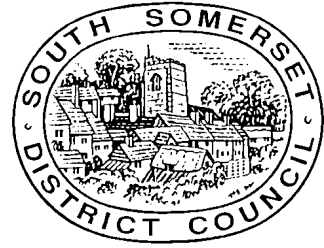


**South Somerset District Council**

*Notice of Meeting*



**Area West Committee**

*Making a difference where it counts*

**Wednesday 15th October 2014**

**5.30 pm**

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

(disabled access is available at this meeting venue)



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The public and press are welcome to attend.

Please note: Consideration of planning applications will commence no earlier than 5.30pm.

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Jo Morris 01935 462055**, website: [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

This Agenda was issued on Monday 6 October 2014.

A handwritten signature in black ink that reads 'Ian Clarke'.

**Ian Clarke**, Assistant Director (Legal & Corporate Services)

This information is also available on our website  
[www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)



INVESTORS IN PEOPLE

# Area West Committee Membership

The following members are requested to attend the meeting:

**Chairman:** Angie Singleton  
**Vice-chairman:** Paul Maxwell

Mike Best  
Dave Bulmer  
John Dyke  
Carol Goodall  
Brennie Halse

Jenny Kenton  
Nigel Mermagen  
Sue Osborne  
Ric Pallister  
Ros Roderigo

Kim Turner  
Andrew Turpin  
Linda Vijeh  
Martin Wale

## South Somerset District Council – 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 and Communities – We want communities that are healthy, self-reliant and have individuals who are willing to help each other

## Scrutiny Procedure Rules

Please note that decisions taken by Area Committees may be "called in" for scrutiny by the Council's Scrutiny Committee prior to implementation. This does not apply to decisions taken on planning applications.

## Consideration of Planning Applications

Consideration of planning applications will commence no earlier than 5.30pm, in the order shown on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered. Anyone wishing to raise matters in relation to other items on the agenda may do so at the time the item is considered.

## Highways

A representative from the Area Highways Office will attend the Committee quarterly in February, May, August and November. They will be available half an hour before the commencement of the meeting to answer questions and take comments from members of the Committee. Alternatively, they can be contacted through Somerset Highways direct control centre on 0845 345 9155.

## Members Questions on reports prior to the meeting

Members of the Committee are requested to contact report authors on points of clarification prior to the Committee meeting.

# Information for the Public

The Council has a well-established Area Committee system and through four Area Committees seeks to strengthen links between the Council and its local communities, allowing planning and other local issues to be decided at a local level (planning recommendations outside council policy are referred to the district wide Regulation Committee).

Decisions made by Area Committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as “key decisions”. Members of the public can view the council’s Executive Forward Plan, either online or at any SSDC council office, to see what executive/key decisions are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

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

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

Meetings of the Area West Committee are held monthly at 5.30 p.m. on the 3<sup>rd</sup> Wednesday of the month in venues throughout Area West (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](http://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 3 minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant and/or Agent
- District Council Ward Member

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 West Committee

**Wednesday 15 October 2014**

## Agenda

### *Preliminary Items*

- 1. To approve as a correct record the Minutes of the Previous Meeting held on 17th September 2014**
- 2. Apologies for Absence**
- 3. Declarations of Interest**

In accordance with the Council's current Code of Conduct (adopted July 2012), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the agenda for this meeting. A DPI is defined in The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (SI 2012 No. 1464) and Appendix 3 of the Council's Code of Conduct. A personal interest is defined in paragraph 2.8 of the Code and a prejudicial interest is defined in paragraph 2.9.

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 15<sup>th</sup> 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. Mike Best, Angie Singleton and Linda Vijeh

Where planning applications are referred by this Committee to the Regulation Committee for determination, in accordance with the Council's Code of Practice on Planning, Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter

at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

#### **4. Public Question Time**

This is a chance to ask questions, make comments and raise matters of concern.

Parish/Town Councils may also wish to use this opportunity to ask for the District Council's support on any matter of particular concern to their Parish/Town.

Anyone wishing to raise matters in relation to items on the agenda may do so at the time the item is considered.

#### **5. Chairman's Announcements**

##### *Items for Discussion*

- 6. Schedule of Planning Applications to be Determined by Committee** (Pages 1 - 2)
- 7. Planning Application 14/01891/DPO - Bradfords Site, Station Road, Misterton** (Pages 3 - 7)
- 8. Area West Committee - Forward Plan** (Pages 8 - 10)
- 9. Housing Needs Update Report** (Pages 11 - 15)
- 10. Affordable Housing Development Programme** (Pages 16 - 21)
- 11. Section 106 Obligations** (Pages 22 - 45)
- 12. Area West - Reports from Members on Outside Organisations** (Pages 46 - 47)
- 13. Feedback on Planning Applications Referred to the Regulation Committee**
- 14. Planning Appeals** (Page 48)
- 15. Date and Venue for Next Meeting** (Page 49)

**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 6

## 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 West Committee at this meeting.

### Recommendation

Members are asked to note the schedule of planning applications.

**Planning Applications will be considered no earlier than 5.30 pm.**

Members of the public who wish to speak about a particular planning item are recommended to arrive for 5.20 pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
7	CREWKERNE	14/01891/DPO	Application to remove affordable housing obligation from Section106 Agreement in relation to planning permission 10/03721/FUL	Bradfords Site, Station Road, Misterton	Betterment Properties (Weymouth) Ltd.

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 had 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.

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# Agenda Item 7

## Officer Report On Planning Application: 14/01891/DPO

<b>Proposal :</b>	Application to remove affordable housing obligation from Section 106 Agreement in relation to planning permission 10/03721/FUL (as amended) (GR 345407/108646)
<b>Site Address:</b>	Bradfords Site, Station Road, Misterton.
<b>Parish:</b>	Misterton
<b>CREWKERNE TOWN Ward (SSDC Members)</b>	Cllr J Dyke, Cllr M Best and Cllr A M Singleton
<b>Recommending Case Officer:</b>	Adrian Noon Tel: 01935 462370 Email: adrian.noon@southsomerset.gov.uk
<b>Target date :</b>	9th June 2014
<b>Applicant :</b>	Betterment Properties (Weymouth) Ltd
<b>Agent: (no agent if blank)</b>	Chesterton Humberts, Motivo House, Bluebell Road, Yeovil, Somerset BA20 2FG
<b>Application Type :</b>	Non PS1 and PS2 return applications

The Committee may be required to go into confidential session to receive legal advice and question the District Valuer. As soon as this has been completed the application will be considered and determined in public session.

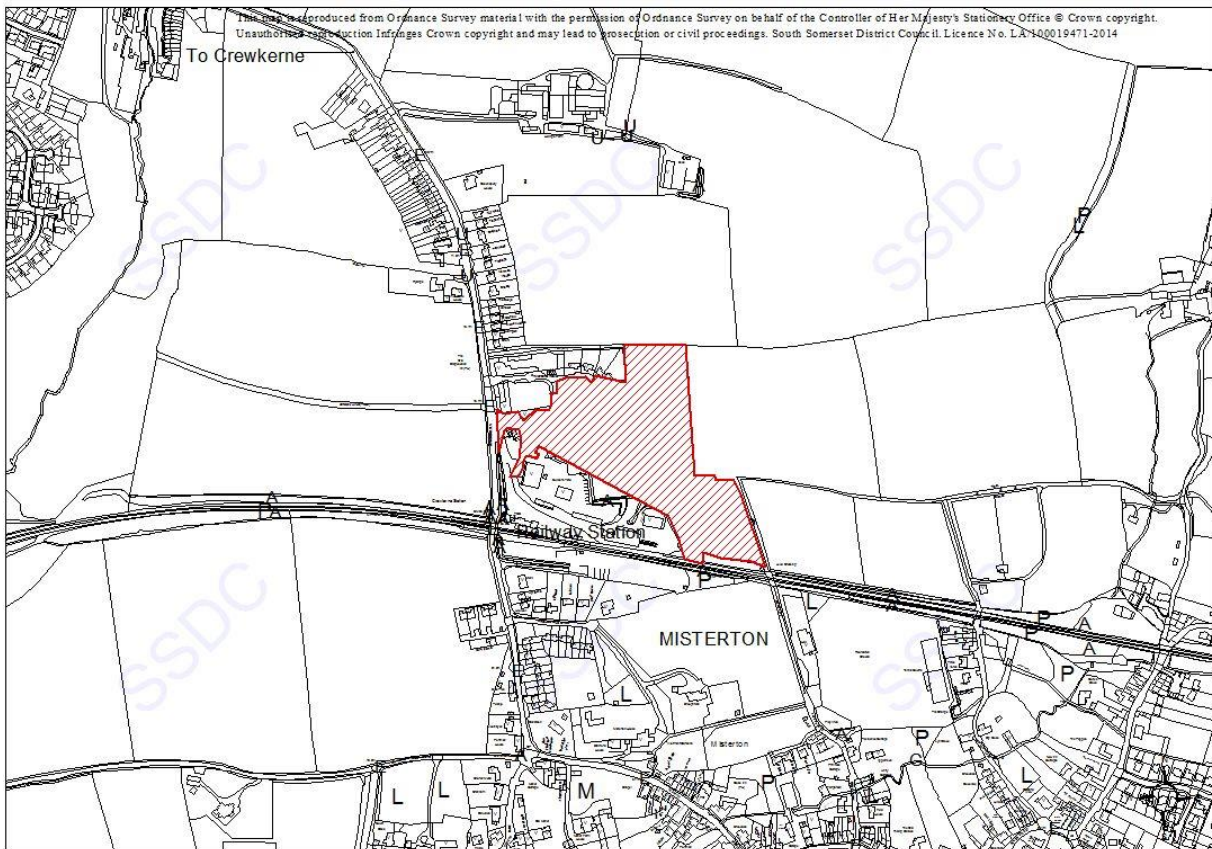
### REASON FOR REFERRAL TO COMMITTEE

This application is referred to Committee as the proposal seeks to reduce planning obligations which were considered by members when approving the original application (10/03721/FUL).

