for her efforts. She was a true professional. She helped us so much with everything especially when we were under immense pressure due to a serious family illness. We really would not have been able to continue with the claim at this point. Helen was there for us, really supportive and fighting our claim she was amazing."

"Just like to say a big thank you for your services. We don't know what we would do without your help. A big thank you for Andy. We would be lost without him."

"Nadine has worked tirelessly for me. It was a huge comfort knowing that she was there if I needed her."

"Helen was very professional and helpful and had a very knowledgeable approach to the case. She was so supportive and kept me informed of what was happening. She attended the tribunal with my wife and I and helped us through a very difficult time. Thank you and well done Helen!"

"Excellent! Both Andy and Catherine were great and re-assuring. They stood by me and we got through this together. Words cannot describe how grateful I am. They both deserve

recognition for their hard work and patience. They're manager needs to see what stars they have on the team!"

"Helen who handled my case was brilliant and I am incredibly grateful to her for all she did for me. I am extremely happy, it has meant that I was able to stay in my home. Helen helped save my independence and I will be forever thankful to her for that. There's no way we could have fought this case on our own and Helen never gave up - even when things looked very bleak."

Case Study

Mr Jones is in his mid-50's and has worked all his life in the building trade. Sadly, he has developed lower back, hip and knee problems and had to cease work earlier in the year due to the physical nature of his job. He has already had a hip replacement and is awaiting a knee replacement operation.

His wife works 15 hours per week. They have two young children and receive Child Tax Credit. They live in rented accommodation.

Mr Jones claimed Contribution-based Employment and Support Allowance (ESA) in March 2014 but this was only paid for 26 days, because of the 365 day limit which was linked to a previous claim that he had made due to surgery, which had ended Jan 2013.

Several months later Mr Jones spoke to a SSDC customer adviser, because he and his partner, were struggling financially. The customer adviser felt that something was not quite right about his ESA and referred his case to the Welfare Benefits Team in September 2014.

Mr Jones showed us his ESA decision letter and we rang the DWP who confirmed that he had a previous contribution-based ESA award from Jan 2012 to Jan 2013 when he took time off work for his surgery (although returned to work as soon as he was fit and able). This been paid for 339 days. It was evident that the DWP had used the wrong tax years to apply the two qualifying conditions with regards to National Insurance contributions.

We helped Mr Jones with challenging the decision, and his contribution based ESA was reinstated in November 2014 and arrears paid accordingly. The DWP also acknowledged that maladministration (their words) of his claim – paying Mr Jones a special payment as compensation. His partner now has the option of claiming WTC if she can increase her working hours from 15 to 16+ hours.

Mr Jones is still awaiting his ESA medical assessment so we continue to keep an eye on his case.

Council Plan Implications

Council Plan 2012-2015:

Focus 3: Homes

Focus 4: Health and Communities

Equality and Diversity Implications

The work within the Welfare Benefit Team brings us into daily contact with vulnerable clients, people with disabilities and non-English speaking communities.

Financial Implications

None

Carbon Emissions and Climate Change Implications

None

Background papers;

- (1) *Universal Credit: the impact on passported benefits*, Report by the Social Security Advisory Committee, DWP, March 2012
 - (2) Somerset Welfare Reform Impact Monitoring 2013-14
 - (3) *Broken Market, Broken Dreams*, Home Truths 2014/15, report by the National Housing Federation 2014
 - (4) Somerset Community Legal Service Partnership: County Court Project
 - (5) *Annual Monitoring Poverty and Social Exclusion 2013* published by the Joseph Rowntree Foundation and written by the New Policy Institute (08/12/2013)
 - (6) *Social Welfare Advice services – A Review* by Graham Cookson, an economist at the University of Surrey
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Agenda Item 9

Langport & Huish Episcopi – Conservation Area Appraisal and Designation of Extensions to Conservation Area (Executive Decision)

Strategic Director: Rina Singh Strategic Director Place and Performance
Assistant Director: Martin Woods Assistant Director Economy
Group Manager: Dave Norris Development Manager
Lead Officer: Adron Duckworth Conservation Manager
Contact Details: Greg.venn@southsomerset.gov.uk or 01935 462595

Purpose of the Report

To approve the recently prepared Conservation Area Appraisal and to formally designate an extension to the conservation area.

Public Interest

This report proposes the adoption of the Conservation Area Assessment for Langport & Huish Episcopi, and alterations to the conservation boundary. Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Langport & Huish Episcopi Conservation Area was first designated in 1971 and extended in 1989.

The District Council is required to formulate and publish proposals for the preservation and enhancement of conservation areas. This can be achieved through conservation area appraisals. In order that designation is effective in conserving the special interest, planning decisions must be based on a thorough understanding of the conservation area's character.

Appraisals are therefore essential tools for the planning process and to manage informed intervention. They will provide a sound basis, defensible on appeal, for the relevant development plan policies and development control decisions and will form the framework for effective management of change. The appraisal should provide the District Council and the local community with a clear idea of what features and details contribute to the character of the conservation area and how these may relate to the wider proposals for regeneration.

Recommendations

- (1) Approve the Langport & Huish Episcopi Conservation Area Appraisal (attached as Appendix A)
- (2) Formally designate revisions to the Langport & Huish Episcopi conservation area boundary
- (3) Advertise the extension to the designated area in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990

Background

Conservation areas are areas of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Section 69 of the

Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local authorities to identify appropriate parts of their areas, to designate them as conservation areas and to keep them under review.

Historic areas are now extensively recognised for the contribution they make to our cultural inheritance, economic well-being and quality of life. Public support for the conservation and enhancement of areas of architectural and historic interest is well established. By suggesting continuity and stability, such areas provide points of reference in a rapidly changing world: they represent the familiar and cherished local scene. Over 9000 have been designated nationally since they were introduced in 1967 and there are now 88 in South Somerset.

Local Authorities are required by the Act to review conservation areas from time to time and formulate and publish proposals for their preservation and enhancement. The preparation of character appraisals forms a part of this process, offering the opportunity to re-assess a designated area and to evaluate and record its special interest, particularly to help guide the way change and development takes place. An up to date appraisal will help guide development and regeneration in ways that will preserve the special character of the area. Appraisals are designed to provide guidance and support to parish councils, on decisions taken by the Council, its Development Management and Regeneration Services and to raise public awareness about the special character of the areas.

Designation is a matter for local (Area Committee) decision and is the principle means by which a local authority can apply conservation policies to a particular area.

Langport and Huish Episcopi Conservation Area appraisal and boundary review.

Langport & Huish Episcopi conservation area was first designated in 1971 and has not been reviewed since 1989.

Through the process of preparing the Appraisal some amendments to the boundary were felt to be necessary and additional areas have been identified as worthy of inclusion. The proposed alterations and extensions to the designated conservation area are shown on the attached map and have been consulted upon.

Consultations

Langport Town Council, Huish Episcopi Parish Council and Curry Rivel Parish Council were consulted on both the boundary proposals and the draft appraisal. Following their initial approval, a public consultation was carried out

1. By letter to all the properties that would be included in the conservation area for the first time.
2. By public notices displayed through the area.
3. By an exhibition of the proposals and draft appraisal in Langport Library with opportunities for feedback
4. Proposals and draft appraisal were available to view on the SSDC website.

As a result a small number of representations were received in addition to the comments of the Town and Parish Councils. Public concerns and comments on the boundary revisions included:

1. Two suggestions to remove the White Lion from the proposed extension, one of which raised concerns about the unsuitability of this site given the approved planning permission for redevelopment to the rear. Our response was that the frontage of the White Lion was felt to contribute positively to the character of North Street and should be included but it was agreed that the development site to the rear should not be excluded from the boundary extension.
2. A resident in Westover raised an objection about the proposed inclusion of the former railway line because the coppice planting here would be subject to conservation area tree controls. The former railway infrastructure is significant to the character and history of Westover and is considered appropriate to include in the conservation area so a resolution was agreed that a single tree notification at the appropriate time would cover coppice management to continue in perpetuity.
3. Both Langport and District History Society and Langport Town Council felt that the car park at St. Mary's Church, Huish should be retained within the conservation area and we have agreed this.
4. Observations from Somerset Industrial Archaeological Society and Langport and District History Society have been incorporated into the Conservation Area Appraisal.

Proposed boundary extensions

The principle extension proposed is at Westover, to include the historic weighbridge building, former railway hotel and other former industrial, wharfside and railway buildings and the railway bridge.

Various other minor additions are within North Street, to include the White Lion Hotel, The Beeches, Stable Cottage and the Grade II listed Evandale on the west side of North Street and within Huish Episcopi to include an area of land enclosed by stone walls between the Vicarage and Tanyard Lane and the Grade II listed Court Barton.

The attached map shows the existing boundary and proposed alterations.

Procedure

The boundary amendments are designated by a decision by this committee and it only remains to publicise the decision. The appraisal will be an advisory document that will form part of the Historic Environment Strategy that in turn forms part of the local plan and is required by the National Planning Policy Framework.

Financial Implications

The cost of statutory publicity in the local press and the London Gazette is expected to be approximately £200.

Council Plan Implications Priorities

Focus Two – Environment – “We want an attractive environment to live in with increased recycling and lower energy use”

Carbon Emissions and Climate Change Implications

No implications arising from this report.

Equality and Diversity Implications

None

Background Papers: None

LANGPORT AND HUISH EPISCOPI CONSERVATION AREA APPRAISAL

Draft Final November 18 2014

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Introduction

Conservation areas are areas of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local authorities to identify appropriate parts of their areas, to designate them as conservation areas and to keep them under review.

Historic areas are now extensively recognised for the contribution they make to our cultural inheritance, economic well-being and quality of life. Public support for the conservation and enhancement of areas of architectural and historic interest is well established. By suggesting continuity and stability, such areas provide points of reference in a rapidly changing world: they represent the familiar and cherished local scene. Over 9000 have been designated nationally since they were introduced in 1967 and there are 88 in South Somerset. The Langport and Huish Conservation Areas were first designated in 1971 and extended in 1989.

The District Council is also required by the Act to define the special interest and publish proposals for the preservation and enhancement of conservation areas. Conservation area appraisals contribute to the fulfilment of this requirement, because, in order to be effective in conserving the special interest of the area, planning decisions need to be based on a thorough understanding of the area's character. The appraisal is intended to provide the District Council and the local community with a clear idea of what features and details contribute to the character of the conservation area and describe what is special. Appraisals therefore provide essential guidance to decision-making in the planning process.

The appraisal document follows the content recommended in advice from English Heritage, 'Guidance on Conservation Area Appraisals' published by English Heritage/ Planning Advisory Service/ DCMS 2006.

Summary of special interest - the area's key characteristics

- Survival of the historic settlement form of Langport, its early hill top site, causeway to the ancient river crossing point and survival of medieval burgage plots
- Three storey development around Cheapside
- Narrow streets with buildings to the rear of pavements, some behind small gardens. Huish with broader roads and high boundary walls of blue lias stone
- Industrial buildings around the historic river wharf
- A palette of materials of smooth orange-red clay brick, painted brick in historic bonds, some blue and white lias stone, and flat painted render in cream or white. Ham stone detailing.
- Clay and slate roofs. Some mansard roofs but very few dormers.
- Legacy shop fronts indicating the extent of the historic trading centre

ASSESSMENT OF SPECIAL INTEREST

Location

The Parishes of Langport and Huish Episcopi lie more or less equidistant between Bridgwater and Yeovil on the southern edge of the Somerset Moors. Huish Episcopi surrounds Langport on three sides, with Langport being the smaller parish. Huish parish is highly irregular in shape and its boundaries are dictated largely by natural features, modified by the effects of drainage and enclosure of the 'moors', and by the

position of Langport. Langport's west boundary is formed by the River Parrett with the built form of Langport extending onto the west bank of the river and into Curry Rivel Parish.

Langport town covers a small steep hill, just north the confluence of the Yeo and the Parrett at a narrowing of the river valley. With Hurds Hill occupying a similar position on the west bank, the river could be bridged and the crossing protected, making Langport an ideal settlement location. To the north and south of the town the land was marshy, probably providing only summer pasture, until the advent of modern drainage.

Huish extends to the north and east of Langport onto the rising ground which provides for dry access eastwards to Somerton.

Landscape Setting

The immediate landscape setting of the settlements is defined by the open moors extending to the north, south and west with the River Parrett flowing through the narrow gap between Langport Hill and Hurds Hill whilst the broad shoulder of the Mid Somerset Hills rise to the north of Wearne hamlet. These features broadly contain the spread of the town and its immediate rural edge. To the east the setting is less defined, with the town having road linkages with the small hamlets of Picts Hill, Wagg and Pibsbury. The low ridgeline of Picts Hill provides a degree of containment in this quarter.

Historic development

Langport and Huish are interlinked with Langport being surrounded on three sides by the Huish Parish. It is suggested that historically Langport may have in effect been part of Huish that later formed into a separate Parish and administrative area as Langport became an important trading centre.

The causeway linking the river crossing at Langport to the higher ground is thought to be of prehistoric date and although there is as yet no direct evidence of this, stray finds and earthwork features of prehistoric date make occupation of this area likely. Similarly, although Roman occupation of the town site and use of the causeway and river crossing has not been proven, both are likely, particularly as Roman material has been found in the town centre. There is also good evidence of Roman settlement on the west bank of the river at Frog Lane and at Wearne to the north of the town.

It is, however, the Saxon occupation of the town, which has most interested archaeologists. The settlement was recorded as a burh in the early C10th Burghal Hideage and in 1086 the Domesday Book records 34 burgesses. By 930 a mint was established within the town that continued production into the 11th century. The town remained a royal possession throughout the Saxon period. The parish of Langport is small with little land outside the immediate vicinity of the town. It is, therefore thought that the economy of the town was based on trade, as a distribution centre by road and river, and connected to the royal estate of Somerton.

In the medieval period Langport remained an important trading centre and harbour and was held from 1181 until the early 16th century as part of the manor of Curry Rivel. The wealth of the town was such that in the early C14th a new borough was established by the Bishop of Wells on the west bank of the river in an attempt to expand Langport's success. 31 burgesses are recorded at Southwick or Frog Lane by 1358 and the borough survived into the C16th. In the post-medieval period a renowned battle of the Civil War took place nearby.

Trade was maintained as an important part of the economy by the trading company of Stuckey and Bagehot, founded in the town in about 1770. In the late 19th and early C20th river trade was replaced by rail with the construction of two lines close to the town.

Huish in comparison was a largely rural parish with the settlements of Huish, Littleney, Wearne, Pibsbury and Coombe all dictated by the terrain and stretches of marsh by the rivers. By the early C14th much of the marsh had been drained, with Huish, which commanded the route to Langport becoming the most important in the Parish acquiring the Church, court house, vicarage, cross and green.

Langport began to extend its built up area into Huish parish in the C19th, with Newtown dating from 1845. In recent years Langport and Huish have expanded physically as a dormitory settlement for both Taunton and Yeovil.
(See Map 1 Early Features)

Archaeology

Langport presents a number of questions that would benefit from further archaeological research.

Despite excavation to depths of nearly 3m on Bow Street, the earliest period of construction of a causeway and bridging point across the Parrett is still to be established. There is however, the intriguing suggestion of continuity of use of the river crossing and settlement site over a long period given by a number of Roman stray finds and the associated evidence from Wearne and Frog Lane of Roman occupation in the near vicinity. The character of all three of these sites is still to be investigated.

Langport was an important Saxon site, one of only four Somerset burhs recorded in the early 10th century Burghal Hideage and one of a small group of sites which appear to have acted as trading centres for the royal estates, established at a distance from the main royal residences (the closest parallel in Somerset being Axbridge and Cheddar).

On The Hill there are prominent earthworks behind the houses to the west and southwest of the hilltop, and running from North Street to the northwest corner of the playing field that coincides with the parish boundary. Close to this there is a long straight bank at the edge of the playing field that may be related to the Civil War. Understanding of the burh defences is still a matter for research, despite several small-scale excavations to this end. The precise form of the burh defences, whether they fully encircled the burh or relied on the marshes for defence on the north-west side is important for the wider questions of the accuracy of the Burghal Hideage hideation in Somerset. The date of the outer defences, whether civil war or Saxon, is still to be established. The character of settlement within the burh defences remains enigmatic, the excavations that have been carried out having produced little secure evidence of early structures. This, along with evidence from the other Somerset burhs (particularly Lyng and Axbridge), has raised questions concerning the nature of settlement within these defended sites.

Excavations outside the defences have produced clearer results, with 3m of well-preserved stratigraphy dating from the 12th to 16th centuries along the Langport causeway surviving in places. However, the full depth of archaeological stratigraphy has not been excavated, and the original date of settlement along the causeway has still to be shown. The medieval archaeology of the town is of particular importance as one of a small number of non-rural market centres in the county. Medieval remains may provide information concerning the balance between commerce and craft

industry in the economy of the town. The archaeology of the well-preserved burgage plots is therefore of prime importance.

Archaeological features have been identified within the settlement, where appropriate care should be taken in relation to development. An Area of High Archaeological Potential (AHAP) has been designated across the core of the settlement reflecting the importance of the archaeological resource relating to the prehistoric, Roman, Saxon and medieval development of the settlement. (See Map 5) Additionally, the historic buildings are an important archaeological resource in their own right. Any proposed development within the AHAP will need to include appropriate measures to assess and, if necessary, protect or record the archaeological interest of the site or building.

Key historic influences

The key historic influences and characteristics of Langport and Huish are:

- Geographical position as bridging point for the river, with likely prehistoric and Roman use and settlement
- Important Anglo-Saxon urban centre with a mint, market and minster being a royal possession while Huish was held by the Bishop of Wells.
- Saxon burh at Langport,
- Economy of Langport based on trade with Huish growing alongside.
- 14th century attempt to establish a new suburb on the west bank of the river
- Civil War defences and associated with nearby site of battle
- In the late C19th and C20th river trade was replaced by two rail lines.
- Late C19th century – early C20th suburban expansion

Setting of the conservation area

The setting of the conservation area to the north and north-west extends across the North Moor to the railway embankment and viaduct which visually contains the area on this side. To the south the immediate setting of the conservation area can be taken as the line of the River Parrett but the open nature of the moorland beyond means that here there is a wider setting less precisely definable. The track at Huish Drove around 300m south of the river and the line of the Yeo east of its confluence with the Parrett could be taken to contain an appropriate immediate setting but the visual setting arguably includes all of Huish Level because its landscape character is consistent and larger constructions further away from the town could be prominent and intrude on the setting of the area.

On the west the setting is contained by the rising ground and tree cover of Hurds Hill, and the edge of the flood plain along Frog Lane and at Port Field. To the east the settlement is wrapped with recent residential development.

The setting at Huish is closely associated with the environs of the church and can be taken to be relatively limited in extent. It can be defined to the north as the footpath at the side of St Mary's Park on the north side of the field adjacent to the churchyard. To the east, Courtfield and part of the school grounds and extending south round Pound Farm and back to Huish Bridge and Huish Drove. Constructions of a larger size eg of the scale of the abattoir further away could intrude on the setting particularly of the church.

SPATIAL ANALYSIS

General character and plan form

The historic plan of the settlements is largely formed around the inverted T shape formed by the junction of North Street, Cheapside and The Hill. To the west Cheapside leads into Bow Street on its causeway across to the river bridge, north is North Street, and to the East is The Hill area that leads through the Hanging Chapel and on to historic Huish.

The major roads are still those turnpiked in the mid to late C18th. The first in 1753, entering Langport from the west through Westover, Bow Street and Cheapside, and then heading along North Street towards Somerton. In 1792 four new routes from Langport were created: To the north a road led to Othery. A second crossed Langport burh to Huish Episcopi and on to Pibsbury. The third heads south from Huish Church towards Muchelney. The fourth heads north from Huish Church to Wearne and then turns west to link with the Othery route.

The Hill was the focus of the early development of the settlement, and the site of the Saxon burh, the layout of which is likely to still be reflected in the existing streets. Some elements of the burh defences are still visible around the Hill. It was the site for the market in the C16th although the focus of the town shifted to Cheapside subsequently. In the C12th Bow Street was laid out as a planned extension of the town with Burgage plots, long narrow plots of regular proportion, arranged to north and south. This is an unusual survival in that the pattern of mediaeval street and historic burgage plots can still be clearly seen along with their historic setting in the open moor, not surrounded by development behind. In many examples such a layout pattern has become surrounded by later development leaving the historic form unclear. The rear boundaries on both sides back onto presumably contemporary drainage rhynes.

Later expansion of the town was along North Street, initially in mediaeval times, when a settlement at Westover was also developed but mostly begun in the C17th.

Huish is of a much looser form, historically clustered around the church and junction of the road to Muchelney with a number of outlying villages. Later development into the C20th has seen suburban expansion between historic Huish and Langport settlements. The built form expanded around the railway, which dates from 1906, and later as a number of estates that comprise modern Huish Episcopi.

Character and interrelationship of spaces

Within the core of Langport the character is typically the tight urban street spaces in Cheapside and Bow Street, the lower Hill and southern North Street. The former burgage plots along Bow Street stretch away from the street north and south with a diminishing intensity of building away from the street frontages being a particular characteristic. The tight street spaces contrast with the area south of Bow Street where spaces open out at Whatley and the river corridor which is open, green and markedly rural in nature; with the area east of the Hanging Chapel into Huish and with the northern extent of North Street where spaces are looser in character. The juxtaposition of two substantial churches so close to each other is distinctive but their immediate settings are very different; Langport All Saints, with its north walls hard onto the street dominates the enclosing urban enclave on The Hill while St Mary, Huish is set almost rurally a few hundred metres to the east with fields to both north and south.

Key views and vistas

Prospect of the moors to the south from several vantage points on The Hill
Vista along Bow Street both east and west
Back River and burgage plots seen from Cocklemoor
Bow St and burgage plots seen across the North moor
The Hill from Bow Bridge with church tower and massing of trees evident
Views to Huish Church from Hanging Chapel Road and from the east and north approaches.

Landmarks

Huish Church with tall iconic Somerset tower
Group around the Hanging Chapel and Langport parish church on the Hill
River crossing at Bow Bridge with C18th warehouse
Grouping of red brick houses in North Street

CHARACTER ANALYSIS

Conservation Areas are designated for their special character, but within the area there will usually be zones that express character variations but contribute to the whole. The definition of these 'sub areas' and the elements making up their character aids a more detailed and nuanced description of the character of the conservation area.

For this purpose the area it can be subdivided into six distinct sub-areas (see Map 2)

- 1. Bow Street and Cheapside**
- 2. North Street**
- 3. The Hill from Cheapside to the Hanging Chapel and Playing Field**
- 4. Hanging Chapel to Huish Church and environs**
- 5. Whatley, Cocklemoor and meadow land to the South.**
- 6. Westover proposed extension area**

1. BOW STREET AND CHEAPSIDE

Form and character

This part of the conservation area comprises the mediaeval settlement running along the east-west aligned causeway from the bottom of The Hill to the river wharf at Bow Bridge at its western end. The street is a tight linear space with, behind the frontages, the largely intact arrangement of burgage plots running north and south to encircling rhynes (drainage channels). This area is significant for the survival of the historic settlement form, the surviving pattern of boundaries, a number of important historic buildings and its setting between the open moorland north and south.

Contrasting the urban Bow Street frontages, many burgage plots run out north and south to open garden areas; a transition from urban to rural character over a short distance. In contrast also, the modern town square on the site of a former pig market, is open with formal central island and street trees, modern library but architecturally poor mid C20th block of shops.

The Bow Street frontage is also characterised by many arched through-ways leading into the rear of the plots.

Scale, height and building line

Bow Street and Cheapside are relatively narrow roads with the majority of buildings immediately to the rear of the pavements. Buildings are a mix of two and three storey with conventional pitched roofs and mansard roofs, three storey buildings being more

common in Cheapside and the east end of Bow Street. Most buildings are flat fronted and face the street, with a very few set sideways onto the road. The whole feels built up and enclosed with little opportunity for views out beyond the linear vistas east and west.

To the west end of Bow Street, the buildings become more industrial in nature, with courtyards such as Pococks Yard and Beard's Yard, with two large warehouses on the east bank of the river. Both are immediately adjacent to the road. Buildings to the rear within the burgage plots are lower than the frontage buildings and run at right angles to the road along the plot with a general diminution of density towards the rear of the plots.

Whilst the majority of the buildings are set immediately to the rear of the pavement, the Congregational Chapel has a grassed area to the front, with brick wall with panels and dental detailing to top. Along with the two yew trees, this forms an important small open green space in the conservation area. The blue lias cobbled and flagged courtyard space to the side of Virginia house is also important to the character of the conservation area.

Significant buildings and groups

- The Great Bow Bridge, by William Gravett of 1842. Three broad archways in blue lias.
- Great Bow Wharf, C18 brick warehouse, and the associated brick Shearstone House to the east
- Water Pump to east of veterinary surgery dated 1878
- Dolphin Inn, brick in English Garden Wall bond. Carved dolphin in poor state on flanking wall set back.
- The 3 storey group, all in white lias and said to be built by William Atyeo, Blake House with a Georgian parapet, Arlington House, more compact with the overhanging eaves of the Regency, and adjoining Italianate shop with detail in grey lias.
- Langport Manor House, set back behind hedges, painted brick, with iron trellis porch
- The Angel Inn, an early C19 painted brick front, and Wessex House with shop, painted brick .
- Ensor House, 3 storey, 2 floors in brick with white lias rustication to the windows, above a spoilt ground floor.
- Old Market House, pale render, architraves and prominent quoins in ham stone
- Market house/Town Hall, early C18, with 3 arches to an open market below. High railings and gate to form enclosure. Upper floor in brick with clock mounted to face both ways along the street.
- former Registry Office, single storey in Bath Stone over Little Bow bridge
- Virginia House, at right angles, of late C17. Ham stone pedimented doorcase.
- Tudor House, and adjoining premises.
- Bank Chambers, likely to be the original Stuckey's Bank from the 1770s, late Georgian style,
- Langport Arms Hotel, blue lias, part is the late C16 Swan Inn. Notable heavy porch.
- The former Lloyds Bank, rendered with curved windows.
- Greenslade Taylor Hunt office of early C18th
- The Corner House, high quality brick and Ham stone and curved roof.

Key Unlisted buildings

- Opposite the town hall at the entrance to the car park, the white lias gate piers of the former pig market and drinking fountain.
- Congregational Chapel and Manse with grassed area to front with boundary wall and trees.

Trees and green spaces

The continuous urban frontages allow very little in this sub-area. Only the front garden and yew trees of the Congregational Chapel, a birch, hedges and small garden outside Langport Manor House, the formal street trees planting in the 'town square' and the town garden behind the Town Hall feature.

Significant trees lie to the north of Great Bow Yard,

Trees and some extensive gardens, hidden behind street frontages in burgage plots on N side of Cheapside and both sides of Bow Street, are also significant.

Local features

Several surviving historic shop fronts where the shops have closed are important as they reflect the former extent of business and trade within the town.

A surviving early petrol pump in recess to front of Langport Reclamation is distinctive.

