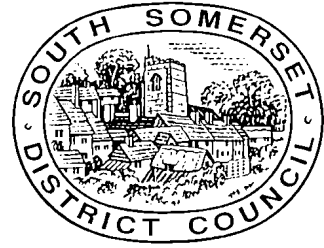


**South Somerset District Council**

*Notice of Meeting*



**Area West Committee**

*Making a difference where it counts*

**Wednesday 21st January 2015**

**5.30 pm**

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

(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 7.00 pm.

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 12<sup>th</sup> January 2015.

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 7.00 pm, following a break for refreshments, in the order shown on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered. Anyone wishing to raise matters in relation to other items on the agenda may do so at the time the item is considered.

## Highways

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

## Members Questions on reports prior to the meeting

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

# Information for the Public

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

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

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

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

Meetings of the Area West Committee are held monthly at 5.30 p.m. on the 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 21st January 2015

### Agenda

#### *Preliminary Items*

1. **To approve as a correct record the Minutes of the Previous Meeting held on 17<sup>th</sup> December 2014**
2. **Apologies for Absence**
3. **Declarations of Interest**

In accordance with the Council's current Code of Conduct (adopted July 2012), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the agenda for this meeting. A DPI is defined in The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 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. Area West Committee - Forward Plan** (Pages 1 - 3)
- 7. Area West - Reports from Members on Outside Organisations** (Page 4)
- 8. A Better Crewkerne and District (ABCD)** (Pages 5 - 7)
- 9. Demonstration of the Market Town Apps** (Page 8)
- 10. Securing Future Facilities for Chard (Executive Decision)** (Pages 9 - 12)
- 11. Promoting Community Safety in Area West - Police Performance and Neighbourhood Policing** (Page 13)
- 12. Assessment of Three Nominations under Community Right to Bid (For Information)** (Pages 14 - 20)
- 13. Schedule of Planning Applications to be Determined by Committee** (Pages 21 - 22)
- 14. Planning Application 14/05030/FUL - Land North of Classet House, Frog Lane, Combe St Nicholas** (Pages 23 - 29)
- 15. Planning Application 14/04200/FUL - Tail Mill, Tail Mill Lane, Merriott** (Pages 30 - 52)
- 16. Planning Application - 14/04201/LBC - Tail Mill, Tail Mill Lane, Merriott** (Pages 53 - 62)
- 17. Date and Venue for Next Meeting** (Page 63)

**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.**

# Agenda Item 6

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

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

### **Purpose of the Report**

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

### **Recommendation**

Members are asked to:-

- (1) comment upon and note the proposed Area West Committee Forward Plan as attached.
- (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)<br>SSDC unless stated otherwise                                    |
|--------------------------------|--|--|--|
| 18 <sup>th</sup> February 2015 | LEADER Programme for Rural Economic Development                        | To report on the outcome of applications for funding.  | Helen Rutter, Assistant Director (Communities)                                     |
| 18 <sup>th</sup> February 2015 | Historic Buildings at Risk (Confidential report)                       | Report to update members on current Historic Buildings at Risk cases in Area West.                                   | Greg Venn, Conservation Officer  |
| 18 <sup>th</sup> February 2015 | 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)                                  |
| 18 <sup>th</sup> February 2015 | Conservation Team Update Report  | An update on the work of the Conservation Team.  | Adron Duckworth, Conservation Manager  |
| 18 <sup>th</sup> February 2015 | Review of the Welfare benefits Service over the financial year 2013-14 | Information Report   | Catherine Hansford, Welfare Benefits Team Leader                                   |
| 18 <sup>th</sup> March 2015    | Report on the Performance of the Streetscene Service                   | Service report on performance and priority issues in Area West   | Chris Cooper, Streetscene Manager  |
| 18 <sup>th</sup> March 2015    | Ilminster Forum  | Update report including progress of the promoting Ilminster Project<br>Reports from members on Outside Organisations | Zoe Harris, Neighbourhood Development Officer (Communities)<br>Cllr. Carol Goodall |
| 15 <sup>th</sup> April 2015    | Section 106 Obligations  | Monitoring Report  | Neil Waddleton, Section 106 Monitoring Officer                                     |



| Meeting Date | Agenda Item                          | Background / Purpose   | Lead Officer(s)<br>SSDC unless stated otherwise  |
|--------------|--------------------------------------|--|--|
| <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)<br/>Donna Parham, Assistant Director (Finance &amp; Corporate Services)</i> |

# Agenda Item 7

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

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

### **Purpose of the Report**

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

### **Public Interest**

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

### **Background**

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

Members were appointed to serve on 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 report is:

A Better Crewkerne and District (ABCD) - Cllr. Mike Best

### **Recommendation**

That the report is noted.

### **Financial Implications**

None.

### **Council Plan Implications**

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

***Background Papers:*** None

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# Agenda Item 8

## **A Better Crewkerne and District (ABCD)**

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

### **Purpose of the Report**

To update members on the work of ABCD a small charity based in Crewkerne that develops projects and initiatives that help make improvements in the town.

### **Public Interest**

This report provides a regular update on the activities and projects carried out by the registered charity ABCD, which is a community regeneration group based in Crewkerne.

### **Recommendation**

That members note the report and continue to support the work of ABCD.

### **Background**

ABCD is a charity with the aim of helping to make Crewkerne a better place to live. In 2004 the group was awarded funding from the then Market & Coastal Towns Initiative which allowed them to carry out extensive consultation with residents and organisations in and around Crewkerne. The results of that consultation were used to produce a Community Plan for the town which was published in 2005. Since that date ABCD has been actively involved with a variety of partner organisations in progressing and delivering a number of projects that were identified through the community planning process. Those projects include:

- George Reynolds Centre a new purpose build sports and youth facility for Crewkerne
- New pedestrian link behind the M&Co store
- Various walks & promotional leaflets
- Business Showcase
- Three Volunteer Fairs

### **Projects & Activities**

Over the past 18 months ABCD has been very busy working on a number of projects as outlined below:

#### Theatre in Shops

A significant number of residents in Crewkerne have long expressed a desire for more arts related activities in the town, with many requesting a dedicated arts centre. ABCD saw an opportunity to bring the arts to the High Street and commissioned Bristol based theatre company Show of Strength to deliver their innovative project 'Trading Local', where locally written plays are performed in shops. The main aims of the project were to:

- Increase footfall in to Crewkerne town centre on performance day
- Raise awareness of the range of independent shops there are in Crewkerne amongst people who do not regularly spend time in the town centre.

- Connect with the Crewkerne residents who have an interest in the arts.

The project started in February 2014 with 6 free writing workshops which were held in a variety of locations in and around Crewkerne town centre. The workshops were drop-in so anyone with an interest in writing could just turn up to as many or as few as they wanted to without having to book in advance. Workshops were led by Shelia Hannon, the Executive Producer of Show of Strength, who taught participants how to write a 5 minute monologue, with tips on developing a character and devising an interesting storyline. By the end of March 2014 the participating writers had sent their scripts to Shelia Hannon, who then chose the 12 best plays to be performed in Crewkerne on Saturday May 31<sup>st</sup> 2014.

On the day each play was performed 4 times, with 6 professional actors each playing 2 parts. The first performances started at 10am and the last ones finished at 4.15pm, this gave people plenty of time to watch plays, stop for a coffee, watch more plays and do some shopping. The day was considered a success, with lots of positive feedback from residents, shoppers and retailers.

#### South Somerset Market Towns App

ABCD has been actively involved in promoting the South Somerset Market Towns App to both the businesses in the town and to residents.

#### Community Pounds

ABCD worked in partnership with Somerset County Council and South Somerset District Council to deliver this project aimed at helping people lose weight. Somerset County Council provided ABCD with some funding to put on a programme of activities that encouraged people to take up exercise, adopt a healthy lifestyle and lose weight. Participants registered to take part in the programme and regularly had their weight monitored throughout the 3 months. A range of activities such as yoga, kettle balls and swimming were available for participants to attend. As an added incentive, for every pound in weight each participant lost, ABCD received £1. Around £1000 has been ring-fenced to be used on future health related projects in the town.

#### Promoting Crewkerne

This is an ongoing project aimed at increasing the profile of Crewkerne and attracting more visitors into the town. A grant from SSDC has given ABCD the opportunity to produce:

- A new leaflet for the town which has been distributed to a wide variety of tourist businesses and Tourist Information Centres.
- New tear off A4 tourist map pads
- New postcards

#### **New Community Plan for Crewkerne**

Community Plan looks at the town as a whole, taking into account issues such as health, work, education, culture, getting about and leisure activities. As such a Community Plan sets out the vision for how a town or parish wants to develop and identifies the actions and projects needed to achieve that vision.

Community Plans are developed through wide spread consultation to ensure that the vision and the activities that originate from the plan have been identified by the town's residents. The process of producing a community plan is very much community led, although they are developed in conjunction with a town or parish council, they are generally led by a group of people made up of representatives from various organisations in the area e.g. local government, schools, church, businesses and voluntary groups. Within Crewkerne it is

ABCD that takes the lead on developing both the Community Plan and the projects that originate from it.

Crewkerne's first Community Plan was published 10 years ago and a wide variety of projects have since been successfully delivered from it. To ensure that ABCD continues to deliver projects and improvements that meet the needs identified by Crewkerne's residents, work has been taking place to produce a new Community Plan. In the past few months ABCD has designed a new household survey, which will soon be delivered to every home in the town. The results of that survey will be used to write the next Community Plan and establish an action plan of new projects for ABCD to work on in future years. The evidence collected as part of the Community Planning process will be used to influence decision makers and convince funders to provide grants for new projects in the town.

### **Financial Implications**

Although there are no financial implications relating to this report it should be noted that the Area West Committee has supported ABCD projects that have emerged from the current Community Plan. The updated Community Plan will identify new projects to meet the needs of Crewkerne's residents, so there may be requests for funding contributions towards those in the future.

### **Council Plan Implications**

Working in partnership with ABCD helps address Focus Four of the SSDC Council Plan:  
*To ensure South Somerset has healthy and self-reliant communities where people are willing to help each other.*

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

Not applicable

### **Equality and Diversity Implications**

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

### **Background Papers**

- Update report on the work of ABCD – December 2013.
  - AWC report on the progress of the Crewkerne Community Plan – September 2010.
  - Progress Report on the priority projects of 'A Better Crewkerne & District' Community Plan - Area West Committee January 2008
  - Progress Report on A Better Crewkerne & District 17<sup>th</sup> October 2007.
  - Progress Report on the Community Projects of A Better Crewkerne & District 18<sup>th</sup> July 2007.
  - Progress Report on 'A Better Crewkerne & District' and the Community Plan Projects 17<sup>th</sup> January 2007
  - Progress of the Crewkerne & District Community Plan and associated projects 18<sup>th</sup> October 2006
  - The launch of Crewkerne & District Community Plan 19<sup>th</sup> July 2006
-

# Agenda Item 9

## **Demonstration of the Market Towns App**

*Strategic Director:* Rina Singh, Place and Performance  
*Assistant Director:* Helen Rutter / Kim Close, Communities  
*Service Manager:* Andrew Gillespie, Area Development Manager (West)  
*Lead Officer:* Kerri Bruce, MTIG Marketing Intern  
*Contact Details:* kerri.bruce@southsomerset.gov.uk or 01935 462237

Kerri Bruce, Market Towns Investment group (MTIG) Marketing Intern, will attend the meeting to provide a demonstration of the new Market Towns App.

To find out more information about the app and to download (Apple and Android) please visit:  
<http://www.townguideapps.com/yourtown.aspx>

## **Background Information**

The South Somerset Market Towns App was an idea developed by the Market Towns Investment Group and commissioned by SSDC. The idea was to create a guide for both locals and visitors that could be updated easily in real time, and accessed on the move via smartphone or tablet.

Town Councils opted in to be a part of the project and a total of nine market towns are now featured on the App as a result. The Market Towns Investment Group help Market Towns to work together to build better communities, the App project emulates this very ethos. With nine towns working together to promote themselves via an App, something that would not be possible to do alone. Since the release in July 2013 this community led project has had volunteers in each town working to keep all of the information up to date.

Since April 2014 further developments and promotions have taken place, with help and guidance from Kerri Bruce Market Town Investment Group Intern.

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# Agenda Item 10

## **Securing Future Facilities for Chard (Executive Decision)**

*Strategic Director:* Rina Singh, Strategic Director – Place and Performance  
*Assistant Director:* Helen Rutter/Kim Close – Assistant Director – Communities  
*Service Manager:* Andrew Gillespie – Area West Development Manager  
*Lead Officer:* Andrew Gillespie – Area West Development Manager  
*Contact Details:* andrew.gillespie@southsomerset.gov.uk or 01935 462364

### **Purpose of the Report**

To seek approval to grant a rent free period to Chard Area Youth Committee to:

- prevent the immediate closure of the Chard Youth Centre
- allow time to explore and appraise options to avoid closure

### **Recommendations**

- 1) That members approve an allocation of £14,000 from the Area West Reserve towards the payment of rent charges to SSDC on behalf of Chard Area Youth Committee to September 2015.
- 2) That members approve an additional allocation of £1,925 from the Area West Reserve towards the costs of a bid for National Lottery funding.

### **Background**

Members will recall the success of the “tapering” grants policy introduced to stop long term dependency of local community organisations on a substantial annual revenue grant from SSDC. Annual revenue grants are contrary to SSDC grants policy and are not sustainable in the long term.

The policy offered local organisations, including Chard Area Youth Committee, the chance to seek alternative funding over a four year period. To do this required them to put a greater emphasis on regular fund-raising and on cost control.

All the organisations managed the transition and should be commended for this.

The Chard Area Youth Committee continued to run the Chard Young People’s Centre in Essex Close and to rent the property for c £10,000 per year from SSDC. In 2012 the Area West Team worked with the Chard Area Youth Committee and SSDC Property Services to address the issue of high fuel bills at the Chard Young People’s Centre through SSDC investment in an updated and upgraded heating system. The Area Team also arranged to provide the then CAYC management with advice on business planning and accounts administration.