### UPDATE

This application was referred to Committee in August when it was deferred to enable the District Valuer to attend to answer members detailed questions.

## SITE DESCRIPTION AND PROPOSAL



This 3.17 hectare site, which has approval for the erection of 101 dwellings, is located on the east side of Station Road, to the rear of the builders merchants and to the north of Crewkerne Railway station and is wholly in the parish of Misterton. It comprises a former agricultural feed mill site and former agricultural land, now partially developed. The site is within development limits, apart from the south-eastern part which falls outside the boundary. Where the site adjoins countryside it is bounded by hedgerows.

This is an application to omit the 10 affordable houses agreed as part the section 106 obligation agreed with the original grant of permission. All other obligations would stand.

The application is supported by a viability appraisal which has been considered by the District Valuer. A copy of their report which is confidential has been circulated to members under separate cover.

### RELEVANT HISTORY

- |               |   |
|---------------|---|
| 12/01420/S73A | Application approved for the variation of condition 16 of the original permission to allow the occupation of no more than 25 dwellings prior to full completion of the approved new access. |
| 12/00582/FUL  | Planning permission granted for erection of additional dwelling next to plot 67.  |
| 11/01730/S73  | Application approved to vary condition 16 of 10/03721/FUL to vary the trigger point for the delivery of the new access from 'prior to   |

commencement of the development hereby approved' to 'prior to the occupation of any of the dwellings hereby approved'. Varied condition 16 stated:-

*No dwelling hereby approved shall be occupied until such time as the right turn lane facility off the A356 together with the Estate Road, as approved by application 08/02511/FUL and subject to a separate Section 278 agreement, as shown generally in accordance with drawing No. 3714/06, shall have been fully implemented in accordance with the approved design and specification to the satisfaction of the Local Planning Authority.*

*Reason: In the interests of highways safety in accordance with saved policies ST5 and TP4 of the South Somerset Local Plan and policy 49 of the Somerset and Exmoor National Park Joint Structure Plan (April 2000).*

11/00868/S73 Application approved to vary condition 2 of 09/03721/FUL to allow the use of alternative house types on plots 1, 40, 42 and 43 (08/08/11).

10/03721/FUL Planning permission granted for erection of 100 houses subject to a unilateral agreement to secure appropriate planning obligations (01/02/11). The obligations were reduced following an appraisal of the viability of the scheme and covered:-

1. the provision of 10 affordable units for rent
2. improvements to the footpath crossing over the railway line
3. the provision of a pedestrian crossing in Misterton, near the school.
4. The provision of a MUGA within the existing Misterton Parish recreation ground and maintenance
5. Travel Planning measures, including bus stop enhancement/provision (on both sides of the road) and footpaths through the site, to the rail crossing and from the rail crossing to the recreation ground.
6. contributions towards sports and leisure facilities in Misterton/Crewkerne
7. the future management of the on site public open space including hedges

The approved scheme has been implemented and provision has been made for all the other obligations. The applicant is in on-going discussions to agree the detail of the LEAP to be sited in the open space to the south of the site, the trigger point for its delivery is the occupation of the 50<sup>th</sup> house

All conditions have been discharged with the exception of the agreement of the agreement of the verification reports in relation to the approved contaminated land remediation measures. This is being covered on a plot by plot basis as they are completed and tested.

## **POLICY**

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 2006.

The policies of most relevance to the proposal are:

Policy ST5 - General Principles of Development  
ST10 – Planning obligations  
HG7 – Affordable Housing

National Planning Policy Framework

Section 106 affordable housing requirements: Review and appeal (DCLG Guidance April 2013)

## **CONSULTATIONS**

**Misterton Parish Council** – do not support the removal of the affordable housing as this is needed in the village.

**Strategic Housing Manager** - A proportion of the affordable housing on this site had been set aside to meet the very local need which was identified in the Misterton parish Local Housing Needs Survey (published June 2004) [given that an appropriate site within the development boundary prevents an exception site from being considered under the sequential test]. If the Affordable Housing provision is stripped from this site, it remains the case that we have not addressed those identified needs.

## **CONSIDERATIONS**

The sole issue is whether or not the provision of 10 affordable houses as part of this development would make the scheme unviable.

The application is made under the new section 106BA of the Town and Country Planning Act 1990. This was inserted by the 'Growth and Infrastructure Act 2013' to introduce a new application procedure to review affordable housing obligations on the grounds of viability. There is an associated appeal procedure under a new section 106BC.

The appropriate viability test is whether the evidence indicates that the current cost of building out and a selling the entire site (at today's prices, in the current market), is sufficient to enable a willing developer to make a competitive return.

Government advice suggests that local planning authorities may wish to consider making time-limited modifications whereby, if the development is not completed within a specified time (generally 3 years), the original affordable housing obligation will apply to those parts of the scheme which have not been commenced. Developers would therefore be incentivised to build out as much of their scheme as possible within 3 years. There is provision for a further S106BA application to modify the obligation.

The applicant's viability appraisal concludes that:-

*"The requirements for affordable housing should be removed in order to offer the best opportunity for the developer to deliver housing within the three year period which the Growth and Infrastructure Act will allow."*

The DV has carried out an appraisal and concludes that given the value of the land, the infrastructure and abnormal costs (with regard to utilities and land decontamination), £404,000 other planning obligations, the build and development costs and a reasonable level

of developer profit (17.5% for the private sales; 6% on the affordable units). It is concluded that:-

*“there may be grounds for a variance in the percentage of Affordable Housing agreed based on the evidence we have seen and that a zero rate may be appropriate. To confirm our opinion we completed an appraisal undertaken on a completely open market basis with no affordable housing provision but with the maintaining of the £404,000 S106 sums, and this resulted in a residual land value of £139,000 per acre which may still be below what we would accept as an acceptable benchmark land value for the site.”*

It is noted that the applicants paid considerably more than the benchmark land value attributed to the site by the DV and that their agent has adopted a slightly lower level of profit than the DV.

On the basis of the above, it is considered that it would be unreasonable to insist on the provision of affordable housing in the current market. Whilst the concerns of Misterton PC and the Strategic Housing Manager are noted the need for affordable housing is not a material consideration in this instance.

However, in line with government advice, it is considered justifiable to limit this variation to 3 years (from the date of Committee's decision). This would enable the Council to reassess the situation in relation to any part of the site that remains un-built. Members are further reminded that there is provision for review of the obligations under an uplift clause in the original agreement. This would be unaffected and would allow the ongoing review of the remaining obligations.

## **RECOMMENDATION**

Agree to vary the Section 106 agreement to suspend the requirement for affordable housing as part of this development for a period of 3 years from the date of the Committee's decision.

## **Justification**

It has been satisfactorily demonstrated that the requirement for 10 affordable houses as part of this development would unreasonably affect the viability of the approved scheme in the current market.

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# Agenda Item 8

## **Area West Committee - Forward Plan**

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

### **Purpose of the Report**

This report informs members of the proposed Area West Committee Forward Plan.

### **Recommendation**

Members are asked to:-

- (1) comment upon and note the proposed Area West Committee Forward Plan as attached.
- (2) identify priorities for further reports to be added to the Area West Committee Forward Plan.

### **Forward Plan**

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

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

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

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

**Background Papers:** None.

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## Notes

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

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
19 <sup>th</sup> November 2014	Highways Maintenance Programme	To update members on the highways maintenance work carried out by the County Highway Authority.	Mike Fear, Assistant Highway Service Manager, Somerset County Council
19 <sup>th</sup> November 2014	Community Office Update	Service Update report	Lisa Davis, Community Office Support Manager
19 <sup>th</sup> November 2014	SSVCA Presentation	Update on SSVCA, including Voluntary Sector Support, Furnicare, Community Transport and the Flood Recovery work.	Sam Best, Chief Executive, South Somerset Association for Voluntary & Community Action Ltd (SSVCA)
19 <sup>th</sup> November 2014	Crewkerne Heritage Centre	Reports from members on Outside Organisations	Cllr. John Dyke
19 <sup>th</sup> November 2014	Chard and District Museum	Reports from members on Outside Organisations	Cllr. Brennie Halse
17 <sup>th</sup> December 2014	Blackdown Hills Area of Outstanding Natural Beauty (AONB)	To update members on the work of the Blackdown Hills AONB since the last report to Area West Committee.	Zoe Harris, Neighbourhood Development Officer (Communities) Cllr. Ros Roderigo
17 <sup>th</sup> December 2014	Update on Chard Regeneration Scheme	Members requested a report on progress at the September Area West Committee.	Andrew Gillespie, Area Development Manager (West) David Julian, Economic Development Manager David Norris, Development Manager
17 <sup>th</sup> December 2014	Historic Buildings at Risk	Confidential report to update members on current Historic Buildings at Risk cases in Area West.	Greg Venn, Conservation Officer