Along Bow Street, the properties have a backward lean away from the road, reflecting the differing ground conditions for building along the causeway frontage and the soft ground behind.

Typical details

The majority of roofs are gabled; there are few hips and no half hips. Mansard roofs are a very locally distinctive feature, and are only repeated in one other town within the district.

The typical orange-red brick (from Bridgwater) is most often in Flemish bond.

Windows are both sliding sash and casements, and are painted. Casements are rebated and balanced. There are very few historic dormers.

The boundaries of the burgage plots remain well defined, with outbuildings to the rear, subservient and at right angles to the road, the buildings often lower in height away from the road frontage.

Materials

There is a varied mix of materials to this part of the conservation area but they generally conform to the overall palette seen throughout. The principle materials are clay orange-red brick or painted brick often in Flemish Bond, some stone detailing in Ham Hill or white lias stone. Render is flat finished with colours generally pale buff or cream, but occasionally painted blue, green, grey or dusty pink. The stone, blue and white lias, is generally cut and squared and set to courses. The predominant roof materials are red clay 'Bridgwater' double roman roof tile, with some pantile and Welsh slate. Chimneys are typically red brick.

Key colour characteristics

The predominant colours are soft blue-greys of blue lias stone and Welsh slate, creams of white lias stone, warm orange red of the brick and roof tiles, white and cream of painted surfaces with occasional stronger colours. White windows.

Views

As a straight enclosed street there are limited opportunities for views to the south or north. The views are focused to the west over the bridge to Hurds Hill with trees closing the end of the vista. To the east the Post Office is framed by the end of the

Cheapside. As the Post Office is approached the houses on either side frame a vista up The Hill to the trees on the left hand side as the road gently curve to the right.

2. NORTH STREET

Form and character

A linear area with form created by the line of North Street with historic burgage plots extending to the west but contained by rising land on the east side. The evidence of these long plots is more eroded than in Bow Street with amalgamations and losses. North Street area is more open in character than Bow St particularly opening out into a looser form as you progress away from the Cheapside junction. The street is contained by buildings and walls but with noticeable numbers of openings to the west. North of the White Lion the conservation area extends only on the east side but the built frontage on the west side north of here is significant in the character of the street and setting of the conservation area.

The sense of containment is strong on the east side with rising ground behind the frontage buildings and strong tree presence showing from the edge of the Recreation Ground. The enclosed form is broken by the wide access to the Surgery on the west side.

Scale, height and building line

North from the Post Office, the buildings are two and occasionally three storeys, mostly set on the back of the footway, with some single storey connecting elements between. Some are set back with small enclosed front gardens. The School defines the north extent of the area, set back and elevated above the street and separated from the more closely built frontages further south by a high stone boundary wall which contains the street and encloses the gardens around Coppers and open space adjacent. Here the line of the street is further delineated by trees.

Key listed buildings and groups

In North Street there are a number of striking brick houses which form two key groups strongly marking the character of the street. These include, on the east side

- Newhaven, Morningside, Belgae House (with Downside – see below)

And on the west side

- Corner House with its curved corner frontage and shop front, Herald House and The Cottage and two subservient elements

Interspersed with these are cream or white finished buildings notably

- Victoria House, cream render with deep bays, good iron trellis porch and railings
- Virginia, painted brick, good railings
- The Post Office, in ashlar Bath stone
- The former Black Swan in painted stone
- North Street house 3 storeys painted brick but windows replaced

Key unlisted buildings

- Huish Episcopi Primary School with attached house of 1876 by Henry Hall, lias and ashlar dressings; its four strong gables address the street
- Church Room (All Saint's Hall) set back with triple lancet gabled front
- Downside, brick with bath stone window and door surrounds, plinth, quoins, plat band
- Coppers, former police station dated 1904, lias and bath stone detailing
- High lias stone boundary front wall to Coppers
- North Street surgery; modern circular form in dark red brick

Materials

Walls - Warm orange-red brick, cream/white render and light painted brick and stone, lias stone on secondary structures

Roofs – plain clay tiles, some pantiles (The Cottage mansard), slate.

Painted joinery mostly white or light coloured.

Key colours

Two material colours dominate North Street; Warm red of brick and clay tiles, light-coloured paint and render

Details

Chimney stacks brick

Dormers do not feature

A few water-tabled gables

C19 shop front with pilasters and consoles at North Street House

Trees and green spaces

Significant trees

- Containing the street space in front of and south of Coppers
- Rising behind Downside on the north side of Priest Lane

The recreation ground extends to North Street south of Coppers and with the gardens of Coppers forms a significant open, treed green space within the built up frontage to the street; an important asset of the CA.

3. THE HILL

Form and character

This area comprises a promontory elevated above the Parrett valley which spreads below on the north, west and south sides and on which site the early settlement of Langport took place. The form and street pattern probably reflects the Saxon or medieval settlement with a series of roads and lanes running up the western side from the river and a route that runs east along the ridge through Huish towards Somerton: the historic approach to the Parrett crossing. This form with the central market area now in-filled as the Pound enclosure, the parish church adjacent, a town gate to the east (now the Hanging Chapel), the routes down to the river and the remains of (Saxon burh?) earthworks encircling combines series of important features illustrative of a long history.

The pattern of built form relates closely to the streets with groupings of frontage development interspersed by more open areas enclosed by distinctive walls. The lower end of The Hill forms part of the core of the town at the Cheapside/North St junction with its urban character and grouping of substantial brick and stone buildings. Hill House, 5 bays in brick, and the gable of the Post Office enclose the street narrowly here before the climb eastwards where lias stone, pale render and a lower scale mark a change of character, a character that changes progressively from west to east.

At the crest of the hill on the north side 3 storey buildings press forward above a raised pavement looking out over the bungalows and open gardens of C20 development at Bush Place opposite. Once the crest is reached, an urbane scene unfolds revealing the tower of All Saints Church and an array of varied buildings

forming a loose square with the Pound, enclosed by wall, railings and hedge and the monumental trees set in the centre.

Historic routes reach down off The Hill. Whatley Lane leading down west to Whatley, is contained on the south side by historic buildings but late C20 building at the top (Bush Place) and bottom erodes the historic pattern and character.

Priest Lane runs from the Pound northwards down to North Street and is contained by high walls without frontage buildings.

East of the Pound the street is funnelled between St Gildas' three storey stone façade and the church hard by the roadside and the character continues the pattern of frontage buildings interspersed with walled spaces. It is an area with the feeling of a quiet backwater but of distinctive qualities. Fine red brick (Old Rectory and wall with trees of architectural presence behind) alternates with mixed style stone facades while the space is visually contained by the Hanging Chapel gateway and separated from the area beyond.

On the north east side of The Hill, there is an open area of land, the higher part of which is associated with the Convent and the lower, below a tall retaining wall, is now a recreation ground. In character this is not important itself but is the site of historic earthworks, probably those of the Saxon burh along the upper line and of Civil War origin NE of the present football pitch. The open space is of historic and archaeological interest and does allow the historic settlement to stand separately from the modern development to N and NE.

Pockets of late C20 building with a character at odds with the general historic area lie to the south of the church on St Gilda's Close and at the top of Whatley Lane in Bush Place.

Scale, height and building line

Approaching up the hill from Cheapside, the buildings are almost consistently two storeys, define the narrow street space closely and climb the steep hill on both sides. Part way up the space opens out with high lias stone walls on both sides of the road. At the top of the hill, the space is wider and buildings arranged in a more dispersed pattern with some gardens and substantial trees. On the south side, a built frontage including All Saints Church defines the street. Opposite, and on the roadside is the three storey Convent and St Joseph's Church, then a high brick wall, broken by the Old Rectory, set back from the road. On the south side there are stone villas. The Hanging Chapel forming a narrow archway over the road frames the edge of the character area.

Key listed buildings and groups

- All Saints Church, Langport
- C19 red brick Old Rectory with regency iron trelliswork porch
- Annadale, three storeys Italianate, in render
- The French House; white render, margin-paned sashes, Regency-style balcony
- The steps, raised pavements and iron hand railings on the north side of steep part of The Hill
- Church Cottage, Lions Gate, and the Old Rectory, all form an important group either side of the Church as they all relate to the influential merchants and bankers, the Stuckey family.
- Moorfield House, Moorfield Cottage and Church Cottage to the west of the Church

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- The Hanging Chapel; mediaeval town gateway with a Chapel, now Masonic lodge, over.
- On Whatley Lane, Chapel House former Baptist Chapel.
- The pump and railings enclosing the former pound.

Key unlisted buildings

- The Red House, Arts and Crafts in narrow red bricks, with tile-creased quoins
- The Gatehouse, west of the Church, decorative red brick – possibly a former coach house
- St Gildas Centre and attached Roman Catholic Church. Stucco rendered villa from the early C19 in ornamental grounds

Materials

Walls -Blue and white lias stone, brick, painted render

Roofs – Clay tile and slat

Views

Important views to the open countryside are to the west from the top of The Hill, from Whatley Lane between Hill View and Jasmine Cottage and from All Saints Churchyard and the top of St Gilda's Close where the eye is drawn to the distant views over the river across the moors to the south.

The vista past All Saints Church to the archway of the Hanging Chapel is also important, as the houses frame the arch and draw the eye to it without competing with the Chapel as the main subject of attention.

Narrow vista down Whatley Lane

Local features/typical details

A significant local feature of this part of the conservation area is the survival the undeveloped area of land to the north to St Gilda's NE of Priests Lane, running to the rear of the houses on North Street and between the school and Bonds Pool; the recreation ground. This open space is important to the character of the conservation and whilst now a playing field, forms the NE boundary of the historic settlement with the remnants of earthworks mentioned above.

On the north side of The Hill a raised footway contains steps which climb steeply above the road and join together in flatter platforms protected by simple wrought iron railings.

Other than the features and details noted above, high walls of both brick and blue lias are notable, as is the stepped footpath on the north side of the hill, and the blue lias paving materials. There are no legacy shop fronts as we move away from the commercial side of the town.

Pump pond and railings

Somerset street lamps

Some lengths of stone paved footway

Chimneys brick

Windows painted

Key colour characteristics

Creams and buffs of painted render, warm orange red brick and tiles, the soft greys of the lias stones and slate

Trees and green spaces

Large trees are significant in this sub-area, contributing markedly to character within it and seen in more distant views. Key groups are
Encircling the grounds of St Gildas,
On the west side of the recreation ground,
On the north side of Uphill, large yews contain the street
East of St Joseph's Church
In the Pound

4. HANGING CHAPEL TO HUISH CHURCH AND ENVIRONS

Form and character

East of the Hanging Chapel gateway, there is an immediate change in character to first an area of larger more disperse houses set back from the road in large gardens, those to the south side of the road behind high stone walls of coursed blue lias and with cock and hen coping. With the exception of one dwelling set in this wall line, the wall continues with a few punctuations for entrances all the way to the junction with the Muchelney Road. Much of the eastern length of this is without a footpath between it and the road.

On the north side is a natural stone pavement and low blue lias stone boundary wall enclosing smaller houses in gardens, The Old Police House, The Beeches etc. A lane at Bonds Pool, drops away to the north, containing a range of small scale historic cottages in a tight group. A group of modern bungalows (outside the CA) east of Bonds Pool introduce a character transition into the more rural setting of Huish Farm and St Mary's Church, the land opening out to an open field still used for agriculture bounded by a stone wall. The field borders onto the church yard.

Significant mature trees along Hanging Chapel Road, in the gardens both sides of the road and in the churchyard are a particular feature of this part of the conservation area. On the corner of Muchelney Road is a prominent mansard roofed house, Huish Farm, and the road is bounded by more high walls surrounding its outbuildings and The Vicarage. The rural character here of lanes, walls and mature trees contrasts completely with the urban area west of the Hanging Chapel gateway. There are routes off Hanging Chapel Road to both north (outside the CA in modern development) and south, road and footpath. A path next to Bennetts Cottage drops down off the ridge onto the moorland below offering glimpses into the extensive private gardens that characterise the southern side of the ridge and which define its appearance viewed from the south.

Scale, height and building line

Buildings are two storey, and are set back on large individual plots to the rear of a high wall on the south side. The buildings themselves tend to be large and more modern in design, but are largely benign in terms of their impact

The exception to this are the houses to the immediate north of the Hanging Chapel and the west side of Bonds Pool. These are much smaller in stone and brick.

The boundary walls running all through this character area are important and along with the larger dwellings and large gardens around them, define this character area as distinctive from the other sub-areas.

Materials

Blue and white lias dominate as building materials for buildings with blue lias boundary walls with cock and hen and blue lias slabs for copings. The footway next to the carriageway is blue lias. Roofs are a mixture of clay tiles and slate, with the notable introduction of thatch.

Key colour characteristics

Whilst there are some light-coloured rendered buildings, the key colours are the natural colours of the lias stones and clay tile roofs.

Views

West along the road towards the Hanging Chapel framed by walls, trees etc East towards St Mary's Church with treescape. Distant views of the prominent church tower from the north, south and east outside the area. Glimpsed views south towards Muchelney at Bennetts Cottage. St Mary's Church stands alone isolated from development with important vistas in from the Pibsbury direction and across the field to the north from both the A372 from the north and The Hill to the west. This, historically, undeveloped open aspect to the Church is a very important to its setting.

Trees and green spaces

The agricultural field to the north and west of the church is a significant open space in the conservation area preserving the open rural character fundamental to the setting of the grade I listed church and of the eastern length of Hanging Chapel Road. This space is one where any development or change to its character is likely to be detrimental to the setting of the Church and the conservation area.

Tall, mature trees are a strong feature along Hanging Chapel Road, within the churchyard, within gardens, especially of The Gateway, close to the road and around and south of the Vicarage.

The spacious open gardens and mature trees that reach down to moor level on the south side of the ridge are key to the character of that part of the area.

Key listed buildings and groups

- Huish Episcopi Parish Church of St Mary and its lych gate

The Church with its vicarage, church room, and war memorial along with Huish Farm all form a significant group, although the church car park useful but utilitarian, detracts from this. The church room lies outside the conservation area.

- The Hanging Chapel and the buildings which frame it,
- Huish Farm; lias stone, plain clay tile mansard roof, trellis porch
- Old School House/The Beeches;
- The Gateway, with regency stucco front. and Gateway Cottage below

Key unlisted buildings

- Huish House, a substantial arts and crafts house, bath and white lias stone, tile hanging, decorative plaster prominent ornate chimneys
- The Rectory, early C19 lias stone, low slate roof. Medieval fragments (of Muchelney Abbey?) feature in house and outbuilding
- Bennetts Cottage
- The Old Police House and attached row of cottages
- Huish War Memorial

Materials

Strongly characterised by lias stone in walls, buildings and pavings along Hanging Chapel Road.

Brick and render in Bonds Pool

Roofs clay tile generally; slate also present

Key colour characteristics

Warm orange red of brick and tile, soft greys of lias stone

Local features/typical details

Gables with ornate (The Beeches) or plain barge boards (Old Police House)
Lias stone frontage boundary walls, high and low, cock and hen and flat slab copings
Ornate brick chimneys
White painted joinery

Other details, Surfaces and street furniture

Stone pavement comprising square flag stones with lias stone kerbs with several crossings in lias setts extend for significant lengths along Hanging Chapel Road is a particular feature of this area and forms an important part of the setting to the Hanging Chapel, the church and this street.

5. WHATLEY, COCKLEMOOR AND MEADOW LAND TO THE SOUTH.

Form and character

Low lying land set between the town and the river is the defining feature of this open, un-built-up, rural character area.

At the western end, Cocklemoor is a finger of open accessible recreational grassland between the Back River and the River Parrett. Here the sense of the historic town plan of the Bow Street causeway and burgage plots arranged along it, bounded by the Back River can be appreciated.

East of this lies Whatley, its car park and C20 housing development having almost totally obliterated a former industrial corner. Here the urban area approaches the river and is dominated by extensive areas of tarmac and parked vehicles and a formless suburbia all however mitigated by a strong tree presence around the car park, along the Little Bow River and on Cocklemoor.

Further east, past grey C20 bungalows, an area of wet moor opens out running below the escarpment of The Hill and Hanging Chapel Road. Representing the border between the town and extensive open moors to the south, this is a lush, tranquil area crossed by pollard willow-bordered rhynes possessing a very rural character significant to the setting of the urban area above.

Scale, height and building line

Whatley is characterised by generally poor C20 buildings, many single storey. Their layout is rather suburban and scattered across the face of and below the scarp detracting from the appearance of the Hill. Most building set back with front gardens, or forecourt parking, Whatley House the exception.

The openness and lack of buildings away from Whatley is an important characteristic, significant to the setting of the southern side of the town and needs to be preserved. More development on the scarp will cause harm.

Significant buildings and groups

No listed buildings. At the foot of Whatley Lane, 17-23, Whatley, white render and brick with pantile roof, a small-scale C18 cottage terrace behind long front gardens, and Whatley House, lias stone, opposite represent the historic character. No other groups or buildings of significance.

Materials

Lias stone, brick, painted brick, clay tiles, grey artificial stone, concrete tiles

Views

Fine prospects exist southwards across the moors towards Muchelney from Cocklemoor and the riverside footpath. This Somerset moorland character with its

straight droves, rhynes and pollard willows, often flooded over in winter, running up to the base of the town escarpment defines Langport's character and its location on the ridge above flood level.

Local features/typical details

The low bridge, now blocked below the arch, formerly over the Little Bow River now culverted, at the end of car park

Key colour characteristics

Warm orange-red of brick and clay tiles, soft greys of lias stones, harder greys of artificial stone that features throughout the C20 building.

Trees and green spaces

The key characteristic of this part of the conservation area. - see above in Form and character

Area 6. WESTOVER

Form and character

The area of the former settlement of Frog lane/Southwick on the west bank of the river beneath the higher ground at Hurds Hill was the area associated with river trading and the site of the now redeveloped Langport railway station and its goods yard. The key feature is the way Westover, the road from Bow Bridge west rises above the river's flood plain level and crosses the surviving bridge over the railway track bed before curving round Hurds Hill. Remnants of the former uses here survive fragmentally amongst post-railway growth; a weigh bridge and warehousing, a former hotel, industrial buildings and warehousing with associated dwellings. Character concentrated on line of Westover, rural and tranquil close around to the north with a scattering of buildings now in residential use. South of Westover all is open; characterless modern commercial buildings and parked vehicles dominate the scene. The area is visually contained by Hurds Hill with its tree cover to the west.

Scale, height and building line

On the north side of Westover a localised group forming a built up frontage of 2 and 3 storey buildings but elsewhere open in character. These buildings of the trading and railway age face a narrow defile some metres below Westover itself which rises on stone faced embankment close in front. Behind this frontage only a scatter of buildings of one and two storeys.

Key buildings all unlisted

- Westover House, former Railway Hotel, of late C19, brick built, three storey, with upper warehousing accessed from the main road by a surviving folding iron bridge
- Railway road bridge over former S&D line to Durston and retaining walls to cutting
- Weighbridge and weight house, lias and ham stone now extended in commercial use
- Former railway goods yard warehouse, now office, on river bank, 3 storeys red brick with buff brick banding
- Late C20 footbridge across the Parrett

Materials

Lias stone in buildings and boundary walls, red brick with stone (Ham and Bath) details, cream or white render, clay tile and slate roofs

Colours

Similar to Bow Street, warm reds of brick, greys of lias stone, pale render and weathered clay tiles

Trees and green spaces

Trees along and above the line of the railway
Significant open space along north river bank, telling of former wharfs, important to setting of listed Bow Bridge, Great Bow Warehouse and former wharf opposite

Views

From river shore north and south across moors
Along the length of Bow Street towards The Hill

Characteristic details and features

Brick chimneys, roofs hipped or gabled, no dormers
Iron railings as Westover rises towards rail bridge.
Iron swing bridge access to Old Railway Hotel
Low lias walls contain Westover

MANAGEMENT PROPOSALS

General condition, problems, pressures

- The area suffers from heavy through traffic, with a high number of heavy trucks in spite of the weight limit.. This is especially an issue in narrow Bow Street and at the Hanging Chapel where they become stuck and damage the building or other nearby buildings as they attempt to turn around.
- The footways to Bow Street and Cheapside are narrow and pedestrians are vulnerable to injury from passing vehicles..
- The 'highway clutter' at the junction of North Street and access to the Tesco car park is detrimental to the setting of the conservation area
- Downside has remained unoccupied and in poor repair for many years. The house is prominent and a detraction.
- Pressure to develop in the land to the north of Huish Episcopi Church, and within and across the burgage plots should be resisted.
- Some poor buildings detract from overall quality of the area
- Overhead wires are intrusive in many locations

Opportunities for beneficial change

Improvement to the traffic management, generally and especially alternative routes for pedestrians.

Repair and occupation of Downside

Overhead wires across the area could be rationalised

Other work

To propose the listing of Huish War Memorial.

Development management

Future development within or affecting the setting of the conservation area will be expected to conform to the policies in the South Somerset Local Plan, objectives in the associated South Somerset Historic Environment Strategy and guidance published in association with these.

Amendments to the Conservation Area boundary

The Listed Buildings and Conservation Areas Act places a duty on the planning authority to review from time to time the areas they have previously designated. The conservation area was designated in 1971 and extended in 1989. Considerable development has taken place around the core area since that time raising the need to review the boundary in order to ensure that it defines the area of architectural or historic interest and follows features that exist on the ground as far as practical as an aid to identification.

Proposed boundary changes are shown on **Map 3** along with the existing boundary and are

- To include an area of Westover including the historic weighbridge and building to the south of the road, and the former hotel and other industrial buildings on the north side of Westover. See description in **Area 6 below**
- To include the White Lion Hotel and the Beeches, Stable Cottage and listed Evandale on North Street.
- To include an area of land enclosed by walls to the south of the Vicarage in Huish Episcopi and Pound Farm

ANNEXES

1. Highway features of interest

MAPS

- 1. Map of early features**
- 2. Map of area showing sub-areas**
- 3. Map showing current and proposed boundary**
- 4. Area of High Archaeological Potential (AHAP)**

References

Victoria County History
Somerset Extensive Urban Survey
Somerset Historic Environment Record

Appendix – Schedule of Highway Features

Below is a schedule of the highway features identified on the Appraisal Plan.

Highway features

Highway Feature	Description	Location	Date surveyed	CA
Replica Street Light	Replica street light painted black	Annandale, The Hill	20131120	LP
Coachstone	Coachstones removed / cut off either side of archway	Blake House, Bow Street	20131120	LP
Coachstone	Coachstones either side of archway	Arlington House, Bow Street	20131120	LP
Other highway feature	Petrol Pump located within recess of building	Phoenix House, Bow Street	20131120	LP
Water standpipe or pump	Iron water pump set in cobbled area	Regency House, Bow Street	20131120	LP
Shop, PH and other sign or signpost	Dolphin sign fixed to wall	The Dolphin Hotel, Bow Street	20131120	LP
Other highway feature	Letter box	Parrett Close	20131120	LP
Historic highway cover unmarked	Decorative cast iron cover set into stone paving	Moorfield House, The Hill	20131120	LP
Coachstone	Coachstones either side of archway	The Angel, Bow Street	20131120	LP
Other highway feature	Telephone box	Moor Close	20131120	
Other highway feature	Letter box	Old Market Square, North Street	20131120	
Shop, PH and other sign or signpost	Signs attached to garage at end of Priest Lane	Priest Lane, North Street	20131120	LP
Historic highway gully with local foundry name	Gully 'Garton and King Exeter'	Priest Lane, North Street	20131120	LP
Other highway feature	Stone monument / drinking fountain (c.1902) with low level stone bench either side	Parrett Close	20131120	LP
Replica Street Light	Replica street light painted black	East Gate, The Hill	20131202	LP
Replica Street Light	Replica street light painted black	St Gilda's Centre, The Hill	20131202	LP
Coachstones	Coachstones either side of entrance to courtyard	St Gilda's Centre, The Hill	20131202	LP
Shop, PH and other sign	Cast SCC sign attached to wall	Top of Priest Lane	20131202	LP
Coachstones	Coachstones either side of opening	The Gatehouse, The Hill	20131202	LP
Historic highway gulley unmarked	Historic drainage channel adjacent to archway formed with stone kerbs.	Hanging Chapel, The Hill	20131202	LP
Historic highway cover with local foundry name	Covers over drainage channel Ford Bros Wellington	Portcullis Lodge, The Hill	20131202	LP

Historic highway gully unmarked	Gully located on edge of archway	Hanging Chapel, The Hill	20131202	LP
Other highway feature	Fingerpost set behind stone wall, poor condition and missing some fingers	The Rectory, The Hill	20131202	LP
Other highway feature	Fingerpost (requires re-decoration)	St Mary's Church	20131202	LP
Historic highway cover with foundry name	Highway covers within road surface 'Garton and King Exeter'	St Mary's Church	20131202	LP
Historic highway gully with foundry name	Gully 'Garton and King Exeter'	St Mary's Church	20131202	LP
Historic highway gully with foundry name	Gully 'Garton and King Exeter'	Huish House, The Hill	20131202	LP
Historic highway gully with foundry name	Gully 'Garton and King Exeter'	Southcott, The Hill	20131202	LP
Historic highway gully with foundry name	Two gullies 'Garton and King Exeter'	Orchard Vale	20131202	LP
Other highway feature	Letter box set into side of building with stone moulded hood over	Post Office, North Street	20131120	LP

Historic kerbs and/or channels

Highway Feature	Description	Location	Date surveyed	CA
Lias limestone kerb and/or channel	Lias stone kerbs forming drainage channel	Priest Lane, North Street	20131120	LP
Other stone kerb and/or channel	York stone kerb 150mm thick	North Street	20131120	LP
Lias limestone kerb and/or channel	Lias kerb	The Hill	20131120	LP
Lias limestone kerb and/or channel	Lias kerb channel	The Hill	20131120	LP
Lias limestone kerb and/or channel	Lias kerbs	The Hill	20131120	LP
Lias limestone kerb and/or channel	Lias kerbs	The Hill	20131120	LP
Lias limestone kerb and/or channel	Lias kerb	The Hill	20131120	LP
Lias limestone kerb and/or channel	Lias kerb	The Hill	20131120	LP
Lias limestone kerb and/or channel	Lias kerb	The Hill	20131120	LP
Lias limestone kerb and/or channel	Lias kerb	Bow Street	20131120	LP

channel				
Lias limestone kerb and/or channel	Lias kerb	Bow Street	20131120	LP
Lias limestone kerb and/or channel	Lias kerb	Moor Lane	20131120	LP
Lias limestone kerb and/or channel	Mostly lias kerbs	The Hill	20131120	LP
Lias limestone kerb and/or channel	Lias kerb	The Hill	20131120	LP
Lias limestone kerb and/or channel	Lias kerbs	The Hill	20131120	LP
Lias limestone kerb and/or channel	Lias kerb	The Hill	20131120	LP
Lias limestone kerb and/or channel	Lias kerb	The Hill	20131120	LP
Lias limestone kerb and/or channel	Lias kerb	The Hill	20131120	LP
Lias limestone kerb and/or channel	Lias kerb	The Hill	20131120	LP
Lias limestone kerb and/or channel	Lias kerb	The Hill	20131120	LP
Lias limestone kerb and/or channel	Lias kerb	The Hill	20131120	LP
Lias limestone kerb and/or channel	Lias kerb	The Hill	20131120	LP
Other stone kerb and/or channel	York stone kerbing	Cheapside	20131120	LP
Other stone kerb and/or channel	York stone kerbing	Cheapside	20131120	LP
Other stone kerb and/or channel	York stone kerbing	Cheapside	20131120	LP
Other stone kerb and/or channel	York stone kerbing	Cheapside	20131120	LP
Other stone kerb and/or channel	Kerb mixture of Lias and pennant	Bow Street	20131120	LP
Lias limestone kerb and/or channel	Lias limestone kerb, some sections missing	Whatley Lane (path)	20131202	LP
Stone steps	Stone steps with tarmac surface between	Lane adjacent to Jasmine House, The Hill	20131202	LP
Lias limestone kerb and/or channel	Lias kerbs	The Hill	20131202	LP
Lias limestone kerb and/or channel	Lias kerb around ramp	Portcullis Lodge, The Hill	20131202	LP
Lias limestone kerb and/or channel	Lias kerbs around driveway	Portcullis Lodge, The Hill	20131202	LP
Lias limestone kerb and/or channel	Lias sets back edge of pavement	The Gateway, The Hill	20131202	LP