However, in early spring 2014 new managing trustees were appointed and asked to meet me. They explained that their analysis showed that the CAYC reserves were very depleted and no longer sufficient to meet all current and projected costs.

They made it clear that their individual liability to meet SSDC rental costs would force them to close the centre immediately for fear of incurring further substantial debt without the funds in place to meet those obligations.

They thought it unlikely that they would be able to raise sufficient funds to build up their reserves and cover the total rental in future years using their current fundraising methods. Unless a way of meeting or reducing those costs could be found, they saw no future for youth work based in the Essex Close building and they would have to give up their tenancy.

They asked if there were any alternative ways in which their valuable youth work could be retained.

In consultation with the Leader and the Area Chair, I made temporary arrangements for the rent to be paid by internal transfer from the Area Reserve to avoid immediate closure of the Youth Centre and to create time to explore options.

It is suggested that the temporary period should end in September 2015, the time of the next CAYC Annual General Meeting.

**Investigation of Options**

Both the CAYC and the Area Development team continue to investigate options but these are limited.

- No suitable premises are available in Chard for a lower, affordable rent
- Alternative provision may be made as part of the Green Heart element of the Chard Regeneration Scheme, but this is not imminent
- Many funding bodies still do not award grants that include full cost recovery
- The National Lottery Reaching Communities scheme accepts bids for core running costs and this is the option most likely to provide a way forward.

**Future funding through the National Lottery**

To recap, Chard Area Youth Committee (CAYC) is a registered charity. The CAYC operates Chard Young Peoples Centre in Essex Close which it rents from SSDC. The Centre has provided a valued local resource since the 1970’s. In addition to youth activities, the centre has a number of other regular user organisations. In April 2014, there was a review of centre management and a change of management trustees who have taken on the task of addressing CAYC’s growing funding gap. There are currently 9 management trustees representing the Town Council, local business and members of the community.

For reasons outlined above, the CAYC are now proposing to develop a strategic lottery bid for the delivery of three years youth provision in Chard. This bid will include running costs and annual rent for the Young Peoples Centre.

As the Trustees recognise that they lack the time and capacity to write a strong bid, they propose to retain the Bright Ideas Partnership, a specialist professional bid writing consultancy with a track record of similar successful lottery applications.

| <b>Project – Reaching Communities Bid</b>   | <b>Funding source</b> |        |
|---|-----------------------|--------|
| Preparation and submission of a <b>Stage One</b> application covering eligibility and the local need that the project will meet.  | SSDC                  | £1,925 |
| Preparation and submission of a <b>Stage Two</b> application providing more information about the project and how it will be run. | TBC                   | £2,000 |



|                   |               |
|-------------------|---------------|
| <b>Total cost</b> | <b>£3,925</b> |
|-------------------|---------------|

A Reaching Communities Scheme lottery application is made in two stages. The total cost of making this bid would be £3,925. Each stage of the bid process is expected to take up to 8 weeks. CAYC are confident that their bid can be considered before September 2015.

The bid will be to secure £145,272 of lottery funding. Whilst there is no guarantee of success with any grant application, the opportunity to secure three years of youth provision in Chard for a relatively modest sum has a good chance of being realised.

The costs that Chard Area Youth Committee want to include in an application cover 3 years of core costs and these are detailed below.

| Item   | £               |
|--|-----------------|
| Rent   | £9,000          |
| Heating lighting maintenance, cleaning etc.  | £9,000          |
| Insurance,   | £1,000          |
| Half time salary for a centre manager with responsibility for ongoing funding, increasing rents etc.           | £16,000         |
| Part time youth work support to work in the youth centre developing the core provision and targeted provision. | £12,000         |
| <b>Total Year 1</b>  |                 |
|  | <b>£47,000</b>  |
| <b>Total Year 2 ( as year 1 plus 3%)</b>   |                 |
|  | <b>£48,410</b>  |
| <b>Total Year 3 ( as year 2 plus 3%)</b>   |                 |
|  | <b>£49,862</b>  |
| <b>Total Bid</b>   |                 |
|  | <b>£145,272</b> |

Using the community grants criteria, the Neighbourhood Development Officer has scored this project at 30 points, which exceeds the 22 points threshold needed for eligibility/approval.

It is recommended that financial assistance of £1,925 is made available towards these costs to enable a bid to be made.

### **Financial Implications**

All of the recommendations can be funded from the allocation of £39,620 held in the Area reserve to underwrite community grants.

The Chard Young People's Centre is rented from SSDC. A grant awarded towards rental costs would be made by internal transfer between SSDC budgets.

To help ensure that this situation does not arise again, CYPC will be expected to resume paying a quarterly rent from July 2015. If they are unable to do this, they would be obliged to give up the tenancy. The final quarters funding held in reserve would then be used to cover the outstanding rent and would also enable the Trustees to serve a 3 month notice period.

### **Corporate Priority Implications**

This project would contribute to the following aims within the Health and Communities Focus of the Council Plan:

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

### **Equality and Diversity Implications**

None

**Background Papers:** *Business/ Development Plan Year One 2014-15*  
*Chard Area Youth Committee*

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# Agenda Item 11

## **Promoting Community Safety in Area West - Police Performance and Neighbourhood Policing**

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

This item relates to the active promotion of Community Safety in Area West.

Sgt. Rob Jameson from the police will attend the meeting and give a short presentation on local issues, crime trends and initiatives.

**Background Papers:** None

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# Agenda Item 12

## **Assessment of three nominations under Community Right to Bid (Item for Information)**

### **“The Lord Poulett Arms”, High Street, Hinton St George, “The Car Park”, Green Street/Hinton Close, Hinton St George “School House and Playing Fields”, West Street, Hinton St George**

*Strategic Director:* Rina Singh, Place & Performance  
*Assistant Director:* Helen Rutter/Kim Close, Communities  
*Service Manager:* Andrew Gillespie Area Development Manager (West)  
*Lead Officer:* As above  
*Contact Details:* [andrew.gillespie@southsomerset.gov.uk](mailto:andrew.gillespie@southsomerset.gov.uk) or 01935 462364

#### **Purpose of the Report**

This report is to inform councillors of the decision to place “The Lord Poulett Arms”, High Street, Hinton St George, “The car park”, at Green Street/Hinton Close at Hinton St George and the “School House and Playing Fields”, West Street, Hinton St George onto the SSDC Register of Assets of Community Value, following three nominations made by Hinton St George Parish Council.

#### **Public Interest**

On 17<sup>th</sup> November 2014 SSDC received three nominations from Hinton St George Parish Council to include “The Lord Poulett Arms”, High Street, Hinton St George, TA17 8SE, “The car park”, at Green Street/Hinton Close at Hinton St George and the “School House and Playing Fields”, West Street, Hinton St George in the SSDC Register of Assets of Community Value and it is SSDC’s responsibility to consider whether this should be included on the Register. SSDC has 8 weeks to consider a nomination.

#### **Recommendation**

That members note the report.

#### **Background**

In August 2013 District Executive agreed a process for considering a nomination received from communities to place assets of community value onto the SSDC Register of Assets of Community Value, based on criteria which are set out in the Localism Act.

The decision is delegated to the relevant Area Development Manager in consultation with the Ward Member and Area Chair. The result of the nomination is reported to the Area Committee for information only, with a quarterly report being presented to District Executive for information. (NB: decisions about any SSDC-owned properties are still presented to District Executive for decision)

## **The assessment**

The three nominations were approved on 28<sup>th</sup> November 2014 by the Area Development Manager (West). The individual assessments are set out in Appendices 1, 2 and 3. Maps showing the nominated sites are provided at Appendix 4.

## **Next Steps**

The Parish Council, the property owner and the Land Registry will be notified and the asset will be placed on the SSDC Register of Assets of Community Value.

The owner can appeal against the decision; any appeals are considered by the Council's Monitoring Officer.

Once an asset has been listed, nothing further will happen until the owner decides to dispose of the asset (either through a freehold sale or the grant of a lease for at least 25 years). At this point the owner must notify SSDC of the intention to sell. A relevant community group is then given 6 weeks to express an interest in the asset and submit a written intention to bid for the property(s).

If any written intentions are received, the Council must pass on the request to the owner, at which point the full moratorium period of 6 months (from the date that SSDC is notified of the intention to sell) comes into force. If no written intention(s) to bid are received, the owner is free to sell the asset.

All accepted nominations will normally remain on the Register for 5 years.

## **Financial Implications**

None at this stage. Government has provided SSDC with an (un-ringfenced) sum of £7,902 for 2013/14 as a contribution towards the costs associated with the new duties under the Community Right to Bid. Sums in future years are still to be confirmed.

Property owners who believe they have incurred costs as a result of complying with these procedures can apply for compensation from the Council. SSDC is in the process of designing this compensation scheme. Government recognises this as a potential risk to local authorities and will provide a safety net whereby any verified claims of over £20,000 will be met by Government.

## **Council Plan Implications**

Evaluate the overall requirements of the Government's Localism legislation and work with communities to develop plans for their community

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

None in relation to this decision.

## **Equality and Diversity Implications**

The Council's Equality Objectives and the General Equality Duty have been considered in the assessment of this nomination. There are no implications requiring action arising from this decision.

**Background papers:** None

**Appendix 1 – Community Right to Bid Assessment – “The Lord Poulett Arms”, High Street, Hinton St George, TA17 8SE**

|                              |  |   |  |                                |
|------------------------------|--|---|--|--------------------------------|
| <b>Name of Property/Land</b> | “The Lord Poulett Arms”, High Street at Hinton St George, TA17 8SE   |   | <b>Date of decision</b>  | 28 <sup>th</sup> November 2014 |
|                              |  |   | <b>Area Development Manager</b>                                  | Andrew Gillespie               |
|                              | <b>Detail</b>  | <b>Community Right to Bid Criteria</b>  | <b>Fits Criteria Y/N</b>   |                                |
| <b>Nominating Body</b>       | Hinton St George Parish Council  | Does the nominating body fit the definition of a ‘Community Interest Group?’  | Yes. A parish council is an expressly named eligible group.      |                                |
| <b>Area of interest</b>      | Hinton St George and the surrounding area  | Does the nominating body have a ‘local connection’? IE: Are its activities wholly or partly concerned with the South Somerset area or with a neighbouring authority (which shares a boundary) and Is any surplus it makes wholly or partly applied for the benefit of the South Somerset area or a neighbouring authority’s area? | Yes. Hinton St George parish is within South Somerset.           |                                |
| <b>Use in recent past</b>    | “The Lord Poulett Arms”, High Street, Hinton St George   | Does the current use of the property or its use in the ‘recent past’ (ie. the past 5 years) further the social wellbeing and interests of the local community?  | Yes. Its current use is as a public house.                       |                                |
| <b>Proposed Future Use</b>   | The current usage would continue i.e. as a car park  | Does the proposed continued use (or in the next 5 years) further the social wellbeing and interests of the local community?   | Yes. To be determined but ideally to retained as a public house. |                                |
| <b>Conclusion</b>            | Hinton St George Parish Council is an eligible body to make this nomination, and the property history and proposed future use appear to fit the criteria established by the Localism Act and its associated guidance. Further advice was sought from Locality (the Government’s appointed advisory body) which confirmed this assessment. The ward member and Area Chairman have been consulted and support this assessment. |   |  |                                |
| <b>Decision</b>              | “The Lord Poulett Arms”, High Street, Hinton St George, TA17 8SE is to be added to the SSDC Register of Assets of Community Value.   |   |  |                                |

**Appendix 2 – Community Right to Bid Assessment – “The Car Park” at Green Street/Hinton Close at Hinton St George**

|                              |  |   |  |                                |
|------------------------------|--|---|--|--------------------------------|
| <b>Name of Property/Land</b> | “The Car Park”, at Green Street/Hinton Close at Hinton St George, TA17   |   | <b>Date of decision</b>                                      | 28 <sup>th</sup> November 2014 |
|                              |  |   | <b>Area Development Manager</b>                              | Andrew Gillespie               |
|                              | <b>Detail</b>  | <b>Community Right to Bid Criteria</b>  | <b>Fits Criteria Y/N</b>                                     |                                |
| <b>Nominating Body</b>       | Hinton St George Parish Council  | Does the nominating body fit the definition of a ‘Community Interest Group?’  | Yes. A parish council is an expressly named eligible group.  |                                |
| <b>Area of interest</b>      | Hinton St George and the surrounding area  | Does the nominating body have a ‘local connection’? IE: Are its activities wholly or partly concerned with the South Somerset area or with a neighbouring authority (which shares a boundary) and Is any surplus it makes wholly or partly applied for the benefit of the South Somerset area or a neighbouring authority’s area? | Yes. Hinton St George parish is within South Somerset.       |                                |
| <b>Use in recent past</b>    | “The Car Park”, at Green Street/Hinton Close at Hinton St George   | Does the current use of the property or its use in the ‘recent past’ (ie. the past 5 years) further the social wellbeing and interests of the local community?  | Yes. Its current use is as a car park.                       |                                |
| <b>Proposed Future Use</b>   | The current usage would continue i.e. as a car park  | Does the proposed continued use (or in the next 5 years) further the social wellbeing and interests of the local community?   | Yes. To be determined but ideally to retained as a car park. |                                |
| <b>Conclusion</b>            | Hinton St George Parish Council is an eligible body to make this nomination, and the property history and proposed future use appear to fit the criteria established by the Localism Act and its associated guidance. Further advice was sought from Locality (the Government’s appointed advisory body) which confirmed this assessment. The ward member and Area Chairman have been consulted and support this assessment. |   |  |                                |
| <b>Decision</b>              | “The Car Park”, at Green Street/Hinton Close at Hinton St George is to be added to the SSDC Register of Assets of Community Value.   |   |  |                                |