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background / Purpose</b>	<b>Lead Officer(s) SSDC unless stated otherwise</b>
17 <sup>th</sup> December 2014	Area West Development Work Programme Overview	To present an overview of projects in the Area West Development Work Programme 2014/15	Andrew Gillespie, Area Development Manager (West)
17 <sup>th</sup> December 2014	LEADER Programme for Rural Economic Development	To report on the outcome of applications for funding.	Helen Rutter, Assistant Director (Communities)
21 <sup>st</sup> January 2015	Area West Community Safety Police Performance and Neighbourhood Policing	Report on the activities and achievements on neighbourhood policing and partnership working to reduce crime and the fear of crime.	Sgt. Rob Jameson
21 <sup>st</sup> January 2015	Ilminster Forum	Reports from members on outside organisations	Zoe Harris, Neighbourhood Development Officer (Communities) Cllr. Carol Goodall
21 <sup>st</sup> January 2015	A Better Crewkerne and District (ABCD)	Reports from members on Outside Organisations	Zoe Harris, Neighbourhood Development Officer (Communities) Cllr. Mike Best
18 <sup>th</sup> February 2015	Ile Youth Centre Management Committee (Ilminster)	Reports from members on Outside Organisations	Cllr. Kim Turner
<i>TBC</i>	<i>Update on Assets in Area West</i>	<i>A representative from the Strategic Asset Steering Group (SASG) to give an update on the assets in Area West.</i>	<i>Vega Sturgess, Strategic Director (Operations &amp; Customer Focus) Donna Parham, Assistant Director (Finance &amp; Corporate Services)</i>
<i>TBC</i>	<i>Promoting Crewkerne and Ilminster Project</i>	<i>Update on progress</i>	<i>Zoe Harris, Neighbourhood Development Officer (Communities)</i>



# Agenda Item 9

## **Local Housing Needs in Area West**

*Strategic Director:* Vega Sturgess, Operations and Customer Focus  
*Assistant Director:* Steve Joel, Health and Wellbeing  
*Service Manager:* Kirsty Larkins, Housing and Welfare Manager  
*Lead Officer:* Kirsty Larkins, Housing and Welfare Manager  
*Contact Details:* [kirsty.larkins@southsomerset.gov.uk](mailto:kirsty.larkins@southsomerset.gov.uk) or (01935) 462744

### **Purpose of the Report**

The purpose of this report is to give Councillors an update on housing need in Area West.

### **Public Interest**

The report gives an overview of numbers on the Housing Register (Homefinder Somerset) in Somerset and the demand for housing in Area West.

### **Recommendation(s)**

1. Members discuss matters of interest to the local area arising from the reports and presentation;
2. Members identify further or future information to be considered by the Area West Committee or other forum.

### **Background**

Homefinder Somerset (HFS) was launched in December 2008 in partnership with the other four Somerset Authorities. Since the introduction of HFS housing needs data is more readily available and the scheme has made the allocation of social housing transparent.

Increased provision of affordable, good quality, homes in South Somerset remains a high priority. This has been evidenced by the countywide Sustainable Community Strategy 2008-2026, and by South Somerset District Council's "Our Plan- Your Future" 2012-2015.

### **Housing Need across Somerset**

#### **Information from the Somerset Housing Register**

**Table 1** sets out the numbers of applicants on the Homefinder Somerset register as at 22<sup>nd</sup> September 2014 within each Local Authority area by band. (Appendix A shows the categories for each band)

**Table 1**

Local Authority	Emergency	Gold	Silver	Bronze	Grand Total
Mendip District Council	6	211	611	680	1508
Sedgemoor District Council	1	334	1076	2200	3611
South Somerset District Council	1	319	756	1374	2450
Taunton Deane Borough Council	3	331	611	1738	2683
West Somerset Council		98	218	536	852
Grand Total	11	1293	3272	6528	11104

Over the last year numbers of active applications on the housing register have decreased across the County. The decrease is largely due to each Local Authority carrying out the rolling reviews of applications on a regular basis. The review involves applicants confirming they still wish to remain on the register and updating their details.

### Housing Need in Area West

**Table 2** summarises the figures for households on the Homefinder Somerset Register expressing their first choice of location for Area West as at 22<sup>nd</sup> September 2014. Some parishes may not appear in the list, this is because no-one on the Housing Register has selected the parish as a first choice.

Parish First Choice	Gold	Silver	Bronze	Grand Total
Ashill			2	2
Broadway	1	1	5	7
Buckland St Mary		1	3	4
Chard Avishayes	4	18	31	53
Chard Combe	5	3	16	24
Chard Crimchard	2	14	16	32
Chard Holyrood	7	28	56	91
Chard Jocelyn	12	29	34	75
Chiselborough		1	1	2
Combe St Nicholas		5	5	10
Crewkerne	9	39	63	111
Cricket St Thomas			1	1
Donyatt		1	1	2
East Chinnock	1			1
Haselbury Plucknett		1	2	3
Ilminster	14	30	58	102
Kingstone			2	2

Merriott	2	5	16	23
Misterton			3	3
North Perrott			1	1
Tatworth & Forton		4	10	14
Wambrook			1	1
Winsham	1	3	5	9
Grand Total	58	183	332	573

**Table 3** below shows the number of households and their bedroom requirements by band in Area West as at 22<sup>nd</sup> September 2014. Members should note that this may include applicants not currently resident in Area West.

Bedroom Size	Gold	Silver	Bronze	Grand Total
1	35	71	196	302
2	17	68	102	187
3	3	31	25	59
4	3	13	9	25
Grand Total	58	183	332	573

Demand for one and two bedroom properties remains high and a large number of social housing tenants are still in the process of trying to downsize due to the “bedroom tax”.

### Affordable Housing in Area West

**Table 4** below summaries the expected HCA and SSDC Programme for 2013/14

Combined HCA & SSDC Programme 2013/14									
	Housing Association	Scheme Name	Social Rent	Affordable Rent	Shared Ownership/ Intermediate	New Gain New Homes	Total Home for NI 155 purposes	Planning Obligation	Anticipated completion
Chard	Raglan	Great Western Road	0	32	14	46	46		Jun-13
	Yarlington	Mitchell Gardens*	0	0	4	4	4	✓	
	<b>Totals</b>		<b>0</b>	<b>32</b>	<b>18</b>	<b>50</b>	<b>50</b>	<b>24</b>	

Further details are included in the Affordable Housing Development Programme report at Agenda Item 10.

### Financial Implications

None.

## **Corporate Priority Implications**

### **Focus Three: Homes**

Minimise impact to our residents of the major changes to housing and council tax benefits proposed by Government

Minimise homelessness by providing advice, support and housing options

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

### **Carbon Emissions and Climate Change Implications**

None.

### **Equality and Diversity Implications**




None.

**Background Papers:** DX Report Revised Homefinder Somerset Policy  
03/10/2013

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## Appendix A

Depending on their circumstances applicants are placed into one of 4 bands, they are gold for high need, silver for medium need and bronze for low need. In a few cases applicants will be placed into an emergency band.

Gold Band – High need 	Silver Band – Medium Need 	Bronze Band – Low Need 
Tenants of Homefinder Somerset partner landlords who live within the Homefinder Somerset area and under occupy their home	Where the applicant lacks 1 bedroom in their current home.	Where an applicant is adequately housed.
Homeless households who are owed a main homeless duty by a Homefinder Somerset partner authority.	Applicants who can demonstrate a need to move for employment reasons or to give or receive support where significant harm would result if this was not provided.	Where applicants own their own property but whose home is not suitable for their needs but they have sufficient equity to address their housing needs.
Applicants who lack 2 or more bedrooms or have been confirmed as overcrowded by a Local Authority officer.	Where there is a medium medical/welfare need.	Applicants with a low medical/welfare need.
Current supported housing residents or care leaving applicants who are assessed as ready to move on to independent living.	Applicant who is pregnant or has children under the age of 10 living in a first floor flat or above and have no access to a lift.	Applicants with low disrepair needs living in private sector rented property.
High disrepair for people living in the private sector.	Medium disrepair for people living in the private sector.	Applicants living in short term supported housing or are care leavers prior to being ready to move at which stage they will move up to the gold band.
High medical need.	Applicants with dependent children and are lodging with friends or family or in accommodation with shared living facilities.	Applicants with no dependent children and are lodging with friends or family or in accommodation with shared living facilities.
Applicants awarded a 'medium' medical priority, combined with 'medium' disrepair award from the silver band.	Other homeless (where Homefinder Somerset partners do not owe an applicant a full homeless duty).	Applicants are assessed as having adequate financial resources to address their housing needs.
Victim of harassment or violence at their current property within the Homefinder Somerset area.	Applicants of split families who not by choice are living separately.	Applicant has no housing need.
Applicant awarded 4 or more silver band housing needs with the exception of applicants found to be intentionally homeless.		Applicant has deliberately worsened their circumstances or made use of the under occupation band before, or has accepted an offer that doesn't meet their needs previously.
Social housing tenants whose homes are subject to major works for rebuilding/renovation or re-designation.		
Where the Local Authority receives written support from a Homefinder Somerset landlord that an applicant has no legal right to succession and the landlord will pursue possession.		

# Agenda Item 10

## **Affordable Housing Development Programme**

*Strategic Director:* Rina Singh (Place & Performance)  
*Assistant Director:* Martin Woods (Economy)  
*Service Manager:* Colin McDonald, Corporate Strategic Housing Manager  
*Lead Officer:* Colin McDonald, Corporate Strategic Housing Manager  
*Contact Details:* colin.mcdonald@southsomerset.gov.uk or (01935) 462331

### **Purpose of the Report**

The purpose of this report is to update members on the outturn position of the Affordable Housing Development Programme for 2013/14 in relation to Area West and future prospects in the light of recent confirmations of grant from the Homes and Communities Agency (HCA) and the District Executive.

### **Recommendation**

The Committee are asked to note the outturn position of the Affordable Housing Development Programme for 2013/14.