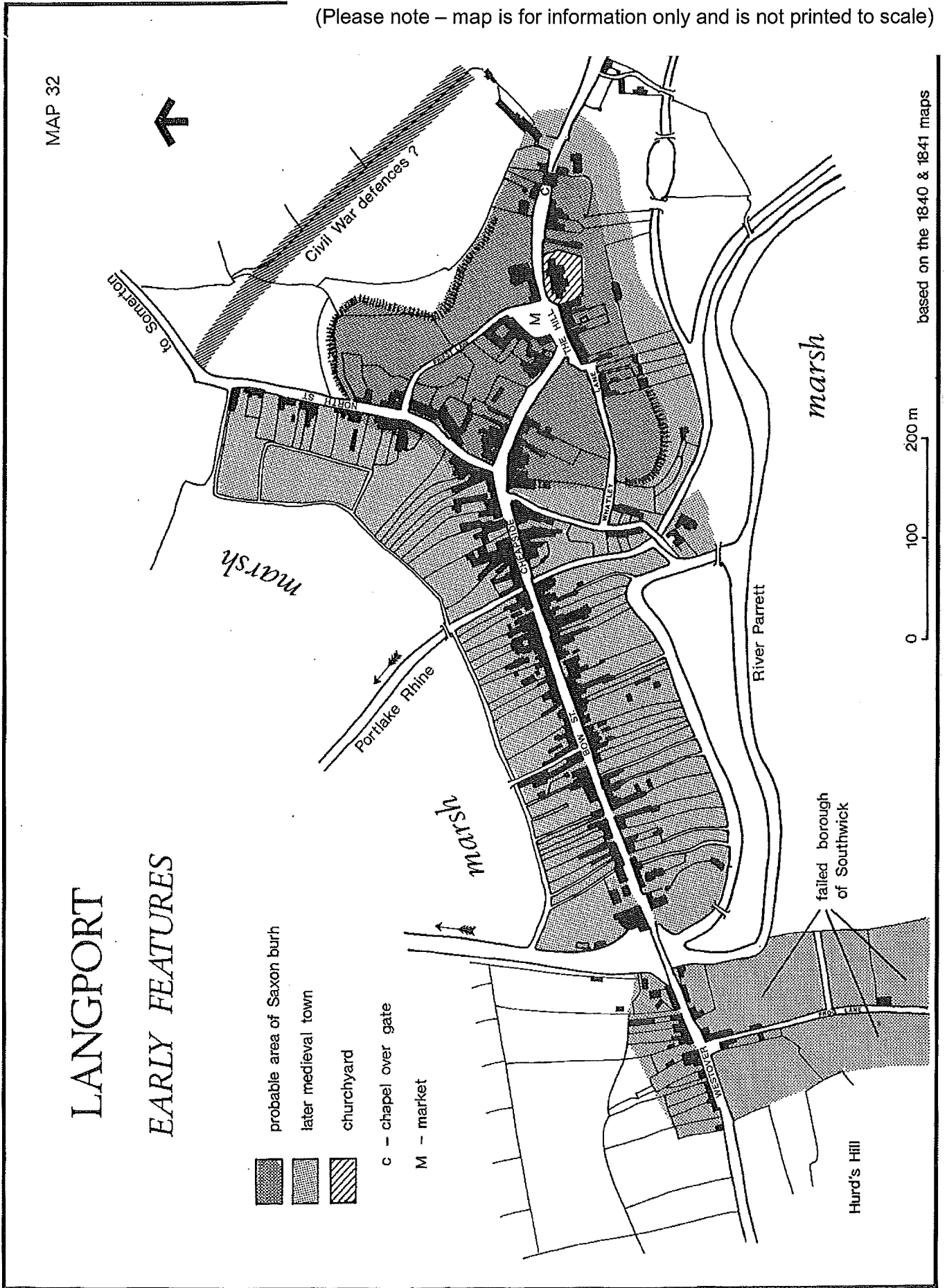
Historic Paving

Highway Feature	Description	Location	Date surveyed	CA
Lias limestone slab paving	Lias slab paving	Priest Lane, North Street	20131120	LP
Lias limestone slab paving	Lias slabs	The Hill	20131120	LP
Lias limestone sett paving	Lias setts across entrance	Greystones, The Hill	20131120	LP
Other stone slab paving	York stone paving	Bow Street	20131120	LP
Lias limestone sett paving	Lias setts and edging	Bow Street	20131120	LP
Lias limestone sett paving	Lias stone setts	Bow Street	20131120	LP
Lias limestone slab paving	Lias kerb and slabs	Bow Street	20131120	LP
Other stone slab paving	York stone slabs	Cheapside	20131120	LP
Other stone slab paving	York stone slabs	Cheapside	20131120	LP
Other stone slab paving	York stone slabs	Cheapside	20131120	LP
Other stone slab paving	York stone kerbing and tegula paving	Cheapside	20131120	LP
Other stone sett paving	Tegula block paving	The Hill	20131120	LP
Lias limestone slab paving	Raised footway lias slabs - Lias coping to lias support wall. Lias setts at back of footway.	The Hill	20131120	LP
Lias limestone slab paving	Raised footway lias slabs - concrete coping to lias support wall. Two sets of lias steps. (Grade II)	The Hill	20131120	LP
Lias limestone slab paving	Raised footway lias slabs - lias coping to lias support wall	The Hill	20131120	LP
Lias limestone slab paving	Lias stone slabs	The Hill	20131120	LP
Lias limestone slab paving	Lias stone slabs	The Hill	20131120	LP
Lias limestone slab paving	Lias slabs - slabs extended slightly beyond kerbs at western end	The Hill	20131120	LP
Lias limestone slab paving	Lias slabs - kerb extends slightly beyond slabs at eastern end.	The Hill	20131120	LP
Lias limestone slab paving	Mostly lias pennant slabs	The Hill	20131120	LP
Lias limestone sett paving	Flush lias channel blocks - 1m wide strip of lias setts behind. Width across entrance to cul-de-sac	The Hill	20131120	LP
Lias limestone sett paving	Lias setts into entrance - partly broken and replaced with tarmac.	North Street	20131120	




Lias limestone slab paving	Lias stone slabs	Bow Street	20131120	LP
Other stone slab paving	York stone slabs	Cheapside	20131120	LP
Other stone slab paving	Concrete slabs 900x600mm	The Hill	20131120	LP
Lias limestone slab paving	Lias stone slabs	The Hill	20131120	LP
Lias limestone slab paving	Lias slabs, some slabs missing and replaced with tarmac	Whatley Lane (path)	20131202	LP
Lias limestone sett paving	Narrow strip of set paving partially covered with tarmac	Lions Gate, The Hill	20131202	LP
Lias limestone slab paving	Large lias stone slab set into footway	West Court, The Hill	20131202	LP
Lias limestone slab paving	Large lias stone slab set into footway	Eastdon House, The Hill	20131202	LP
Lias limestone slab paving	Large lias slab steps	East Gate, The Hill	20131202	LP
Lias limestone sett paving	Lias setts across entrance	The Gateway, The Hill	20131202	LP
Lias limestone slab paving	Lias stone slabs	The Hill	20131120	LP
Other stone slab paving	York stone kerbing and tegula paving	Parrett Close	20131202	LP
Other stone slab paving	York stone kerbing and tegula paving	Parrett Close	20131202	LP
Other stone slab paving	York stone kerbing and tegula paving	Parrett Close	20131202	LP

Map 1 – Early features

(Please note – map is for information only and is not printed to scale)



LANGPORT EARLY FEATURES

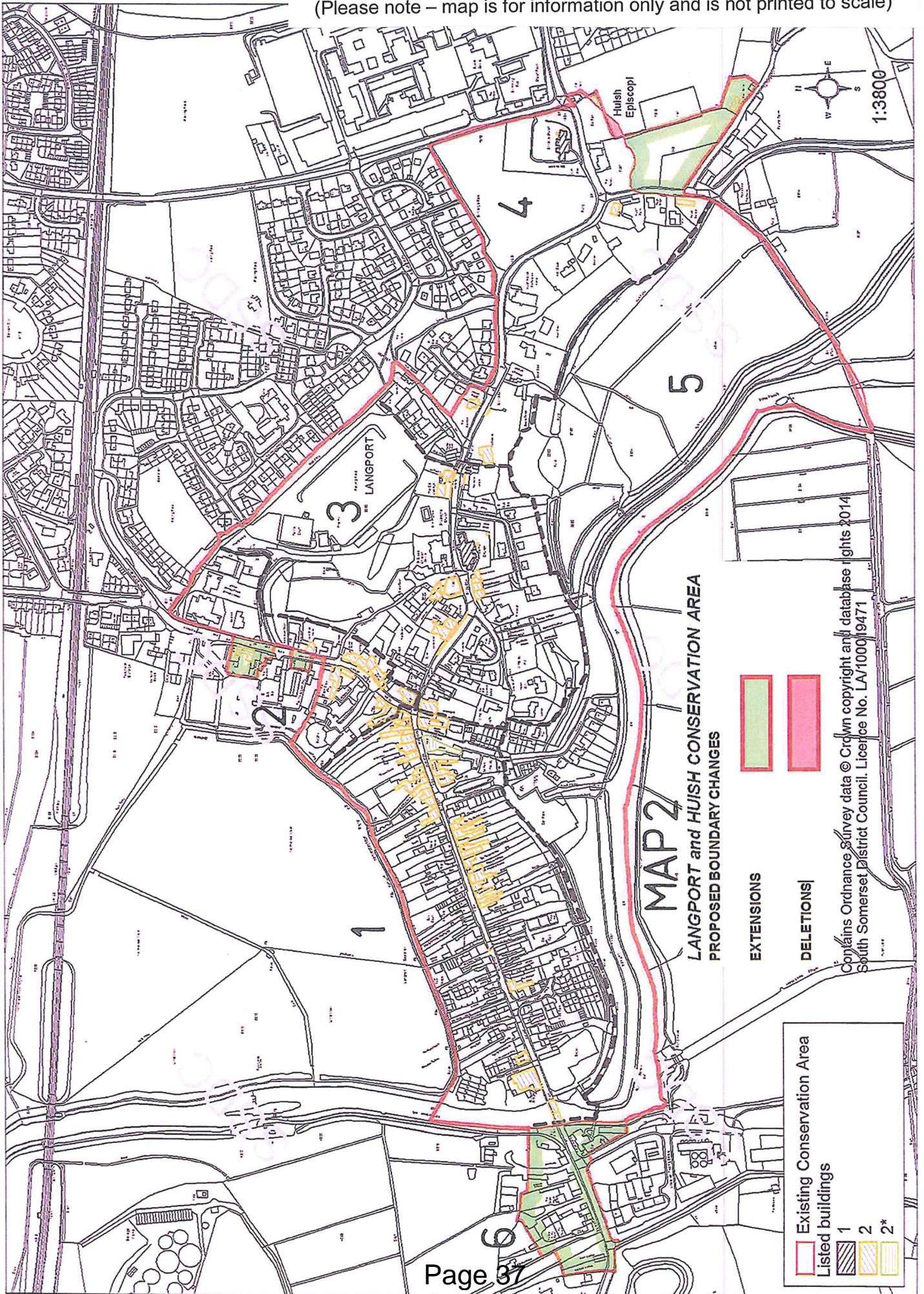
-  probable area of Saxon burh
-  later medieval town
-  churchyard
- c – chapel over gate
- M – market

based on the 1840 & 1841 maps

0 100 200 m

Map 2 – Sub Areas

(Please note – map is for information only and is not printed to scale)



MAP 2 LANGPORT and HUISH CONSERVATION AREA PROPOSED BOUNDARY CHANGES

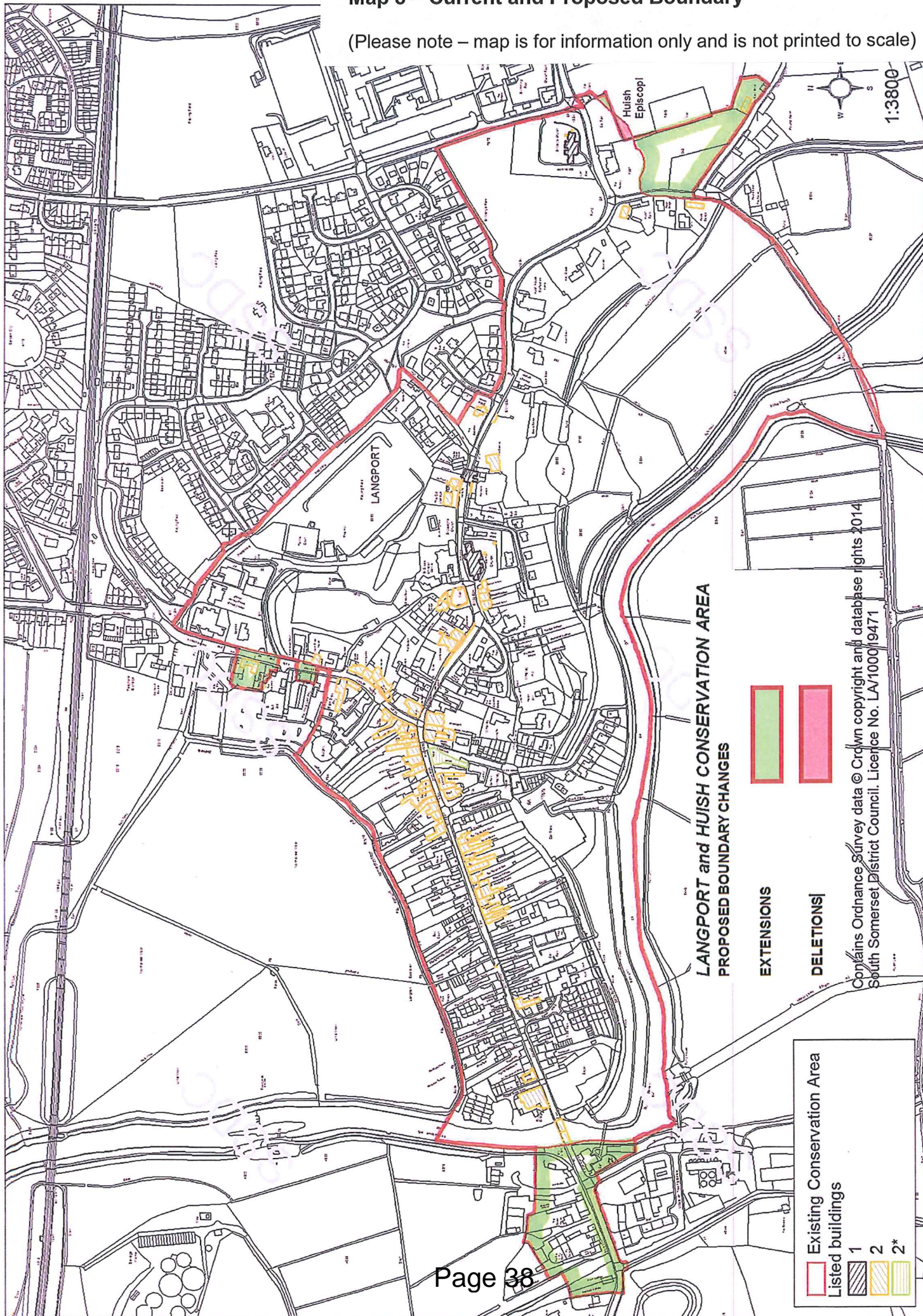
- EXTENSIONS**
- DELETIONS**

- Existing Conservation Area**
- Listed buildings**
- 1
 - 2
 - 2*

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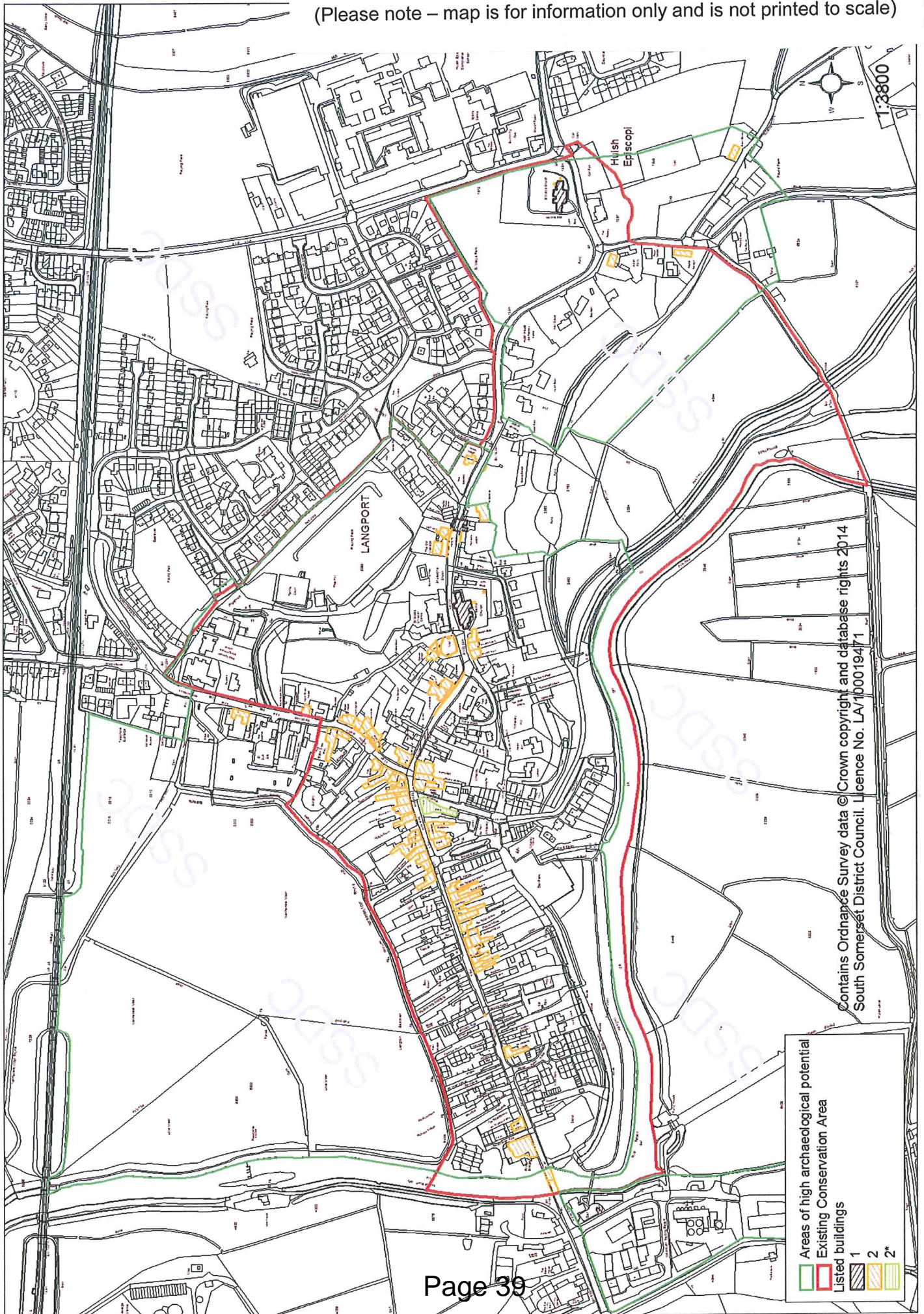
Map 3 – Current and Proposed Boundary

(Please note – map is for information only and is not printed to scale)



Map 4 – Areas of High Archaeological Potential

(Please note – map is for information only and is not printed to scale)



Agenda Item 10

Area North Development Plan - 2014-15 - update report

Strategic Director: Rina Singh, Place and Performance
Assistant Director: Kim Close / Helen Rutter, Communities
Service Manager: Charlotte Jones, Area Development (North)
Lead Officer: As above
Contact Details: Charlotte.jones@southsomerset.gov.uk or 01935 462565

Purpose of the Report

This report provides an update on projects included within the Area North Development Plan for 2014-15.

Councillors are asked to contact the Area Development Manager (North) in advance of the meeting with requests for further information.

Public Interest

Area Development teams support the Council's four Area Committees (North, South, East and West) to work closely with local communities – 'making a difference where it counts'.

This report includes updates on various projects or initiatives supported by or of special interest to the Area North Committee.

Recommendations

- (1) Note and comment on the report and presentation.
- (2) Note the position of the Area North Capital Programme as set out in Appendix C.
- (3) Note the position of the Area North Reserve as set out in Appendix D.
- (4) Note the position of the Area North 2014-15 Community Grants budget as set out in the report.

Area North Development Plan 2014-15

The current Area North Development Plan with updates is attached in Appendix A.

The current Area North Priorities are shown in Appendix B. These are set to contribute to the delivery of the Council Plan; direct the work and use of budgets of the Area Development Service.

The current position of the Area North Capital Programme is shown in Appendix C. The capital programme is used support investment into physical assets – usually this means equipment, land or buildings – and these may be to improve or create the council's own assets or to assist others through grants / partnerships. There is currently around £225,000 available for further investment by the Area North Committee.

The current position of the Area North Reserve is shown in Appendix D. This can be used to support urgent work which is not otherwise provided for in current budgets. It can also be

used as a form of underwriting where a provision helps priority work to proceed, but where there are other options to be called upon first.

The Area North Community Grants revenue budget for 2014-15 is £19,680 (this includes £3300 carried forward from 2013-14). £15,731 has been offered so far - there are further details of each project supported in the Area Development Plan update in Appendix A. The balance up until the end of March is £4249.

Financial Implications

There are no additional financial implications to this report.

Council Plan Implications

The Area Development Plan and Area Priorities are agreed in order to help deliver the Council Plan. Assessment of community grants and allocations from the capital programme make specific reference to the various actions of the Council Plan.

Carbon Emissions & Climate Change Implications

None from this report.

Equality and Diversity Implications

None from this report.

Background Papers

None.

Appendix A - Area Development (North) Plan – Update January 2015

Area North contacts: - CJ = Charlotte Jones, PB = Pauline Burr, TO = Teresa Oulds, SK = Sara Kelly, MO = Mary Ostler
 email firstname.lastname@southsomerset.gov.uk Tel: 01935 462251 or SsdcNorth@SouthSomerset.Gov.Uk

Project No.	Area North contact	Ward	Parish	Action / Service / Project	Update January 2015
1	CJ	Area North	Area North	Continue to build SSDC engagement with Town & Parish Councils, including arrangements for the Annual Meeting, and guidance on community plans and local investment	Current enquiries from town and parish councils include (for example) requests for guidance on Parish Plans and Neighbourhood Plans; the Community Right to Bid; the Somerset 20 year Flood Action Plan; sources of funding and other support for local issues / projects; guidance on charitable trusts and other forms of local governance. A district wide town & parish workshop is planned for March 2014 on the theme of local flood resilience.
2	CJ	Area North	Area North	Monitor progress of Devon & Somerset Broadband Programme and promote local involvement in community and business engagement programmes https://www.connectingdevonandsomerset.co.uk/plans-get-underway-second-stage-superfast-broadband-roll/	Information on progress for each local exchange is shown in the Connecting Devon and Somerset website at www. Local progress to deliver against targets appears very slow – a further stage of procurement is about to go to tender.
3	CJ	Area North	Area North	Support local community engagement with SSDC and partnerships between agencies to meet local needs (including community safety) and encourage innovation.	The teams help raise awareness of SSDC services and encourage local involvement to influence and re-design services. There are no formal partnerships for Area North with meetings arranged as required with partners. Examples include the Police, County Council, and Housing Providers.
4	CJ	Area North	Area North	Support the Levels and Moors Leader Executive Board to deliver the 2014-2020 Local Development Strategy. http://levelsandmoors.somersetleader.org.uk/	LEADER is an investment programme funded by the European Union and DEFRA to assist with local economic development. It particularly applies to rural areas and the whole of Area North is contained within the Levels and Moors programme. Area North Committee have appointed a councillor to the Executive Board. There is an agreed programme, drawn from evidence of local economic priorities and a final announcement on the approved funding from DEFRA will be made early in 2015 and the programme will open for applications.