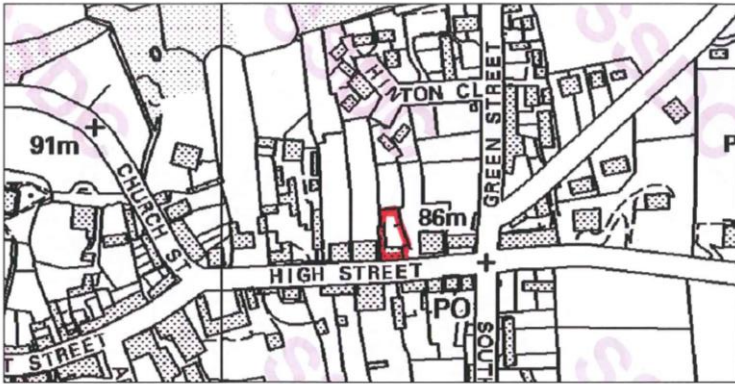
**Appendix 3 – Community Right to Bid Assessment – “School House and Playing Fields”, West Street, Hinton St George, TA17 8SA**

|                              |  |   |   |                                |
|------------------------------|--|---|---|--------------------------------|
| <b>Name of Property/Land</b> | “School House and Playing Fields”, West Street, Hinton St George, TA17 8SA   |   | <b>Date of decision</b>   | 28 <sup>th</sup> November 2014 |
|                              |  |   | <b>Area Development Manager</b>   | Andrew Gillespie               |
|                              | <b>Detail</b>  | <b>Community Right to Bid Criteria</b>  | <b>Fits Criteria Y/N</b>  |                                |
| <b>Nominating Body</b>       | Hinton St George Parish Council  | Does the nominating body fit the definition of a ‘Community Interest Group?’  | Yes. A parish council is an expressly named eligible group.                         |                                |
| <b>Area of interest</b>      | Hinton St George and the surrounding area  | Does the nominating body have a ‘local connection’? IE: Are its activities wholly or partly concerned with the South Somerset area or with a neighbouring authority (which shares a boundary) and Is any surplus it makes wholly or partly applied for the benefit of the South Somerset area or a neighbouring authority’s area? | Yes. Hinton St George parish is within South Somerset.                              |                                |
| <b>Use in recent past</b>    | “School House and Playing Fields”, West Street, Hinton St George   | Does the current use of the property or its use in the ‘recent past’ (ie. the past 5 years) further the social wellbeing and interests of the local community?  | Yes. Its current use is as a school and playing fields.                             |                                |
| <b>Proposed Future Use</b>   | The current usage would continue i.e. as a School with Playing Fields  | Does the proposed continued use (or in the next 5 years) further the social wellbeing and interests of the local community?   | Yes. To be determined but ideally to retained as a school house and playing fields. |                                |
| <b>Conclusion</b>            | Hinton St George Parish Council is an eligible body to make this nomination, and the property history and proposed future use appear to fit the criteria established by the Localism Act and its associated guidance. Further advice was sought from Locality (the Government’s appointed advisory body) which confirmed this assessment. The ward member and Area Chairman have been consulted and support this assessment. |   |   |                                |
| <b>Decision</b>              | “School House and Playing Fields”, West Street, Hinton St George, TA17 8SA is to be added to the SSDC Register of Assets of Community Value.   |   |   |                                |

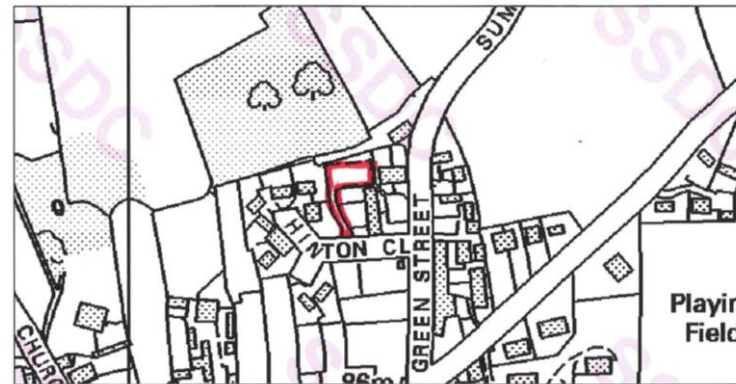


Appendix 4

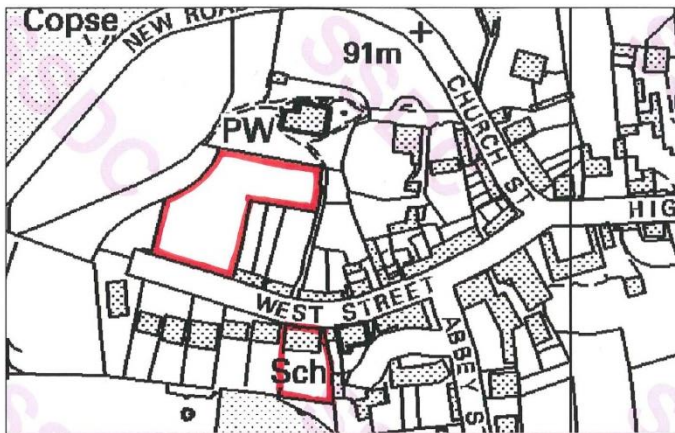
“The Lord Poulett Arms”, High Street, Hinton St George, TA17 8SE



“The Car Park” at Green Street/Hinton Close at Hinton St George



“School House and Playing Fields”, West Street, Hinton St George, TA17 8SA





# Agenda Item 13

## Schedule of Planning Applications to be Determined by Committee

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

### Purpose of the Report

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

### Recommendation

Members are asked to note the schedule of planning applications.

**Planning Applications will be considered no earlier than 7.00 pm.**

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

| SCHEDULE      |           |              |   |  |                         |
|---------------|-----------|--------------|---|--|-------------------------|
| Agenda Number | Ward      | Application  | Brief Summary of Proposal   | Site Address   | Applicant               |
| 14            | BLACKDOWN | 14/05030/FUL | The erection of 1 No. detached dwellinghouse (revised application).   | Land North of Classet House, Frog Lane, Combe St Nicolas | Mrs Julie Gray          |
| 15            | EGGWOOD   | 14/04200/FUL | Alterations and conversion of redundant mill site to residential to include 23 No. converted to residential units and 22 No. new build dwellings (total 45 No. residential units), demolition of factory buildings including portions of listed buildings and altered vehicular access to Tail Mill Lane. | Tail Mill, Tail Mill Lane, Merriott                      | Zero C Holdings Limited |

|    |         |              |  |                                     |                         |
|----|---------|--------------|--|-------------------------------------|-------------------------|
| 16 | EGGWOOD | 14/04201/LBC | Alterations and conversion of redundant mill site to residential to include 23 No. converted to residential units and 22 No. new build dwellings (total 45 No. residential units), demolition of factory buildings including portions of listed buildings and altered vehicular access to Tail Mill Lane | Tail Mill, Tail Mill Lane, Merriott | Zero C Holdings Limited |
|----|---------|--------------|--|-------------------------------------|-------------------------|

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.

# Agenda Item 14

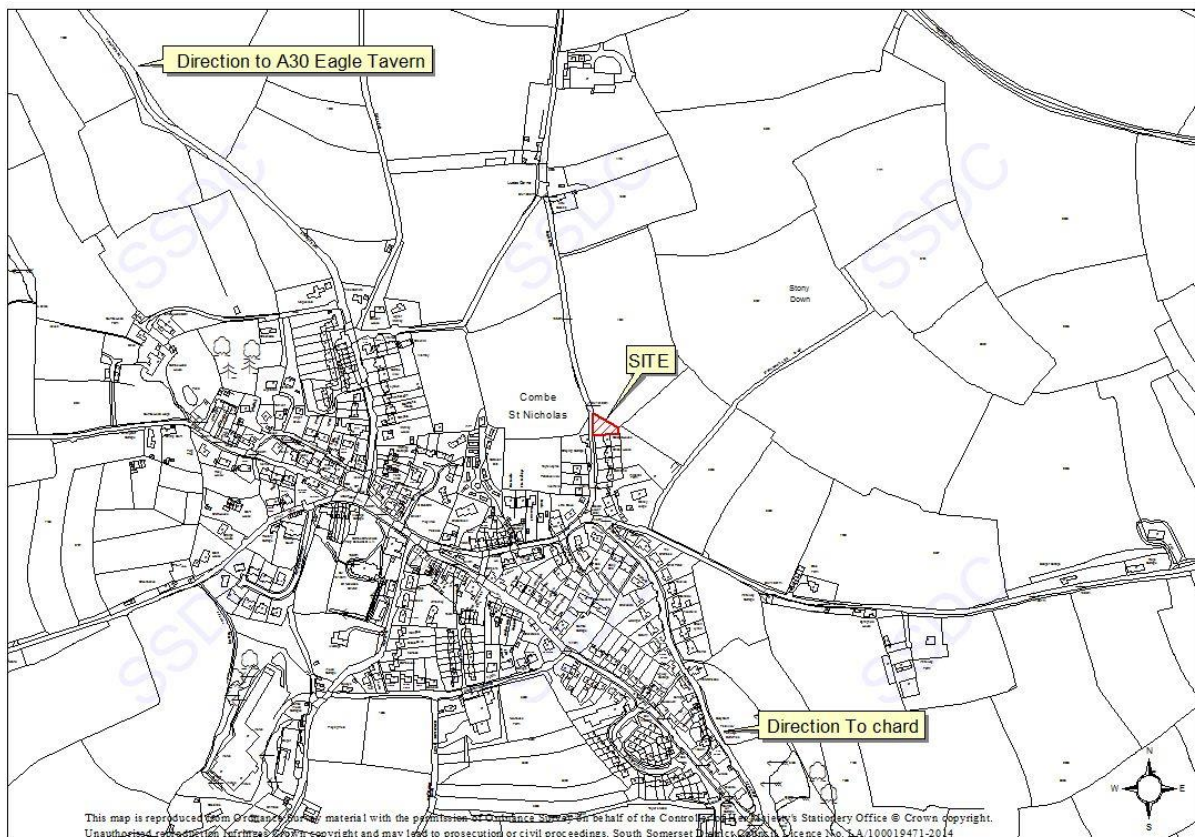
## Officer Report On Planning Application: 14/05030/FUL

|                                       |  |
|---------------------------------------|--|
| <b>Proposal:</b>                      | The erection of 1 No. detached dwellinghouse (revised application). (GR 330434/111420) |
| <b>Site Address:</b>                  | Land North Of Classet House Frog Lane Combe St Nicholas                                |
| <b>Parish:</b>                        | Combe St Nicholas  |
| <b>BLACKDOWN Ward (SSDC Member)</b>   | Cllr R Roderigo  |
| <b>Recommending Case Officer:</b>     | Linda Hayden<br>Tel: 01935 462534 Email:<br>linda.hayden@southsomerset.gov.uk          |
| <b>Target date:</b>                   | 5th January 2015   |
| <b>Applicant:</b>                     | Mrs Julie Gray   |
| <b>Agent:<br/>(no agent if blank)</b> | Greenslade Taylor Hunt 1 High Street<br>Chard<br>Somerset<br>TA20 1QF                  |
| <b>Application Type:</b>              | Minor Dwellings 1-9 site less than 1ha   |

### REASON FOR REFERRAL TO COMMITTEE

This application is referred to Committee at the request of the Ward Member, with the agreement of the Chairman to enable the issues raised to be fully debated.

### SITE DESCRIPTION AND PROPOSAL





The application site is a field situated to the north of a property called 'Classet House' to the east of Combe St Nicholas. The site is roughly triangular and sits at a higher level than the road rising upwards from the roadside with mature hedging to the north. There is a detached house immediately to the south, with agricultural fields and Frog Lane to the other boundaries.

This is an application for the erection of a single three bedroom dwelling with parking to the front. This is a revised application following the refusal of an early consent for a similar development (14/02626/FUL). The plans have been revised so that the height of the proposed dwelling is slightly lower than that previously proposed; the design has been simplified (a traditional cottage is now proposed); and the dwelling now sits angled to Frog Lane. The proposed dwelling would be constructed with rendered elevations and brick quoins with double Roman clay tiled roof.

The site is outside of but directly abutting the defined development area of the village.

**HISTORY**

14/02626/FUL - The erection of 1 No. detached dwellinghouse. Refused 28/8/2014 by Area West Committee for the following reason:

'The proposed development by reason of its siting, design and layout would have an adverse overbearing impact on the adjacent property known as 'Classet House' to the detriment of the amenities of these adjoining occupiers contrary to Saved Policy ST6 of the adopted SSLP.'

## **POLICY**

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

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

The policies of most relevance to the proposal are:

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

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

### National Planning Policy Framework

Chapter 4 - Promoting sustainable transport  
Chapter 6 - Delivering a wide choice of high quality homes  
Chapter 7 - Requiring good design  
Chapter 11 - Conserving and enhancing the natural environment

## **CONSULTATIONS**

### **Combe St Nicholas Parish Council:**

'The original planning application was rejected because the dwelling was too far in front of the current building line, Councillors still feel it projects too much. The angle now could be even worse. The Parish Councillors recommend refusal as it is not very much different to the original.'

### **County Highway Authority:**

Standing Advice applies.

### **Landscape Officer:**

Satisfied that the proposal works are within the parameters originally set out, and has no further issues to raise. However, suggests it may be worthwhile seeking a view from the Tree Officer with regard to safeguarding the hedgerow.

(Officer Note: The Tree Officer investigated this site at pre-application stage and advised that the hedge has been poorly maintained in recent years. He advised the applicants to restore the hedgerow back to a traditional regime of management (coppicing and relaying) as this would then significantly reduce the root protection area; the hedge would then present a minimal constraint to development of the site. The Design and Access Statement confirms that the hedge has been laid.)

## **REPRESENTATIONS**

Two letters of objection have been received making the following comments:

- The previous application was unanimously refused due to being overbearing to Classet House.
- The revised plans have made little difference to the height in relation to Classet House.
- The size is just the same but just twisted to suit; it is still some 2 metres + in front of Classet House.
- There is the lack of parking area which makes it more dangerous entering onto the lane. Seems that there is not enough turning space which means reversing on a busy lane.
- Proposal would allow for a direct view to opposite property 'Grayling.'
- The plot due to its size/shape/position is not suitable for any development.
- Question the response of the Landscape Architect who originally supported a single storey solution.