### **Public Interest**

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

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

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

### **Background**

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

A previous report was considered by the Area West Committee on 11<sup>th</sup> December 2013 which considered the outturn for the previous financial year (2012/13) and the effective outturn for the then current financial year (2013/14). An annual update report on the programme was provided to the District Executive on 4<sup>th</sup> September 2014 which gave more detail in terms of the longer term perspective and the provision of affordable housing across the entire district.

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

### **2013/14 Outturn**

The outturn for the affordable housing development programme in Area West for the last financial year is shown at Appendix A. A total of 50 new homes were created in Chard on two different sites, both of which are due to deliver further properties during the current financial year.

Raglan's scheme at Great Western Road was reported to the Area West Committee in December 2013, with the forty six properties on phase one having been completed before the date of that Committee meeting.

However Yarlington also gained ownership of the first four properties at Mitchell Gardens before the end of the financial year. Members of the Committee may recall that this site was initially refused planning permission but following a successful appeal by Redrow the full 35% affordable housing was secured under the relevant planning obligation.

Taken together these two sites represent the greatest gain in 'general needs' housing in Chard for many years, the previous high point being 62 in the financial year 2010/11 but that being the completion of 'Bishops Court' by Yarlington – a newly created sheltered scheme as part of the Jocelyn Park redevelopment.

### **2014/15 Current Programme**

The programme for the current financial year is shown at Appendix B. Eight schemes are underway in four different settlements, involving four different Housing Associations. A total of 120 new homes will be produced, the largest annual total for Area West in recent years, possibly ever. Of these 83 will be in Chard, also the largest annual total in recent years, possibly ever.

Just over a fifth of these new homes will be for shared ownership and just over a quarter of the rented properties will be let on the (lower) social rent regime with the majority being let on 'Affordable Rents' (up to 80% prevailing market rent).

Two of these sites – the remainder of the Mitchell Gardens scheme in Chard and the Canal Way scheme in Ilminster – will be producing affordable housing through planning obligation alone, a total of forty new homes. It is these two sites which are producing the social rented properties, as determined by the relevant planning policy.

The two Raglan new build schemes in Chard – the second phase of Great Western Road and the scheme at Rosebank, Millfield – are being delivered using grant from the Homes and Communities Agency but in both cases the schemes were made possible by grant initially being awarded by the District Council. Following the award of central grant through the HCA, the District Council funding was largely ‘de-allocated’ by the District executive when it met on 4<sup>th</sup> September.

The third Raglan scheme in Chard is conversion of the former working men’s club into five flats – one of which will be two bedroomed, the other four one bedroom. In addition to creating new homes, this scheme will bring a prominent empty property back into use.

As previously reported, the Yarlington and CLT scheme at Norton sub Hamdon is reported here because the site straddles the parish (and thus the Area) boundaries, being mainly within the parish of Chisleborough. Even if this scheme is netted off, the expected delivery of 105 new homes is still the largest annual total for Area West in recent years.

Although four dwellings are reported here in Crewkerne, only two of these are new homes, the other two being acquisitions from within the private sector stock. All four are being delivered by Yarlington, with the two new build homes being on land at Hardy Court adjacent Yarlington’s previous development there.

Whilst, taken together with the previous few years, the expected delivery during 2014/15 goes a long way to redress the balance in terms of new affordable housing in Chard, the same cannot be said of Crewkerne. Unless there is some movement on the proposed key site, it would appear that Crewkerne has become the location of greatest mismatch between demand and supply in Area West.

Whilst unlikely, it remains possible that there may be another acquisition, such as a mortgage rescue or a ‘Bought not Built’ within Area West before the end of this financial year.

#### **Future Programme Prospects: 2015/16 +**

Future prospects in Area West for 2015/16 and onwards are shown at Appendix C. It should be noted that only those schemes with funding secured, either from the HCA or the District Council, are shown here.

There could be further gains in the coming years from planning obligation sites, although none of these are reported here as we cannot be certain about timing and also because there could be future viability issues which result in the level of affordable housing being reduced on certain sites. However members will be aware of other potential sites which have come forward for outline planning permission.

Of particular note is the award of HCA grant to Hastoe to create another six new homes at Shave Lane, Horton on land they are acquiring from the County Council immediately adjacent to their existing development. In a departure from previous practice the HCA have awarded grant from the 2015-18 programme prior to full planning permission being in place.

Yarlington also submitted a bid to the HCA for six dwellings at Broadway Farm, Merriott which was, initially, rejected. The District Executive, meeting in September 2014, approved an award of grant from the Councils rural contingency fund of £240,000 subject to appropriate planning permission being obtained. The expectation is that this will act as underwriting the scheme giving Yarlington enough confidence to invest more time into working the scheme up for a new submission to the HCA once the ‘continuous market engagement’ (open ended bid round) begins (anticipated to be later this autumn).



## **Financial Implications**

The level of SSDC capital funding is shown in the appendices. However this does not indicate the size of the unallocated programme, including the rural housing fund. The main contingency funding has traditionally been held back to meet operational requirements, such as “Bought not Builts” for larger families, mortgage rescue and disabled adaptations specifically designed for clients where opportunities do not exist in the current stock.

There are no new financial implications arising from this report.

## **Carbon Emissions & Climate Change Implications**

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

## **Equality and Diversity Implications**

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

## **Implications for Corporate Priorities**

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

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

and the major statement in the Plan:

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

**Background Papers:** Area West Affordable Housing Development Programme  
Area West Committee – 11<sup>th</sup> December 2013  
Affordable Housing Development Programme:  
Bought not Built Properties, Crewkerne  
Executive Bulletin nos. 629 & 630, 13th & 20th June 2014  
Affordable Housing Development Programme  
District Executive – 4<sup>th</sup> September 2014

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## Appendix A: Combined HCA & SSDC Programme 2013/14 outturn

	HA	Scheme Name	Social Rent	Affordable Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total Homes for NI 155 purposes	Total Grant	Level of grant from SSDC	SDC land allocation value	Level of grant from HCA	Planning Obligation	completion
Chard	Raglan	Great Western Road	0	32	14	46	46	£801,943	£0	£0	£801,943		Jun-13
	Yarlington	Mitchell Gardens*	0	0	4	4	4	£0	£0	£0	£0	✓	
<b>Totals</b>			<b>0</b>	<b>32</b>	<b>18</b>	<b>50</b>	<b>50</b>	<b>£801,943</b>	<b>£0</b>	<b>£0</b>	<b>£801,943</b>	<b>4</b>	

## Appendix B: Expected Combined HCA & SSDC Programme 2014/15

Chard	Knightstone	Furnham Road	0	31	10	41	41	£950,000	£0	£0	£950,000		Dec-14
	Raglan	Great Western Road, Phase 2	0	10	0	10	10	£236,579	£0	£0	£236,579		Jun-14
	Raglan	Rosebank, Millfield Road	0	10	0	10	10	£325,786	£88,000	£0	£237,786		Mar-15
	Raglan	Working Men's Club	0	5	0	5	5	tbc	£0	£0	tbc		Mar-15
	Yarlington	Mitchell Gardens*	14	0	3	17	17	£0	£0	£0	£0	✓	Feb-15
Crewkerne	Yarlington	Purchase & Repair	0	1	1	2	2	£169,000	£89,000	£0	£80,000		Mar-15
	Yarlington	Hardy Court	0	2	0	2	2	£80,090	£0	£0	£80,090		Mar-15
Ilminster	Aster	Canal Way	11	4	8	23	23	£0	£0	£0	£0	✓	Jan-15
Rural (population below 3,000)	Yarlington	Minchington Close, Norton-Sub-Hamdon (CLT)**	0	8	2	10	10	£420,000	£0	£0	£420,000		Sep-14
<b>Totals</b>			<b>25</b>	<b>71</b>	<b>24</b>	<b>120</b>	<b>120</b>	<b>£2,181,365</b>	<b>£177,000</b>	<b>£0</b>	<b>£2,004,365</b>	<b>40</b>	

\*Completions at Mitchell gardens straddle financial years

\*\*Site actually within Chisleborough, hence inclusion in this report

## Appendix C: Proposed Combined HCA & SSDC Programme 2015/16 +

	HA	Scheme Name	Social Rent	Affordable Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total Homes for NI 155 purposes	Total Grant	Level of grant from SSDC	SSDC land allocation value	Level of grant from HCA	Planning Obligation	Anticipated completion
<b>Chard</b>	Knightstone	Furnham Road, Phase II	0	9	0	9	9	£302,334	£0	£34,000	£268,334		Dec-15
	Yarlington	YHG Land (Millfield)	0	4	2	6	6	£166,000	£0	£0	£166,000		2016
<b>Rural</b> (population below 3,000)	Hastoe	Shave Lane, Horton	0	6	0	6	6	£177,996	£48,000	£0	£129,996		2016
	Yarlington	Broadway Farm, Merriott	0	6	0	6	6	£240,000	£240,000	£0	£0		2016
		<b>Totals</b>	<b>0</b>	<b>25</b>	<b>2</b>	<b>27</b>	<b>27</b>	<b>£886,330</b>	<b>£288,000</b>	<b>£34,000</b>	<b>£564,330</b>		

# Agenda Item 11

## **Section 106 Obligations**

*Strategic Director:* Rina Singh (Place & Performance)  
*Assistant Director:* Martin Woods (Economy)  
*Service Manager:* David Norris (Development Manager)  
*Lead Officer:* Neil Waddleton, Section 106 Monitoring Officer  
*Contact Details:* [neil.waddleton@southsomerset.gov.uk](mailto:neil.waddleton@southsomerset.gov.uk) or (01935) 462603

### **Purpose of the Report**

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

### **Public Interest**

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

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

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

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

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

### **Recommendation**

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

## **Background**

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

## **Additional Information**

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

In addition a separate audit review was commissioned by the Audit Committee to review the process for the Discharge of Planning Obligation (DPO). The audit concluded that internal controls are in place and operating effectively and risks against the achievement objectives are well managed. “Substantial Assurance” was also given in respect of process audited.