Project No.	Area North contact	Ward	Parish	Action / Service / Project	Update January 2015
5	CJ	Area North	Area North	Support the delivery of the Somerset 20 Year Flood Action Plan http://somersexnewsroom.com/flood-action-plan/	The latest progress update (Nov 14) is at https://somersexnewsroom.files.wordpress.com/2014/12/november-progress-update-final.pdf SSDC is directly supporting the programme – helping households, communities and businesses to recover and increase future flood resilience. SSDC is working closely with other partners to the Flood Plan and administering various forms of Government grants. A series of additional local marketing initiatives led by the SSDC tourism service is planned for 2015.
6	PB	Area North	Area North	Implement Area North marketing and signage programme.	An allocation of £20,000 from the Area North Capital programme. Schemes prioritised which are community led and include additional partnership. Councillors working group criteria to administrate scheme. New signage installed in Martock. Langport sign designed – awaiting sign off by local representatives. Promotion to local parishes to encourage applications. A scheme at Curry Mallet as part of the national Magna Carta Celebrations.
7	SK	Area North	Area North	Support community-led play days, and delivery of SSDC play development programme.	The Community Health and Leisure team delivered 6 play days during summer 2014 in Area North. Various other community led play days supported with printing and programming etc from the Area Development team.
8	PB	Area North	Area North	Support the South Somerset Market Towns Investment Group with the ongoing development of South Somerset market towns "app"	SSDC Marketing Intern has supported local representatives on promoting use and development of the App in Somerton, Langport and Martock. There is increasing use of different types of social media alongside printed publications for promoting visits and spend across Area North.
9	CJ	Area North	Area North	Support the SSDC healthy lifestyles programme http://www.southsomerset.gov.uk/leisure-and-culture/sport-and-health/health/	A variety of new activities are taking shape. A 3-2-1 route, Walking Football and a new Health Walk group in Langport. A Health Walk group, Community Weight Loss and Sport 50 class started in Somerton. Tai Chi class supported to start in Stoke Sub Hamdon this week. Contact Sam Wenden-De-Lira 01935 462346

Programme of local projects – by ward and parish

Project No.	Area North contact	Ward	Parish	Action / Service / Project	Update January 2015
10	TO	Burrow Hill	Barrington	Support Barrington Football Club to purchase freehold of football field.	A community grant of £10,000 awarded (Feb 14) from the Area North Capital Programme towards the purchase of the existing field, which secures long term ownership by the community. Formal completion of the conveyance is expected by the end of February 2015.
11	CJ	Burrow Hill	Kingsbury Episcopi	Support Westmoor Residents Against Flooding at Thorney (RAFT) to construct flood defence bund at Duck Corner, Thorney	A contribution of £10,000 from the District Executive Flooding Reserve made to this partnership scheme under the 20 Year Flood Action Plan. The project was managed by the Internal Drainage Board and was completed in Autumn 2014. The bund has protected ten homes. There is a current request to install a pump for surface water being investigated.
12	SK	Burrow Hill	Kingsbury Episcopi	Support the Kingsbury Episcopi Amenities Trust and Community Shop with the development of new community facilities at the recreation ground. http://www.kingsburycommunityshop.co.uk/	Project includes changing rooms sport, village hall and community shop/café. SSDC helped with the startup of the community shop in 2012 - Kingsbury shop which is currently run by two part time managers and over 50 volunteers - as well as other improvements at the recreation ground (Multi Use Games Area and outdoor gym. Area North provided help with the final preparation of the Stage Two Lottery Bid and maintain regular contact with the project group. The stage two application was successful (Dec 14) and the Stage Three bid is underway.
13	TO	Burrow Hill	Kingsbury Episcopi	Support Kingsbury Episcopi Parish Council to establish emergency access to a defibrillator.	A Community Grant of £1000 awarded to purchase a local defibrillator and provide training. It is installed at the recreation ground.
14	CJ	Burrow Hill	Muchelney	Support EA / IDB to carry out repairs / enhancement to ring bank at West Thorney	This project proceeded without the need for additional support. The work was completed by the Environment Agency.

Project No.	Area North contact	Ward	Parish	Action / Service / Project	Update January 2015
15	SK	Curry Rivel	Curry Rivel	Support delivery of Curry Rivel community facilities investment programme at Westfield and SSDC play areas.	Funding available from past s106 agreements for new housing in the parish. New play equipment identified. Awaiting landscape plan before installation. Planned for completion in the next 1-3 months.
16	SK	Curry Rivel	Drayton	Support Drayton Community Pub to acquire and operate the Drayton Arms http://thedraytonarms.co.uk/?p=184	Drayton Community Pub is an Industrial and Provident Society established for the benefit of the community. Area North provided help to secure registration and obtain advice from the Plunkett Foundation together with support to develop the business plan. The Drayton Arms has been listed on SSDC's register of Assets of Community Value. A community grant of £1000 has helped with feasibility and a condition survey. A loan of up to £130,000 approved by Full Council in December 2014. A share issue has commenced (January 2015) and negotiations with the owner Admiral Taverns are ongoing.
17	SK	Curry Rivel	Curry Rivel	Support Robert Sewers Village Hall to carry out programme of improvements, including hearing loop	Extension almost complete. New Youth club started in September 2014. First few months have been very successful with a good turnout. Links made with SCC Youth and Community service to provide support and advice.
18	SK	Curry Rivel	Curry Rivel	Support Curry Rivel Parish Plan group to complete local consultation and research for a new parish plan	Work continuing. Some printing has been undertaken by Area North and display boards loaned for consultation events. Ongoing support offered as and when needed.
19	TO	Hamdon	Norton Sub Hamdon	Support Norton Community Land Trust to deliver local affordable housing scheme. http://www.nortonclt.btck.co.uk/	A scheme of ten homes for residents with a local connection to Norton and the surrounding villages. Land acquired by the CLT and leased to Yarlington Homes with funding from the Homes and Communities Agency. SSDC helped establish the CLT within funding for legal fees together with support to the parish council and CLT to ensure the progress of this complex scheme over many years. Homes built and occupied!

Project No.	Area North contact	Ward	Parish	Action / Service / Project	Update January 2015
20	TO	Hamdon	Norton Sub Hamdon	Work in partnership with Norton Parish Council to improve local pathway at Minchington Close.	An allocation of £13,000.00 from the Area North Capital programme approved March 2014 for this scheme to improve local safety and access – as a local priority promoted by the parish council and ward member - “Thank you all very much for your support in getting the financial support for this project approved. Much appreciated.” – PC Chairman
21	TO	Hamdon	Norton Sub Hamdon	Support Norton Community Land Trust to develop a business plan for the management of the post office and shop http://www.norton-shop.com/	A community grant of £9346 (split between the capital and revenue budgets) assisted with the start-up costs to lease and operate the shop as a local social enterprise. Help with other external funding also provided – an application to Awards for All successful. The CLT group took over in October 2014 and the new enterprise is running successfully.
22	TO	Hamdon	Stoke Sub Hamdon	Support Stoke Sub Hamdon Recreation Trust to implement five year plan.	Contact maintained with the trust as it steadily delivers its 5 year plan (updated in 2013) Further projects identified for further feasibility and design include: more adventurous equipment for older children; improved pitch training facilities; additional areas for games and sports - croquet, boules, tennis. New junior football goals to be installed by the trust.
23	TO	Hamdon	Stoke Sub Hamdon	Support the start-up of new group “Bumps and Babes”	New group based at the All Saints Hall meeting weekly in term-time. Help provided to constitute group and make arrangements for hire of hall. A community grant of £250 will help with initial hall hire and equipment.
24	CJ	Islemoor	Ilton	Support Ilton youth club with new equipment for social activities	Ilton Youth Club was helped to establish more than ten years ago by SSDC Area North! The club is run by volunteers and operates from the village hall. A community grant of £250 has helped the club acquire a new karaoke machine.
25	TO	Islemoor	Ilton	Support delivery of Ilton community facilities investment programme, including refurbishment of play facilities at Copse Lane recreation ground.	This is a complex project with the long term goal of creating more facilities for sport & recreation in Ilton. A temporary football pitch now in place on nearby land which has allowed the existing recreation ground at Copse Lane to be refurbished by the parish council. Five new pieces of equipment installed with funding from SSDC and s106 contributions (Dec 2014). NB: A current planning application for 47

Project No.	Area North contact	Ward	Parish	Action / Service / Project	Update January 2015
					new homes in Ilton is under assessment which includes the transfer to the community of additional land and further planning obligations which will in turn release funds held in the SSDC capital programme.
26	PB	Langport & Huish	Langport & Huish	Support the development of ideas to promote rowing / boating on the Parrett at Langport	The Inland Waterways Association have offered guidance to a working group of local businesses and interested residents to review the feasibility of establishing a 'trip boat' on the Parrett between Langport and Muchelney. The group will continue to meet to complete their research this Spring.
27	PB	Langport & Huish	Langport & Huish	Support Langport Town Council and local businesses to make improvements to Westover business estate signage and install gateway signage (MTIG)	New signage promoting the Westover Trading Estate has been designed and is ready to be manufactured once siting agreed.
28	TO	Langport & Huish	Langport & Huish	Support operation of Langport Information Centre through service level agreement.	The LIC continues to run successfully welcoming visitors and residents to the town and proving useful information to help access local services.
29	CJ	Langport & Huish	Langport & Huish	Support review of the Langport and Huish Conservation Area Appraisal	Review led by SSDC Conservation. Final report for adoption included in January 2015 agenda for Area North Committee.
30	CJ	Langport & Huish	Langport & Huish	Support development of community facilities at Huish Leisure Centre including Artificial Grass Pitch (AGP)	The project to install the AGP is nearing completion. Two members of the Area Committee are members of the Huish Leisure Board.
31	PB	Langport & Huish	Langport & Huish	Support The Warehouse Trust to establish work hub / hotdesking and improved business model for the Great Bow Wharf. www.greatbow.org.uk/	A review of the warehouse Trust's operating plan for the Great Bow Wharf led to the Somerset Business Agency providing a range of management services to the Warehouse Trust. A new tenant has taken over the café area. The GBW was awarded 'Coffee Stop of the Year 2014' by Cycle Somerset!
32	CJ	Martock	Ash	Support Ash Parish Council to complete refurbishment of Ash Churchyard walls	A Community Grant of £500 and advice from the Conservation team has helped the parish council refurbish the listed walls of the churchyard following an automatic transfer by the Diocese.

Project No.	Area North contact	Ward	Parish	Action / Service / Project	Update January 2015
33	TO	Martock	Ash	Support progress of local affordable housing scheme for Ash.	Hastoe Housing Association are working with SSDC and Ash Parish Council to develop a small scheme of affordable housing for people with local connections to Ash. The preferred site is no longer available and so alternatives are under discussion. Funding from CLG has been awarded for this scheme. Planning consent will be required.
34	CJ	Martock	Long Load	Support Long Parish Council and local residents to progress a local flood defence scheme with partners to the Somerset Flood Plan.	The closure of the Long Load bridge on the River Parrett during recent and past flood events causes major disruption to residents and businesses in the local area. This project is at the feasibility stage. Options are being considered, with a further meeting planned for January 15.
35	CJ	Martock	Martock	Support further development of Martock Job Club and local employment, training and skills programmes. http://www.martockonline.co.uk/Pages/126/Job-Club.html	The Job Club celebrated its second birthday in October and since opening has assisted over 280 new job seekers (over 1450 visits to the Job Club) of which 145 have secured paid employment or volunteering opportunities with many more accessing training from specialist providers. The paid manager and volunteers also help with other issues such as housing or access to ICT. This project is integral to the Martock "Our Place" programme particularly because it can help reduce the cost of other public services whilst helping residents to access the help and support they need.
36	CJ	Martock	Martock	Support Martock Youth Centre and Martock Parish Council to develop community facilities programme and business plan for new youth centre and pavilion at Martock Recreation Ground	This is a major project and subject to extensive public consultation and business planning. The next stage of public consultation is in January 15. A steering group of different user groups and other interested parties is overseeing the project, led by the parish council.
37	CJ	Martock	Martock	Support the Martock 'Our Place' programme http://www.martockonline.co.uk/Pages/165/Our-Place-Martock.html	The Our Place programme is sponsored by the Department of Communities and Local Government (CLG) as a pilot for local involvement in the re-design of local public services. A 'local operational plan' has been developed over many months using the results of local consultation and research.
38	PB	Martock	Martock	Support M3 to develop Martock Growing Business programme	Area North supported the Martock Business Engagement Group to install new promotional signage at the Martock Business Park.

Project No.	Area North contact	Ward	Parish	Action / Service / Project	Update January 2015
39	PB	Martock	Martock	Support to Martock Parish Council to complete lighting scheme and precinct enhancement project (MTIG)	This enhancement scheme has been under design for many years and is substantially complete led by the parish council. The area is the location for the regular Producers Market.
40	PB	Martock	Martock	Monitor and support progress of action plan for historic buildings at risk at Parrett Works	SSDC is supporting the community partnership M3 to develop an outline business plan for the conservation and long term sustainability of the Rope Walk and associated buildings. A community grant of £1000 to provide expert advice on a business plan and strategy. Slow progress but sound and steady.
41	TO	Martock	Martock	Support operation of Martock Information Centre through service level agreement	The Martock Information Centre is based at the Market House and is run by volunteers. A community grant of £500 and continued support as in previous years.
42	SK	South Petherton	Seavington St Micheal	Support The Seavingtons Playing Field Trust to make access improvements at Seavington Playing Field.	A community grant of £8000 awarded from the Area North Capital programme (July 2014) to improve links between the village hall, play area, community shop, and overflow parking area. Help provided to achieve additional match funding and plan the project. Work on site likely to start early 2015, weather dependent!
43	TO	South Peth.	Seavington St Micheal	Support The Seavingtons Parish Councils to secure affordable housing for local people.	Update tbc
44	CJ	South Peth.	South Petherton	Secure reuse for former SSDC Public Toilets at Prigg Lane car park.	A successful conclusion to this project – a small business has taken the lease and has occupied. This has brought a redundant building back into use with income for SSDC and a new business into the village.
45	CJ	South Peth.	South Petherton	Support South Petherton Parish Council to refresh the Parish Plan	A committee has been established by the parish council which includes business and community representatives. This is at an early stage with the first phase of public consultation about to get underway. The parish council has also resolved to make a Neighbourhood Plan under the Localism Act and their application is currently being considered by the Spatial Policy team.

Project No.	Area North contact	Ward	Parish	Action / Service / Project	Update January 2015
46	TO	South Peth.	South Petherton	Support operation of South Petherton Community Office through service level agreement.	The South Petherton Local Information Centre is based in the Library and is run by volunteers. A community grant of £500 and continued support as in previous years. The LIC purchased a bespoke gazebo to help the volunteers attend local events.
47	TO	South Peth.	South Petherton	Enhancement of village centre - finger posts	Update tbc
48	SK	South Peth.	Shepton Beauchamp	Support Shepton Beauchamp events team to develop film nights	A community grant of £209.00 has helped purchase new projector for film nights .
49	SK	St Michaels	Chilthorne Domer	Support Chilthorne Domer Village Hall to construct a new store room for equipment.	A community grant of £2500 awarded from the Area North Capital Programme. Work complete and grant paid.
50	SK	St Michaels	Chilthorne Domer	Support Chilthorne Domer Recreation Trust to make improvements to the Pavillion.	A community grant of £6000 awarded July 2014 to support improvements to the pavillion. Work underway in two phases.
51	TO	St Michaels	Montacute	Support completion of feasibility and business plan for village hall / sports changing rooms in Montacute	Following a lengthy period of feasibility and public consultation - the Village Hall Committee is selecting its preferred option for substantial improvements by the end of March. The Parish Council is planning to replace the existing changing facilities at the Recreation Ground – and are in discussion with the National Trust and SSDC planning.
52	TO	St Michaels	Montacute	Support the National Trust and Montacute Parish Council to secure viable future management arrangements for The Borough Car Park	The Borough car park is owned by the National Trust with a lease to SSDC, which has expired and is being held over. The parish council has agreed to take on the day to day running of the car park with maintenance reverting to the National Trust. The final agreement is imminent. This will ensure the continuity of the service to visitors and residents together with a saving to SSDC.
53	TO	St Michaels	Tintinhull	Support Tintinhull Pre-School to re-locate to school site	Help provided to achieve external funding to move the pre-school to a new building from the village hall.. A successful grant application to the Armed Forces Community Covenant funding achieved.
54	CJ	St Michaels	Tintinhull	Support Tintinhull Parish Council to progress funding and design for new village hall.	Help provided to prepare the Stage 2 lottery bid for a new village hall on the existing site. A community grant of £250 helped with printing for public consultation.

Project No.	Area North contact	Ward	Parish	Action / Service / Project	Update January 2015
55	TO	St Michaels	Tintinhull	Support Tintinhull Parish Council to secure further investment at recreation ground.	The pavilion is well used by Tintinhull Youth Club and requires updating. Limited recent contact from parish council – to be followed up. The nearby MUGA has also been considered for refurbishment in the past.
56	SK	Turn Hill	High Ham	Support High Ham Parish Council to install equipment for over 8's on the playing fields (The High Ham youth park)	A community grant of £6000 agreed in May 14 from the Area North Capital Programme. The project includes provision for play items shortlisted and selected by a focus group of older children from the local High Ham primary school. Contractor started on site mid-November, and the work is completed.
57	CJ	Turn Hill	High Ham	Support High Ham Parish Council to acquire the Millennium Wood	A community grant of £250 supported the legal fees to acquire the Millennium Wood from SCC.
58	TO	Turn Hill	High Ham	Support High Ham Parish Council to install a community defibrillator	A community grant of £1000 has helped to install a defibrillator at the primary school in High Ham and train volunteers.
59	SK	Turn Hill	Long Sutton	Support Long Sutton Parish Council to make improvements to outdoor facilities at playing field / village hall	Meeting took place November 2014 to look at way forward. Work to be scoped/phased before funding bids are produced. Ongoing support offered
60	MO	Turn Hill	Long Sutton	Support Somerton Beekeepers to develop business plan for education / club room	Help provided to develop a business plan and seek external funding. A grant application to SSDC is anticipated to support the costs of establishing a store / education room.
61	TO	Wessex	Compton Dundon	Monitor and support progress to secure completion of affordable housing scheme	This scheme is partly built and has made little progress over a number of years. It is a mixed scheme which includes six affordable homes for people with a local connection to Compton Dundon and surrounding villages.
62	PB	Wessex	Somerton	Support Somerton Historic Buildings Preservation Trust to acquire and operate Old Town Hall for business/community use.	The Old Town Hall is a largely unused listed building in a prominent location in the market place. The latest application to the Heritage Lottery Fund to develop its use for business / community use was not successful. This is likely to prompt a review of the business plan.
63	PB	Wessex	Somerton	Support completion of car parking and gateway signage scheme for Somerton (MTIG)	Update tbc

Project No.	Area North contact	Ward	Parish	Action / Service / Project	Update January 2015
64	SK	Wessex	Somerton	Complete review of local car parking in conjunction with Somerton Town Council (A shortfall of around 30 spaces identified in the SSDC car parking strategy to 2028.)	A number of options reviewed with Somerton Town Council for additional space and management of existing provision. SSDC District Executive approved (Nov 14) the principles of an agreement with Somerton Town Council to develop land formally operated as the GP surgery. This is subject to further negotiations and a planning application for change of use – expected early in 2015.
65	TO	Wessex	Somerton	Support operation the of Somerton Information Centre through service level agreement	The Somerton Information Centre is based in the Library and is run by volunteers under the general management of the Somerset Tourism and Heritage Partnership. A community grant of £500 and continued support as in previous years.
66	PB	Wessex	Somerton	Support Somerton Town Council to complete improvements to the Market Place (MTIG)	Update tbc

Area North Priorities 2014/2015

The four Area North priorities provide the framework for work supported or directly managed by the Area North Development team, underpinned by the Area Committee's influence and use of delegated budgets.

- **Jobs** – *we will aim to add value to the economy in Area North, through promoting local economic development and the availability of local employment, promoting the availability of Superfast Broadband; and enhancing the offer to visitors to extend stay and spend.*
 - In the coming year this will specifically include actions to support the 20 Year Flood Action Plan (business resilience); the success of the future Leader programme for the Levels and Moors; completing the signage and marketing project; and further work to assess the current supply / demand for employment land in Area North.
- **Affordable Housing** – *we will promote the delivery of affordable homes in Area North, including support to test and develop new models.*
 - In the coming year this will specifically include work to secure as much progress as can be achieved in Norton sub Hamdon, Compton Dundon and Ash. In addition assistance with local housing needs surveys can be provided, together with help understand how delivering affordable housing works, and to connect parishes with housing providers.
- **Self-Help** – *we will promote greater levels of self-help to promote the sustainability of local services and facilities for all ages.*
 - In the coming year this will specifically include support to locally led projects as set out in the Area Development Plan - supporting progress in a variety of ways. We will continue to promote our general enquiries service to help residents; councillors; businesses and groups find the help and information they need to make a difference in their local communities.
- **Flood and Water Management** – *we will promote locally led solutions which prevent unacceptable flood events in our communities; we will support the work of the Somerset Water Management Partnership including the task force for the Levels and Moors; we will seek to include past learning from the Parrett Catchment Project into future solutions and we will support the partnership of the 20 Year Flood Action Plan to deliver its objectives including a long term solution to flood relief and the return of our rivers to their 1960's profile.*
 - In the coming year this will specifically include support to raise awareness of and promote achievement of the objectives of the 20 Year Flood Action Plan - particularly for the 'Building Local Resilience' workstream. This includes the completion of the Repairs and Renewal and Business Support Grants programmes; and construction of the Thorney Ring Bank.

Appendix C - Area North Capital Programme						
	2014/15	Actual	2014/15	Future Spend	Responsible Officer (s)	Responsible Officer's Comment on Slippage & Performance Against Targets
	Estimated Spend	Spend to 31/12/2014	Remaining Budget			
	£	£	£	£		
Capital Programme						
Improvement to District owned Play Areas January 2001 Play Audit.	16,593	16,593	0		R Parr	Curry Rivel Stanchester Way Phase 2 (£16,055). Work re-scheduled for 2014-15 together with DX allocation to site; work is completed and final payments made.
Cocklemoor Bridge	28,452	0	28,452		P Burr	Works completed. Payment to be made to SCC once easement across SSDC land approved. This is in hand with SCC / SSDC legal services and progressing well. Minor alterations to draft agreement received from SCC recently to be agreed by SSDC Legal Dept. Latest draft sent to SCC in December for their agreement.
Langport Vision - improvements to Langport and River Parrett Visitor Centre and car parking at Westover	0	0	0	2,597	P Burr	Final amount to be used on improving off-road parking for visitors to cycleway / local businesses and signage following changes to former visitor centre. This was delayed due to extensive flooding at the Westover estate.
Martock, town centre improvements - Phase 2 (YD979(YC233) A140 AN08)	2,638	0	2,638		P Burr	The final phase of this improvement scheme was linked to the refurbishment of Moorlands precinct. Works completed and awaiting claim from Martock Parish Council who managed the project.
Support of Economic Vitality in Area North (Signage for marketing programme)	5,000	1,255	3,745	15,000	P Burr	Schemes prioritised which are community led and include additional partnership. Councillors working group criteria to administrate scheme. Deays to implementation due to rcomplexity of regualtions permitting signage and priority given to flood recovery work. New signage installed at Martock Business Park. Langport sign designed – awaiting sign off by local representatives. Promotion to local parishes to encourage applications.
Loan to Seavington Community Shop (loan repayments)	-1,000	-1,000	0	-2,000	S Kelly	Loan to Seavington Community Shop and Services. Underwritten by Seavington Parish Council. £5K Loan drawn March 2010. Revised payment plan agreed November 2012 over 3 years with payments being made and the shop's revised business plan is going well.
Footpath at Minchington Close, Norton Sub Hamdon	16,842	16,842	0		G Green	Construction of a footpath on SSDC land between Minchington Close & Skinners Lane in Norton-sub-Hamdon to improve local access and safety - agreed March 2014. Works managed by SSDC Property and Engineering. Project completed.
Footpath at Minchington Close, Norton Sub Hamdon - Income	-4,000	-4,000	0		G Green	Income for scheme from supporting partners in recognition of local benefits: Norton-sub-Hamdon PC £1K and Yarlinton Homes £3k.
Community Grants						
Refurbishments to Robert Sewers Village Hall, Curry Rivel	8,000	0	8,000		S Kelly	Community Grant to Robert Sewers Village Hall, Curry Rivel to improve kitchen, main entrance and access - approved Oct 13. Works almost completed as part of phased programme.£4,500 from District Wide Village Hall Grants Budget. Awaiting sign off from SSDC Building Control and expect to be paid by end March.
Acquisition of land for Barrington Football Club	9,500	9,500	0		T Oulds	Community Grant to Barrington FC to acquire the existing football pitch: Completion expectation by end February 2015. The grant has been transferred to the purchaser's solicitor to hold for completion.
Extension to Chilthorne Domer Village Hall	2,500	2,500	0		S Kelly	Community Grant to Chilthorne Domer Village Hall towards the construction of an extension to the store room. Building works completed and the new store room in use.
High Ham Recreation Ground - Youth Park	6,000	0	6,000		S Kelly	Community Grant to High Ham Parish council for £6k approved May 2014. Working party currently in the process of trying to secure final contributions needed before drawing down our funding and starting the build process. Equipment now installed. Checking final invoice. Grant to be paid by end Jan 15.
Refurbishment of Pavilion, Chilthorne Domer	3,000	0	3,000	3,000	S Kelly	Community Grant to Chilthorne Domer Recreational Trust for the refurbishment of the Pavilion. Grant awarded July 14, works to be programmed once all matchfunding and consents in place. Work underway – to be completed in 2 phases and payments staged. £3k of grant to be claimed by end March, therefore reprofile the other £3k to 2015/16.
New Accessible Footpaths at Seavington Playing Field	0	0	0	6,000	S Kelly	Community Grant to Seavington Playing Field Association for new accessible footpaths. Approved July 14, works to be programmed once all matchfunding and consents in place. Work likely to commence Feb/March after wet weather season. Will not be complete by end of financial year, therefore reprofiled.

Norton Sub Hamdon Village Shop & Post Office	4,673	4,673	0		C Jones	Community Grant to Norton Sub Hamdon Community Land Trust to facilitate the aquirement & operating of village shop & post office. A further £4,673 paid from Area North revenue budget for community grants to make total grant of £9,346.
Total North Capital Programme	98,198	46,363	51,835	24,597		
Reserve Schemes Awaiting Allocation But Approved in Principle						
Local Priority Projects - enhancing facilities and services	2,297	0	2,297	223,686	C Jones	Detailed allocations through grants or capital appraisal. Support for partnership investment into local infrastructure and facilities. Additional £25,000 awarded February 2014 for 2014/15
Planning Enforcement	0	0	0	45,000	I Clarke	Provision for compensation relating to planning enforcement
Total Reserve Schemes	2,297	0	2,297	268,686		
Summary						
North Capital Programme	98,198	46,363	51,835	24,597		
Reserve Schemes (Unallocated)	2,297	0	2,297	268,686		
Total Programme to be Financed	100,495	46,363	54,132	293,283		

Appendix D – Area North Reserves – January 2015

There is currently £16,600 unallocated in the Area North Reserve.

The table below shows the current position of the Area North Reserve – this is a budget which will diminish over time and is not replenished. It can be used to support urgent work which is not otherwise provided for in current budgets. It can also be used as a form of underwriting where a provision helps priority work to proceed, but where there are other options to be called upon first.

			13-14	14-15	14-15
Balance at 1st April 2014			34,600	26,600	26,600
			Paid	Paid	Allocated
Allocation of reserve:	Approval	Vired (Paid)	13-14	14-15	14-15
1) Support towards progressing affordable rural housing schemes within the Area North (Original £15,000)	Mar-09	5,000			10,000
2) Interpretation panels at Cartgate picnic area	Jun-12	4,320			
3) Housing and Welfare Service for 2013	Jan-13	8,000	8,000		
Total paid / allocated:			8,000	0	10,000
			26,600	26,600	16,600

Unallocated

- 1) £10,000 remains to support essential, unfunded costs relating the development of affordable housing particularly for small scale / local / community-led schemes. There are still schemes to support and the approach taken has been successful to date. Each scheme in Area North is closely monitored and any recommendation for the use of this fund is agreed by the Area Development Manager through discussion with the Area Chair, Ward Member and Strategic Housing Manager.
- 2) The Cartgate marketing panels installed in 2012 were very well received, and are a prime opportunity to support business recovery in the flood affected areas of South Somerset. Some 'refresh' of the artwork is under discussion.
- 3) The service provided to assist with the take-up of welfare benefits – through local surgeries – has continued after the end of the funding from Area North. A report on this service is included in the January 2015 agenda of the Area North Committee.