## **CONSIDERATIONS**

### **Principle of Development**

The application site is located outside but immediately adjacent to the development area for Combe St Nicholas as defined by the South Somerset Local Plan where, under the requirements of Policy ST3, new residential development is usually strictly controlled. Beyond this it should be acknowledged that the 2006 plan is now out of date and only those policies that are compliant with the aims of sustainable planning as set out within the NPPF have been saved. Whilst the emerging local plan has yet to be adopted, Policy SS2 has not been queried by the local plan inspector or challenged in the course of the local plan suspension and was not debated at the recent re-opening of the local plan inquiry. Accordingly, for the purpose of this application, it is considered that the general thrust of Policy SS2 and the NPPF's support for sustainable development should be balanced against the historic interpretation of Policy ST3 which weighs heavily against unwarranted development outside settlement boundaries.

Given these circumstances, the proposal to construct a single dwelling should be considered on its own merits. From a sustainability perspective, the site is within walking distance of the centre of the village where services such as a village primary school, hall, shop and pub can be found. The site physically abuts the development area with existing built development immediately to the south. The current application site is not considered to be an important gap within the streetscene and its development raises no substantive landscape or visual amenity concerns. On this basis, the proposed development is considered to represent a sustainable form of development that raises no other significant harm and to therefore be acceptable in principle.

### **Visual Amenity**

Given the close relationship of the site with the existing built form to the south and west the principle of developing this site raises no strong landscape objection. Overall, given the proposed layout, orientation, size and amended design of the house, the scheme is considered to be in keeping with surrounding development. It is considered that provided an appropriate landscaping scheme is secured through a condition the development raises no significant visual amenity concerns.



## **Residential Amenity**

The plans have been amended in order to address the issues raised in the reason for refusal. The design of the property has been amended to a more simple design with the removal of the rear gable projections and the integral double garage. The proposal is slightly lower than the original proposal and the dwelling has been rotated so that it now sits at an angle to Frog Lane and does not project so far in front of the adjacent property 'Classet House'.

Whilst it is noted that the proposed dwelling will still sit forward of the existing property 'Classet House', the distance has been reduced from the original proposal and the dwelling will be to the north of the existing dwelling. As such, it is not considered that there will be any unacceptable overshadowing of the existing property. With the proposed distance between the existing and proposed dwelling it is not considered that the impact of the new dwelling will be so overbearing as to justify refusal of the application.

There are no windows proposed on the elevation facing Classet House and whilst a set of steps are proposed to provide access to the higher rear garden it is not considered that these will result in unacceptable loss of privacy to the front garden of the neighbouring house, as all of the front gardens along the street are readily viewable from the street and neighbouring properties.

As such, it is not considered that the proposed dwelling would result in such a significant loss of amenity to the neighbouring dwelling as to justify refusal of this application.

## **Highways**

It has been established that the site is within a sustainable location and as such the remaining issue relates to the acceptability of the proposed access to the site.

The Design and Access Statement notes that the proposed visibility to the south is below the normal standard for a 30mph road. However, it is considered that due to the narrowness of the road and its lightly trafficked nature, it would be inappropriate to require the full visibility requirements at this site. In all other respects the proposals comply with the relevant standards and with appropriate conditions it is considered that the proposal will not prejudice highway safety in the locality.

## **Conclusion**

Notwithstanding the location of the site outside defined development limits, by virtue of its close physical relationship to existing built form and easy walking distance to nearby services it is considered to meet the aims of sustainable development as set out within the NPPF. For the reasons set out above, the development raises no substantive landscape, visual or residential amenity concerns and is not considered to be prejudicial to highway safety, in accordance with Policies ST5, ST6 and EC3 of the South Somerset Local Plan, and is therefore recommended for approval.

## **RECOMMENDATION**

Approve

01. Notwithstanding the location of the site outside defined development limits, by virtue of its close physical relationship to existing built form and easy walking distance to nearby services it is considered to meet the aims of sustainable development as set out within the

NPPF. For the reasons set out above, the development raises no substantive landscape, visual or residential amenity concerns and is not considered to be prejudicial to highway safety, in accordance with Policies ST5, ST6 and EC3 of the South Somerset Local Plan, and the aims and objectives of the NPPF.

**SUBJECT TO THE FOLLOWING:**

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No.'s 2004-PL-001 Rev D, 2004-PL-002 Rev C, 2004-PL-003 Rev C and 2004-PL-004 Rev B received 10 November 2014.

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

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

- a) particulars of the materials (including the provision of samples where appropriate) to be used for all external walls, roofs and chimneys;
- b) particulars of all boundary treatments and hard surfacing materials. Such details shall include the use of porous materials to the parking and turning areas;
- c) details of the recess, design, materials and external finish for all external doors, windows, boarding and openings, including detailed sectional drawings where appropriate;

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

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

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

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

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

06. There shall be no obstruction to visibility greater than 900mm above adjoining road level in advance of the visibility lines shown on Drawing No. 2004-PL-001 rev D received 10 November 2014. Such visibility shall be fully provided before the development hereby permitted is occupied and shall thereafter be maintained at all times.

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

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# Agenda Item 15

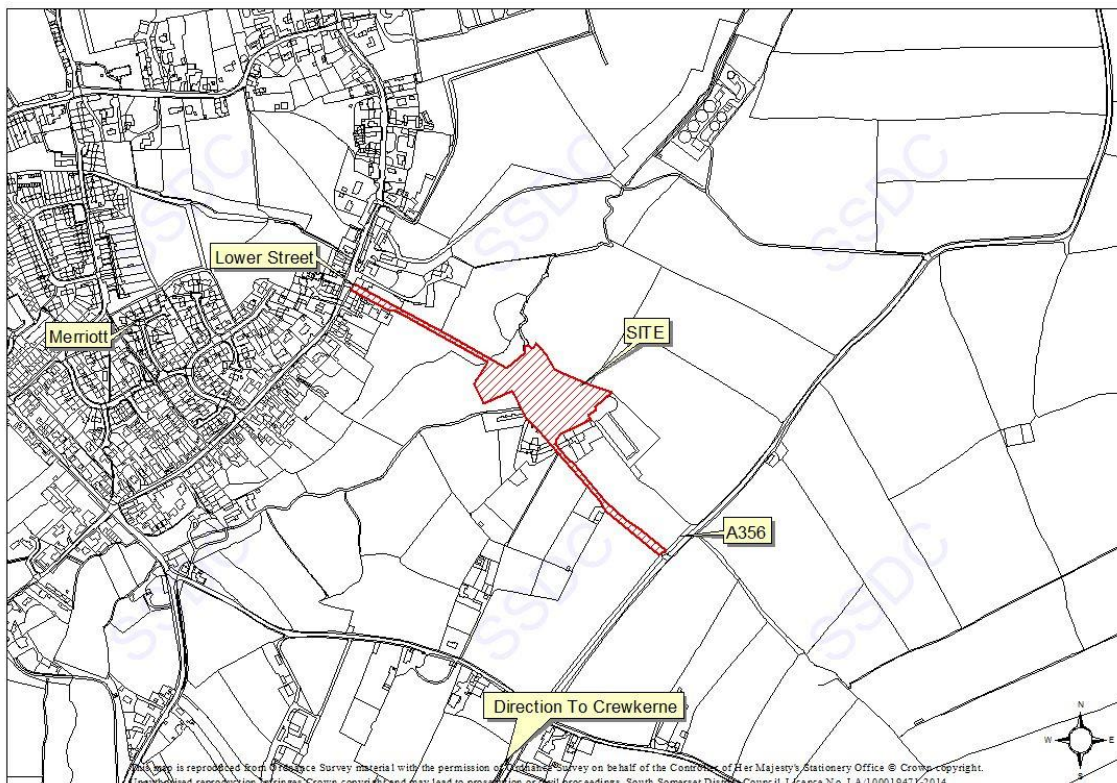
## Officer Report On Planning Application: 14/04200/FUL

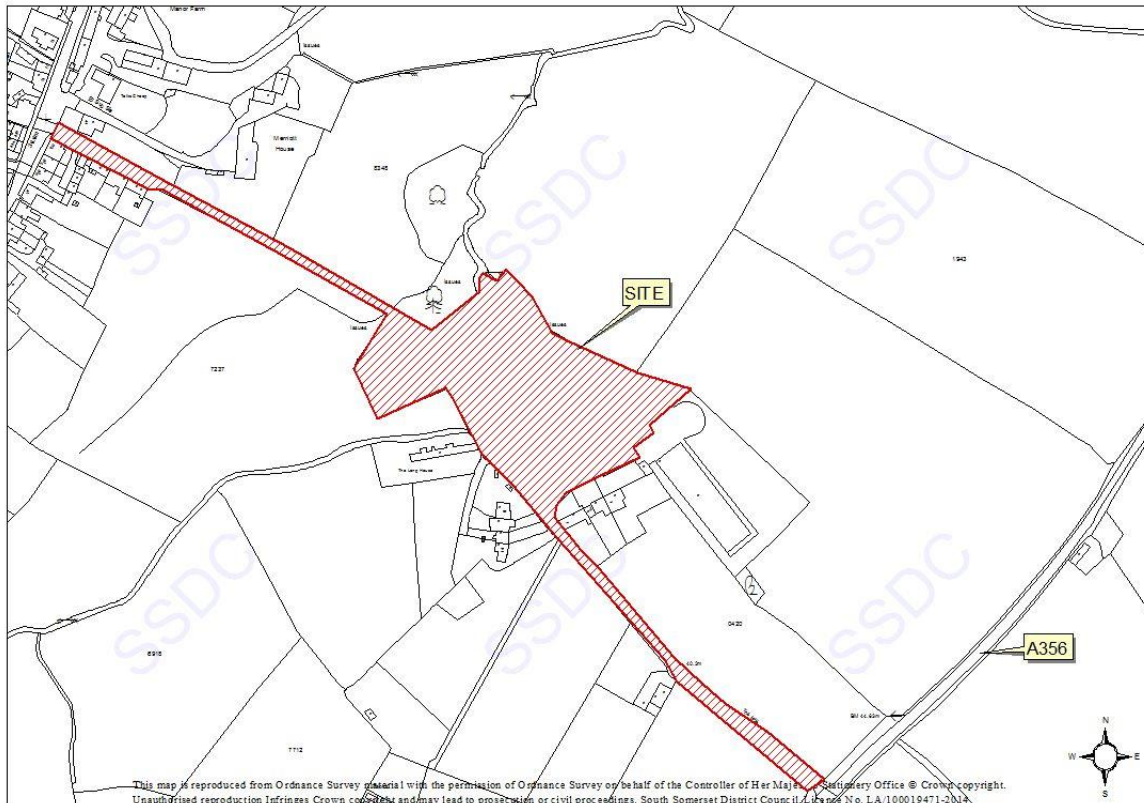
|                                   |  |
|-----------------------------------|--|
| <b>Proposal:</b>                  | Alterations and conversion of redundant mill site to residential to include 23 No. converted to residential units and 22 No. new build dwellings (total 45 No. residential units), demolition of factory buildings including portions of listed buildings and altered vehicular access to Tail Mill Lane. (GR 344893/112385) |
| <b>Site Address:</b>              | Tail Mill Tail Mill Lane Merriott  |
| <b>Parish:</b>                    | Merriott   |
| <b>EGGWOOD Ward (SSDC Member)</b> | Cllr P Maxwell   |
| <b>Recommending Case Officer:</b> | Linda Hayden Tel: 01935 462534<br>Email: linda.hayden@southsomerset.gov.uk   |
| <b>Target date:</b>               | 17th December 2014   |
| <b>Applicant:</b>                 | Zero C Holdings Limited  |
| <b>Agent: (no agent if blank)</b> | James Armitage Architects Great Bow Wharf, Bow Street, Langport, Somerset, TA10 9PN  |
| <b>Application Type:</b>          | Major Dwlgns 10 or more or site 0.5ha+   |

### REASON FOR REFERRAL TO COMMITTEE

This application for residential development is recommended for approval as a departure from saved policy ST3 of the South Somerset Local Plan which seeks to constrain development within Development Areas. However, the adopted local plan is increasingly out-of-date and policy ST3 is not consistent with the NPPF, as it is overly restrictive particularly in light of Paragraphs 54 and 55 of the NPPF, which aim to facilitate appropriate and sustainable housing. Accordingly, the application is referred to Committee to enable the justification for the development to be considered in light of the site specific issues.

### LOCATION





The Tail Mill complex comprises a range of former industrial buildings that sit to the west of Merriott. The site dates from the early 13th century when it was used as a corn and grist mill and has undergone various changes of use from sailcloth manufacturing through to munitions and plastic mouldings. It is understood that the majority of the older surviving buildings and structures on the site were developed between 1820 and 1930. Modern additions were erected from 1930 onwards when the plastic mouldings factory was established. There is a mill pond at the centre of the site and the buildings on the site include an early to mid-nineteenth century textile Mill with internal engine and boiler houses, four long mid-nineteenth century warehouses, a mid-nineteenth century north light shed and a late nineteenth/early twentieth century engine house. A large section of the site is located within the designated Merriott Conservation Area and the original historic factory buildings are grade II listed. The site also falls within Flood Zones 2 and 3.

The site is accessed from Tail Mill Lane, a private road that links the A356 with the village. The well-used walker's route, the Parrett Trail, also runs along Tail Mill Lane into the village. The section of track from the site towards Lower Street is in extremely poor repair and is virtually inaccessible by car due to the poor state of the surface.

## PROPOSAL

The application proposes the conversion, extension and part demolition of the existing industrial buildings into 23 residential units with the erection of a further 22 new build dwellings to the west of the site (2 no. 1 bedroom coach houses, 6 no. 2 bedroom houses, 18 no. 3 bedroom houses, 16 no. 4 bedroom houses and 3 no. 5 bedroom houses). The plans have been amended in order to address concerns raised by the Conservation Manager, English Heritage and other historic building groups. The site has a long planning history and there have been previous consents for residential conversion and new build properties none of which have been implemented. The commercial business that previously occupied the buildings (Merriott Plastics) has now left the site and relocated to Crewkerne. The buildings

are currently empty and many are now in a poor state of repair (they are included on the SSDC 'Listed Buildings at Risk' Register).