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

### Chard

- New changing facilities at Jocelyn Park
- Pitch improvements at Chard Cricket Club.

### Crewkerne

- Town Council working on a strategy to improve playing pitch provision.

### Ilminster

- Delivery of master plan at the Recreation Ground to deliver improved play area, youth facilities, changing rooms and playing pitch facilities.

## **Financial Implications**

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

## **Corporate Priority Implications**

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

## **Carbon Emissions and Climate Change Implications**

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

## **Equality and Diversity Implications**

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

***Background Papers: None***

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## Area West Section 106 Monitoring Report 15 October 2014

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> AVISHAYES (CHARD)</p> <p>10/01967/FUL Parish Chard</p> <p>Old Station Yard Victoria Avenue Chard Somerset</p> <p>Demolition of buildings and the erection of 46 residential units together with associated car parking and access (Revised Application).</p> <p>Agreement Date: 13/10/2011</p>	<p><b>Sports and Leisure:</b> Open Space Contribution: £28,500 to fund enhancements to the adjoining recreation areas at Upper &amp; Lower Henson Park.</p> <p><b>Highways:</b> £16,560 towards cost of implementing MOVA system</p> <p>Payment Received 05/12/11</p>				<p><b>Status:</b> Underway</p>	
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> AVISHAYES (CHARD)</p> <p>09/02922/FUL Parish Chard</p> <p>Old Station Building Great Western Road Chard Somerset TA201EQ</p> <p>Internal and external alterations, the erection of a rear extension, car parking and the change of use of premises from business use (Class B1) to a shop (Class A1). (GR 332940/109221)</p> <p>Agreement Date: 18/5/2010</p>	<p><b>Highways:</b> Highways contribution, £4,320.00 towards costs of implementing a MOVA traffic control scheme for the traffic lights at the junction of the A358 with the A30 at Chard.</p> <p>Payment Received 26/01/11</p>		<p><b>Highways:</b> £4,320.00</p>		<p><b>Status:</b> Development Completed</p>	<p>Agreement also restricts the range of goods sold on the premises. (See Schedule 1) Contribution Secured. Payment Received 26/01/11</p>

## Area West Section 106 Monitoring Report 15 October 2014

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> AVISHAYES (CHARD)</p> <p>12/02511/FUL Parish Chard</p> <p>Land Between Old Station Court And Great Western Road Chard Somerset</p> <p>Erection of 6 No. dwelling houses, 1 block of 5 No. flats and associated car parking and access</p> <p>Agreement Date: 11/03/2013</p>	<p><b>Sports and Leisure:</b> Open Space Contribution: £5,938 to fund enhancements to the adjoining recreation areas at Upper &amp; Lower Henson Park.</p>			<p><b>Sports and Leisure:</b> £5,938.00</p>	<p><b>Status:</b> Underway</p>	<p>Requirements on Developer for additional financial contributions written within agreement on disposing of units or change in grant funding.</p> <p>Contact Developer regarding contribution.</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> AVISHAYES (CHARD)</p> <p>08/01695/OUT Parish Chard</p> <p>Land At Touches Lane Chard Somerset TA20 1RY</p> <p>Residential development of land by the erection of 14 dwellings (GR 333495/109451)</p> <p>Agreement Date: 10/01/2011</p>	<p><b>Sports and Leisure:</b> Playing Pitch Contribution: £28,332 comprised of £23,204 for enhancement or improvement of community sports pitches within Chard or local authority maintained school in Chard together with £5,128 for the long term maintenance of those facilities. Youth Facilities Contribution: £2,170 for increasing capacity on the multi-use games area and skate park located at Jenson Park, Chard. Strategic Community Facilities Contribution: £10,768 towards one or more of the following projects: a) the improvement of sports halls &amp; swimming pools within the Chard area b) the provision of synthetic sport pitches within the Chard area. <b>Highways:</b> Contribution towards the MOVA traffic control scheme.</p>	<p>Contributions shall be paid in 3 equal parts on the sale of the 5th, 10th &amp; 14th dwelling</p>		<p><b>Sports and Leisure:</b> £41,270.00 <b>Highways:</b> £5,040.00</p>	<p><b>Status: Not Commenced</b></p>	<p>REM app approved.</p>



## Area West Section 106 Monitoring Report 15 October 2014

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> AVISHAYES (CHARD)</p> <p>10/04523/FUL Parish Chard</p> <p>The Shrubbery Furnham Road Chard Somerset TA20 1AX</p> <p>The erection of 3 No. terrace dwelling houses and a pair of semi detached dwelling houses (GR 332927/109454)</p> <p>Agreement Date: 21/10/2011</p>	<p><b>Highways:</b> £1,800 towards the cost of the MOVA system</p>		<p><b>Highways:</b> £1,800.00</p>		<p><b>Status:</b> Development Completed</p>	
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> COMBE (CHARD)</p> <p>09/01372/FUL Parish Chard</p> <p>Land Off Cedar Close Chard Somerset TA20 1DB</p> <p>The erection of 14 dwellings together with garaging and associated site works. (GR 331920/109103)</p> <p>Agreement Date: 14/12/2009</p>	<p><b>Sports and Leisure:</b> £67,211.49</p> <p>Sports, Art &amp; Leisure Contribution: £41,208.64 for the provision of maintaining sports arts and leisure facilities in the area</p> <p>Equipped Play &amp; Youth Contribution: £26,002.85 for the provision of maintaining equipped play and youth facilities in the area.</p> <p>Payment Received 08/06/11</p>		<p><b>Sports and Leisure:</b> £67,211.49</p>		<p><b>Status:</b> Development Completed</p> <p>Changing Facilities at Jocelyn Park.</p> <p>Chard Cricket Club pitch improvements.</p> <p>Play at Redstart Park.</p>	<p>Unilateral Undertaking. No time limits for monies.</p>

## Area West Section 106 Monitoring Report 15 October 2014

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> CREWKERNE TOWN</p> <p>10/03721/FUL Parish Misterton</p> <p>Bradfords Site Station Road Misterton Crewkerne Somerset TA18 8AW</p> <p>The erection of 100 no. dwellings together with associated roads, parking, sub-station, open space and affordable housing provision (GR 345407/108646)</p> <p>Agreement Date: 26/01/2011</p>	<p><b>Sports and Leisure:</b> MUGA Contribution: £100,000</p> <p>Equipped Play Contribution: £50,000</p> <p><b>Highways:</b> Pedestrian Crossing Contribution: £50,000 for provision of a pedestrian crossing in Misterton to the Primary School.</p> <p>Green Travel Plan: £50,000 to include works carried out by developer for improvements to Bus Stops, £5,000 commuted sum to be paid to Parish Council. Any remaining monies towards detailed footpath &amp; GTP.</p> <p><b>Affordable Housing: Units Agreed: 10</b></p>	<p>Railway Crossing Contribution: On commencement</p> <p>Pedestrian Crossing: On commencement.</p> <p>GTP Fund: On Commencement, Footpath, prior occupation 5th dwelling, GTP prior sale of 1st unit.</p> <p>MUGA: Before occupation of any dwelling.</p> <p>LEAP: Plan submitted before first occupation, facility in place by 5th occupation.</p>	<p><b>Highways:</b> £55,000.00</p>	<p>LEAP</p>	<p><b>Status:</b> Underway</p>	<p>Railways Crossing Contribution: £16,500 paid directly by developer to Network Rail.</p> <p>MUGA at Misterton Rec opened, June 13.</p> <p>DPO Application submitted to delete AH provision.</p> <p>Area Lead Planner working with Developer/Agent to resolve other on-site issues.</p>

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<p><b>Ward:</b> CREWKERNE TOWN</p> <p>07/04736/FUL Parish Crewkerne</p> <p>Land At Maiden Beech Cathole Bridge Road Crewkene Somerset</p> <p>The erection of 114 No. dwelling houses (GR 343850/108551)</p> <p>Agreement Date: 13/08/2010</p>	<p><b>Sports and Leisure:</b> <b>Changing Room Contribution:</b> £175,378 to be paid immediately following the occupation of 35 Residential Units. To provide new or enhanced changing room facilities within 10 miles of Crewkerne.</p> <p><b>Playing Pitch Contribution:</b> £40,652 to be paid immediately following the occupation of 35 Residential Units To provide new or enhanced sports provision within 10 miles of Crewkerne.</p> <p><b>Equipped Play Area Commuted Sum:</b> £44,000 to be transferred before no more than 50 Residential Units brought into occupation. To be provided to the District Council to adopt the LEAP and the recreational open space upon which it stands.</p> <p><b>Sports Hall Contribution:</b> £54,822 to be paid immediately following the occupation of 70 Residential Units. To provide new or enhanced sports hall provision within 10 miles of Crewkerne.</p> <p><b>Swimming Pool Contribution:</b> £28,904 to be paid immediately following the occupation of 70 Residential Units. For new or enhanced swimming pool provision within 10 miles of Crewkerne.</p> <p><b>Youth Facilities Contribution:</b> £17,028 to be paid immediately following the occupation of 105 Residential Units. To provide or enhance facilities for children above the age of 12 in the Crewkerne area.</p>		<p><b>Highways:</b> £296,000.00</p> <p><b>Education:</b> £147,251</p> <p><b>Sports and Leisure:</b> £316,784</p>		<p><b>Status:</b> Underway</p> <p>Projects delivered at the George Reynolds Centre.</p> <p>TC working on strategy to improve pitch provision.</p>	<p>Proceedings being taken to recover indexation.</p> <p>LEAP still to be signed off. Transferred to Mgt Company.</p>