Agenda Item 11

Area North Committee – Forward Plan

Strategic Director: Rina Singh, Place and Performance
Assistant Directors: Helen Rutter & Kim Close, Communities
Service Manager: Charlotte Jones, Area Development (North)
Lead Officer: Becky Sanders, Committee Administrator
Contact Details: becky.sanders@southsomerset.gov.uk or (01935) 462596

Purpose of the Report

This report informs Members of the Area North Committee Forward Plan.

Public Interest

The forward plan sets out items and issues to be discussed over the coming few months. It is reviewed and updated each month, and included within the Area North Committee agenda, where members of the committee may endorse or request amendments.

Recommendation

Members are asked to:

Note and comment upon the Area North Committee Forward Plan as attached, and identify priorities for further reports to be added to the Area North Committee Forward Plan.

Area North Committee Forward Plan

Members of the public, councillors, service managers, and partners may also request an item be placed within the forward plan for a future meeting, by contacting the Agenda Co-ordinator.

Items marked *in italics* are not yet confirmed, due to the attendance of additional representatives.

To make the best use of the 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 and SCC corporate aims and objectives.

Further details on these items, or to suggest / request an agenda item for the Area North Committee, please contact the Agenda Co-ordinator; Becky Sanders.

Background Papers: None

Area North Committee Forward Plan

Further details on these items, or to suggest / request an agenda item for the Area North Committee, please contact the Agenda Co-ordinator; Becky Sanders, becky.sanders@southsomerset.gov.uk

Items marked in italics are not yet confirmed, due to the attendance of additional representatives. Key: SCC = Somerset County Council

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
25 Feb '15	Flood And Water Management	A presentation to explain the role of Somerset County Council as Lead Local Flood Authority.	Steve Webster Manger for Flood and Water Management, SCC.
25 Mar '15	Levels and Moors Local Action Group (LEADER Programme)	A presentation about the Local Action Group to raise awareness of pipeline projects, priorities and marketing of the programme.	Dominie Dunbrook, LEADER Scheme Manager.
22 Apr '15	Section 106 Monitoring Report	Update report on the completion of the terms of various s106 agreements, including the collection and re-investment of financial obligations from developers.	Neil Waddleton, Section 106 Monitoring Officer
<i>May 2015</i>	<i>No meeting</i>		
24 Jun '15	Streetscene Update	Half yearly update on the performance of SSDC Streetscene Services	Chris Cooper, Streetscene Manager
<i>June '15</i>	Appointments to Outside Bodies	New municipal year – appointment of members to working groups and outside bodies.	Becky Sanders, Democratic Services Officer

<i>June '15</i>	Revised Scheme of Delegation – Development Control Nomination of Substitutes for Chairman and Vice Chairman for 2015-16	New municipal year – appointment of two members to act as substitutes.	Becky Sanders, Democratic Services Officer
<i>June '15</i>	<i>Community Health and Leisure</i>	<i>Annual service update report from the SSDC Community Health and Leisure service including the Healthy Lifestyles programme.</i>	<i>Lynda Pincombe, Community Health and Leisure Manager</i>
<i>June '15</i>	<i>Highways Update</i>	<i>Half yearly report - update on SCC Highways Services.</i>	<i>Neil McWilliams, Assistant Highway Service Manager (SCC)</i>
<i>TBC</i>	<i>Conservation – service update</i>	<i>A service report from the SSDC Conservation team.</i>	<i>Adron Duckworth, Conservation Manager</i>
<i>TBC</i>	<i>Community Payback</i>	<i>Joint presentation about Community Payback.</i>	<i>Chris Cooper, Streetscene Manager and Joy Ellery, Community Payback Team Manager</i>

Agenda Item 12

Planning Appeals

Strategic Director: Rina Singh, Place & Performance
Assistant Director: Martin Woods, Economy
Service Manager: David Norris, Development Manager
Lead Officer: As above
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.

Public Interest

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.

Recommendation

That members comment upon and note the report.

Appeals Lodged

None

Appeals Dismissed

14/02823/FUL – Erection of 4 dwellings with garages.
Land at 1 and 2 Lower Orchard, Bakers Lane, Barrington, Ilminster TA19 0QZ

Appeals Allowed

None

The Inspector's decision letter is attached on the following pages.



Appeal Decision

Site visit made on 28 November 2014

by A Harwood CMS MSC MRTPI

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

Decision date: 19 December 2014

Appeal Ref: APP/R3325/A/14/2225359

Land at to 1 and 2 Lower Orchard, Barrington, Ilminster, Somerset, TA19 0QZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Masterson and Turner against the decision of South Somerset District Council.
 - The application Ref 14/02823/FUL, dated 8 June 2014, was refused by notice dated 11 August 2014.
 - The development proposed is the construction of four houses and garages, Land at 1 and 2 Lower Orchard, Barrington with accesses from Bakers Lane and Lower Orchard
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The National Planning Policy Framework, (NPPF) seeks to significantly boost housing supply. The starting point for determination of any appeal remains the development plan, but paragraphs 214 and 215 indicate the importance of consistency with the NPPF.
 3. The development plan in this case is the South Somerset Local Plan (LP) adopted in April 2006. The appellant has pointed out that as recently as May 2014 the Council referred to the LP being out of date and that they could not demonstrate a 5 year supply of deliverable housing sites. This reference is from a report that I have been supplied with which related to an outline proposal in Tintinhull. The Council's officer report for the current proposal states that the required 5 year supply and a 20% buffer above that can be demonstrated. It is not explained how the Council's stated position on this issue has turned around so quickly. I have to consider this matter on the face of the evidence provided to me in this appeal. Without convincing evidence to back up the most recent statement from the Council it is not demonstrated that the LP policies for housing supply can be considered consistent with the NPPF. The Council does confirm that LP policy ST3 defining settlement boundaries is not consistent with the NPPF as it is overly restrictive.
 4. I do not have sufficient information to satisfy myself that the Council has a
-

supply of housing sites that are available now, in suitable locations, viable and which can realistically be considered achievable within five years. Housing policies are not consistent with the NPPF.

5. In these circumstances the NPPF explains that permission should be granted unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted.
6. I have been made aware that a planning obligation (S106) applies to the site and was entered into when the implemented planning permission for Lower Orchard was approved in 1997. I am told that the S106 restricts the construction of buildings on the appeal site. Had I been allowing this appeal, it would seem that it could prevent the implementation of the development. A further process would be required to consider whether the deed still served a useful planning purpose in light of my conclusions. It has little bearing on my decision here.

Main Issues

7. The main issue is the suitability of the site for the four dwellings proposed having regard to housing need in the context of the presumption in favour of sustainable development and the planning balance between benefits and any harmful factors. When assessing that balance it is necessary to take account of economic, social and environmental factors including the effects upon housing supply as well as the character and appearance of the area.

Reasons

Social factors including housing need

8. The development of four dwellings will have a positive impact upon the supply of housing which in itself is beneficial for the social wellbeing of the local and wider area. Although there is no intention to restrict occupancy for any particular affordable local need, the NPPF aims to boost the supply of all housing. The site lies beyond the settlement boundary as defined within the LP but the weight I attach to that policy is diminished given its inconsistency with the NPPF. The location would not be isolated from the settlement and its facilities.
9. I am informed that one of the appellants has a medical condition requiring certain facilities and this is an opportunity to fulfil that need. These are personal circumstances which I do not give any substantial weight. However this does illustrate that modern accommodation can provide advantages particularly in areas where much of the housing stock may not be easily adaptable. This is a further advantage to the development and the appellant refers to this being the reason for the size of the proposed dwellings.
10. In 2013 the Council considered the site as suitable for development with respects to the Strategic Housing Land Availability Assessment (SHLAA). The purpose of the SHLAA is in order to assess broad locations within the housing market area and forms part of the evidence base for the emerging LP. Current planning guidance confirms that this should be an audit of available land. Whilst this helps to show that the development of this site is deliverable which

is important where there is a shortfall of housing land, it is not a planning policy document.

11. In terms of the eventual planning balance however, there is a moderate degree of weight in favour of the proposal in social terms.

Economic Factors

12. There would be some economic benefits from the proposal during the construction process in terms of employment and the purchasing of materials, albeit in the short term. Some of that may trickle down to the local area. The additional residents would also be likely to use the facilities within the village which would help to sustain them. A limited amount of positive weight can therefore be given to this factor.

Environmental factors including impact upon character and appearance

13. The site is accessible and the development could be constructed to energy efficient standards. It is located close to the centre of the village accessible to the facilities. In these respects the proposal would have a limited impact.
14. The appeal site is part of a former farm although is now land used by the occupants of Nos 1 and 2 Lower Orchard as gardens. The part of the site within the garden of No 2 currently has some structures on it and there are fewer domestic structures on the garden for No 1. Both gardens provide a pleasant rural space adjoining more open fields. A public footpath runs along the rear boundary at a lower level than the gardens. Beyond that the countryside is picturesque and largely unspoilt. The development of this site would not involve the loss of agricultural land but it does serve a purpose in providing a buffer between the concentrated development within the village and the pleasant rural landscape. The existing structures including the enclosures are low and do not have a significant impact upon the surrounding area.
15. The proposed dwellings would have a more complex design than the simple forms of the traditional buildings in the core of the village. The roof forms would be fussier than many other buildings although traditional materials are proposed. The amount of development on the site is more of a concern. Garden sizes may be sufficient in terms of the functional requirements for prospective occupants and may not be smaller than some dwellings in this village, including some of the recent developments. Notwithstanding this, the layout in this position would provide a very harsh edge to the village. Plots 1, 2 and 3 in particular would be close to the public footpath with short gardens. The new buildings would loom over members of the public walking along the footpath. The appellant refers to the proposed density being less than other recent developments and that may well be the case. Having said that, the appeal site itself is part of two plots that are at a much lower density and which consequently provide the buffer between the countryside and the higher density developments between here and the core of the village.
16. Historic development within the village has grown up along the roads in a linear manner. Some more recent developments including Lower Orchard itself as well as those drawn to my attention by the appellant have a more compact, self-contained form. These do not provide any overriding character and are limited in their impact. The current proposal would go even further against the prevailing traditional, linear character by the provision of two short cul-de-sacs

which would have a modern sub-urban appearance. Furthermore this sub-urban form would protrude into the rural area as the site is not bordered by any development on two sides. Although difficult to see from the centre of the village, this would be very obvious from adjoining dwellings, from Lower Orchard, from the footpath to the rear of the site, from Bakers Lane and the track at its northern end.

17. Although the dwellings could be constructed to high standards and the site is easily accessible to the core of the village, I consider that the proposals would have harmful effects upon the character and appearance of the surrounding area, in a sensitive location where the village adjoins the countryside. Even though this would not affect the immediate setting of the central Conservation Area, this would impact upon the rural setting of the village. This would cause substantial harm with respects to the environmental role of sustainability.

Other Matters

18. The additional traffic onto Bakers Lane could be accommodated without harm to highway safety. I have no reason to doubt that surface water could be adequately dealt with.

The planning balance

19. There would be modest weight in favour of this proposal in terms of the benefit in housing supply as well as the added social and economic advantages. However I have identified substantial harm with respect to the character and appearance of the area. The lack of compliance with LP policies including ST3 for the provision of housing is not itself decisive. However the requirements within LP policy ST5 to respect the form, character and setting of the locality as well as LP policy ST6 which includes the need to not cause unavoidable harm to the broader landscape, are consistent with the NPPF. The NPPF continues to protect the countryside, recognising its intrinsic character and beauty. The adverse impacts of the development including this lack of compliance with LP policies ST5 and ST6 significantly and demonstrably outweighs the benefits when assessed against the policies in the NPPF.

Overall Conclusion

20. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

A Harwood

INSPECTOR

Agenda Item 13

Schedule of Planning Applications to be Determined by Committee

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

Purpose of the Report

The schedule of planning applications sets out the applications to be determined by Area North Committee at this meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 3.30pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 3.20pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
14	CURRY RIVEL	14/03154/FUL	Residential development of 30 dwellings.	Land North of Stanchester Way, Curry Rivel.	Mr R Mead
15	TURN HILL	14/05314/FUL	Proposed two storey dwelling.	2 Tavenders Cottages, Langport Road, Long Sutton.	Miss F Eastment
16	TURN HILL	14/04506/FUL	Conversion of an unused industrial building to a 4 bedroom dwelling.	Little Upton Bridge Farm, Langport Road, Long Sutton.	Mr S Hart
17	MARTOCK	14/04928/FUL	Creation of off road parking with pedestrian ramped access to dwelling.	127 North Street, Martock.	Mrs J Wareham
18	TURN HILL	14/05217/FUL	Erection of 2 dwellings (revised application of 14/01206/FUL)	Land south of South Barton, Martock Road, Long Sutton.	Mr & Mrs J Lane and Mr & Mrs S Cox

Further information about planning applications is shown below and at the beginning of the main agenda document.

The Committee will consider the applications set out in the schedule. The Planning Officer will give further information at the meeting and, where appropriate, advise members of letters received as a result of consultations since the agenda has been prepared.

Referral to the Regulation Committee

The inclusion of two stars (**) as part of the Development Manager's recommendation indicates that the application will need to be referred to the District Council's 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 District Council's Regulation Committee even if it has not been two starred on the Agenda.

Human Rights Act Statement

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However when a planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this authority's decision making takes into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be referred to in the relevant report.

Agenda Item 14

Officer Report On Planning Application: 14/03154/FUL

Proposal :	Residential development of 30 dwellings (GR:339480/125610)
Site Address:	Land North Of Stanchester Way, Curry Rivel.
Parish:	Curry Rivel
CURRY RIVEL Ward (SSDC Member)	Cllr Terry Mounter
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	16th October 2014
Applicant :	Mr Richard Mead
Agent: (no agent if blank)	Mrs Lydia Grainger, WYG, Hawkridge House, Chelston Business Park, Wellington TA21 8YA
Application Type :	Major Dwlgs 10 or more or site 0.5ha+

BACKGROUND

At its meeting of 26 November 2014, the Area North Committee considered this application (full report attached below as Appendix 1) and resolved:

That planning application 14/03154/FUL be DEFERRED to seek further clarification on drainage proposals:

- Capacity of attenuation ponds
- Capacity of watercourses to accommodate flows from pond
- Flood history in locality
- Any evidence of localised problems

The Committee's concerns were relayed to the applicant, and simultaneously to the Council's Engineers; the Highways Authority; the Environment Agency; and Wessex Water. At a later stage, an additional report was submitted by the applicant, attached as Appendix 2. The applicant summarises the detail in this report as follows:

- *The flooding of Dyers Road upstream of the site returns to the channel and is contained by it flowing through the site – this is confirmed by photographic records as well as the EA's flood maps.*
- *The drainage strategy set out in the original FRA was accepted by the EA.*
- *In acknowledgement of the downstream flooding issues, the drainage strategy has been amended to discharge at a peak rate of 3.5 l/s, which provides a 20% betterment on the greenfield rate for the site.*
- *Voluntary commitments have been made to carry out a CCTV survey of the downstream culvert along with any site clearance required as well as the installation of an infiltration trench along the eastern and southern boundaries of the site.*

This was also referred to consultees, whose combined responses are as follows:

SDDC Engineer: Initial comment:

From the Parish details we have on file the following are flooding issues we are aware of

- *Flood Alleviation Scheme in 1980's*
- *Flooding at Dyers Lane*
- *Flooding at Parsonage Place due to run-off from Dyers Lane and blocked ditch. (Possible new development implications here).*
- *Highway flooding in Water Street and nearby school.*

We maintain 105m of concrete lined ditch/watercourse that runs adjacent to the highway in Portfield

I have no other information on capacities of watercourses or attenuation ponds or details of other flooding incidents in the area bar the attached. It will be down to the developer to investigate and provide evidence of existing capacities and what his attenuation proposals are to satisfy your conditions on flooding

Comments subsequent to the additional report by the applicant:

From the evidence they have provided in response to the various objections I cannot dispute that they are offering a betterment to the situation here and it appears that some of the existing flooding issues are not related to this development but due to undersized existing pipework and culverts which they cannot be responsible for. They are prepared to do attenuate works over and above required in the FRA that has been approved by the EA it appears.

Environment Agency:

The EA has no additional comments to make over and above those raised in their initial consultation letter of 22 August 2014.

Wessex Water:

WW notes that surface water drainage involves the discharge into a water course, not sewers. It is also noted that SDDC is the Local Drainage Authority in this instance, and that as the site is greater than 1 Ha there is an obligation to consult the EA. In a final email responding the applicant's report, WW notes that they have no comments to make.

Highways Authority:

No comment was received in relation to the capacity of the existing highway drainage system: verbal update to be provided.

CONSIDERATION

The applicant's detailed submission and the comments made by the various consultees are attached for the Committee's detailed consideration (Appendix B). Whilst the concerns raised locally about surface water flows are noted, views of the Council's drainage engineer and the EA remain as previously, i.e. that there is no drainage or flooding reason for refusal of the application that could be sustained. The Council's Engineer has furthermore stated that the

proposal would result in an improvement of the current situation. The application is therefore referred back to Committee with the same recommendation as previously, for the reasons set out in the original officer report.

RECOMMENDATION

Subject to no objection being received from the County Highway Authority, it is recommended that the application be determined as recommended in the original report, attached as Appendix 1.

Appendix 1

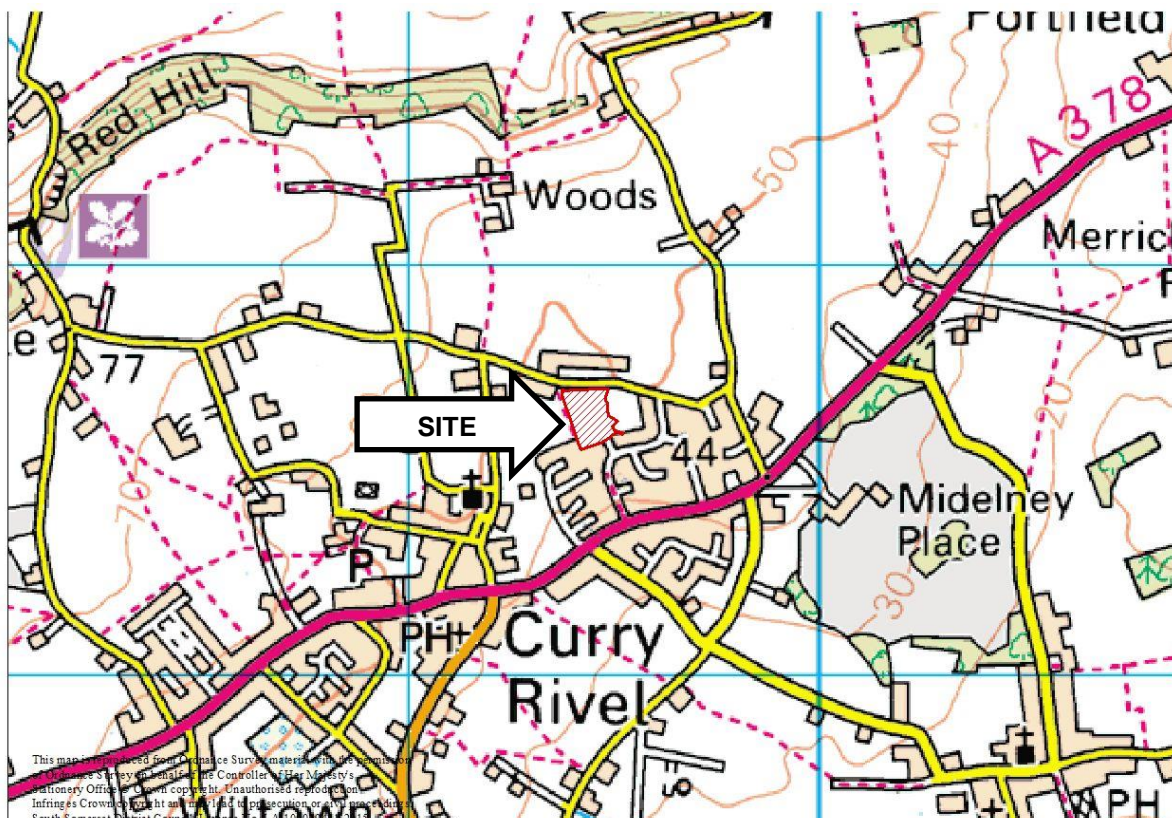
Officer Report On Planning Application: 14/03154/FUL

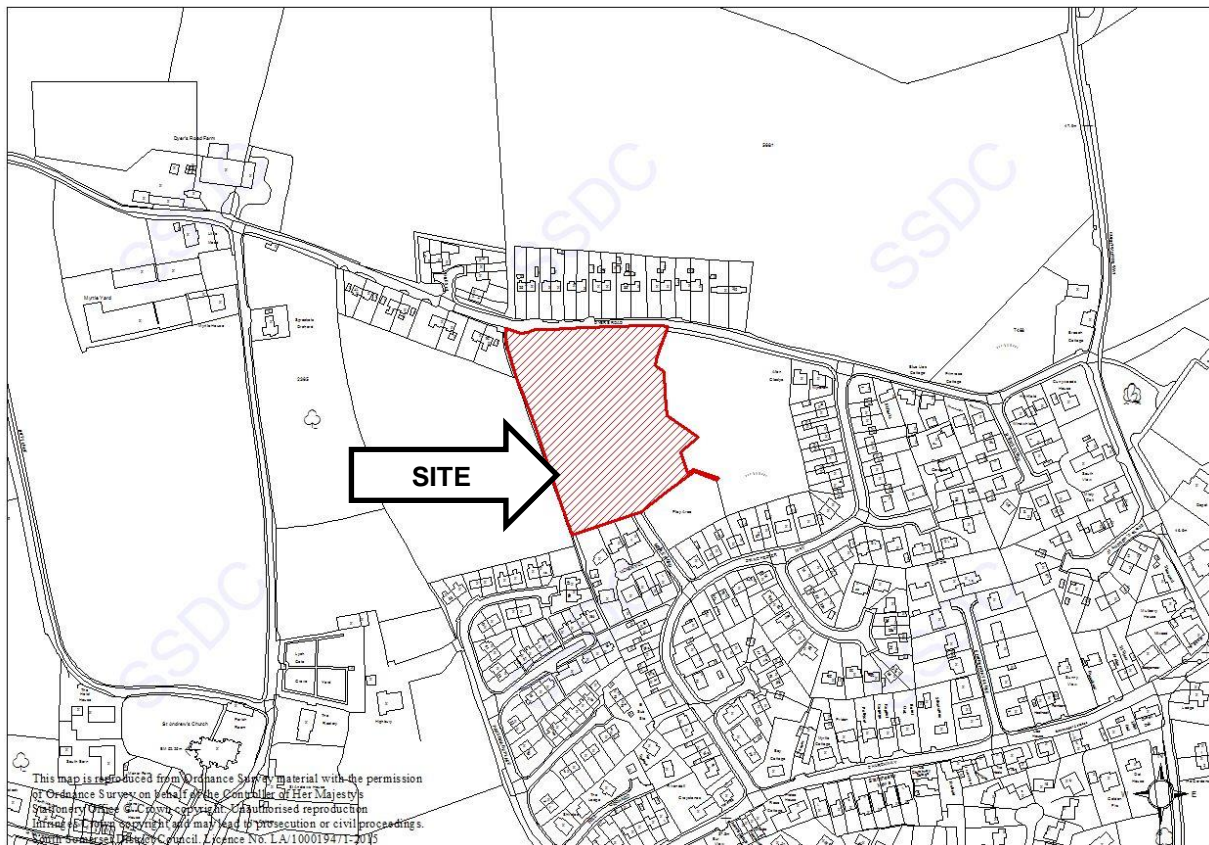
Proposal :	Residential development of 30 dwellings (GR:339480/125610)
Site Address:	Land North Of Stanchester Way, Curry Rivet.
Parish:	Curry Rivet
CURRY RIVEL Ward (SSDC Member)	Cllr Terry Mounter
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	16th October 2014
Applicant :	Mr Richard Mead
Agent: (no agent if blank)	Mrs Lydia Grainger, WYG, Hawkridge House, Chelston Business Park, Wellington TA21 8YA
Application Type :	Major Dwlgs 10 or more or site 0.5ha+

REASON FOR REFERRAL

This application for 30 houses outside the settlement limits of Curry Rivet, as defined by the South Somerset Local Plan (2006) constitutes a significant departure from the policies of the adopted local plan. The application is therefore referred to committee to enable the issues raised to be debated and considered in light of both the saved policies of the 2006 Local Plan and the policies of the emerging 2028 Local Plan.

SITE DESCRIPTION AND PROPOSAL





The site is located towards the north of the village, on open land between Dyers Road in the north and the dwellings along Stanchester Way to the south (which fall within the development area). Open agricultural land borders the site to west and east, and the southern boundary is defined by the public play space and dwellings off Maple Road. The western boundary is defined by a public footpath. The land rises from south to north. The northern boundary is formed by Dyers Road, on the north side and partially on the south side of which are houses.

It is proposed to erect 30 dwellings of various sizes, with access to the highway network via Maple Road to the south (leading into Stanchester Way). The layout has been amended to provide additional open space around the expanded LEAP.

The application is supported by a Design and Access Statement, Statement of Community Involvement, Planning Statement, Landscape Assessment, Flood Risk Assessment, Ecological Impact Assessment, Transport Assessment and a Travel Plan Statement.

HISTORY

14/02263/EIASS - Screening opinion for erection of 30 dwellings and public open space - EIA not required

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decisions must be

made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the relevant development plan comprises the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

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

ST2 - Villages
ST3 - Development Areas
ST5 - General Principles of Development
ST6 - The Quality of Development
ST7 - Public Space
ST9 - Crime Prevention
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
EP3 - Light Pollution
EP6 - Demolition and Construction Sites
EU4 - Water Services
TP1 - New Development and Pedestrian Provision
TP2 - Travel Plans
TP3 - Cycle Parking
TP4 - Safer Environments for New Developments and Existing Residential Areas
TP5 - Public Transport
HG7 - Affordable Housing - Site Targets and Thresholds
HG8 - Affordable Housing - Commutation of Requirement
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
CR10 - Public Rights of Way and Recreation Routes

Emerging South Somerset Local Plan:

Policy SS2 - Development in Rural Settlements

National Planning Policy Framework (March 2012):

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment

Planning Practice Guidance - Department of Communities and Local Government, 2014.

Policy-related Material Considerations:

South Somerset Sustainable Community Strategy

Goal 1 - Safe and Inclusive

Goal 2 - Healthy and Active

Goal 3 - Healthy Environments

Goal 4 - Quality Public Services

Goal 5 - High Performance Local Economy

Goal 7 - Distinctiveness

Goal 8 - Quality Development

Goal 9 - Homes

Goal 10 - Energy

Goal 11 - Environment

Somerset County Council Parking Strategy, March 2012 and September 2013.

CONSULTATIONS

Curry Rivel Parish Council: initially recommended refusal for the following reasons:-

The width of the roads on the site with parked cars is considered to be insufficient to allow access for emergency vehicles and waste collection vehicles.