The application is accompanied by;

- Design and Access Statement
- Flood Risk Assessment
- Ecology Reports
- Heritage Statement
- Arboricultural Report
- Community Consultation Report
- Transport Assessment
- Geo-Environmental Investigation Report and Preliminary Remediation Strategy
- Statement on Economic Viability

An application for listed building consent has also been submitted (14/04201/LBC) and is considered on this agenda.

## **PLANNING HISTORY**

The application site has a very complex planning history. The previous occupants, Merriott Mouldings Ltd, submitted an outline application in 1990 for the erection of 36 new dwellings and the conversion of the mill buildings into 43 units together with the erection of a replacement factory. The housing element of that scheme was intended to partially finance the relocation of the works into the new factory building. The siting of the new factory building and the conversion of some of the buildings was agreed in principle by the Council after a Committee site meeting in 1991.

A number of subsequent proposals were submitted between 1991 and 1993 that reduced and revised the housing layout and numbers. In 1992 the Council produced a Development Brief for the site, which set out clear development guidelines for both the new factory building, and the residential development.

In 1993 the Council resolved to grant permission for the erection of 30 dwellings, the conversion of existing buildings into 21 dwellings and the erection of a new factory subject to the completion of a detailed Section 106 Agreement, which included the occupation of the factory, highway improvements, traffic calming measures, landscaping and reclamation and management of the pond. Negotiations commenced on that Agreement but they were never completed and the application was subsequently withdrawn.

In March 2000 the historic core of buildings on the site was included on the Statutory List of Buildings of Special Architectural and Historic Interest. The list description concludes by saying the following:

*"Tail Mill is a highly significant site in the history of the Somerset sailcloth industry, dating from the early 19th century. It is an evolved integrated textile factory, retaining characteristic structures from all periods of its development, including ancillary structures used for secondary and finishing processes. These, together with its mid-19th century weaving shed, and the very clear evidence of both water and steam power provision from an unusually complete and coherent survival, which despite 20th century alterations clearly demonstrates the major phases of development of a significant branch of the textile industry of South West England."*

In 2007 planning permission and listed building consent were granted (02/01696/FUL and

02/01698/LBC) for the demolition of ancillary buildings, conversion of former mill buildings to 33 residential units; the erection of 10 new dwellings, improved junction arrangements onto A356 and the erection of a new employment building. This was subject to a s106 agreement that required:-

- the factory to be built prior to the occupation of any dwelling
- new junction at junction of Tail Mill/A356
- improvements to condition of Tail Mill Lane
- upgrading of southern end of Tail Mill to accommodate HGV's
- scheme to include measures to prevent HGV's accessing factory from the Merriott side
- creation of a footpath alongside Tail Mill Lane

A further application and listed building consent (07/02775/FUL and 07/02799/LBC) were approved in 2008 which allowed for the conversion of the existing factory buildings and the erection of new dwellings to form 52 units together with alterations/improvements to access road, junction and other associated works. The planning permission was subject to a supplemental agreement in association with the previous s106 that was signed in connection with the early permissions (02/01696/FUL and 02/01698/LBC).

## **POLICIES**

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

### South Somerset Local Plan

- Policy ST3: Control over development in the countryside
- Policy ST4: Conversion of buildings
- Policy ST5: Quality of development
- Policy ST6: Landscape and Architectural Design
- Policy ST7: Outdoor play space
- Policy ST10: Planning Obligations
- Policy EC3: Landscape Protection
- Policy EC8: Protected species
- Policy EH1: Conservation Areas
- Policy EH2: Demolition of Buildings in Conservation Areas
- Policy EH3: Listed Buildings
- Policy EH4: Demolition of Listed Buildings
- Policy EH5: Development proposals affecting setting of Listed Buildings
- Policy EH12: Archaeology
- Policy EP5: Contaminated land
- Policy EU4: Water Supply
- Policy EU6: Watercourse protection
- Policy HG4: Density
- Policy CR2: Open space provision
- Policy CR3: Off Site provision
- Policy CR9: Rights of way

### National Planning Policy Framework:

#### Chapters:

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

10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment

Conservation Areas and Listed Buildings in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 66: LPA shall have special regard to the desirability of preserving listed buildings or keeping any features of special architectural or historic interest

Section 72: The LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area

## **CONSULTATIONS**

### **Merriott Parish Council:**

- There has been a lack of consultation with residents. A meeting was arranged but not well published within the village.
- Issues for Highways on the site access and egress for contractors and later for residents. Tail Mill Lane is an unadopted road classified as a bridle way. The residents wish for it to remain as such and for a bollard to be placed after the last house to limit traffic. Traffic should be diverted away from the village core.
- This is a prestigious development that will have impact on the village services, school and amenities and should therefore be favourable considered for Section 106. The Village Plan clearly states the need for any development to have the financial infrastructure to support it.
- The Village Plan also states that there is a need for low cost and social housing in the village. There is none within this 45 house development when much smaller sites are required to make such provision. This needs to be addressed.
- What provision is being made for the Parrett Trail which crosses this site?

In principle the development/planning is supported BUT the issues above need to addressed.

### **Highway Authority:**

The County Highway Authority advises that they have been heavily involved in the previous approvals for redevelopment at the site. They make comments under the following headings:

#### *Primary Access (A356)*

The County Highway Authority notes that the existing access onto the A356 is substandard in terms of width and vehicular visibility but appreciate that the existing access serves the existing industrial complex and a number of dwellings. Whilst a new right hand turn lane is no longer proposed the County Highway Authority feel that the proposed improvements to the access are acceptable given that the proposed traffic flows are under the threshold requiring the provision of a right-hand turn lane.

They note that the proposal will provide improvements to visibility which are commensurate with the requirements of a 50mph road as advised in the Design Manual for Road and Bridges. They recommend a condition to ensure that the visibility splay is kept free of obstruction.

Private access road - the County Highway Authority are concerned about the limited number



of passing bays along the access road and the lack of clarity with regard to turning for refuse vehicles but do not recommend refusal on this basis, these matters can be dealt with through the course of the works.

The applicant will be required to enter into a Section 278 agreement with regard to proposed highways works that will also require information relating to the 'Deed of Title'.

#### *Secondary Access (Lower Street)*

Advise that the County mapping system indicates that there is a large section of highway verge which provides suitable vehicular visibility when emerging onto Lower Street.

They note that there is potential for the access to be utilised by the proposed residential development but they consider that the majority of trips would access the A356 access.

The County Highway Authority further note that the site has had previous approval for a large number of residential units that also utilised this access and when weighing up the previous approvals and the existing use of the site, on balance, the use of the Lower Street access is considered acceptable.

#### *Transport Assessment (TA)*

In terms of the TA, the CHA concludes that, based on National Guidance, the TA has sufficiently demonstrated that a right-hand turn lane at the A356 access is not necessary and there is no reason to recommend refusal of the application on traffic impact grounds.

#### *Rights of Way - Tail Mill Lane*

The County Highway Authority note that the development affects two public footpaths (CH 19/2 and CH 19/31) and the route is also the route of the regionally promoted 'River Parrett Trail'. They advise that the applicants will need to demonstrate that they have vehicular rights over the existing public footpath along Tail Mill Lane and any proposed alterations will need to be discussed with the Rights of Way Officer.

Proposed footway along Tail Mill Lane - It is proposed to improve access to the south by way of a proposed footway. The County Highway Authority advises that some form of agreement will be needed to cover this work and to seek contributions towards its future maintenance. It will also be necessary to divert the existing footpath onto the proposed footway.

The County Highway Authority note there is no footway proposed for the access to the north although some widening works, road humps and signage are proposed. They consider that the risks posed to pedestrians by the current development have to be considered in light of the historic vehicular use of the lane. It would be the preference of the County Highway Authority that there is no private vehicular access for new residents from the north given that no footway is provided and they request that the applicant consider preventing vehicular access from the north to any purchasers of the proposed properties; a lockable bollard would be required to enforce such a restriction. The County Highway Authority recognise however that private rights may exist and such restrictions may not be an option, in that case mitigation measures would be required.

The County Highway Authority note that the vehicular use of the Lane is the main reason for its degradation and the applicant will need to ensure future maintenance of the surface through conditions of sale/conveyance or formation of a Management Company.

The County Highway Authority recognise that the construction phase of the development will have a significant impact upon users of the footpaths and therefore require that the new footway be completed ahead of the main construction work. In addition, all construction traffic

should come and go via the southern access.

#### *Parking Provision*

The County Highway Authority note that there is shortfall in the provision of parking but given the distance to the publicly adopted highway they do not consider that the shortfall would detrimentally impact upon the surrounding highway network.

#### *Internal Site Layout*

The County Highway Authority advises that the internal layout of the site will be subject to the Advance Payments Code (APC) but some areas may be exempt.

They provide advice about the internal visibility splays and gradients that would be appropriate and note that careful consideration needs to be given to the accessibility of the site for refuse and emergency vehicles. It will also be necessary to consult with the County Highway Authority regarding surface water drainage/traffic calming; any proposals for adoption; and damage to carriageway.

#### *Travel Plan*

It is noted that most of the local facilities and amenities are within walking or cycling distance but the bus service is poor. The submitted Travel Plan Statement (TPS) is not considered acceptable at the current time but a new statement should be required by condition or s106.

The County Highway Authority conclude that they raise no objection to the proposed development subject to conditions relating to; provision of footway; parking areas to be kept clear; details of estate roads and associated highway infrastructure; provision of footpath/drive for each dwelling; network of cycleway and footpath connections; Travel Plan Statement; right of discharge for surface water; and Construction Environmental Management Plan (CEMP); protection of visibility.

#### **Conservation Manager:**

Had concerns about the original plans with regard to missing elements in Heritage Statement; over-domestication as a result of the proposed conversion of some of the historic buildings; and the need for better detailing of fenestration details. Further comments regarding the amended plans will be reported at the meeting.

#### **Landscape Officer:**

No landscape objection to the principle of the works providing a correct measure of landscape mitigation and management is conditioned. Concerned about the scale of the residential units on the western edge, defers to Conservation Manager's view as to how this issue is resolved.

#### **English Heritage:**

Had similar concerns as the Conservation Manager about the original plans, further comments regarding the amended plans will be reported at the meeting.

#### **Senior Historic Environment Officer (SCC):**

Recommends use of model condition requiring implementation of a programme of archaeological work.

**Somerset Industrial Archaeological Society:**

In response to original plans:

Generally fully support the applications which proposed sympathetic conversions of most of the buildings but ask that careful consideration be given to; future maintenance of chimney base to be incorporated in communal area; finding a suitable home of the hydraulic accumulator; archaeological investigation and recording; and careful monitoring or work.

**Environment Agency:**

Have no objection to the proposed development subject to conditions and informatives with regard to; scheme for flood conveyance under Tail Mill Lane; floor levels; flood resilience; surface water drainage; contamination; and Construction Environmental Management Plan.

**Community, Health and Leisure:**

Advises that the proposal would generate the requirement for an overall contribution of £231,313 (£5,140 per dwelling) to include contributions to both local and strategic facilities.

**Council's Ecologist:**

Providing limitations on lighting can be secured and subject to conditions has no objection as the mitigation strategy proposes; a purpose built 'bat house' of approx. 36m<sup>2</sup>; incorporation of bat roosting features in the conversions and new build properties; and a phasing plan to ensure bats aren't left without somewhere suitable to roost. The Ecologist advises that as the development will result in the destruction of bat roosts an assessment against the three Habitats Regulations tests will be required (considered under Ecology heading in 'Considerations').

**Natural England:**

Refer to their standing advice.

**Housing:**

Advise that 16 of the 45 units should be affordable units (11 social rent and 5 shared ownership).

**Environmental Protection Unit:**

Recommends the imposition of conditions with regard to contamination on the site.

**Principal Engineer:**

As the flooding issues at the site are quite complex defers to the EA.

**Wessex Water:**

Advise that:

- the site will be served by separate systems of drainage constructed to current adoptable standards
- close consultation will be required with their engineers to ensure a robust foul drainage strategy is agreed
- there should be no surface water connections to the public foul sewer system - they may

adopt elements of the surface water system in line with relevant legislation

- There is current adequate capacity within the existing water supply to serve the proposed development

#### **Climate Change Officer:**

Comments that photovoltaic arrays can be incorporated into such schemes. Suggests that this site would be ideal for a district wood heat installation.

### **REPRESENTATIONS**

Three letters of objection have been received in response to the original plans, the comments are:

- The proposed additional traffic and construction traffic is too much for the lane to take and measures need to be in place to minimise the impact.
- The first section of Tail Mill is an unadopted private lane and the actual description of the lane is in debate. It forms part of the historical Parrett Trail.
- According to deeds the lane at the junction with Lower Street is owned by the residential properties in the vicinity.
- Entrance to Tail Mill is narrow and only big enough for one car to pass; this is not suitable for 2-way traffic. This could cause a danger to pedestrians including school children.
- Residents in Tail Mill park outside their homes which further narrows the available road width
- Propose that the lane be made a no through road for vehicles with a bollard installed after No. 6 Tail Mill; access should be allowed for people on foot and horse only. Alternatively, the road should be made one-way with width restrictors to stop use by large vehicles.
- No construction traffic should use the Lower Street entrance.

Any further comments regarding the amended plans will be reported at the meeting.

### **CONSIDERATIONS**

#### **Principle:**

The impacts and benefits of the scheme are considered in light of the existing Local Plan, the NPPF and the emerging Local Plan. Particular reference should be made to NPPF Paragraph 14 where it states that where the development plan relevant policies are out of date, there should be a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In this case, the site is relatively well related to the existing settlement and the site can be considered as 'brownfield' and suitable for redevelopment. Although the site is outside a defined development area, it is considered that the principle of the residential development of this site is acceptable due to its close relationship with the village of Merriott which benefits from a number of services (e.g. primary school, convenience stores and post office). It is therefore considered that the proposal represents sustainable development.