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	<p><b>Highways:</b>                  Highways &amp; Transportation Contribution: £296,000 to be apportioned as follows:                  First Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 35 Residential Units.                  Second Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 70 Residential Units.                  Third Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 105 Residential Units.                  Traffic Management Contributions towards County Council costs of implementing the proposals contained in the Town Centre Study relating to the management of traffic in the town centre of Crewkerne and highway works in the immediate vicinity of the application site.                  Rural Bus Interchange Contribution: £35,000 to be paid immediately following the occupation of 35 Residential Units.                  To be put towards cost of the rural bus interchange within Crewkerne.</p> <p><b>Education:</b>                  Education Contribution: £236,251 to be apportioned as follows:                  Temporary Classroom Contribution: £89,000 to be paid immediately following the occupation of 15 Residential Units.                  First Education Contribution: £73,625.50 to be paid immediately following the occupation of 35 Residential Units.                  Second Education Contribution: £73,625.50 to be paid immediately following the occupation of 70 Residential Units.                  Contributions for enhancing education facilities in the Crewkerne area and particularly within the catchment area where in lies the application site.</p> <p><b>Affordable Housing: Units Agreed: 40</b></p>					
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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> CREWKERNE TOWN</p> <p>11/04923/FUL Parish Crewkerne</p> <p>Roundham House Oxen Road Crewkerne Somerset TA18 7HN</p> <p>Conversion of commercial building to form 6 residential apartments with the retention of 2 commercial units (Use Class B1) (GR 344034/109620)</p> <p>Agreement Date: 25/5/2012</p>	<p><b>Sports and Leisure:</b> Equipped Play Contribution: £3,496 enhancement or improvement of the play area at Henhayes Recreation Ground in Crewkerne, with a commuted sum of £1,987.50 to provide for the long term maintenance of those facilities.</p> <p><b>Changing Room Contribution:</b> £4,369 for enhancement of changing room facilities at the Henhayes Recreation Ground in Crewkerne, with a commuted sum of £345.28 to provide for the long term maintenance of those facilities.</p> <p><b>Playing Pitch Contribution:</b> £2,758 for enhancement of existing playing pitches at the Henhayes Recreation Ground in Crewkerne, with a commuted sum of £1,508.43 to provide long term maintenance of those facilities.</p> <p><b>Strategic Community Facilities Contribution:</b> £8,559 towards the following projects                      * £1,970 towards competition swimming pool in Yeovil or enhancement of the facilities at the Crewkerne Aquacentre.                      * £1,263 towards the provision of new indoor tennis facilities in Yeovil.                      * £1,668 towards enhancement/expansion of Octagon Theatre in Yeovil                      * £428 towards provision of an artificial grass pitch in Crewkerne                      * £3,230 towards competition sports hall in Yeovil or enhancement of sports hall in Crewkerne.</p>	<p>On or before first Occupation.</p>		<p><b>Sports and Leisure:</b> <b>£23,023.21</b></p>	<p><b>Status:</b> Not Commenced</p>	

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> CREWKERNE TOWN</p> <p>05/00661/OUT Parish Crewkerne</p> <p>Crewkerne Key Site 1 Land East Of Crewkerne Between A30 (Yeovil Road) And A356 (Station Road) Crewkerne Somerset TA18 7HE</p> <p>Comprehensive mixed use development for 525 dwellings, employment (B1, B2, B8) primary school, community facilities, playing fields, parkland, P.O.S. structural landscaping and associated infrastructure including link road and highway improvements.</p> <p>Agreement Date: 31/01/2013</p>	<p><b>Sports and Leisure:</b> <b>On-site Leisure &amp; Recreation:</b> £2,210,446</p> <ul style="list-style-type: none"> <li>• On-site LEAP &amp; NEAP</li> <li>• POS/Woodland planting</li> <li>• Commuted Sum</li> <li>• Works/Landscaping at site entrance</li> </ul> <p><b>Off-site Leisure &amp; Recreation:</b> £260,000</p> <ul style="list-style-type: none"> <li>• Playing Pitches</li> <li>• Floodlights</li> <li>• Changing Rooms</li> <li>• Skate Park</li> <li>• Swimming Pools</li> <li>• Sports Hall</li> </ul> <p><b>Other Contributions:</b> £3,477,062</p> <ul style="list-style-type: none"> <li>• School set up costs</li> <li>• Ecology – Dormice Mitigation</li> <li>• Ecology – Badger protection works</li> <li>• Use of Natural Stone</li> </ul> <p><b>Highway Contributions:</b> £635,624</p> <ul style="list-style-type: none"> <li>• Town Centre Improvement</li> <li>• Public Transport/Travel Plans</li> <li>• Off-site traffic calming</li> </ul> <p><b>Education Contributions:</b> £2,000,000</p> <ul style="list-style-type: none"> <li>• First School Contributions</li> <li>• Temp Classrooms</li> <li>• Pre-school provision</li> <li>• Middle School Contributions</li> <li>• College Contributions</li> </ul>	As detailed within principle agreement.		<p><b>Sports and Leisure:</b></p> <p>On-site £2,210,446</p> <p>Off-site £260,000</p> <p><b>Highways:</b> £635,624</p> <p><b>Education:</b> £2000,000.00</p> <p><b>Other Contributions:</b> £3,477,062</p>	<p><b>Status:</b> Landscaping Works and other pre- commencement works carried out.</p>	<p>Ecology studies undertaken.</p> <p>Application received to put alternative residential dwellings on employment site.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> CRIMCHARD (CHARD)</p> <p>12/04283/FUL Parish Chard</p> <p>Land Off Thorndun Park Drive Chard Somerset TA20 1FB</p> <p>The erection of 41 No. dwellings and 1 No. 68 bedroom care home together with associated highway infrastructure, parking, landscaping and footpath links. (GR 333019/109864)</p> <p>Agreement Date:12/04/2013</p>	<p><b>Sports and Leisure:</b> Leisure Contribution towards enhancing play &amp; leisure facilities at Plot 5 Jarman Way, Chard.</p> <p><b>Affordable Housing: - Units Agreed:</b> 41 100% Affordable Scheme with 68 bed care home.</p>	<p>Contributions split between the occupations of first dwelling in each of the two phases.</p>		<p><b>Sports and Leisure: £41,000</b></p>	<p><b>Status:</b> Underway</p>	<p>Viability assessment undertaken during application process.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> EGGWOOD</p> <p>12/04940/FUL Parish Merriott</p> <p>Broadway Farm Barn Broadway Merriott Somerset TA16 5QH</p> <p>Conversion and extension of barns and stable to form 4 No. two bedroom and 4 No. one bedroom residential units (GR 343956/112541)</p> <p>Agreement Date: 24/10/2013</p>	<p><b>Sports and Leisure:</b> Equipped Play Contribution: £5,428.37 (£3,440.87 Capital &amp; £1,987.50 Revenue as a commuted sum) for enhancing the play area facilities at Merriott Playing Field.</p> <p><b>Changing Room Contribution:</b> £5,792.80 (£5,361.48 Capital &amp; £431.32 Revenue as a commuted sum) towards new or enhancements to existing changing facilities at Merriott Playing Field.</p> <p><b>Youth Facilities Contribution:</b> £925.42 (£675.63 Capital &amp; £249.79 Revenue as a commuted sum) towards enhancing youth facilities at Merriott Playing Field.</p> <p><b>Playing Pitch Contribution:</b> £4,525 (£2640.72 Capital &amp; £1884.28 Revenue as a commuted sum) for enhancing playing pitches at the Merriott Playing Field.</p> <p>Community Hall Contribution: £10,263.05 for enhancing the community hall facilities at Merriott Village Hall.</p> <p><b>Strategic Community facilities Contribution:</b> £9192.42 towards the following projects, £2,083.27 for enhancement/expansion of the Octagon Theatre, Yeovil. £535.08 provision of a 3G pitch in Crewkerne. £2,460.99 provision of a new swimming pool at Yeovil Sports Zone. £1,577.35 provision of a new indoor tennis centre in Yeovil. £2,535.73 enhancement/improvement of sports hall provision in Crewkerne or centrally based competition hall in Yeovil.</p>	<p>Equipped Play &amp; Youth Facilities Contributions payable on or before occupation of 2nd dwelling. Playing Pitch, Changing Room &amp; Community Hall Contributions payable on or before occupation of 4th dwelling. Strategic Community Facilities Contribution payable on or before occupation of 6th dwelling.</p>		<p><b>Sports and Leisure:</b> £36,488.33</p>	<p><b>Status:</b> <b>Commenced</b></p>	