Approval of the proposed application would result in over-development of the site.

There has been flooding twice in the last three years in Stanchester Way and Parsonage Place, through Honeylands and down to Back Lane from the channel the attenuation tank will be feeding into. Flooding will be exacerbated .by the flow of water coming out of the attenuation tank into the channel which has not coped in recent years. There will be additional water because there will be the loss of the natural absorbency of the open ground of the field when developed. Calculations for the size of the tank were based on a flooding every 100 years and not on the local conditions.

There would also be a major increase in the density of traffic at the 'T' junction and on the local roads.

It is considered that this development would result in an unsustainable pressure on the provision of school places and medical services in the local Surgery.

In relation to the amended scheme the following comments are offered:-

Having examined the amended plans submitted in respect of this planning application, it would appear the only change is that the proposed parking area has been moved nearer to the Play Area which could prove to be a hazard. None of the concerns previously expressed by the Parish Council have been taken into consideration and the Parish Council strongly recommends refusal. For clarification these concerns are repeated, as follows. The width of the roads on the site with parked cars is considered to be insufficient to allow access for emergency vehicles and waste collection vehicles. Approval of the proposed application would result in

over-development of the site. There has been flooding twice in the last three years in Stanchester Way and Parsonage Place, through Honeylands and down to Back Lane from the channel the attenuation tank will be feeding into. Flooding will be exacerbated by the flow of water coming out of the attenuation tank into the channel which has not coped in recent years. There will be additional water because there will be the loss of the natural absorbency of the open ground of the field when developed. Calculations for the size of the tank were based on flooding every 100 years and not on the local conditions. There would also be a major increase in the density of traffic at the 'T' junction and on the local roads. It is considered that this development would result in an unsustainable pressure on the provision of school places and medical services in the local Surgery.

Highways Authority: In a detailed consultation response, the following issues are examined:

- accident record;
- access arrangements: direct access from Maple Road, and also the two access points to the wider highway network: junctions of Stanchester Way/Church Way ;and Stanchester Way and Dyers Road;
- submitted modelling of traffic - indicating that minimal impact is expected at the junction of the A378 and Stanchester Way;
- anticipated traffic impact;
- parking provision;
- internal layout; and
- submitted travel plan

No objection is raised. Conditions are suggested in relation to parking, internal works to roads etc., driveway gradients, surface water drainage and a travel plan.

SSDC Landscape Officer: No objection subject to the implementation of the submitted landscape details:-

it is noted that the proposal lays between two estate developments, and offers some integration of the two. Whilst the land is currently agricultural, the predominant character is that of the residential surround, such that this proposal lays within a developed context. The site is well contained, as is noted by the submitted landscape appraisal, which states;

(a) The site is in an area which is both physically and visually well-contained within the landscape by existing housing to the north, south and east, and enclosed by mature hedge and orchards to the west;

(b) Local public views of the site from adjacent roads will be in keeping with the local landscape character of the adjoining residential developments.

(c) The limited middle-distance views of the site from the west, north and north-east will experience little significant change and any views of the new housing will integrate with the surrounding urban area.

I broadly concur with this evaluation, and raise no landscape objection to the proposal.

SSDC Policy Officer: No objection:

The proposal is adjacent to the development area at Curry Rivel, identified as a village in 'saved' Policy ST2 of the adopted Local Plan 1991 - 2011. Being located outside the

development area, the proposal is contrary to 'saved' Policy ST3. However, the policy framework provided by the extant Local Plan (1991 - 2011) is time-expired and becoming increasingly out-of-date, with certain policies not in accordance with the NPPF. Contrary to the applicants' Planning Statement, the Council does consider it has a five-year supply of housing land, plus the appropriate buffer (of 20%). Nevertheless, with or without a five-year housing land supply, it is important to judge an application on its merits, taking account of the impacts and benefits that the scheme provides. In this context the application must be considered in light of the 'saved policies' in the adopted Local Plan, the National Planning Policy Framework, and the emerging Local Plan (eLP).

Although saved Policy ST3 in the extant Local Plan has sustainability aspects which are in line with the general thrust of the NPPF, it is considered to be overly restrictive particularly in light of paragraphs 54 and 55 of the NPPF which aim to facilitate appropriate housing in rural areas to meet local needs. The presumption in favour of sustainable development as set out in the NPPF paragraph 14 is also an important material consideration.

Curry Rivel has a relatively good range of services and facilities, including a primary school, local shops, petrol station, and a relatively good bus service. Policy SS2 in the eLP (afforded "substantial weight" in the recent appeal decision APP/R3325/A/14/2217950) strictly controls and limits development that should be permitted at Rural Settlements, such as Curry Rivel, to that which provides employment opportunities, and/or creates or enhances community facilities, and/or meets identified housing need. The applicant includes evidence highlighting housing need in the settlement, and the proposal for 10 affordable dwellings will help address this need.

Overall, the proposal is contrary to saved Policy ST3 in the adopted Local Plan but this policy is in a time-expired plan, and is not fully consistent with the NPPF. The proposal is broadly consistent with emerging Policy SS2. Therefore, I do not raise a planning policy objection, subject to there being no significant adverse impacts raised by other consultees that would significantly and demonstrably outweigh the benefits of additional housing (including affordable housing) at Curry Rivel.

SSDC Environmental Protection Unit: No observations.

SSDC Community, Health and Leisure: No objection. Contributions required for on-site and off-site play space, youth facilities, changing rooms, community halls and district-wide facilities: £5,081 per dwelling.

SSDC Ecologist: No objection. Two conditions proposed in relation to protection of reptiles on site, and enhancement of biodiversity.

SSDC Strategic Housing Officer: No objection, subject to the appropriate provision of affordable housing at 35% of total (to be secure by agreement).

SSDC Climate Change Officer: General comments are offered on the development for the information of the applicant. Because of the orientation of buildings, the application is not supported.

County Archaeologist: No objection, subject to a condition requiring pre-commencement evaluation of the site.

County Rights of Way: Attention is drawn to the public footpath along the western boundary. No objection is raised.

Wessex Water: No objection:-

There is sufficient current available capacity within the existing local foul sewerage network to accommodate predicted foul flows only from proposed development. There is an existing 150mm public foul sewer which crosses the site on the western boundary. There must be no building within 3 metres of this sewer and no tree planting within 6 metres. Subject to application and engineering agreement it may be possible to divert this sewer.

Surface water is proposed to discharge via SuDs and local watercourse which will require the approval of your Authority.

The water supply network will require modelling to assess the impact of the additional demand upon the existing network. Off site reinforcement may be required and the applicant should contact this office for further information.

Environment Agency: No objection, subject to conditions.

County Education Officer: The increase in residential numbers would equate to 6 additional school places, which are anticipated to be available within the existing school accommodation. No contribution for additional capacity is required.

NHS: No comment received.

Police Liaison: No comment received.

Somerset Waste Partnership: No comment received.

REPRESENTATIONS

At the time of writing, 110 letters had been received in response to the application, including one letter of support.

The following is a summary of the issues raised:

- there is no need for housing in this locality
- greenfield land should not be used before brownfield land elsewhere in the village
- the scale of development is inappropriate in this countryside setting
- there are few local facilities, resulting in the promotion of a commuter settlement
- the scale, density, design and appearance of the development is out of character with the existing settlement
- the slope of the site and scale of development will exacerbate surface water runoff issues and localised flooding
- flooding of rivers will result from the development
- traffic flows will increase, resulting in congestion, parking and highway safety issues
- there will be a loss of agricultural land, not only on the site of the development, but in isolating land to the east of the site
- there will be a loss of natural habitat for wildlife
- there are concerns about the adequacy of local sewers and the water supply

- there are inadequate schools and medical facilities
- the proposal represents unsustainable development
- there are safety concerns for children using the play area, and in relation to the attenuation pond
- on-going maintenance (e.g. the attenuation pond) raises concerns
- the development of the site is likely to result in further development on adjacent land
- there will be noise and disturbance during construction, and as a result of the additional dwellings and traffic
- local property values will be affected by the development

CONSIDERATIONS

Principle

It is accepted that the site is outside the settlement boundary as defined by policy ST3 of the 2006 plan, however it is considered that this policy, in setting an arbitrary boundary to beyond which development is unacceptable in principle, is not consistent with the national Planning policy Framework's strong support for sustainable development. Both the 2006 local plan and the emerging local plan identify Curry Rivel as a sustainable location, that is, in principle, appropriate for modest development.

Whilst ST3 of the 2006 Plan only supports development within the settlement boundary policy SS2 of the emerging local plan does not require proposals to be within Rural Settlements, and supports developments of up to 50 dwellings where they are commensurate with the size of, an well related to, the settlement and bring forward benefits that would sustain the community.

As noted by the policy officer the fact that the Council can demonstrate a 5 year housing land supply is not fundamental to the consideration of an application on the edge of a settlement such as Curry Rivel. In this instance it is not considered that an additional 30 dwellings would be unsustainable or out of scale with a settlement the size of Curry Rivel. The scheme would contribute additional housing towards the Councils identified need, along with much needed affordable housing and sports, arts and leisure contributions with additional on-site open and play space. On this basis the proposal is considered to fall within the ambit of policy SS2. This policy has been accorded significant weight by recent inspectors and it is consider reasonable to apply it to this application.

On this basis the key issues are considered to be:-

- Landscape and Visual Impact
- Highways Impacts
- Drainage
- Residential Amenity

Landscape and Visual Impact

Whilst local concerns are noted, this site lies between two estate developments, and the Council's landscape architect considers that the predominant character is that of the residential surround. He is therefore of the view that this proposal would be seen within a developed context and as such the landscape impact would not be so severe as to warrant refusal.

Notwithstanding local concerns, no evidence has been advanced to demonstrate that the

applicant's assessment is either inaccurate or based on a misunderstanding. Nor has the Council's landscape architect's advice been refuted by an alternative professional appraisal. Accordingly subject to the implementation of the submitted landscaping scheme it is considered that the proposal complies with policy ST5 and EC3 in terms of its landscape impact.

With regard to visual amenity the design and detailing of the houses is considered appropriate to the context and subject to the agreement of the detail, which could be achieved by condition, the proposal is considered to comply with policies ST5 and ST6.

Highways Impacts

The County highway authority have assessed then the applicant's supporting information in light of their records and requirements. They are satisfied that the layout and parking provision within the development is acceptable. The proposed access arrangements via Maple Road and Stanchester Way are considered safe and that there is adequate capacity in the local highway network to accommodate traffic generated by the development.

Whilst local concerns are noted it is not considered that there is any evidence to reasonably dispute the applicant's evidence or the recommendation of the highways authority. As such it is not considered that the highways impacts of the development could reasonably be argued to be 'severe'. Accordingly it is considered that the proposal complies with policies ST5 and TP4 of the 2006 local plan and the requirements of the NPPF and as such, a reason for refusal based on highways impacts would not be sustained.

Drainage

There are clearly local concerns about the drainage of the site. Nevertheless neither the council's engineers, the Environment Agency nor Wessex Water support such concerns. The developer proposes an attenuated sustainable drainage solution that is supported by all the Council's technical consultees. Whilst local comments are noted no evidence has been produced to demonstrate that the proposed drainage strategy would not work or that it would increase the risk of flooding elsewhere.

Accordingly it is not considered that a drainage reason for refusal could be sustained and this aspect of the proposal; complies with saved policy EU4 of the 2006 Local Plan and the requirements of the NPPF.

Residential Amenity

It is considered that the proposal provides for adequate private and public amenity space for future residents in the form of private gardens and on site public open space, including and expanded LEAP with buffering to the requirements of the Council's sports development officers.

The proposed layout shows adequate space between the proposed houses and existing properties and it is not considered that the amenity of existing residents would be in any compromised in terms of overlooking, loss of privacy, over shadowing or loss of light.

Accordingly, in amenity terms, the proposal complies with saved policy ST6 of the 2006 Local Plan.

Other Issues

The proposal has stimulated a high degree of local interest, with a large number of representations being made. These letters have been carefully considered, and the issues raised weighed against the submitted detail, the comments of consultees and current planning policy and the following comments are offered:-

- **Principle of Development and Policy Issues:** These have been fully dealt with in the body of the report. Taking into consideration all relevant material considerations, the proposed development is considered to represent sustainable development for purposes of the NPPF and the current and emerging Local Plans.
- **Flood Risk:** The EA raises no objection to the proposal. Whilst it is acknowledged that surface water runoff is an issue, this can adequately be handled by way of appropriate surface water drainage management, proposed as a condition of approval.
- **Traffic and Highway Safety:** The Highways Authority is satisfied that the proposal would not impact negatively on the safe operation of the highway network. No highways objection has been raised, and although local perceptions are noted, it is not considered that highway safety, traffic or parking concerns could be sustained as a reason for refusal of the proposal.
- **Loss of Agricultural Land:** it is not considered that the loss of c.1.5 hectare of agricultural land in this location would be so detrimental to the supply of the best and most versatile land that planning permission could be refused.
- **On-going Management:** Adequate management of open spaces and the attenuation pond (including safe operation) will be dealt with by a management company, details of which can be secured by condition.
- **Ecology:** There are no wildlife or ecological constraints that would indicate a refusal of this application. Biodiversity is an issue flagged up by the SSDC Ecologist, and can be dealt with by condition, along with concern about possible presence of reptiles.
- **Adequacy of Services:** Wessex Water has raised no objection, and is satisfied that both sewer and water services can be provided. The County Education Officer is of the view that there is adequate existing capacity to accommodate the estimated 6 additional places likely to be generated by the development, and no contributions for additional space are sought. No other infrastructure provider has objected to the proposal.
- **Noise/Disturbance:** Disruption caused by development is normal and temporary, and does not constitute a valid planning reason for refusal. Whilst it is accepted that new development will bring raised activity levels to the area, these are subject to the normal noise pollution and other environmental health controls.
- **Future Possible Development:** This is not a planning consideration - the current application has to be considered on its merits, on the basis of the submitted detail.
- **Property Values:** Perceived impact of development on property values is not a planning consideration.

Finally whilst the comments of the Climate Change Officer are noted, there is no policy or legal requirement to seek optimal orientation of every single building in a housing scheme. Given the space constraints, as well as the topographical and other layout considerations, it is not considered that any reason related to climate change issues has been presented that would warrant a refusal of this application.

EIA Regulations

The site was subject to a screening exercise prior to submission of the application (14/02263/EIASS) which concluded that an EIA is not required for the development.

S.106 Agreement

A S106 Agreement will be required to secure:

- 35% affordable housing to the satisfaction of the Strategic Housing Manager
- contributions for provision of leisure and recreation facilities at a rate of £5,081 per dwelling to the Satisfaction of Assistant Director (Wellbeing)
- transfer of area of open space to ownership of SSDC, together with the provision of appropriate fencing
- monitoring fee

as required by saved policies ST5, ST10, HG7, CR2 and CR3 of the South Somerset Local Plan.

Conclusion

Notwithstanding local concerns it is considered that the proposed development would be commensurate with the scale of Curry Rivel and would help sustain the village. The scheme would be at an appropriate density which could be developed in such a way as to safeguard the character and appearance of the locality without detriment to residential amenity or highways safety. As such the proposal represents an appropriate extension to the village that would increase the general sustainability of the settlement. Provision can be made for the appropriate drainage of the site and contributions have been secured towards the provision of sports, arts and leisure facilities to meet the extra demand that would be generated by the development, as well as a proportion of affordable housing. It is not considered that any material planning issues have been raised that would reasonably sustain the refusal of this application.

RECOMMENDATION

That application reference 14/03154/OUT be approved subject to:-

- a) The prior completion of a section 106 agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to ensure that:-
 - (1) At least 35% of the dwellings are delivered as affordable housing to the satisfaction of the Council's Strategic Housing Manager.
 - (2) A contribution of £5,081 per dwelling is provided for to mitigate the impact of the development on sports, arts and leisure facilities to the satisfaction of the Assistant Director (Wellbeing).
 - (3) The area of open space is transferred to the ownership of SSDC, together with the provision of appropriate fencing

(4) Provision is made for a monitoring fee based on 20% of the application fee

and

b) the following conditions

Justification

The proposed development is of an appropriate density which can be developed in such a way as to safeguard the character and appearance of the locality without detriment to residential amenity or highways safety. The proposal represents an appropriate extension to the village that would increase the general sustainability of the settlement. Provision can be made for the appropriate drainage of the site and contributions have been secured towards the provision of sports, arts and leisure facilities to meet the extra demand that would be generated by the development, as well as a proportion of affordable housing. As such the proposal complies with saved policies ST5, ST5, ST6, TP1, TP2, TP4, HG& CR2, CR3, CR4, ST10 and EU4 of the South Somerset Local Plan 2006 and the provisions of the NPPF and .

CONDITIONS

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, as amended and received on 9 October 2014: the drawings ref. 0492, serial numbers 101 – 110; and numbers 200 – 213 (house plans).

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

03. The development hereby permitted shall not be commenced (including any ground works or site clearance) until a mitigation plan or method statement detailing measures to avoid harm to slow worms has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and timing of the mitigation plan/method statement, unless otherwise approved in writing by the local planning authority.

Reason: For the protection of legally protected species to accord with Policy EC8 of the South Somerset Local plan, and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended), and for the conservation of 'priority species' in accordance with the NPPF.

04. No development hereby permitted shall be commenced unless details of measures for the enhancement of biodiversity have been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: For the protection of legally protected species to accord with Policy EC8 of the South Somerset Local plan, and to ensure compliance with the Wildlife and

Countryside Act 1981 (as amended), and for the conservation of 'priority species' in accordance with the NPPF.

05. The submitted landscape plan ref. 584-04E shall be fully implemented in accordance with a phasing plan which shall have been submitted to and approved in writing by the Local Planning Authority prior to commencement of development on site.. For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition to the satisfaction of The Local Planning Authority and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area and to accord with saved Policies ST5 and ST6 of the South Somerset Local Plan, 2006, and the NPPF.

06. The area allocated for parking on the submitted plan, Drawing No. 0492-102, 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 and to accord with Policy ST5 of the South Somerset Local Plan 2006.

07. The proposed estate roads, footways, footpaths, tactile paving, cycleways, 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 and to accord with Policy ST5 of the South Somerset Local Plan 2006.

08. 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 and to accord with Policy ST5 of the South Somerset Local Plan 2006.

09. The gradients of the proposed drives to the dwellings hereby permitted shall not be steeper than 1 in 10 and shall be permanently retained at that gradient thereafter at all times.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan 2006.

10. 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. The scheme shall

subsequently be implemented in accordance with the approved details before the development is completed.

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

11. No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. The approved drainage works shall be completed and maintained in accordance with the details and timetable agreed.

Reason: To ensure adequate adoption and maintenance and therefore better working and longer lifetime of surface water drainage schemes.

12. 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. details of the design, recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
 - c. details of all hardstanding and boundaries

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

Reason: To safeguard the character and appearance of the area in accordance with the aims of the saved policies ST5 and ST6 of the South Somerset Local Plan, 2006.

13. The development hereby permitted shall not commence unless a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include construction operation hours, construction vehicular routes to and from site, construction delivery hours, car parking for contractors and specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice. Once approved the development shall be carried out in accordance with the approved Construction Management Plan.

Reason: To safeguard the amenities of the locality in accordance with accord with Policy EP6 of the South Somerset Local Plan.

14. No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work that involves evaluation (through geophysical survey, if appropriate and trial trenching) followed by appropriate mitigation (involving excavation in appropriate areas). This work must be in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: In the interests of protecting any archaeological remains on the site in accordance with the aims of the NPPF and Saved Policy EH12 of the South Somerset Local Plan, 2006.

15. The development hereby permitted shall not be commenced unless a scheme for the provision and management of the communal areas, including the proposed retention pond, has been submitted to and agreed in writing by the local planning authority. Such approved details shall be fully implemented and permanently maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: The above measures are required to ensure the satisfactory maintenance of this shared area in the interests of good development and visual amenity to accord with Policy ST6 of the South Somerset Local Plan 2006.

16. The new development shall not be commenced until a detailed Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. No part of the new development shall be occupied prior to implementation of those parts identified in the Approved Travel Plan Statement as capable of being implemented prior to occupation. Those parts of the Approved Travel Plan Statement that are identified therein as capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In the interests of sustainable development and to accord with the aims of the NPPF and policies ST5 and ST6 of the South Somerset Local Plan, 2006.

10th December 2014

Nicholas Head
 Planning Officer
 South Somerset District Council
 Council Offices
 Brympton Way
 Yeovil
 Somerset
 BA20 2HT

Our Ref: RMA/LC1241 – Curry Rivel FRA Addendum
 Your Ref: 14/03154/FUL

Dear Mr Head,

RE: LAND NORTH OF STANCHESTER WAY, CURRY RIVEL, SOMERSET – ADDITIONAL FLOOD RISK AND DRAINAGE INFORMATION

This additional flood risk and drainage information is submitted in response to queries raised by the Area North Committee of South Somerset District Council on application 14/03154/FUL 'Land North Of Stanchester Way, Curry Rivel, Somerset'.

In particular, four points have been raised regarding the proposed development as follows:

"At its meeting of 27 November 2011, the Area North Committee of the Council deferred the consideration of this application for additional information on:

- *The capacity of the attenuation ponds and other attenuation measures proposed for the site. Confirmation is sought that all water flows affecting this land have been taken into account in the assessment of the required amount of attenuation to ensure that surface water runoff is not increased by the proposal. This should include water entering the site from adjoining land (e.g. from Dyers Road).*
- *The capacity of existing watercourses to accommodate outflows from the attenuation pond proposed for the site.*
- *The history of flooding events on the site. At the meeting, local residents produced photographic evidence of amounts of surface water affecting both streets and houses during recent heavy rainfall.*
- *Any evidence or documentation of localised problems having been recorded in relation to the above."*

This letter is set out to provide a response to each of these points and review the information available from public representations received for the planning application. The key considerations for the proposed development are surface water run-off and drainage and the following sub-sections provide additional information on these.

It is noted from the Officer Report on the planning application that a number of public representations were received in response to the application; comments on fluvial and surface water flood risk are summarised as follows:

- *"The slope of the site and scale of development will exacerbate surface water runoff issues and localised flooding; and*
- *Flooding of rivers will result from the development."*

It is noted that many of the public representations refer to previous examples of flooding within Curry Rivel. Whilst written anecdotal evidence can be informative, it is considered appropriate that only the photographic evidence provided via public representations should be reviewed here. Therefore, in considering a response to the Planning Committee queries, the following public representations have been considered.

- Jason Youé, 28th July 2014;
- Carol Youé, 30th July 2014;
- Stanchester Way Action Group, 31st July 2014; and
- Wendy and Richard Collins, 17th August 2014.

Furthermore, additional images and an indicative surface water drainage plan (refer to Appendix A) were provided by a Ward Member which are also considered.

Surface Water Runoff and Flood Risk

Images have been provided showing:

- surface water flooding affecting a property at Dyers Road and the public highway;
- surface water flooding affecting a property at the A378 and the public highway;
- increased flows within the watercourse channel adjacent to the western boundary of the site; and
- increased flows within the watercourse channel to the south of the A378 and Drayton Lane.

Dyers Road and the Site

The site is located downstream of Dyers Road and, therefore, the proposed development would not increase the risk of flooding at this location. However, surface water flows from the upstream catchment could affect the site and this is considered further below.

It was noted when undertaking the site visit for the FRA that immediately upstream of Dyers Road (to the north) the fluvial channel was shallow and entered a culverted section beneath Dyers Road (refer to images provided in Appendix B). The images provided with the public representations show that this culvert capacity is exceeded and/or is susceptible to blockage. As such, this causes surface water to exit the channel and flow across the surface of the public highway and affect the property at Dyers Road.

It is apparent that these flows are shallow in nature, as evident by a dog-walker traversing the affected area and a comparison against the roadside kerb heights. These images also show that floodwaters are contained within the banks of the watercourse downstream of the Dyers Road culvert.

The EA's risk of flooding from surface water maps have been modelled to show *"what happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies or flows over the ground instead."* This mapping shows the flooding that occurs along Dyer Road

and also shows a surface water flow route to the south towards the direction of Maple Road. The surface water flood depths for all events up to the 1 in 1,000 (0.1%) annual chance of occurring are not predicted to exceed 300 mm which, as discussed above, is evident from the images provided.

As discussed within the FRA, the EA's risk of flooding from surface water map identifies that land around the western boundary of the site has a 'Low' risk of flooding from this source. A Low flood risk is defined as an area that "has a chance of flooding of between 1 in 1,000 (0.1%) and 1 in 100 (1%)". It is noted that a ditch is present along the western boundary and the anticipated flood depth of up to 300 mm is likely to be retained within bank. The images provided would agree with this as they show that, as flows pass over Dyers Road and into the site, these return to and remain within the watercourse channel and do not affect any other area of the site.

The A378 and Parsonage Place

The surface water drainage map provided by the Ward Member indicates that surface water flows into this area originate from the catchment to the north as well as diverted flow from Dyers Road and the site via a culverted section through Parsonage Place. This is then routed to the south adjacent to Parsonage Place prior to entering a culverted section beneath the A378. Furthermore, the EA's risk of flooding from surface water map shows that an overland flow route is identified adjacent to Parsonage Place which affects the A378 and accompanying properties.

The images provided by the public representations show that the A378 culvert (marked H on the Ward Member map) exceeds capacity causing fluvial flows to overtop the channel banks adjacent to Parsonage Place and subsequently affect the A378 and nearby properties.

A historic flood record (F_101) within the South Somerset District Council Strategic Flood Risk Assessment (SFRA; Halcrow, August 2008) is applicable for this area and states that flooding was caused by 'drains under capacity' (no specific date was given). An indicative frequency for this flooding was identified as 1 in 100 years; however, it is anticipated that flooding at this area is likely to be more frequent.

The total catchment area draining to this point is approximately 0.63 km² (via FEH CD-ROM 3) and the site comprises just 0.012 km² of this.

Site Drainage

In accordance with the National Planning Policy Framework, surface water arising from a developed site should, as far as is practicable, be managed to mimic the surface water flows arising from the site prior to the proposed development while reducing the flood risk to the site itself and elsewhere.

Currently, any rainfall that falls on the site and does not infiltrate into the ground flows into the watercourse at the western boundary of the site. The post-development impermeable area (which takes into account buildings, drives, roads and pathways) has been estimated at 50% of the total site area.

It is therefore proposed to reduce the discharge rate, so that the proposed development will discharge at 20% less than the current greenfield runoff rate. As calculated in the FRA, the current greenfield runoff rate for the 100 year event is conservatively estimated at 4.3 l/s for the site. This runoff rate would be reduced to 3.5 l/s to provide a betterment on the current greenfield scenario and therefore reduce downstream flows. The outfall into the western boundary ditch will mimic any surface water flows that would have flowed into this pre-development.