It is also important to consider the future of these important listed buildings; the conversion of the listed buildings into residential use is felt to be the only realistic future use for the buildings. The relocation of the business (leaving the buildings empty) and has meant that the buildings are now in a poor state of repair and their condition is worsening. The erection of new dwellings is required as enabling development to provide sufficient funds to restore and convert these important listed.

### **Impact upon the Listed Building/Conservation Area:**

The site is made up of a complex of older historic buildings along with new modern additions. The Mill to the south-east of the site is a very important building that is both architecturally and historically significant. The proposals were subject to detailed pre-application advice and discussion and further meetings have been held with the applicant, English Heritage and the Conservation Manager which has led to the submission of the amended plans.

The proposals will require the removal of some sections of the main listed building notably the north-light building. Detailed discussions have taken place with the applicant with regard to the retention of part of this structure as it is considered to be a very important part of the history of the site. It has also been recognised that due to the design (notably the depth of the building) the conversion to residential use is not straightforward. As such, a compromise has been agreed whereby parts of the structure will be retained but there will also be a significant new build element of modern design to reflect the industrial character of this part of the site. This also applies to the Mill warehouse where additions are proposed at the rear to provide light to the deep interior. Otherwise, the main listed structures on the site are to be carefully converted with all important features retained and where possible enhanced. There are proposals for new openings but the amended plans have ensured that the buildings will not be overly domesticated and retain their industrial character. Overall, it is considered that the proposal has been subject to very thorough consideration and an acceptable scheme for the conversion of the buildings has been the result.

In terms of the proposed new housing, this will mainly be in the form of a courtyard with a mix of detached and terraced dwellings; 3 new dwellings are also proposed to the east of the main site. The properties are to be constructed in natural hamstone rubble and render with ashlar dressings and slate roofs. It is felt that the proposed arrangement will both respect the setting of the adjacent listed complex as well as accord with the local character in the vicinity. It is considered that the three new dwellings in the main body of the site are of an appropriately simple design and will respect the character of the surrounding listed buildings. The proposals are therefore considered to represent an enhancement of the conservation area as they will ensure an appropriate redevelopment of this redundant site.

### **Highway Safety:**

The County Highway Authority has carried out a thorough assessment of the proposal and is content that the application is acceptable in terms of its impact upon highway safety. Whilst it is no longer intended to provide a right hand turn lane from the A356 (as was required under previous approvals), the proposal is significantly different from previous proposals in that the factory has relocated and the commercial uses on the site have ceased. As such, the traffic generated by the current proposal is significantly less than that with previous approvals on the site. The proposal does include improvements to visibility at the access with the A356 and this is considered to be a benefit; the existing substandard access was/is used for both commercial traffic and occupiers of the existing residential properties along the lane.

In terms of the Lane itself this will be upgraded by the developer as it is clearly in need of repair, the County Highway Authority also consider this to be a benefit providing appropriate arrangements are put in place to secure future maintenance. This will include maintenance of the proposed traffic calming measures that will be installed along the Lower Street end of the Lane to reduce traffic speeds and protect users of the Lane. Local residents have raised issues about ownership of the Lane and the right of the applicant to gain access over the Lane at the Lower Street end. As yet, no evidence has been submitted to dispute the applicant's assertion that they have access over the entire lane. It is clear that the industrial site has been in existence for hundreds of years at the site and has derived access from both

Lower Street and the A356, in the circumstances, with the improvements to the Lane that will result from the redevelopment of the site it is not considered that the proposal could be refused on the basis of the right of access unless it can be proven that the applicant does not have such access rights.

Overall, the proposals are considered to be acceptable in terms of the potential impacts upon highway safety and have to be viewed in light of previous permissions and the existing commercial use that could be exploited on the site.

### **Economic Viability**

In the current economic climate, the issue of economic viability has become an increasingly important issue when assessing planning proposals. This is particularly true when assessing this proposal, in particular in relation to seeking planning obligations and the requirement to provide affordable housing. The government have made it clear in the NPPF that whilst planning obligations should be sought in order to make development acceptable and to mitigate for the impact of a development, local planning authorities should take account of changes in market conditions and, where appropriate, be flexible to prevent planned development being stalled.

In respect of this proposal, a viability report has been undertaken and submitted. The report concluded that the cost of delivering the scheme, in particular infrastructure and conversion costs are such that no planning obligations or affordable housing could be afforded. The Council instructed the District Valuer (DV) to assess the submitted viability report and to advise on the viability case put forward by the applicant. The DV has concluded that due to the extraordinary costs involved in converting listed property on the subject site this scheme was always accepted as being marginal in viability terms. The DV's analysis of the financing scheme and the inclusion of the s106 sports, arts and leisure contributions would result in a financial unviable scheme. The DV therefore concludes that the inclusion of s106 obligations, including affordable housing, will operate to increase scheme deficit and thereby further compromise financial viability.

Therefore, in light of the DV's advice it is not considered that it is possible to require any affordable housing or s106 contributions from this scheme. Whilst this is disappointing, it has to be recognised that it is very important to find a suitable re-use for these important listed buildings which are currently deteriorating.

### **Ecology:**

The Ecologist advises that:

*'An assessment against the three derogation tests of the Habitats Regulations 2010 is a legal requirement in the determination of this application. Permission can only be granted if all three derogation tests are satisfied. Such assessment should be included in the relevant committee or officer report. The tests are:*

- *the development must meet a purpose of 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'*
- *'there is no satisfactory alternative'*
- *the development 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range'.*

See appendix 1 for Natural England guidance on tests 1 and 2. I note sections 5.29-5.32 of the bat survey report include comments in this respect.

*In respect of test 3, I conclude that favourable conservation status is likely to be maintained. The mitigation measures detailed in section 5 of the 'Bat Survey and Mitigation Strategy' (Ecological Planning & Research Ltd, December 2014) are consistent with Natural England advice on mitigation (Bat Mitigation Guidelines, English Nature, 2004). Conditions will be used to secure the mitigation and compensation measures and the necessary limitations on lighting.*

Appendix 1: Natural England Guidance (WML-G24, 2010) on Habitats Regulations tests:

*22. When considering 'imperative reasons of overriding public interest, including those of a social and economic nature' Natural England will take into account whether the activities/developments are required to meet or provide a contribution to meeting a specific need such as:*

*the requirement to maintain the nation's health, safety, education, environment (sustainable development, green energy, green transport);  
complying with planning policies and guidance at a national, regional and local level;  
requirements for economic or social development (Nationally Significant Infrastructure Projects, employment, regeneration, mineral extraction, housing, pipelines, .etc.).*

*26. It should be recognised that there are always going to be alternatives to a proposal and, in terms of licensing decisions, it is for Natural England to determine that a reasonable level of effort has been expended in the search for alternative means of achieving the development whilst minimising the impact on the EPS. In other words, Natural England expects the applicant to demonstrate that alternatives have been considered, explain what those alternatives were, and provide a justification for their decisions to select their preferred option and discount the others as satisfactory. As part of the process we always require the applicant to have considered the 'do nothing' scenario.*

*29. Natural England also expects the applicant to demonstrate that they have taken reasonable steps to minimise the impacts of a development on EPS. These steps or measures might include (for example) alternative timing of actions, development designs and layouts, and sites.*

*27. A proportionate approach is adopted in considering the feasibility of alternative solutions relative to the degree of likely impact. The greater the impact of the proposal on the species, the more evidence Natural England would expect to see from the applicant in order to be able to satisfy itself that there is no satisfactory alternative to the one being proposed.'*

In the case of the first and second tests, it is considered that the ecological impact has to be weighed against the need to find a suitable reuse for these buildings. Appropriate mitigation is proposed to deal with the protected species on the site and as such the proposal is considered to accord with the relevant tests.

### **Flooding Issues:**

The Environment Agency is satisfied that provided appropriate conditions are imposed, the development would not be at risk from flooding or create flooding issues elsewhere. Furthermore the issue of contaminated land is to be addressed through relevant conditions.

## **Neighbour Amenity:**

It is considered that the proposed dwellings will not have a significant impact upon the amenity of neighbouring properties. The new dwellings are some distance from other properties whilst the conversions of the existing buildings have to be viewed in light of the existing commercial use that could be exploited on the site.

## **Other Matters**

The Parish Council have raised issues regarding the consultation undertaken by the applicants. The application documents advise that a question and answer session was undertaken on the 23 July 2014 with 22 residents in attendance. The developer advises that further meetings have been held with residents who could not attend the July meeting.

## **Summary**

This site has a lengthy history of permissions for conversions and new building dwellings which unfortunately have never been implemented. The relocation of the business from the site has left the buildings to deteriorate and whilst it is possible to secure appropriate maintenance it is also important to find a suitable re-use for the buildings. It is felt that the proposed scheme will provide a suitable residential re-use that respects the character of the existing industrial complex whilst recognising that some demolition will be required to facilitate the re-use and ensure that the units will be of saleable quality. The proposed new dwellings are considered to be well designed and will make an appropriate contribution to the conservation area.

The proposal has been thoroughly considered by the County Highway Authority and found to be acceptable in terms of its impact upon highway safety. The Environment Agency has considered the flooding and contaminated land issues and found the proposal to be acceptable. Furthermore, the proposal is considered to be acceptable in terms of the impacts upon local ecology.

## **RECOMMENDATION**

Approve

01. The proposed conversions and residential development by reason of their design, layout and appropriate reuse of listed buildings will preserve the character and appearance of the listed and historic buildings on site and the Conservation Area, would not adversely harm highway safety or the amenity of adjoining residents. The application has satisfactorily dealt with the flooding issues at the site. Furthermore the proposal will secure the re-use of important redundant listed and historic buildings. Suitable mitigation will be provided for ecological interests. The scheme is therefore in accord with saved policies ST3, ST4, ST5, ST6, ST10, EC3, EC8, EH1, EH2, EH3, EH4, EH5, EP5, EU4, EU6, HG4, CR2, CR3 and CR9 of the South Somerset Local Plan 2006 and the Core planning Principles and Chapters 4, 6, 7, 10, 11 and 12 of the NPPF.

## **SUBJECT TO THE FOLLOWING:**

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

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



02. The development hereby permitted shall be carried out in accordance with the approved plans as detailed on the Document Issue Register 007 received 16 December 2014 and Drawing No.'s 001 and 002 from LvW Highways dated 08.08.2014.

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

03. No dwelling shall be occupied unless those buildings that are not identified for retention have been wholly removed from the site, in accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area and safeguard amenity and to accord with policies ST5 and ST6 of the South Somerset Local Plan 2006.

04. No development approved by this permission shall be commenced until a detailed scheme for improved flood conveyance under the Tail Mill Lane (to the north west of the development site) has been submitted to and approved in writing by the Local Planning Authority.

Reason: The proposals for the development on the western side of the site depend on this to reduce flood levels in the vicinity and ensure the development is safe.

05. Floor levels shall be set at least 300mm above the relevant 1 in 100 year including climate change flood level, as given in Table 4.2 of the Flood Risk Assessment from SLR Consulting Limited dated December 2007, reference 405.01592.00002.

Reason: To protect the development from flooding in accordance with Chapter 10 of the NPPF.

06. No development approved by this permission shall be commenced until a scheme for flood resilience in the design and construction of the development has been submitted to and approved in writing by the Local Planning Authority. (The detailed scheme must include flood resilience in the construction of buildings and the design of site contours/landscaping. For example, the flood flow path through the development site and drainage channel/cut-off trench along the western perimeter proposed in section 5.3 of the SLR FRA.)

Reason: To reduce the impact of any flooding on the development in accordance with Chapter 10 of the NPPF.

07. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works, including pollution prevention measures, has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall utilise Sustainable Drainage Principles and shall not result in an increase in the rate &/or volume of surface water discharge to the local land drainage system. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water management and to prevent pollution of the local water environment in accordance with Chapter 10 of the NPPF.

08. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the local planning authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.
1. A desk study identifying:
    - all previous uses
    - potential contaminants associated with those uses
    - a conceptual model of the site indicating sources, pathways and receptors
    - potentially unacceptable risks arising from contamination at the site
  2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.
  3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.
  4. A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

Any changes to these agreed elements require the express consent of the local planning authority.

Reason: To prevent pollution of controlled waters in accordance with Chapter 10 of the NPPF.

09. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment in accordance with Chapter 10 of the NPPF.

10. No work shall be carried out on site unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

Reason: In the interests of the special architectural and historic interests of the listed building and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

11. No work shall be carried out on site unless full details the new natural stonework walls, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details,

and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: In the interests of the special architectural and historic interests of the listed building and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

12. No work shall be carried out on site unless details of the design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

13. No work shall be carried out on site unless design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and details of all new cast metal guttering, down pipes, other rainwater goods, and external plumbing have been submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

14. The areas of rebuilding and demolition shall be restricted to that defined on the approved plans and shall not be enlarged without the prior express grant of Listed Building Consent. In the event that completion strictly in accordance with such approved plans shall become impracticable for whatever reason, work shall thereupon cease and only be re-commenced if and when consent has been obtained in regard to an amended scheme of works which renders completion of the scheme practicable.

Reason: In the interests of the special architectural and historic interests of the listed buildings and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

15. No work shall be carried out on site unless details of the roof lights have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

16. No work shall be carried out on site unless details of the lintels to all new openings, including those in any new build, and the treatment the surrounds of the window (sills and reveal depths) and doorway openings have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

17. No works are to be undertaken to any structural fabric/timbers until details of any alteration have been submitted to and approved in writing by the Local Planning Authority. The works will only be undertaken in accordance with the agreed details, and if found to be impracticable will cease until an alternative has been agreed. Any intervention into historic fabric will be minimal with the introduction of additional timber or steel to the structure always being preferred to the replacement of timber.

Reason: In the interests of the special architectural and historic interests of the listed buildings and in accordance with policy EH3 of the South Somerset Local Plan 2006.