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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> EGGWOOD</p> <p>12/02126/FUL Parish Merriott</p> <p>Moorlands Farm, Moorlands Road, Merriott Somerset TA16 5NF</p> <p>The erection of a doctor's surgery with attached pharmacy, the conversion of existing farm buildings into 12 No. residential units, the erection of 12 No. dwelling houses and the erection of garaging and associated works.</p> <p>Agreement Date: 27/03/2013</p>	<p><b>Sports and Leisure:</b> Sports Arts &amp; Leisure Contribution £45,000 towards providing or enhancing sport and leisure facilities within the village of Merriott.</p>	<p>To pay £15,000 prior to the occupation of 6th dwelling</p> <p>To pay £15,000 prior to the occupation of 12th dwelling</p> <p>To pay balance of contribution prior to occupation of 20th dwelling</p>		<p><b>Sports and Leisure:</b> £45,000</p>	<p><b>Status:</b> Not Commenced</p>	
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> HOLYROOD (CHARD)</p> <p>12/02448/FUL Parish Chard</p> <p>Land Part Of Playing Field St Marys Crescent Chard Somerset</p> <p>Erection of a new single storey medical centre with associated external works and car parking (revised application)</p> <p>Agreement Date: 13/12/2012</p>	<p><b>Sports and Leisure:</b> £50,000 in mitigation for loss of playing field amenity. To be used to enhance changing facilities at Jocelyn Park or new/existing facilities in Chard.</p>		<p><b>Sports and Leisure:</b> £50,000</p>		<p><b>Status:</b> Development Completed</p>	

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<p><b>Ward:</b> HOLYROOD (CHARD)</p> <p>11/04212/FUL Parish Chard</p> <p>Land At Mitchell Gardens (Snowdon Farm) Shepherds Lane Chard Somerset TA20 1QU</p> <p>Development of 61 residential dwellings with associated vehicular and pedestrian access, landscaping, site re-grading and related infrastructure and engineering works (GR 331600/108500)</p> <p>Agreement Date: 18/10/2012</p>	<p><b>Sports and Leisure:</b> Changing Room Contribution:£53,975 broken down as follows, £50,022 for the provision of new or enhancement of existing changing facilities in Chard. £3,953 towards maintenance of the facilities. Equipped Play Contribution: £83,440 broken down as follows, £53,313 for the provision of enhancements at the Snowdon Park, Chard play area. £30,309 towards the future maintenance of these facilities. Playing Pitch Contribution: £48,852 broken down as follows, £31,580 towards new or existing recreation ground in Chard. £17,272 towards the future maintenance of these facilities. Strategic Contribution: £97,996 towards new or enhanced - swimming pool, sports hall, theatre &amp; arts centre, artificial pitch or provision of indoor tennis centre in Yeovil or Chard. Youth Facilities Contribution: £14,277 broken down as follows, £10,468 towards enhancing facilities at Snowdon Park, Chard and £3,809 towards the future maintenance of these facilities.</p> <p><b>Highways:</b> £10,000 Travel Safeguard contribution payable to SCC Residential Travel Vouchers to be offered as per details within agreement.</p> <p><b>Miscellaneous Gains:</b> Ecological Contribution: £1,000 towards funding of the Chard Reservoir Nature Reserve.</p>	<p>Equipped Play &amp; Youth Contributions to be paid on or before 15 dwellings occupied.</p> <p>Playing Pitch &amp; Changing Rooms Contributions to be paid on or before 30 dwellings occupied.</p> <p>Strategic Contributions to be paid on or before 45 dwellings occupied.</p> <p>Ecological Contribution to be paid as follows, £500 within month of commencement and remainder within year of commencement.</p>		<p><b>Sports and Leisure:</b> £298,540</p> <p><b>Highways:</b> £10,000.00</p> <p><b>Miscellaneous Gains:</b> Ecological Contribution: £1,000 towards funding of the Chard Reservoir Nature Reserve.</p>	<p><b>Status Underway</b></p>	<p>POS delivered either through commuted sum or transferring to a separate a management company.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> ILMINSTER TOWN</p> <p>06/02906/OUT Parish Ilminster</p> <p>Land At Shudrick Lane Ilminster Somerset TA19 0BN</p> <p>Residential development and land to be used for badger mitigation strategy (GR 336348 / 114455)</p> <p>Agreement Date: 24/01/2007</p>	<p><b>Sports and Leisure:</b> Leisure &amp; Recreation Contribution: £138,994 to be comprised of Equipped Play, Youth Facilities, Playing Pitch Enhancement &amp; Strategic Leisure Facilities.</p>		<p><b>Sports and Leisure:</b> £138,994.00</p>		<p><b>Status:</b> Development Completed</p> <p>Pitches/Changing Contributions: CHL working with TC &amp; Clubs on potential projects for the Recreation Ground. Youth: Part of on-going review for Rec Ground. Strategic: Project to be identified - For Ilminster Equip Play: Not yet spent.</p>	Payment secured
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> ILMINSTER TOWN</p> <p>13/03862/OUT Parish Ilminster</p> <p>Summervale Medical Centre Wharf Lane Ilminster Somerset TA19 0DT</p> <p>The erection of 8 No. dwellings (Revised Application). (GR 335927/114415)</p> <p>Agreement Date: 24/03/2014</p>	<p><b>Sports and Leisure:</b> <b>Changing Room Contribution:</b> £6,963.69 (£6,445.19 Capital &amp; £518.50 Revenue as a commuted sum) for the provision of changing facilities at the Ilminster Recreation Ground.</p> <p><b>Community Halls Contribution:</b> £4,159.10 towards enhancement of existing or development of new community hall provision in Ilminster.</p> <p><b>Equipped Play Contribution:</b> £10,856.76 (£6,881.75 Capital &amp; £3,975.01 Revenue as a commuted sum) for the purpose of enhancing the play area and its facilities at the Ilminster Recreation Ground.</p>	<p>On or before occupation of 2nd dwelling,</p> <p>Equipped Play &amp; Youth Contributions On or before occupation of 4th dwelling,</p> <p>Playing Pitch, Changing Room &amp; Community Halls Contribution. On or before occupation of 6th dwelling, Strategic Community</p>		<p><b>Sports and Leisure:</b> <b>£38,826.66</b></p>	<p><b>Status: Underway</b></p>	**New App/Agreement to be signed.

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	<p><b>Playing Pitch Contribution:</b>                  £5,439.63 (£3,174.48 Capital &amp; £2,265.15 revenue as a commuted sum) towards improvements at the Ilminster Recreation Ground.                  Youth Facilities Contribution: £1,850.84 (£1,351.26 Capital &amp; £499.58 Revenue as a commuted sum) towards improvements at Ilminster Recreation Ground.</p> <p>Strategic Community Facilities Contribution: £9,556.64 towards each of the following projects..                  £1,464.62 for a new indoor swimming pool in Chard or enhancing of existing pool at CRESTA                  £3,048.27 provision of a new 4 court sports hall in Ilminster or towards existing sports hall at CRESTA.                  £1,896.17 for the development of a centrally located district wide indoor tennis centre.                  £643.23 provision of a new 3G pitch in Ilminster.                  £2,504.35 for enhancement/expansion of Octagon Theatre, Yeovil.</p>	Facilities Contribution.				
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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> ILMINSTER TOWN</p> <p>07/05553/FUL Parish Ilminster</p> <p>North Yard 122 Station Road Ilminster Somerset TA19 9BL</p> <p>Erection of 14 no. residential dwellings to include 5 no. 3 bed houses, 6 no. 2 bed houses, 1 no. 2 bed flat and 2 no. 1 bed apartments with associated highway access. (GR 334926/115078)</p> <p>Agreement Date: 23/11/2009</p>	<p><b>Sports and Leisure:</b></p> <p><b>Equipped Play Contribution:</b> £12,650 comprised of £6,958 for the equipment and £5,692 for the long term maintenance of the equipment.</p> <p><b>Playing Pitch Contribution:</b> £20,845 towards all or any of the following</p> <p>a) The laying out of new formal playing pitches at the Recreation Ground off Canal Way, Ilminster.</p> <p>b) The reconstruction, improvements or renovation of existing pitches at the same location.</p> <p>c) The improvement of any buildings, structures and facilities used in connection with such pitches.</p> <p>Strategic Community Facilities Contribution: £7,020 for facilities in the Ilminster area.</p> <p>Youth Facilities Contribution: £1,633 construction, renovation or improvement of any building or facility for young people of Ilminster.</p>		<p><b>Sports and Leisure:</b> £42,148</p>		<p><b>Status:</b> Development Completed</p> <p>Pitches/Changing Contributions: CHL working with TC &amp; Clubs on potential projects for the Recreation Ground. Youth: Part of on-going review for Rec Ground. Strategic: Project to be identified - For Ilminster Equip Play: Not yet spent WH Lane</p>	<p>Contributions secured.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> ILMINSTER TOWN</p> <p>13/04760/FUL Parish Ilminster</p> <p>Land at Canal Way Ilminster Somerset TA19 9BL</p> <p>The erection of 65 No. dwellings and associated works to include play provision (Revised Application). (GR 334845/114681)</p> <p>Agreement Date: 11/03/2014</p>	<p><b>Sports and Leisure:</b> <b>Changing Room Contribution:</b> £55,409.06 (£51,283.44 Capital &amp; £4,125.62 Revenue as a commuted sum) for providing new changing facilities at Ilminster Recreation Ground.</p> <p><b>Community Hall Contribution:</b> £33,093.37 towards provision of new or expansion/enhancement of existing community hall in Ilminster.</p> <p><b>Equipped Play Contribution:</b> £149,280 ( £94,624 Capital &amp; £54,656 Revenue as a commuted sum) for the provision of a 500sqm LEAP on-site</p> <p><b>Landscaping &amp; Open Space:</b> As per schedule within agreement.</p> <p><b>Playing Pitch Contribution:</b> £43,282.37 (£25,258.91 Capital &amp; £18,023.46 Revenue as a commuted sum) towards enhancements expansion of pitches at Ilminster Recreation Ground.</p> <p><b>Strategic Facilities Contribution:</b> £76,040.92 towards the following projects. £11,653.78 towards new indoor swimming pool in Chard area or enhancements to existing pool at CRESTA. £15,087.59 provision of new indoor tennis facility located in or near Yeovil. £5,118.12 towards provision of 3G pitch in Ilminster. £19,926.78 towards enhancements/expansion of Octagon Theatre in Yeovil. £24,254.65 towards a new sports hall in Ilminster/Chard or enhancement of existing at CRESTA.</p>	<p>£17,824.85 on or before 16th occupation (CHL Admin Fee &amp; Youth Contribution)</p> <p>£131,784.81 on or before 33rd occupation (Playing Pitch, Changing Room &amp; Community Hall Contributions)</p> <p>£76,040.92 on or before 46th occupation (Strategic Facilities Contribution)</p> <p>£149,280 upon transfer as detailed within agreement (paragraph7)</p> <p>Education Contribution on or before 33rd occupation. (Payable to SCC)</p>		<p><b>Sports and Leisure:</b> <b>£324,012.35</b></p> <p><b>Education:</b> £110,313.00</p>	<p><b>Status:</b> Underway</p>	