Summary

The key points of this additional flood risk and drainage information are as follows:

- overland flow from the north of the site exceeds channel and culvert capacity causing flooding on Dyers Road; however, images and EA mapping identify that flows in the open channel downstream of the Dyers Road culvert remain in bank up to the 1 in 1,000 year event;
- the proposed drainage strategy is in accordance with local and national drainage policy and will mimic the flows that would have occurred pre-development. The original drainage strategy presented in the FRA was accepted by the EA. However, in order to provide additional benefit, it is proposed to attenuate flows from the site and discharge them at 20% less than the greenfield runoff rate, therefore providing a reduction in downstream flows; and
- flooding to Parsonage Place and the A378 appears to occur when the A378 Culvert is exceeded. It is possible that flows have been increased alongside Parsonage Place due to surface water from other catchments (such as from the Dyers Road catchment) being routed into this catchment. The proposed development does not increase surface water runoff from the site and, therefore, would not increase flood risk at this (or any other) location.

Voluntary Works

It is proposed to offer the undertaking of investigatory works along the culvert at Parsonage Place in the form of CCTV survey and subsequent cleaning or removal of blockages, if required.

Furthermore, it is proposed to construct a gravel-filled infiltration trench adjacent to the eastern boundary of the site and the southern boundary of the remaining non-developed area to the east. This will provide additional surface water storage as well as dissipating any overland flows which may be routed naturally towards properties along Stanchester Way.

Please do not hesitate to get in touch should you have any further questions.

Yours sincerely



Dr Rob Murdock
Director

Encs: Appendix A: Ward Member Surface Water Drainage Plan
Appendix B: Site Visit Photographs

MAP PROVIDED BY WARD MEMBER



3329
 SW Drainage, Parsonage
 Place, Curry River H

- OPEN DITCH/FA
- 600mm CULVERT
- 150mm PIPE
- 300mm PIPE

APPX 2.



Photo B: Culvert entry from channel to north of Dyers Road



Photo A: Channel to the north of Dyers Road



Photo C: Culvert exit from Dyers Road



Photo D: Culvert immediately downstream of the site.



Photo E -- View upstream of Photo D Culvert

Agenda Item 15

Officer Report On Planning Application: 14/05314/FUL

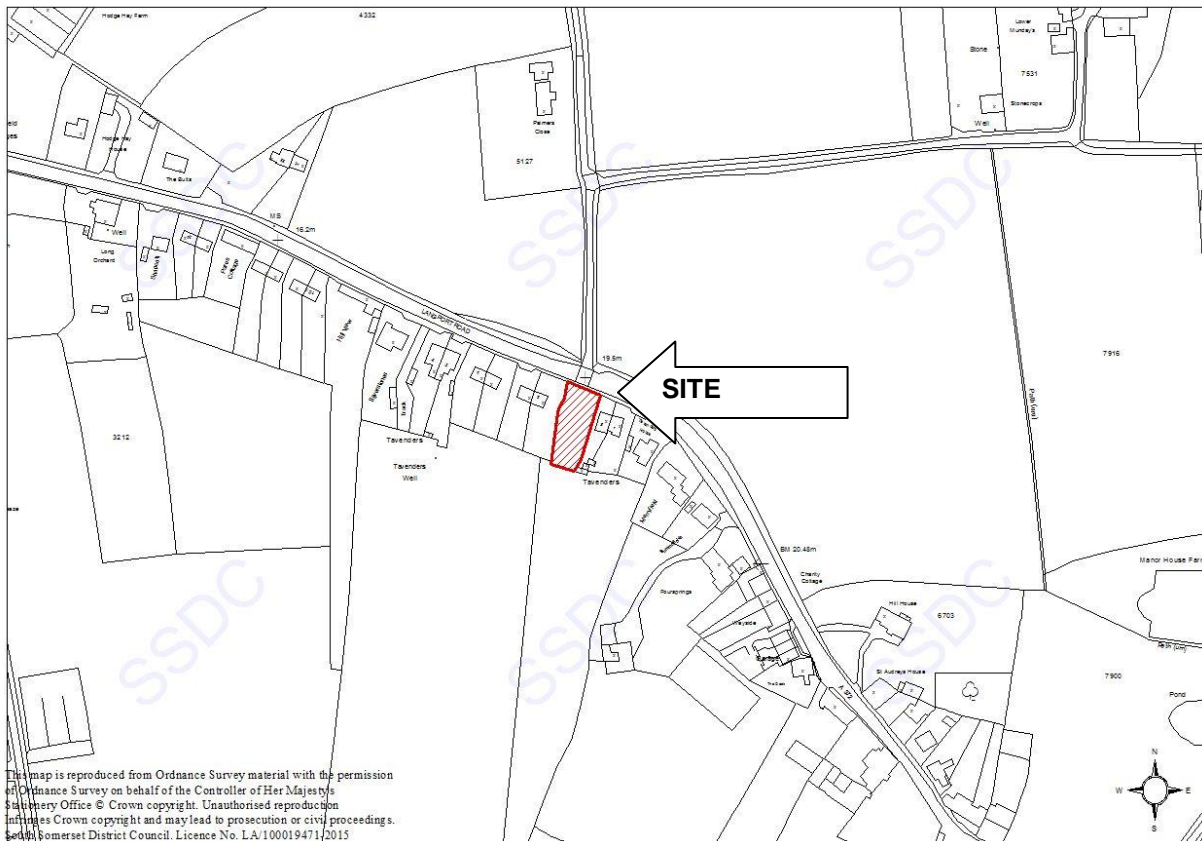
Proposal :	Proposed two storey dwelling (GR: 146548/126137)
Site Address:	2 Tavenders Cottages, Langport Road, Long Sutton.
Parish:	Long Sutton
TURN HILL Ward (SSDC Member)	Cllr Shane Pledger
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	26th January 2015
Applicant :	Miss F Eastment
Agent: (no agent if blank)	Mr Joe Edwards, Della Valle Architects Ltd, Lake View, The Maltings, Charlton Estate, Shepton Mallet BA4 5QE
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The application is referred to Committee as the recommendation is contrary to the Highways Authority Standing advice in respect of visibility splays at the entrance to the site.

SITE DESCRIPTION AND PROPOSAL





The site is located on the south side of the A372 Langport Road, at the intersection with Burnt House Lane. The south side of the road at this point is developed largely with semi-detached houses; the opposite side of the road is open fields. The site comprises the western half of the garden area of one of these semi-detached houses. To the south, the site fronts onto open agricultural land.

Permission is sought for the erection of a detached 2-storey house.

HISTORY

No relevant recent history.

POLICY

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

For the purposes of determining current applications the local planning authority considers that the relevant development plan comprises the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

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

ST2 - Villages
ST3 - Development Areas
ST5 - General Principles of Development
ST6 - The Quality of Development
EC3 - Landscape Character

National Planning Policy Framework (March 2012):

4. Promoting sustainable transport
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities

Planning Practice Guidance - Department of Communities and Local Government, 2014.

Policy-related Material Considerations

South Somerset Sustainable Community Strategy

Somerset County Council Parking Strategy, March 2012 and September 2013.
Somerset County Council Highways Standing Advice, June 2013.

CONSULTATIONS

Parish Council: The PC supports the application.

Highways Authority: Standing Advice applies

SSDC Ecologist: No comments or recommendations.

Natural England: No objection.

REPRESENTATIONS

None received.

CONSIDERATIONS

Principle of Development

The site is outside the defined development area. However, the settlement of Long Sutton has a broad range of facilities and services, and Area North Committee has approved two infill dwellinghouses further west along the A372 (14/00273/FUL and 14/02953/FUL) within the past year on the basis that these are sustainable sites. The site is within comfortable walking distance of the village core, along a paved footway, and has access to a bus service. It is not considered that there is any objection to the principle of a dwellinghouse on the site within the context of the saved policies of the Local Plan and the guidance in the NPPF.

Visual Impact

The site forms a wider than average gap between the dwellings along this part of the road. In terms of bulk and massing, a further dwellinghouse can be comfortably accommodated without harming the essential grain and character of the setting. The design of the building uses traditional materials and built form, within the clear established building line, to establish a new dwelling that will respect the character and general appearance of this setting.

Impact on Residential Amenity

The building is within the common building lines, and there are no upper storey windows on side elevations. It is not considered that the proposed dwelling would create any unacceptable overlooking or other impact that would harm the amenity of neighbouring occupants. Windows on the west elevation of the existing house are marked as being proposed to be obscured and fixed closed. The degree of overlooking in this instance is minor, there being no window-to-window overlooking, and the outlook from the upper storey window would be towards the parking and access area of both houses, not a private amenity space. It is not considered that this raises a concern that would warrant a refusal of the application.

Highways Issues

The existing access, which will be used in its current form for both dwellings, is onto a busy A Road. The visibility splays that can be secured are sub-standard, and do not comply with the Highways Standing Advice. From a site visit, it appears that residents along this part of the south side of the road are accustomed to enter and leave sites safely. There is a wide, clear verge established along the length of the south side of the road, affording better visibility than might appear to be the case on plan. Given the circumstances, and as this proposal is only for a single dwelling, it is not considered that the increase in users of the access represents a significant enough change or impact on highway safety to warrant refusal of the application.

Sufficient off-street parking is provided in accordance with the County Parking Strategy.

EIA Regulations

Not relevant.

Conclusion

The proposal represents an acceptable infill in a sustainable location as assessed against the saved policies of the Local Plan and the NPPF. The design and appearance respects the setting and local character, and no amenity harm has been identified. Whilst the proposal intensifies the use of an existing sub-standard access, it is not considered that this represents significant harm to highway safety. The proposal is recommended for approval.

S.106 AGREEMENT

Not relevant.

RECOMMENDATION

Grant permission.

01. The development is located in a sustainable location and, by reason of its scale, siting and design, respects the rural character and setting of the locality, raises no demonstrable harm to visual or residential amenity, is not prejudicial to highway safety and is therefore in accordance with the aims and objectives of the National Planning Policy Framework and the saved policies of the South Somerset Local Plan, 2006.

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: the drawings numbered F1224/100 and F1224/101.

Reason: For the avoidance of doubt 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. a sample panel, to be prepared for inspection on site, to show the mortar mix and coursing of the external walls;
- c. details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
- d. details of all hardstanding and boundaries
- e. details of the rainwater goods and eaves and fascia details and treatment.

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

Reason: To safeguard the character and appearance of the area in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan.

04. The parking and turning areas detailed on the approved plans shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of domestic vehicles in connection with the development hereby permitted and the existing dwellinghouse as shown on the submitted plan ref .F1224/101.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan, 2006.

05. There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of the visibility splays within the ownership of the applicant shown on the submitted plan ref. F1224/101. Such visibility shall be fully provided before works

commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan, 2006.

Agenda Item 16

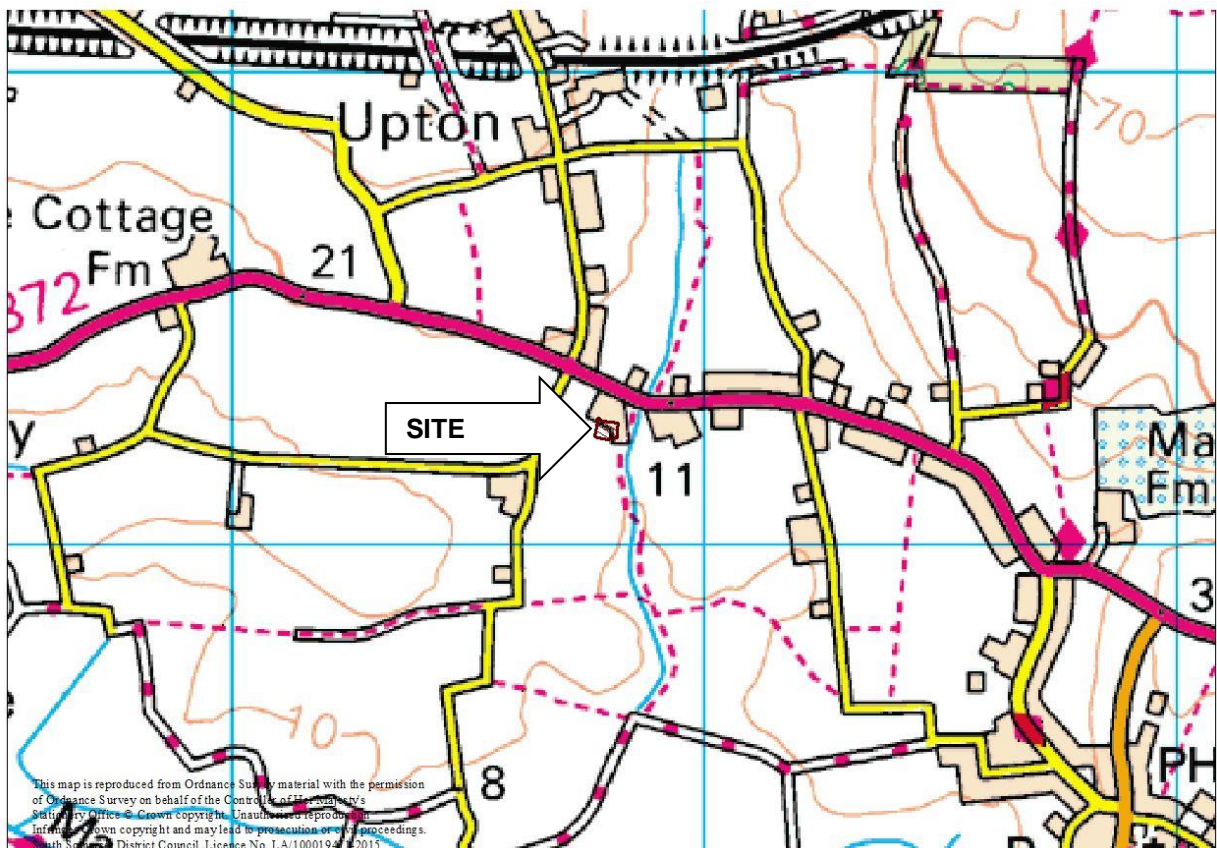
Officer Report On Planning Application: 14/04506/FUL

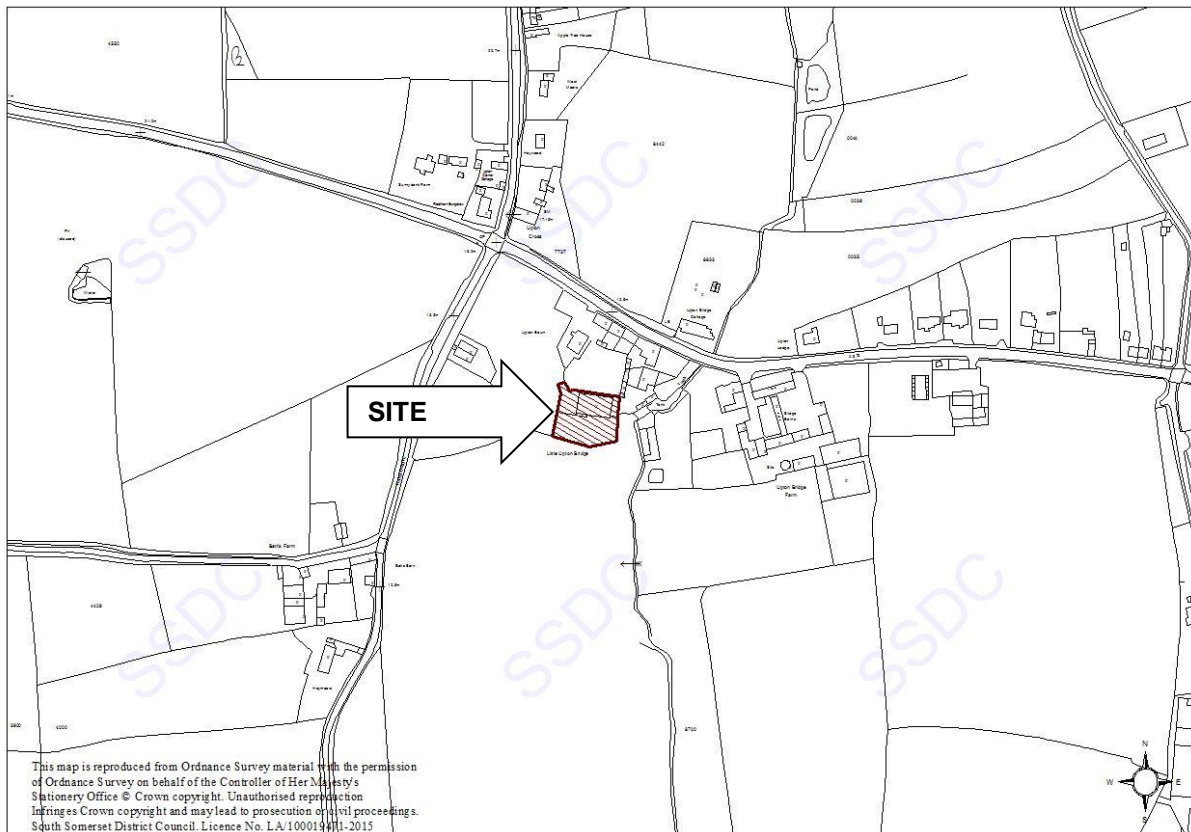
Proposal :	Conversion of an unused Industrial Building to a 4 bedroom dwelling (GR:345802/126247)
Site Address:	Little Upton Bridge Farm, Langport Road, Long Sutton.
Parish:	Long Sutton
TURN HILL Ward (SSDC Member)	Cllr Shane Pledger
Recommending Case Officer:	Alex Skidmore Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	2nd December 2014
Applicant :	Mr Simon Hart
Agent: (no agent if blank)	
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to committee at the request of the Ward Member and with the agreement of the Vice Chair in view of the Parish Council and third party comments so that the issues raised can be further debated.

SITE DESCRIPTION AND PROPOSAL





This application is seeking alterations to and change of use of an existing industrial building to a four-bedroom dwelling.

The application site is located in the open countryside approximately 1km from Long Sutton's defined development area. The application building forms part of a cluster of buildings a number of which formed part of a historic farmstead and have been converted to three separate units of accommodation, currently used for holiday let purposes. There is also a bungalow within this group used as a fourth holiday let and the original farmhouse used by the applicant's as their private dwelling. The application building is situated at the very rear of this group of buildings where is well screened visually from the road to the north, there is, however, a public right of way which passes alongside the eastern perimeter of these buildings. A natural stonewall and hedge planting separates the application site from the farmland beyond and there is some existing tree / shrub planting within the site to the south side of the building.

There are two existing accesses serving this group of buildings both of which egress directly on to the A372 to the north. The proposed development is seeking to utilise the western most access which currently only serves the bungalow known as Upton Bourne.

The site is bounded by agricultural land to the west, south and east and a grade II listed residential property (Upton Bridge Cottage) on the opposite side of the main road to the north. There is a working farm and light industrial units situated to short distance to the east.

HISTORY

11/00475/FUL: Change of use of the Cider Barn to holiday let (retrospective). Permitted.

10/00938/FUL: Conversion of two barns into one dwelling and one holiday let together with

associated access, parking and turning. Permitted.
09/01896/FUL: Formation of a vehicular access with turning and parking area. Permitted.
882456 (Reserved Matters): Erection of a bungalow. Permitted.
872219 (Outline): Erection of a bungalow. Permitted.
841682: Carrying out of repairs and improvements to existing workshop storage buildings. Permitted.
771352: Continued use of building as a handicraft workshop. Permitted.
35239/B: Erection of bungalow and alterations to vehicular access. Permitted.
35239: Erection of a deep litter house for poultry. Permitted.
35239/C: Change of use of building to handicraft workshop. Permitted.

POLICY

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

The development plan comprises the South Somerset Local Plan and the policies of most relevance to the proposal are:

ST3 - Development Areas
ST5 - General Principles of Development
ST6 - The Quality of Development
EH5 - Development Proposals Affecting the Setting of Listed Buildings
EC3 - Landscape
EC7 - Networks of Natural Habitats
EC8 - Protected Species
ME10 - Tourist Accommodation

National Planning Policy Framework:

Part 1 - Building a strong, competitive economy
Part 3 - Supporting a prosperous rural economy
Part 4 - Promoting sustainable transport
Part 7 - Requiring good design
Part 10 - Meeting the challenge of climate change, flooding and coastal change
Part 11 - Conserving and enhancing the natural environment
Part 12 - Conserving and enhancing the historic environment

CONSULTATIONS

Long Sutton Parish Council: Object to the application for the following reasons:

- Design - There is an opportunity to create a building of good design both externally and internally. The use of natural stone would enhance the appearance, that the number of openings be reduced and that additional light should be added to the bedrooms that currently lack natural light. The use of velux windows would have minimum impact.
- Landscaping - A landscaping scheme should be provided to soften the impact of the proposed dwelling, especially to the south elevation.
- Permitted development rights for the dwelling should be withdrawn or conditioned that no additional outbuildings etc be created without the express grant of planning

permission. The redline area around the proposed site is relatively large and appropriate conditions should be put in place.

Should the applicant address points 1-3 then the Parish Council would have no grounds to object.

County Highways: Referred to their standing advice.

Environmental Protection: No objections. Our records indicate that this department has received no complaints with regard to noise from these premises.

Natural England: Raised no objection and referred to their standing advice.

Ecology: No comments or recommendations to make.

REPRESENTATIONS

Written representations have been received from two adjacent neighbours raising the following objections and concerns:

- Overdevelopment of the site with the commercial aspect now dominating the domestic part.
- The application should be viewed not in isolation but as part of a wider plan for this site.
- The application is contrary to planning policy.
- When the 2009 application was granted altering their personal access and parking arrangements for safety reasons the flood gates have opened. This was followed in 2010 by an application to convert a barn to a family home and a second barn to a holiday let, both of which are now used for holiday let purposes. The domestic parking arrangements that now serve this is not fit for commercial and family use for which it is now being utilised. The gates and planting scheme that formed part of this consent have not been instigated.
- Impact on grade II listed building opposite which to date has been entirely ignored.
- Highway safety concerns. Increased traffic movements and car parking demand are in breach of the highway authorities guidelines.
- A succession of further developments on the site has resulted in the conversion of various buildings offer a commercial scale 33 bed holiday let enterprise, at odds with Policy S1. The site is outside the development boundary where development should be strictly controlled. The owners themselves state that the development will increase traffic to the site.
- The applicants are openly targeting stag and hen parties and other mixed groups who unlike families generally come in their own individual transport and far exceed vehicle numbers for normal domestic use. In these circumstances the car park is completely filled with cars having to reverse out on to the A372.
- The applicants state this is for residential use, we have sadly heard this before for previous applications. This will undoubtedly become yet another holiday let. If allowed most likely more applications will follow.
- The south façade would change from mostly concrete blockwork to predominantly glass windows which together with the solar panels will be obtrusive and highly visible from the nearby footpath and up to a mile away across open countryside. The amount of glass needs to be reduced and a landscaping scheme put in place.
- At the PC meeting the applicants stated that the proposed dwelling is to be used to

provide an extra 10 to 12 beds for their holiday let business that already has 33 beds. This markedly increases the traffic that will use the Upon Bourne entrance onto the A372 so highways should reconsider their comments. It would be better to provide new / extra parking facilities for the existing holiday let enterprise so that total numbers do not increase on site.

CONSIDERATIONS

The proposed development is seeking alterations and change of use of an existing, barn that had previously been used by a picture framing business but currently does not appear to have any clear use, to a four-bedroom dwelling.

Principle:

The application site is located in the open countryside approximately 1km from Long Sutton's defined development area and is not generally considered to be a sustainable location for new residential development. In this instance, however, the proposal seeks the conversion of an existing building rather than a new build dwelling. Paragraph 55 of the NPPF makes provision for the reuse of redundant buildings in the countryside provided the development would lead to an enhancement to its immediate setting.

The application building is of reasonably substantial construction being mostly blockwork for the walls and appears to be capable of conversion without significant levels of rebuild. Current light industrial use that the building retains is no longer particularly desirable given its very close proximity to the adjacent residential / holiday let units. Furthermore, the proposed alterations to the building, including the installation of timber cladding to hide the existing unsightly blockwork, will be an improvement to its appearance. On the basis that some additional modest planting is carried out to offer additional screening from views to the south it is accepted that the scheme offers a level of enhancement to the setting of this building and its immediate vicinity that is in compliance with the provisions of para. 55 of the NPPF and which overrides the usual sustainability concerns. For this reason the principle of the proposed development is considered to be acceptable.

Visual amenity and landscape character

The application building has a relatively unobtrusive presence by virtue of its relatively low profile and position set at the back of this group of buildings where it is screened from view from the main road. The building is of little architectural merit with exposed blockwork for the majority of the walls and corrugated roof, the proposed works to clad the walls with natural timber boarding and install water tabling at the gable ends should be an improvement to that existing.

A public footpath passes along the east side of the property and from north to south in the adjacent field and there are views from this right of way into the application site. The boundary treatment on the south side of the site is a low hedgerow with fencing and it is not considered to be inappropriate for this to be supplemented in the interests of enhancing the rural characteristics of the vicinity. It is envisaged that additional planting to bolster the existing hedgerow with a couple of specimen trees would be sufficient to achieve a reasonable level of screening from the footpath, details of which can be secured by way of landscaping condition. On this basis the development should respect the rural setting of the locality and cause no demonstrable harm to visual amenity.

Impact on adjacent listed building

Given the position of the application building at the back of this site and the relatively modest nature of the proposed works the scheme is not considered to be detrimental to the setting of

the adjacent listed building (Upton Bridge Cottage) located on the north side of the A372. Whilst the neighbour's comments relating to the

Residential amenity

There is no reason why it should be assumed that the change of use of this building to a single dwelling would lead to any demonstrable harm to the residential amenities of surrounding neighbours. The single-storey nature of the proposed dwelling, its set back position and general design is such that it should not lead to any new significant loss of privacy or, given its residential nature, be incompatible with neighbouring residential houses.

A neighbour has raised the concern that the dwelling, if approved, might be used as a further holiday let in association with the applicant's existing holiday let business, which they also state is promoted for use by stag and hen parties. The use of a dwelling for holiday let purposes does not normally require planning permission as a holiday let falls under the same use class as a dwellinghouse, i.e. Class C3. Therefore, whilst the application is seeking change of use to a dwellinghouse given it has potential to be used for holiday let purposes the impact of this use should also be given consideration.

The occupation of a dwelling whether as a primary residence or a holiday let is residential in nature with a level and range of activities that are not dissimilar to each other and as such there is no reason why use as a holiday let should result in any significant additional disturbance to neighbours over and above that which might be expected from a primary residence. The Council's Environmental Health team has raised no objection to the application and confirmed that they have no record of any complaints being received in respect of the existing holiday let business.

Without any evidence to indicate that the current activities on site are causing any significant disturbance or loss of amenity to surrounding neighbours and bearing in mind the similar nature of a holiday let to a primary residence it would not be reasonable to impose a condition to prevent its use as a holiday let.

For these reasons the development is unlikely to give rise to any demonstrable harm to neighbour amenity.