18. No work shall be carried out on site unless details of all new services to all bathrooms, kitchens etc., including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and in accordance with policy EH3 of the South Somerset Local Plan 2006.

19. No works shall be carried out to the doors and windows of the existing listed buildings that are to be converted unless details of any repairs or refurbishment have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

20. All new external walls and alterations and making good to existing walls shall be constructed and carried out in matching natural materials (including the matching of pointing and coursing) samples of which shall have been submitted to and approved in writing by the Local Planning Authority before any of the development hereby permitted is commenced. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

21. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local Planning Authority before any work on the development hereby permitted is commenced. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

22. No work shall be carried out on site unless details of the proposed insulation for the buildings to be converted have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

23. All electrical and telephone services to the development shall be run underground. All service intakes to the dwelling(s) shall be run internally and not visible on the exterior. All meter cupboards and gas boxes shall be positioned on the dwelling(s) in accordance with details, which shall have been previously submitted to and approved in writing by the local planning authority and thereafter retained in such form. On (all) buildings satellite dishes shall be of dark coloured mesh unless fixed to a light coloured, rendered wall, in which case a white dish should be used. Satellite dishes shall not be fixed to the street elevations of the buildings or to roofs. All soil and waste plumbing shall be run internally and shall not be visible on the exterior unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure that the development accords with the character of the conservation area in accordance with Policy ST6, EH1 and EH5 of the South Somerset Local Plan 2006.

24. Details of the surface treatment for all open areas on the site shall be submitted and approved in writing by the District Planning Authority before any development is commenced on site and the development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

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

Reason: In the interests of visual amenity and to accord with ST5, ST6 and EH1 of the South Somerset Local Plan 2006.

26. No works shall commence unless a scheme for the management of the Mill Pond have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of clearance, restoration and planting together with an implementation programme. The development shall thereafter be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and biodiversity and to accord with EH1, ST5 and ST6 of the South Somerset Local Plan 2006.

27. No dwelling shall be occupied unless provision has been made for waste and recycling collection, details of which shall have been submitted to and approved in writing by the Local Planning Authority. The provision shall be carried out fully in accordance with the approved details and permanently maintained unless otherwise agreed in writing by the Local Planning Authority.

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

28. No work shall commence on any new dwelling or conversion of existing buildings until the junction, access and footpath links have been carried out in accordance with a design and specification to be approved in writing by the Highway Authority and Local Planning Authority and to be fully implemented in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority. (The provision of these works will require a legal agreement and contact should be made with the Highway Authority well in advance of commencing the works so that the agreement is complete prior to starting the highway works.)

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

29. The area allocated for parking on the submitted plan and shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

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

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

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

31. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied

shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

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

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

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

33. Prior to the commencement of the development, a Travel Plan Statement is to be submitted to and approved in writing by the Local Planning Authority. Such Travel Plan Statement should include soft and hard measures to promote sustainable travel as well as targets and safeguards by which to measure the success of the plan. There should be a timetable for implementation of the measures and for the monitoring of travel habits. The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should continue to be implemented as long as any part of the development is occupied.

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

34. No work shall commence on the development site until an appropriate right of discharge for surface water has been obtained before being submitted to and approved in writing by the Local Planning Authority. A drainage scheme for the site showing details of gullies, connections, soakaways and means of attenuation on site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

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

35. No development shall commence unless details of the proposed resurfacing and works to Tail Mill Lane (to include proposals for traffic calming and phasing of the works) have been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan and phasing unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and residential amenity in accordance with Policies ST5 and ST6 of the South Somerset Local Plan (2006).

36. No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:

- Pollution prevention measures
- Construction vehicle movements;
- Construction operation hours;

- Construction vehicular routes to and from site;
- Construction delivery hours;
- Expected number of construction vehicles per day;
- Car parking for contractors;
- Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
- A scheme to encourage the use of Public Transport amongst contractors; and
- Measures to avoid traffic congestion impacting upon the Strategic Road Network.

Reason: In the interests of preventing pollution and to protect residential amenity and highway safety and in accordance with Policies ST5 and ST6 of the South Somerset Local Plan (2006) and Chapter 10 of the NPPF.

37. The development hereby permitted shall not be commenced until a scheme for the maintenance of Tail Mill Lane and any communal open space (including the historic chimney base and hydraulic accumulator) shown on the submitted plan has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented fully on the completion of that proportion of the total development specified in the scheme and the Lane and the open space area shall thereafter be retained and maintained in complete accordance with the scheme.

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

38. The works hereby approved shall be implemented in accordance with the measures and timing detailed in section 5 of the 'Bat Survey and Mitigation Strategy' (Ecological Planning & Research Ltd, December 2014), as modified to meet the requirements of any 'European Protected Species Mitigation Licence' issued by Natural England, unless otherwise approved in writing by the local planning authority.

Each phase of the development shall not be occupied until confirmation, by a Natural England licenced bat consultant, that compensatory bat roosting features have been provided in accordance with the Bat Mitigation Strategy and/or the requirements of any 'European Protected Species Mitigation Licence' issued by Natural England, has been submitted to and approved in writing by the Local Planning Authority.

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

39. Prior to the commencement of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing to include:

Measures for the control of Himalayan Balsam on the site.

Management of vegetation in respect of compensation and enhancement provisions for bats.

The approved plan will be implemented in accordance with the approved details.

Reason: For the conservation and enhancement of biodiversity and bats in accordance with NPPF, and for the benefit of amenity.



40. No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: To ensure appropriate recording and protection of any archaeological assets on the site in accordance with Policy EH12 of the South Somerset Local Plan (2006).

41. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no garage/outbuilding shall be erected on the application site without the express grant of planning permission in respect thereof.

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

42. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modifications) no fences, gates or walls other than those agreed as part of the landscaping plan (Condition 24) shall be erected on the site without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the area and to accord with EH1, ST5 and ST6 of the South Somerset Local Plan.

43. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors and vents) shall be formed in the buildings without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the area and to accord with ST5, ST6 and EH1 of the South Somerset Local Plan 2006.

44. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to any of the dwellings (including enlargement/extension of roofs) without the prior express grant of planning permission.

Reason: In the interests of neighbour and visual amenity and to accord with ST5 and ST6 of the South Somerset Local Plan 2006.

**Informatives:**

01. The applicant/developer is advised that the Local Planning Authority is prepared to deal with each building on a case by case basis when it comes to the discharge of relevant conditions.
02. The applicant/developer's attention is drawn to the County Highway Authority's letter of 7 January 2014 with regard to the need for a Section 278 Agreement and various issues to do with the PROW.
03. Before this development can commence, a European Protected Species Mitigation Licence (under The Conservation (Natural Habitats, &c.) Regulations 2010) will be

required from Natural England. You will need to liaise with your ecological consultant for advice and assistance on the application for this licence. Natural England will normally only accept applications for such a licence after full planning permission has been granted.

The guidance of an ecologist or 'ecological clerk of works' is likely to be necessary, including periodic attendance on site, in order to oversee sensitive operations, to ensure compliance with Bat Method Statements and Natural England Licence conditions and to ensure that the correct mitigation is being installed during construction. It may be appropriate to include ecologically sensitive operations and mitigation in any Construction Environmental Management Plan.

04. The applicant/developer's attention is drawn to the advice contained within the Environment Agency's letter of the 24 October 2014 that gives further explanation of their requirements in relation to the planning conditions.

05. The Ecologist has requested that the lighting across the site be minimised. Where required, low level bollard lighting will be installed (e.g. in parking areas and courtyards). There should be no direct illumination of:

- newly created bat roosting features within the new development buildings;
  - the known commuting route between Buildings 14 and 11;
  - vegetation around these new roosting features; and
  - vegetation which links the roosting features to wider boundary habitat.
-

# Agenda Item 16

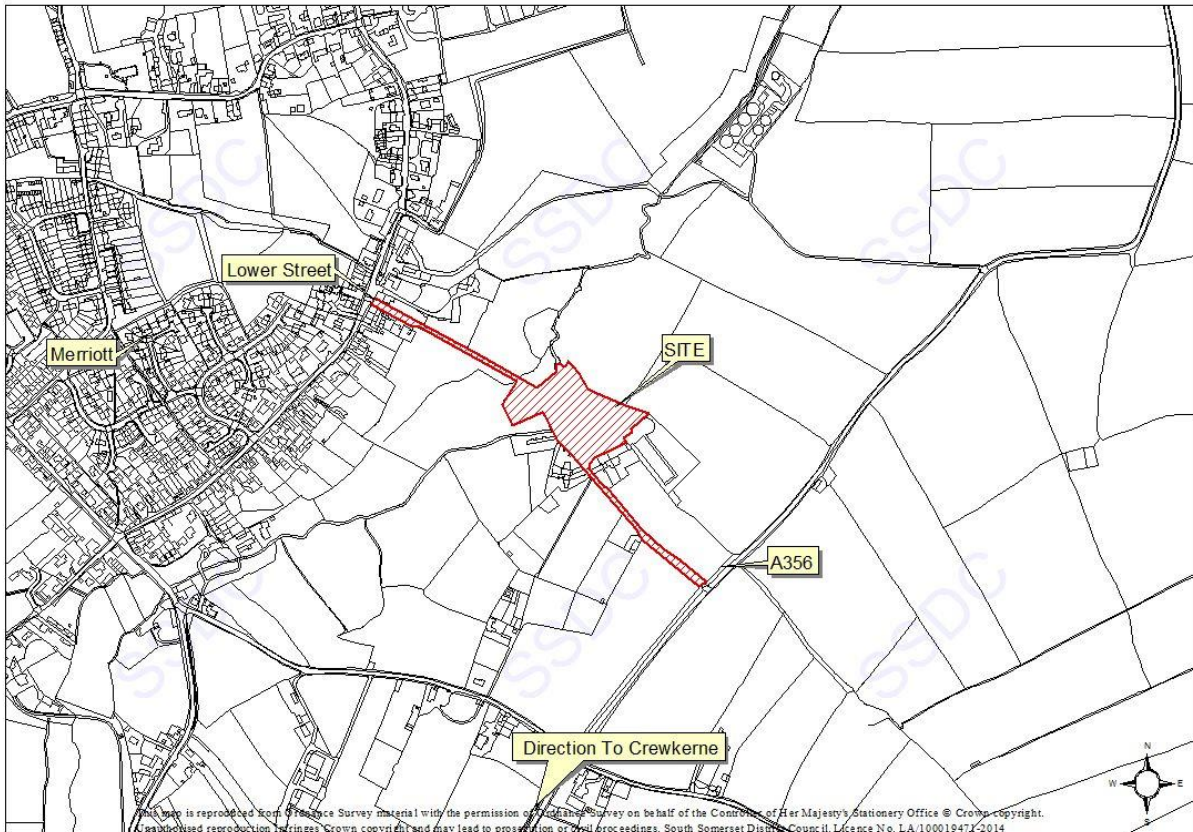
## Officer Report On Planning Application: 14/04201/LBC

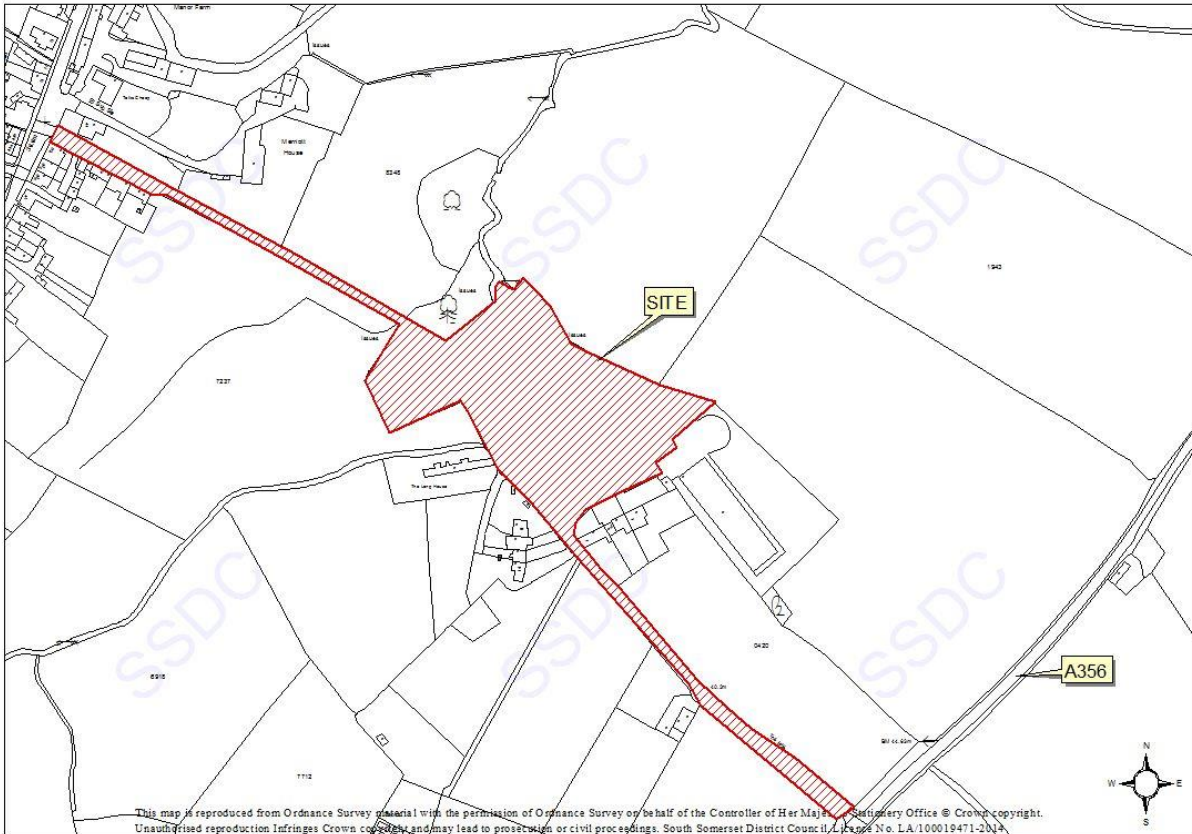
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|---------------------------------------|--|
| <b>Proposal:</b>                      | Alterations and conversion of redundant mill site to residential to include 23 No. converted to residential units and 22 No. new build dwellings (total 45 No. residential units), demolition of factory buildings including portions of listed buildings and altered vehicular access to Tail Mill Lane. (GR 344893/112385) |
| <b>Site Address:</b>                  | Tail Mill Tail Mill Lane Merriott  |
| <b>Parish:</b>                        | Merriott   |
| <b>EGGWOOD Ward (SSDC Member)</b>     | Cllr P Maxwell   |
| <b>Recommending Case Officer:</b>     | Linda Hayden<br>Tel: 01935 462534 Email:<br>linda.hayden@southsomerset.gov.uk  |
| <b>Target date:</b>                   | 12th November 2014   |
| <b>Applicant:</b>                     | Zero C Holdings Limited  |
| <b>Agent:<br/>(no agent if blank)</b> | James Armitage Architects Great Bow Wharf<br>Bow Street<br>Langport, Somerset, TA10 9PN  |
| <b>Application Type:</b>              | Other LBC Alteration   |

### REASON FOR REFERRAL TO COMMITTEE

In order to ensure that this application is considered at the same time as the planning application for the site (which is a departure from the local plan).