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	<p><b>Highways:</b> Travel Plans as detailed in agreement.</p> <p><b>Education:</b> Education Contribution: £110,313 towards education facilities within the vicinity of the Development.</p> <p><b>Affordable Housing: Units Agreed: 23</b></p>					
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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> JOCELYN (CHARD)</p> <p>13/02132/FUL Parish Chard</p> <p>Millfield Industrial Estate Millfield Chard Somerset TA20 2GB</p> <p>Demolition of existing buildings, erection of 10 No. dwelling houses including alterations to access and provision of associated parking. (GR 332706/108539)</p> <p>Agreement Date: 15/09/2014</p>	<p><b>Sports and Leisure:</b> Equipped Play Contribution: £5,700 towards enhancements/repairs to equipped play at Jocelyn Park, Chard/</p> <p><b>Affordable Housing: Units Agreed:</b> 10</p>	Prior to commencement		<b>Sports and Leisure:</b> £5,700	<b>Status: Not Commenced</b>	
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> JOCELYN (CHARD)</p> <p>07/00583/FUL Parish Chard</p> <p>Land And Properties At Auckland Way And Beckington Crescent Montague Way Chard Somerset</p> <p>Demolition of existing houses and erection of 27 flats and 38 houses together with the provision of 94 car parking spaces (332622/108191)</p> <p>Agreement Date: 28/11/2008</p>	<p><b>Sports and Leisure:</b> Playing Pitch Contribution: £5,981</p> <p>Strategic Sport &amp; Leisure Contribution: £5,802</p> <p>Off-site Recreation Contribution: £11,385 for provisions at Jocelyn Park, Chard</p>		<b>Sports and Leisure:</b> £23,168		<p><b>Status:</b> Development Completed</p> <p>Discussions with CRESTA over the strategic contributions. Pitch/Changing Rooms towards provision of temp changing rooms at Jocelyn Park.</p>	Contributions Secured.



## Area West Section 106 Monitoring Report 15 October 2014

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> JOCELYN (CHARD)</p> <p>10/02904/FUL Parish Chard</p> <p>Land At Ken Close Chard Somerset</p> <p>Demolition of existing dwellings and the erection of 21 new dwellings with associated parking facilities (GR 332545 / 108141)</p> <p>Agreement Date:23/2/2011</p>	<p><b>Highways:</b> Highway Contribution: £2,520 towards cost of implementing a MOVA traffic control scheme for the traffic lights at the junction of the A358 with the A30 at Chard.</p>		<p><b>Highways:</b> £2,520.00</p>		<p><b>Status:</b> Development Completed</p>	<p>Financial Contribution Secured.</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> JOCELYN (CHARD)</p> <p>11/02677/OUT Parish Chard</p> <p>The Flat Mill Building 22-24 EastStreet Chard Somerset</p> <p>Application for a new planning permission to replace extant permission 08/01329/OUT for the demolition of existing building, formation of access and erection of 2 No two storey buildings housing 14 no flats.</p> <p>Agreement Date: 13/08/2012</p>	<p><b>Sport and Leisure</b> Changing Room Contribution £820 Equipped Play Space Contribution Jocelyn Park £874 Commuted Sum for maintenance £496.87 Playing Pitches Contribution £517.71 Maintenance commuted sum £283.14 Sports Hall Contribution £606.21 Swimming Pool Contribution £369.78 Synthetic Turf Pitches Contribution £80.42 Theatre and Arts Contribution £313.07 Youth Facilities Contribution £171.64 maintenance contribution £62.44</p> <p><b>Highways:</b> Highways contribution, £365.00 towards costs of implementing a MOVA traffic control scheme for the traffic lights at the junction of the A358 with the A30 at Chard</p>	<p>Development not to commence until 50% of total contributions multiplied by No of dwellings.</p> <p>No occupation until remaining 50% paid.</p>		<p><b>Sport and Leisure</b> Contributions £3752.83</p> <p>Commuted Sum £842.45</p> <p><b>Highways:</b> £365.00</p>	<p><b>Status:</b> Not Commenced</p>	

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<p><b>Ward:</b> TATWORTH AND FORTON</p> <p>13/03067/FUL Parish Tatworth And Forton</p> <p>Land at Langdons Way Tatworth Chard Somerset TA20 2GT</p> <p>The erection of 6 No. dwellinghouses with garages and associated parking (revised application to 11/03966/FUL). (GR 332950/105540)</p> <p>Agreement Date: 5/2/2014</p>	<p><b>Sports and Leisure:</b></p> <p><b>Equipped Play Contribution:</b> £8,142.56 (£5,161.31 Capital &amp; £2,981.25 Revenue as a commuted sum) towards enhancements at Tatworth Recreation Ground.</p> <p><b>Youth Facilities Contribution:</b> £1,388.13 (£1,013.44 Capital &amp; £374.69 Revenue as a commuted sum) towards youth facilities at Tatworth Recreation Ground.</p> <p><b>Strategic Community Facilities Contribution:</b> £7,167.49 towards the following projects, £1,878.26 towards expanding/enhancing Octagon Theatre. £482.43 enhancements to sand based synthetic turf pitches at CRESTA £1,098.47 towards new swimming pool in Chard or the enhancement of existing pool at CRESTA. £1,422.13 provision of new centrally based district wide indoor tennis centre. £2,286.20 towards new sports hall in Chard or enhancements to existing at CRESTA.</p>	<p>£9,697.68 payable upon 25% of dwellings occupied. £7,167.49 payable upon 75% of dwellings occupied.</p>		<p><b>Sports and Leisure: £16,698.18</b></p>	<p><b>Status:</b> Not Commenced</p>	

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> WINDWHISTLE</p> <p>05/00799/FUL Parish Winsham</p> <p>Land At Western Way WinshamLand At Western Way Winsham Chard Somerset TA20 4JH Chard Somerset TA20 4JH</p> <p>Erection of 4 no. 2 bed terraced houses and 4 no. 3 bed semi- detached with ancillary access road, parking and turning area. RSL GR (337262/106284)</p> <p>Agreement Date: 06/03/2006</p>	<p><b>Miscellaneous Gains:</b> Contribution to upgrade footpath</p>				<p><b>Status:</b> Development Completed</p>	<p>Contribution secured. Works complete.</p>

# Agenda Item 12

## **Area West – Reports from Members on Outside Bodies**

*Strategic Director:* Rina Singh, Place and Performance  
*Assistant Directors:* Helen Rutter / Kim Close, Communities  
*Service Manager:* Andrew Gillespie, Area Development Manager (West)  
*Lead Officer:* Andrew Gillespie, Area Development Manager (West)  
*Contact Details:* andrew.gillespie@southsomerset.gov.uk or (01460) 260426

### **Purpose of the Report**

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

### **Public Interest**

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

### **Background**

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

Members were appointed to serve on ten outside bodies at the June 2014 meeting.

### **Reports**

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

This month the member reports are:

Crewkerne Leisure Management (Aqua Centre) – Cllr. Angie Singleton  
Meeting House Arts Centre, Ilminster – Cllr. Sue Osborne

### **Recommendation**

That the reports are noted.

### **Financial Implications**

None.

### **Council Plan Implications**

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

**Background Papers:** None

## **Annual Report to Area West Committee on the Activities of Crewkerne Leisure Management Ltd. (CLM) - The Crewkerne Aqua Centre**

I am pleased to be able to report that the Centre has again finished the year with a modest surplus.

Despite the recession membership continues to show a steady increase and Staff are focussed on retaining existing users which is good for the Centre and good for the continued health and wellbeing of participants.

The Centre has an extremely good working relationship with health professionals and it is very rewarding for everybody concerned to see the majority of customers referred through our GP referrals gradually recovering from injury or learning ways of coping with illness and disabilities.

As always swimming lessons continue to be extremely popular.

The Centre has employed several Apprentices since the scheme has been available and this has proved to be very successful. Many local young people use the opportunity of the part time hours to subsidise their further education and again it is rewarding for everybody to see them develop confidence and maturity during the period of time they are with us.

The loan repayment to SSDC is coming to an end and the Directors are starting to look at the opportunities for the future development of CLM.

Cllr Angie Singleton

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# Agenda Item 14

## Planning Appeals

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

## Purpose of the Report

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

## Recommendation

That the report be noted.

## Background

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

## Report Detail

### Appeals Received

14/01604/FUL – 12 Newchester Cross, Merriott, Somerset, TA16 5QJ  
Erection of two storey extension to dwellinghouse (GR 343900/112608)

***Background Papers:*** None

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# Agenda Item 15

## **Date and Venue for Next Meeting**

The next scheduled meeting of the Committee will be held on Wednesday 19th November 2014 at Merriott Village Hall.

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