Highway safety

A couple of neighbours have raised the issue of the cumulative increase in activity on the site resulting from the various developments made in the last few years and that the current proposal should be considered in conjunction with the wider enterprise. They have raised the issue of the dwellings being used for holiday let purposes rather than primary residences and that this has led to four separate lettable units sleeping a total of 33 people. They note that this has led to a much higher parking requirement over and above that available on site and can lead to vehicles reversing on to the main road as there is no room available to turn.

The current proposal is not seeking to utilise the parking area referred to which is in front of the original farmhouse rather it proposes to use the access serving the bungalow known as Upon Bourne to the west and to be served by a new separate parking area. The proposal includes the provision of four parking spaces as well as additional space for turning, which is in compliance that set out within the highway authority's standing advice, and as such should not exacerbate any existing parking issues that may arise for the existing units of accommodation and is therefore considered to be satisfactory. It would not be reasonable to object to this application on the basis of the existing parking arrangements given this proposal should not affect this.

As already noted, the development is to utilise the Upton Bourne access to the west of the

site which is considered to have a good level of visibility and to comply with the highway authority's recommended visibility splays of 43m in either direction. As such the development is not considered to be prejudicial to highway safety.

Other matters

Concerns have been raised by a local resident in relation to the manner in which the wider site has been developed over the past few years and suggested that this proposal will represent an overdevelopment of the site. Given the considerations above it is not considered that the current proposal to make use of an existing redundant building will lead to an accumulation of residential units, and associated activities, that represents overdevelopment or that will be significantly harmful to the rural amenities of the area.

Conclusion

Notwithstanding the local concerns in respect of this application, the proposed development is considered to represent an appropriate reuse of an existing redundant building without causing any substantive harm to rural, visual or residential amenity and without being prejudicial to highway safety. The scheme therefore accords with the aims and objectives of the NPPF and Policies ST5, ST6, EH5, EC3, EC7 and EC8 of the South Somerset Local Plan and as such is recommended for approval.

RECOMMENDATION

Grant permission for the following reason:

The proposed change of use is considered to be an appropriate re-use of this redundant building, that respects the setting of the nearby listed building and the rural surroundings and has no significant adverse impact on highway safety, visual amenity or residential amenity in accordance with the aims and objectives of the National Planning Policy Framework and Policies ST5, ST6, EH5, EC3, EC7 and EC8 of the South Somerset Local Plan.

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans location plan, site plan, combined layout and roof plan and combined elevation and floor plan (drawing number 1113-02) received 07/10/2014.

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

03. No works shall be carried out unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority;
 - a) materials (including the provision of samples where appropriate) to be used for all external walls and roofs;
 - b) details of the material and finish for all external doors, windows, boarding and openings;
 - c) details of the surface material for the parking and turning area.

Reason: In the interest of visual amenity to accord with Policy ST6 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced unless there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the rural amenities of the area to accord with Policy ST6 of the South Somerset Local Plan.

05. The area allocated for the access drive, parking and turning on the approved drawings shall be kept clear of obstruction and shall not be used other than for the purpose of access, parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interest of highway safety to accord with Policy ST5 of the South Somerset Local Plan.

Agenda Item 17

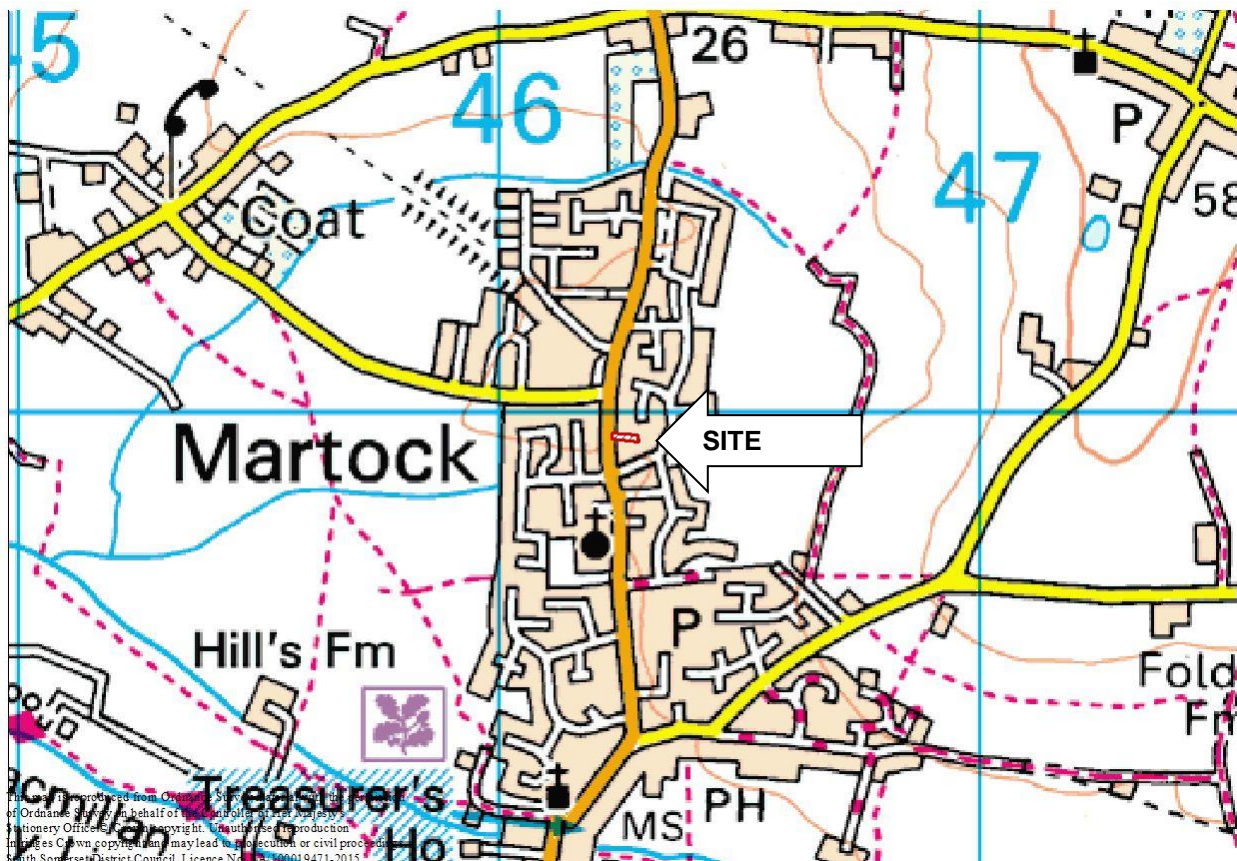
Officer Report On Planning Application: 14/04928/FUL

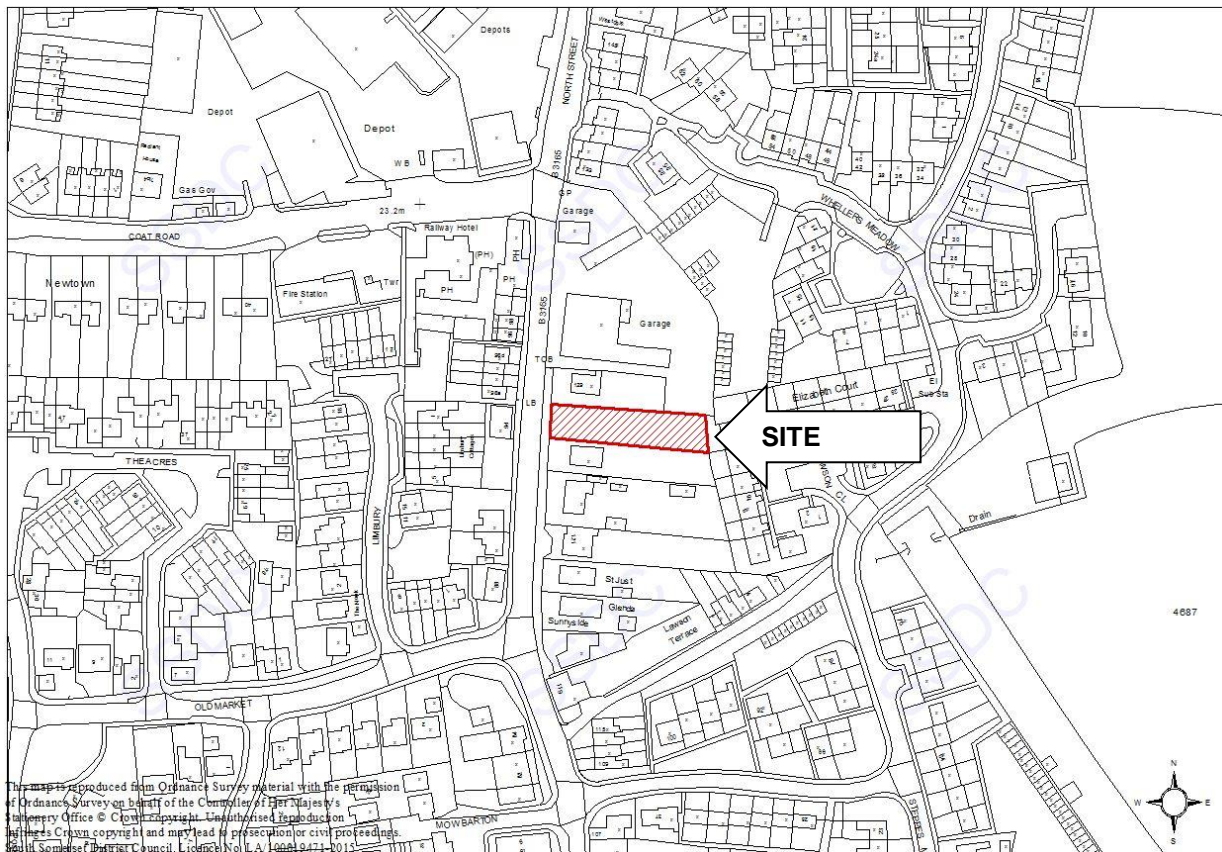
Proposal :	Creation of off road parking with pedestrian ramped access to dwelling (Revised scheme) (GR:346250/119945)
Site Address:	127 North Street, Martock, Somerset
Parish:	Martock
MARTOCK Ward (SSDC Member)	Cllr Graham Middleton Cllr Patrick Palmer
Recommending Case Officer:	Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	29th December 2014
Applicant :	Mrs Janet Wareham
Agent: (no agent if blank)	Paul Day, Honeysuckle Cottage, Church Street, Kingsbury Episcopi, Martock TA12 6AU
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE:

The proposed access leads on to a numbered classified highway and does not strictly accord with the highway authority's recommendations but is recommended for approval. In such instances the Scheme of Delegation requires the application be determined by Committee.

SITE DESCRIPTION AND PROPOSAL





This application is seeking planning permission to create a new access and parking space to the front of the dwelling as well as a pedestrian ramped access leading to the dwelling.

127 North Street is a detached bungalow, orientated end gable to the road behind a narrow front garden. At present the property benefits from no designated off-road parking and it would appear that informal parking takes place on what is part highway verge / pavement, which is particularly wide at this point, to the front of the property, similar to the next door neighbour to the north (No. 129). The bungalow is positioned on raised ground above the road and at the time of the site visit the original natural stone front boundary wall had been removed leaving the raised front garden unprotected. The south side of the front garden had also been partly dug out in preparation for forming the proposed pedestrian ramp however the original pedestrian gate and steps on the north side were still intact.

North Street is a classified B road. It is noted that 121 North Street, three properties to the south of this site, has a similar parking bay arrangement to the front as that currently proposed.

RELEVANT HISTORY

14/0300/FUL: Creation of off-road parking with pedestrian ramped access to dwelling. Refused for the following reason:

- "The formation of the proposed parking area in this location would, by reason of the lack of off-road turning area, result in vehicles reversing onto the classified highway. As such the proposal would be prejudicial to highway safety contrary to the Somerset Parking Strategy, Policy ST5 of the South Somerset Local Plan and the provisions of

the NPPF."

13/04673/FUL: Erection of a single-storey rear extension to dwelling and internal alterations. Permitted.

POLICY

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

The development plan comprises the South Somerset Local Plan. The policies of most relevance to the proposal are:

ST5 - General Principles of Development

ST6 - The Quality of Development

National Planning Policy Framework:

Part 1 - Building a strong, competitive economy

Part 4 - Promoting sustainable transport

Part 7 - Requiring good design

Part 10 - Meeting the challenge of climate change, flooding and coastal change

Part 11 - Conserving and enhancing the historic environment

CONSULTATIONS

Martock Parish Council: Recommend approval

County Highways: Referred to their standing advice which sets out a requirement for a parking provision of two parking spaces with additional space for turning on-site so that vehicles can enter and leave the site in forward gear. The access should benefit from visibility splays of 43m in either direction with pedestrian splays of 2.4m in either direction.

County Archaeology: No objections

REPRESENTATIONS

None.

CONSIDERATIONS

This application has been submitted following an unsuccessful application last year for the formation of a new access and parking area to the front of the dwelling (14/0300/FUL). This earlier application sought the provision of three parking spaces orientated at right angles to the highway with no on-site turning space which would have resulted in parked vehicles either having to reverse into or out of the site on to the adjacent B road contrary to the highway authority's standing advice and was deemed to be a threat to highway safety.

The current application is significantly different to that previously proposed in that it now only

seeks a single parking space orientated parallel to the road, similar in design to that of a waiting bay. This revised layout still makes no provision for on-site turning, and given the constraints of the site this in any case is unlikely to be feasible, and as such is contrary to the highway authority's standing advice. There is evidence that at present vehicles are being parked immediately to the front of the application site as well as the next door neighbour (No 129) partly on highway verge / pavement. It is noted that a nearby property to the south (No 121) already has a similar arrangement to that currently under consideration. Furthermore, it is considered that the nature of a vehicle pulling into and out of the proposed space would not be greatly dissimilar to that of a vehicle parked on the road parallel to the kerb and that visibility for emerging vehicles is otherwise good and compliant with highway's standing advice. For these reasons the proposed parking arrangement is not only considered to be an improvement to the existing unofficial arrangement but to cause no significant highway safety concerns.

The overall scheme with the new ramped pedestrian access and retaining wall will not be out of keeping with the established streetscene and should not lead to any significant loss of residential amenity to neighbouring properties.

For the above reasons this revised scheme is considered to have satisfactorily addressed the previous highway safety concerns and in all other respects to be acceptable and is therefore recommended for approval.

RECOMMENDATION

Grant consent for the following reasons:

The proposed development, by reason of its scale, siting, layout and materials, causes no demonstrable harm to visual or residential amenity and is not considered to be significantly harmful to highway safety and as such accords with the aims and objectives of the National Planning Policy Framework and Policies ST5 and ST6 of the South Somerset Local Plan.

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans drawing numbered 6427-10.

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

03. The development hereby permitted shall not be commenced unless particulars of the materials (including the provision of samples where appropriate) to be used for new retaining walls have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: In the interest of visual amenity to accord with Policy ST6 of the South Somerset Local Plan.

04. The new parking area hereby permitted shall be kept clear of obstruction and shall not be used other than for the parking of a vehicle in connection with the development hereby permitted.

Reason: In the interest of highway safety to accord with Policy ST5 of the South Somerset Local Plan.

05. The new parking area shall be finished with tarmacadam unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of highway safety to accord with Policy ST5 of the South Somerset Local Plan.

06. The new parking area shall not be brought into use until drop kerbs have been installed at the carriageway edge and/or a vehicle cross-over constructed across the verge fronting the site for the width of the access.

Reason: In the interests of highway safety and to comply with Policy ST5 of the South Somerset Local Plan.

Agenda Item 18

Officer Report On Planning Application: 14/05217/FUL

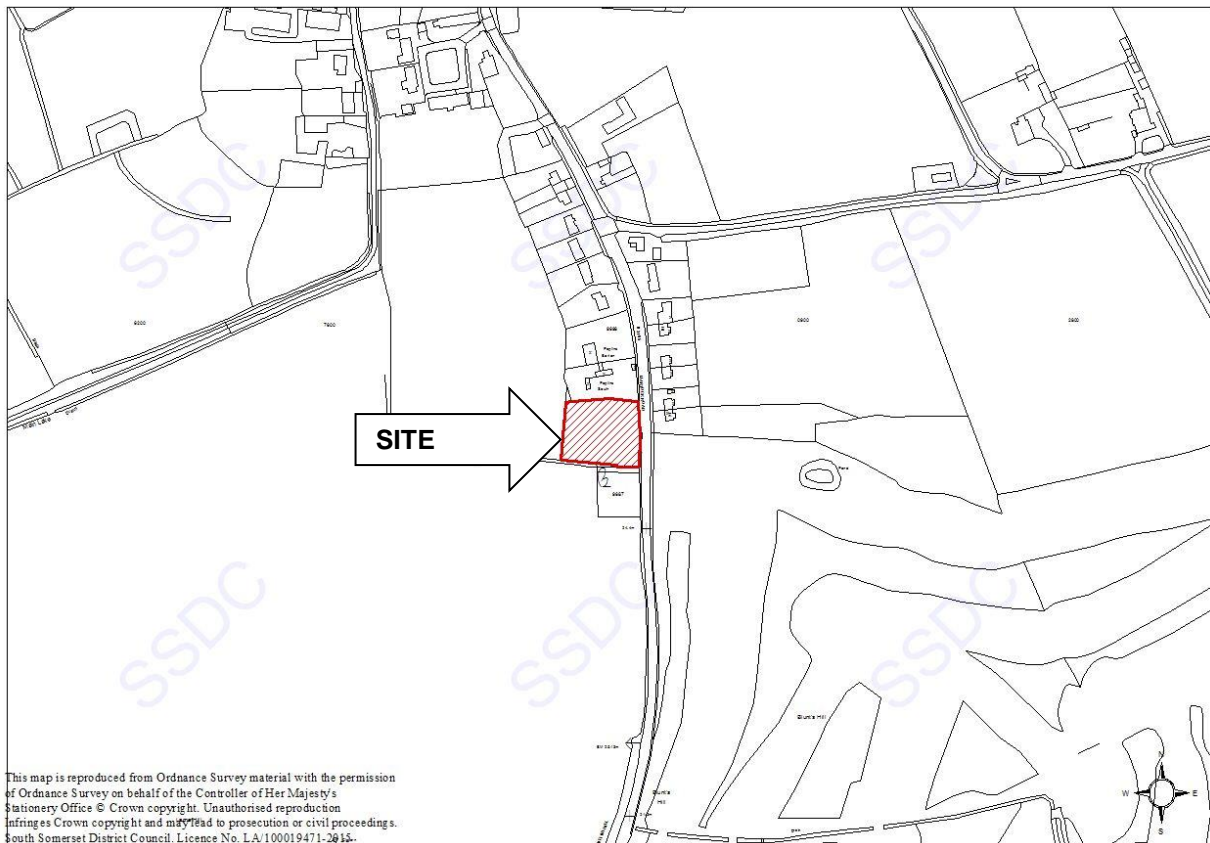
Proposal :	The erection of 2no. dwellings (revised application of 14/01206/FUL) (GR 346949/124920)
Site Address:	Land South Of South Barton, Martock Road, Long Sutton.
Parish:	Long Sutton
TURN HILL Ward (SSDC Member)	Cllr Shane Pledger
Recommending Case Officer:	Alex Skidmore Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	16th January 2015
Applicant :	Mr & Mrs J Lane And Mrs And Mrs S Cox
Agent: (no agent if blank)	Della Valle Architects, Mr R Rowntree, Lake View, Charlton Estate, Shepton Mallet BA4 5QE
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE:

The application is referred to committee in view of the ward member's interest and neighbour representation.

SITE DESCRIPTION AND PROPOSAL





This application is seeking to amend the scheme approved last year under application 14/01206/FUL which permitted the erection of two, two-storey detached dwellings on this site and which is now under construction.

The application site is greenfield land located outside but immediately adjacent to the defined development area for Long Sutton. The plot fronts on to Martock Road (Class B road) with housing opposite and to the north and backs on to open countryside to the west. The land to the south, which is also outside development limits, is undeveloped but has extant permission (10/05132/FUL) to erect three affordable houses. A public footpath passes between this site and that to the south. The site was, until quite recently, covered in fairly dense planting but has since been cleared of almost all the planting and only two trees now remain. Whilst the site is relatively flat and level with development to the north and east and the development to the south it drops away to the west and is quite exposed to views from the wider countryside in this direction.

HISTORY

14/01206/FUL: Erection of two detached dwellings. Permitted.

POLICY

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

The development plan comprises the South Somerset Local Plan and the policies of most relevance to the proposal are:

ST3 - Development Areas
ST5 - General Principles of Development
ST6 - The Quality of Development
EC3 - Landscape Character
EC7 - Networks of Natural Habitats
EC8 - Protected Species
EU4 - Water Services

National Planning Policy Framework:

Part 4 - Promoting sustainable transport
Part 6 - Delivering a wide choice of high quality homes
Part 7 - Requiring good design
Part 10 - Meeting the challenge of climate change, flooding and coastal change
Part 11 - Conserving and enhancing the natural environment

CONSULTATIONS

Long Sutton Parish Council: Support this application subject to the provision of an appropriate landscaping scheme in order to meet the representations made by a consultee. This should also improve neighbour amenity and the street scene.

County Highways: Referred to their standing advice which sets out the following requirements:

- Visibility splays of 43m in either direction measured 2.4m back from the edge of the carriageway;
- Entrance gates to open inwards and set back a minimum of 5 metres from the carriageway edge;
- A minimum level of on-site parking of 3.5 parking spaces plus additional space for turning for each dwelling.

County Rights of Way: No objections.

Natural England: Raised no objection and noted the obligations of the LPA in relation to protected species, local wildlife sites, biodiversity enhancements and landscape enhancements.

Landscape Officer: Referred to his previous comments.

No landscape issues with the principle of development on this site given its close correspondence with existing village form and its location inside an established hedgerow that effectively demarcates the settlement edge. On a matter of detail the rear boundary should not be enclosed by 1.8m high close board fencing, which presents a hard edge to the surrounds, but instead should be demarcated by hedgerow planting.

REPRESENTATIONS

Written representations have been received from one neighbour objecting to the development for the following reasons:

- The height of the ridgeline for both plots 1 and 2 – The ridgeline exceeds the height of neighbouring properties and we would like to see them lowered in keeping with new and existing properties.
- Lack of mature trees to the front of the properties – We would like to see the planning of mature trees to give privacy and limit the possibility of light pollution to our property and to give the site a more natural and in keeping look to compliment the countryside surroundings.

CONSIDERATIONS

The principle of permitting two dwellings on this site has been established through the granting of application 14/01206/FUL last year. The current application is seeking various revisions to that approved including increased size and amendments to the overall design of the proposed dwellings and the re-positioning of the entrance gates.

Visual amenity

The revised proposal has a more modern design and also has a somewhat bulky appearance to that approved as a result of the increased size of the dwellings. The general layout however is very similar to that previously approved with the dwellings set well back within the plots behind generous parking areas and high boundary treatment along the frontage. Overall the scale, bulk, design and layout of this revised scheme is not considered to be out of proportion or discordant in relation to the adjacent development that is now under construction immediately to the north. The indicative planting and boundary treatment are also very similar to that previously proposed and for these reasons the development is not considered to raise any substantive visual amenity concerns.

An adjacent neighbour has objected to the height of the proposed dwellings. Whilst the streetscene plan indicates that they are to be slightly raised above that approved on the adjacent site, given the spacing between the houses and their set back position this slight variation in height is not considered to cause any demonstrable harm to the street scene.

Residential amenity

This amended scheme raises no new substantial harm to neighbour amenity. The scale, position and design of the houses are such that they should not give rise to any new significant loss of light, loss of privacy or overbearing concerns to neighbours. The layout generally will allow each new house an appropriate level of amenity and outside space.

A neighbour who lives opposite the site has requested that mature tree planting to the front of the houses be included as part of this scheme to improve privacy and to limit light pollution to their property. With regard to the privacy concern, the relationship between the new houses and those opposite is a very common one and is considered acceptable given that the intervening highway already limits privacy levels in this direction. It is unclear why there is a concern about light pollution given that there is already street lighting along this part of the highway.

Highway safety

The scheme broadly accords with the highway authority's standing advice requirements for visibility splays, parking and turning and as such is not considered to be prejudicial to highway safety.

Conclusion:

Notwithstanding the local concerns, this revised scheme is not considered to be prejudicial to

highway safety or to cause any demonstrable harm to visual or residential amenity and as such accords with the aims and objectives of the NPPF and the saved policies of the local plan and is therefore recommended for approval.

RECOMMENDATION

Grant permission for the following reason:

The proposed dwelling represents an appropriate and sustainable form of development which will contribute to the council's housing supply without demonstrable harm to visual or residential amenity or being prejudicial to highway safety and therefore accords with the aims and objectives of the National Planning Policy Framework and saved policies ST5, ST6 and EC3 of the South Somerset Local Plan.

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans drawings numbered F1223/001A, F1223-100C, F1223-101C, F1223-150C and F1223-151A.

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

03. No works shall be carried out unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority;

- a) particulars of the materials (including the provision of samples where appropriate) to be used for all external walls, roofs and chimneys;
- b) full details of all new walls and boundary walls, including the materials, coursing, bonding, mortar profile, colour and texture, to be provided in the form of a sample panel to be made available on site;
- c) details of the recess, design, materials and external finish for all external doors, windows, boarding and openings, including detailed sectional drawings where appropriate;
- d) details of lintels to all external openings;
- e) details of all roof eaves, verges and abutments, including detailed section drawings, and all new guttering, down pipes and other rainwater goods, and external plumbing;
- f) details of all gates, fences and the surface material for the parking and turning area.

Reason: In the interest of visual amenity to accord with Policy ST6 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in

the course of the development, as well as details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

05. The development hereby permitted shall not be commenced unless details of the internal ground floor levels of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

06. There shall be no obstruction greater than 300mm above adjoining road level 4.0m back and parallel over the entire site frontage. Such visibility splays shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interest of highway safety to accord with Policy ST5 of the South Somerset Local Plan.

07. Before the dwellings hereby permitted are first occupied, the access over the first 5m of its length shall be properly consolidated and surfaced in tarmac, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to comply with Policy ST5 of the South Somerset Local Plan.

08. Before the dwelling is occupied and the access is first brought into use, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto any part of the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority and thereafter maintained in this fashion at all times.

Reason: In the interests of highway safety and to comply with Policy ST5 of the South Somerset Local Plan.

09. The area allocated for parking and turning on the approved plans 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 interest of highway safety to accord with Policy ST5 of the South Somerset Local Plan.

10. Any entrance gates shall be hung to open inwards and set back a minimum distance of 5m from the highway at all times.

Reason: In the interests of highway safety and to comply with Policy ST5 of the South Somerset Local Plan.

11. Prior to the development hereby approved being first brought into use the first floor windows within the north elevations of the dwellings hereby permitted shall be fitted with obscure glass and shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interest of residential amenity to accord with Policy ST6 of the South Somerset Local Plan.

12. 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), no additional windows, including dormer windows, or other openings (including doors) shall be formed above ground floor level within the north or south elevations of the dwellings hereby permitted without the prior express grant of planning permission.

Reason: In the interest of residential amenity to accord with Policy ST6 of the South Somerset Local Plan.