### LOCATION





The Tail Mill complex comprises a range of former industrial buildings that sit to the west of Merriott. The site dates from the early 13th century when it was used as a corn and grist mill and has undergone various changes of use from sailcloth manufacturing through to munitions and plastic mouldings. It is understood that the majority of the older surviving buildings and structures on the site were developed between 1820 and 1930. Modern additions were erected from 1930 onwards when the plastic mouldings factory was established. There is a mill pond at the centre of the site and the buildings on the site include an early to mid-nineteenth century textile Mill with internal engine and boiler houses, four long mid-nineteenth century warehouses, a mid-nineteenth century north light shed and a late nineteenth/early twentieth century engine house. A large section of the site is located within the designated Merriott Conservation Area and the original historic factory buildings are grade II listed.

## PROPOSAL

The application proposes the conversion, extension and part demolition of the existing industrial buildings into 23 residential units with the erection of a further 22 new build dwellings to the west of the site. The plans have been amended in order to address concerns raised by the Conservation Manager, English Heritage and other historic building groups. The site has a long planning history and there have been previous consents for residential conversion and new build dwellings none of which have been implemented. The commercial business that previously occupied the buildings (Merriott Plastics) has now left the site and relocated to Crewkerne. The buildings are currently empty and many are now in a poor state of repair.

## HISTORY

The application site has a very complex planning history. The previous occupants, Merriott

Mouldings Ltd, submitted an outline application in 1990 for the erection of 36 new dwellings and the conversion of the mill buildings into 43 units together with the erection of a replacement factory. The housing element of that scheme was intended to partially finance the relocation of the works into the new factory building. The siting of the new factory building and the conversion of some of the buildings was agreed in principle by the Council after a Committee site meeting in 1991.

A number of subsequent proposals were submitted between 1991 and 1993 that reduced and revised the housing layout and numbers. In 1992 the Council produced a Development Brief for the site, which set out clear development guidelines for both the new factory building, and the residential development.

In 1993 the Council resolved to grant permission for the erection of 30 dwellings, the conversion of existing buildings into 21 dwellings and the erection of a new factory subject to the completion of a detailed Section 106 Agreement, which included the occupation of the factory, highway improvements, traffic calming measures, landscaping and reclamation and management of the pond. Negotiations commenced on that Agreement but they were never completed and the application was subsequently withdrawn.

In March 2000 the historic core of buildings on the site was included on the Statutory List of Buildings of Special Architectural and Historic Interest. The list description concludes by saying the following:

"Tail Mill is a highly significant site in the history of the Somerset sailcloth industry, dating from the early 19th century. It is an evolved integrated textile factory, retaining characteristic structures from all periods of its development, including ancillary structures used for secondary and finishing processes. These, together with its mid-19th century weaving shed, and the very clear evidence of both water and steam power provision from an unusually complete and coherent survival, which despite 20th century alterations clearly demonstrates the major phases of development of a significant branch of the textile industry of South West England."

In 2007 planning permission and listed building consent were granted (02/01696/FUL and 02/01698/LBC) for the demolition of ancillary buildings, conversion of former mill buildings to 33 residential units; the erection of 10 new dwellings, improved junction arrangements onto A356 and the erection of a new employment building. This was subject to a s106 agreement that required:-

- the factory to be built prior to the occupation of any dwelling
- new junction at junction of Tail Mill/A356
- improvements to condition of Tail Mill Lane
- upgrading of southern end of Tail Mill to accommodate HGV's
- scheme to include measures to prevent HGV's accessing factory from the Merriott side
- creation of a footpath alongside Tail Mill Lane

A further application and listed building consent (07/02775/FUL and 07/02799/LBC) were approved in 2008 which allowed for the conversion of the existing factory buildings and the erection of new dwellings to form 52 units together with alterations/improvements to access road, junction and other associated works. The planning permission was subject to a supplemental agreement in association with the previous s106 that was signed in connection with the early permissions (02/01696/FUL and 02/01698/LBC).

## **POLICY**

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the

exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

National Planning Policy Framework: Chapter 12 - Conserving and Enhancing Historic Environment is applicable. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application, as these policies are in accordance with the NPPF.

South Somerset Local Plan (2006):

- Policy EH1: Conservation Areas
- Policy EH3: Listed Buildings
- Policy EH4: Demolition of Listed Buildings
- Policy EH5: Setting of Listed Buildings

National Planning Policy Framework (March 2012):

Chapter 12 - Conserving and enhancing the historic environment

## **CONSULTATIONS**

### **Merriott Parish Council:**

- 'There has been a lack of consultation with residents. A meeting was arranged but not well published within the village.
- Issues for Highways on the site access and egress for contractors and later for residents. Tail Mill Lane is an unadopted road classified as a bridle way. The residents wish for it to remain as such and for a bollard to be placed after the last house to limit traffic. Traffic should be diverted away from the village core.
- This is a prestigious development that will have impact on the village services, school and amenities and should therefore be favourable considered for Section 106. The Village Plan clearly states the need for any development to have the financial infrastructure to support it.
- The Village Plan also states that there is a need for low cost and social housing in the village. There is none within this 45 house development when much smaller sites are required to make such provision. This needs to be addressed.
- What provision is being made for the Parrett Trail which crosses this site?

In principle the development/ planning is supported BUT the issues above need to be addressed.'

**Conservation Manager:**

Had concerns about the original plans with regard to missing elements in Heritage Statement; over-domestication as a result of the proposed conversion of some of the historic buildings; and the need for better detailing of fenestration details. Further comments regarding the amended plans will be reported at the meeting.

**English Heritage:**

Had similar concerns as the Conservation Manager about the original plans, further comments regarding the amended plans will be reported at the meeting.

**Society for the Protection of Ancient Buildings:**

In response to original plans:

Did not wish to formally comment but hoped that the works carried out will be sympathetic to local tradition and traditional materials will be used.

**Association for Industrial Archaeology:**

In response to original plans:

Largely approved of the proposal noting that this is a difficult site to re-use. Advise that it will be essential that the necessary archaeological recording work on hidden features is done before any development.

**Somerset Industrial Archaeological Society:**

In response to original plans:

Generally fully support the applications which proposed sympathetic conversions of most of the buildings but ask that careful consideration be given to; future maintenance of chimney base to be incorporated in communal area; finding a suitable home of the hydraulic accumulator; archaeological investigation and recording; and careful monitoring of work.

**Council for British Archaeology:**

In response to original plans:

Supports the principle of development on the site and welcomes this potentially exciting scheme but asks that further archaeological work be undertaken and suggests an archaeological/conservation specialist be employed at this stage.

**Senior Historic Environment Officer (SCC):**

Recommends use of model condition requiring implementation of a programme of archaeological work.

**REPRESENTATIONS**

None received in regard to the listed building application.

**CONSIDERATIONS**

Large parts of the application site are Grade II listed and the site is a designated conservation area. The proposal does include the demolition of some historic parts of the site as well as demolition of more modern additions and in-fills. Fundamental to the consideration

of these proposals is the requirement of the 1990 Act that special regard be given to the desirability of preserving listed buildings along with the setting of listed buildings and any features of architectural or historic interests. In addition, para 129 of the NPPF requires that consideration be given to the setting of historic assets and para 132 states that in considering the impact of proposed development on a historic building or area great weight should be given to the conservation of the asset and clear and convincing justification is needed if there is loss or harm is proposed.

The site is made up of a complex of older historic buildings along with new modern additions. The Mill to the south-east of the site is a very important building that is both architecturally and historically significant. The proposals were subject to detailed pre-application advice and discussion and further meetings have been held with the applicant, English Heritage and the Conservation Manager which has led to the submission of the amended plans.

The proposals will require the removal of some sections of the main listed building notably the north-light party of the site. Detailed discussions have taken place with the applicant with regard to the retention of part of this structure as it is considered to be a very important part of the history of the site. It has also been recognised that due to the design (notably the depth of the building) the conversion to residential use is not straightforward. As such, a compromise has been agreed whereby parts of the structure will be retained but there will also be a significant new build element of modern design to reflect the industrial character of this part of the site. Otherwise, the main listed structures on the site are to be carefully converted with all important features retain and where possible enhanced. There are proposals for new openings but the amended plans have ensured that the buildings will not be overly domesticated and retain their industrial character. Overall, it is considered that the proposal has been subject to very thorough consideration and an acceptable scheme for the conversion of the buildings has been the result.

In terms of the proposed new housing, this will mainly be in the form of a courtyard with a mix of detached and terraced dwellings; 3 new dwellings are also proposed to the east of the main site. The properties are to be constructed in natural hamstone rubble and render with ashlar dressings and slate roofs. It is felt that the proposed arrangement will both respect the setting of the adjacent listed complex as well as accord with the local character in the vicinity. It is considered that the three new dwellings in the main body of the site are of an appropriately simple design and will respect the character of the surrounding listed buildings. The proposals are therefore considered to represent an enhancement of the conservation area as they will ensure an appropriate redevelopment of this redundant site.

## **RECOMMENDATION**

That Listed Building Consent be granted

01. The proposals by reason of their size, scale, design, materials and position, and informed intervention into the historic fabric of these listed buildings, are considered to respect the historic and architectural interests of the building and is in accordance with policies EH3 and EH4 of the South Somerset Local Plan, and the provisions of Chapter 12 of the NPPF.

## **SUBJECT TO THE FOLLOWING:**

01. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.



Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The development hereby permitted shall be carried out in accordance with the approved plans as detailed on the Document Issue Register 007 received 16 December 2014.

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

03. No work shall be carried out on site unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

Reason: In the interests of the special architectural and historic interests of the listed building and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

04. No work shall be carried out on site unless full details the new natural stonework walls, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: In the interests of the special architectural and historic interests of the listed building and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

05. No work shall be carried out on site unless details of the design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

06. No work shall be carried out on site unless design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and details of all new cast metal guttering, down pipes, other rainwater goods, and external plumbing have been submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

07. The areas of rebuilding and demolition shall be restricted to that defined on the approved plans and shall not be enlarged without the prior express grant of Listed

Building Consent. In the event that completion strictly in accordance with such approved plans shall become impracticable for whatever reason, work shall thereupon cease and only be re-commenced if and when consent has been obtained in regard to an amended scheme of works which renders completion of the scheme practicable.

Reason: In the interests of the special architectural and historic interests of the listed buildings and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

08. No work shall be carried out on site unless details of the roof lights have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

09. No work shall be carried out on site unless details of the lintels to all new openings, including those in any new build, and the treatment the surrounds of the window (sills and reveal depths) and doorway openings have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

10. No works are to be undertaken to any structural fabric/timbers until details of any alteration have been submitted to and approved in writing by the Local Planning Authority. The works will only be undertaken in accordance with the agreed details, and if found to be impracticable will cease until an alternative has been agreed. Any intervention into historic fabric will be minimal with the introduction of additional timber or steel to the structure always being preferred to the replacement of timber.

Reason: In the interests of the special architectural and historic interests of the listed buildings and in accordance with policy EH3 of the South Somerset Local Plan 2006.

11. No work shall be carried out on site unless details of all new services to all bathrooms, kitchens etc., including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and in accordance with policy EH3 of the South Somerset Local Plan 2006.

12. No works shall be carried out to the doors and windows of the existing listed buildings that are to be converted unless details of any repairs or refurbishment have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

13. All new external walls and alterations and making good to existing walls shall be constructed and carried out in matching natural materials (including the matching of pointing and coursing) samples of which shall have been submitted to and approved in writing by the Local Planning Authority before any of the development hereby permitted is commenced. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

14. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local Planning Authority before any work on the development hereby permitted is commenced. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

15. No work shall be carried out on site unless details of the proposed insulation for the buildings to be converted have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

16. All electrical and telephone services to the development shall be run underground. All service intakes to the dwelling(s) shall be run internally and not visible on the exterior. All meter cupboards and gas boxes shall be positioned on the dwelling(s) in accordance with details, which shall have been previously submitted to and approved in writing by the local planning authority and thereafter retained in such form. On (all) buildings satellite dishes shall be of dark coloured mesh unless fixed to a light coloured, rendered wall, in which case a white dish should be used. Satellite dishes shall not be fixed to the street elevations of the buildings or to roofs. All soil and waste plumbing shall be run internally and shall not be visible on the exterior unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure that the development accords with the character of the conservation area in accordance with Policy ST6, EH1 and EH5 of the South Somerset Local Plan 2006.

17. Details of the surface treatment for all open areas on the site shall be submitted and approved in writing by the District Planning Authority before any development is commenced on site and the development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and conservation area in accordance with Policies EH1, EH3 and EH5 of the South Somerset Local Plan 2006.

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# Agenda Item 17

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

The next scheduled meeting of the Committee will be held on Wednesday 18<sup>th</sup> February 2015 at 5.30pm at the Shrubbery Hotel, Ilminster.

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