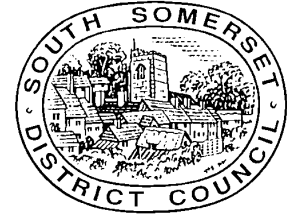


South Somerset District Council

Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 23rd September 2015

2.00 pm

**Village Hall
Martock Road
Long Sutton
TA10 9NT**

(Disabled access is available at this meeting venue)



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

The public and press are welcome to attend.

Please note: Consideration of planning applications will commence no earlier than 3.15pm.

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

This Agenda was issued on Tuesday 15 September 2015.

Ian Clarke, Assistant Director (Legal & Corporate Services)

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



INVESTORS IN PEOPLE

Area North Committee Membership

Clare Aparicio Paul
Neil Bloomfield
Adam Dance
Graham Middleton
Tiffany Osborne

Stephen Page
Shane Pledger
Crispin Raikes
Jo Roundell Greene
Dean Ruddle

Sylvia Seal
Sue Steele
Derek Yeomans

South Somerset District Council – Council Plan

Our focuses are: (all equal)

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

Scrutiny procedure rules

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

Consideration of planning applications

Consideration of planning applications for this month's meeting will commence no earlier than 3.15pm, following a break for refreshments, in the order shown on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered. Anyone wishing to raise matters in relation to other items on the agenda may do so at the time the item is considered.

Highways

A representative from the Area Highways Office will normally attend Area North Committee quarterly in February, May, August and November – they will be usually be available from 15 minutes before the meeting to answer questions and take comments from members of the Committee. Alternatively, they can be contacted through Somerset County Council on 0300 123 2224.

Members questions on reports prior to the meeting

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

Information for the Public

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

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

At area committee meetings members of the public are able to:

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

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

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

The council’s Constitution is also on the web site and available for inspection in council offices.

Further information about this committee can be obtained by contacting the agenda co-ordinator named on the front page.

Public participation at committees

This is a summary of the protocol adopted by the council and set out in Part 5 of the council’s Constitution.

Public question time

The period allowed for participation in this session shall not exceed 15 minutes except with the consent of the Chairman of the Committee. Each individual speaker shall be restricted to a total of three minutes.

Planning applications

Comments about planning applications will be dealt with at the time those applications are considered, rather than during the public question time session.

Comments should be confined to additional information or issues, which have not been fully covered in the officer's report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to three minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

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

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

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

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

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

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

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

Area North Committee

Wednesday 23 September 2015

Agenda

Preliminary Items

1. Minutes

To approve as a correct record the minutes of the previous meeting held on 26 August 2015.

2. Apologies for absence

3. Declarations of Interest

In accordance with the Council's current Code of Conduct (adopted July 2012), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting. A DPI is defined in The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2112 (SI 2012 No. 1464) and Appendix 3 of the Council's Code of Conduct. A personal interest is defined in paragraph 2.8 of the Code and a prejudicial interest is defined in paragraph 2.9.

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

In the interests of complete transparency, Members of the County Council, who are not also members of this committee, are encouraged to declare any interests they may have in any matters being discussed even though they may not be under any obligation to do so under any relevant code of conduct.

Planning Applications Referred to the Regulation Committee

The following members of this Committee are also members of the Council's Regulation Committee:

Councillors Clare Aparicio Paul, Shane Pledger, Dean Ruddle and Sylvia Seal.

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

finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

4. Date of next meeting

Councillors are requested to note that the next Area North Committee meeting is scheduled to be held at 2.00pm on **Wednesday 28 October 2015** at the **Edgar Hall, Somerton.**

5. Public question time

6. Chairman's announcements

7. Reports from members

Items for Discussion

8. Grant to Montacute Village Hall for Village Hall Accessibility Project (Executive Decision) (Pages 8 - 13)

9. Strode College Community Education Advisory Committee - Appointment of a Member (Executive Decision) (Pages 14 - 16)

10. Assessment of Nominations Under Community Right to Bid - Former School Site and Playing Field - Barrington (Pages 17 - 22)

11. Area North - Priorities for the Area Development Plan - 2015/16 (Pages 23 - 25)

12. Area North Committee Forward Plan (Pages 26 - 28)

13. Planning Appeals (Page 29)

14. Schedule of Planning Applications to be Determined By Committee (Pages 30 - 31)

15. Planning Application 15/03374/FUL - Lawrences Farm, West End, Somerton. (Pages 32 - 39)

16. Planning Application 15/03046/FUL - Former Environment Agency Depot, Back Lane, Curry Rivel. (Pages 40 - 46)

17. Planning Application 15/01151/FUL - Land Adj. Hillside Farm, West Henley Road, High Ham. (Pages 47 - 53)

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.

Ordnance Survey mapping/map data included within this publication is provided by South Somerset District Council under licence from the Ordnance Survey in order to fulfil its public function to undertake its statutory functions on behalf of the district. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. South Somerset District Council - LA100019471 - 2015.

Agenda Item 8

Grant to Montacute Village Hall for Village Hall Accessibility Project (Executive Decision)

Strategic Director: Rina Singh, Place and Performance
Assistant Director: Kim Close/Helen Rutter, Communities
Service Manager: Charlotte Jones, Area Development Manager (North)
Lead Officer: Teresa Oulds, Neighbourhood Development Officer (North)
Contact Details: Teresa.oulds@southsomerset.gov.uk or (01935) 462254

Purpose of the Report

Councillors are asked to award a grant of £4,830 to Montacute Village Hall towards the overall cost of work to improve access to the hall (Montacute Village Hall Accessibility Project).

Public Interest

Montacute Village Hall has applied for financial assistance from SSDC towards the cost of essential improvements to the hall, particularly disabled access (part of a larger programme of work on the hall). A Neighbourhood Development Officer has assessed the application and submitted this report to allow the Area North Committee to make an informed decision on the application.

Recommendation

It is recommended that Councillors award a grant of £4,830 to Montacute Village Hall towards the cost of essential improvements to the village hall, the grant to be allocated from the Area North Programme for Local Priority Schemes, subject to SSDC standard conditions for community grants (appendix A).

Application Details

Name of applicant	Montacute Village Hall
Project	Montacute Village Hall Accessibility Project
Total project cost	£9830
Amount requested from SSDC	£4830 (49%)
Application assessed by	Teresa Oulds, Neighbourhood Development Officer (North)

Community Grants Assessment Score

The table below shows the grant scoring for this application. In order to be considered for SSDC funding under the Community Grants policies, applications need to meet the minimum score of 22.

Category	Maximum Score Possible	Score
A Eligibility	Y/N	Y
B Equalities Impact	7	5
C Evidence of Need	5	5
D Capacity of organisation	15	15
E Financial need	7	6
F Innovation	3	3
Total	37	34

Background

Montacute is a rural village with 389 houses and a population of around 830 spanning all age groups. There is a primary school, church, two pubs, post office and recreation field with a play area. The village hall is in the centre of the village, adjacent to Montacute House and other National Trust land and is set back from the main road, accessed by a narrow roadway. It is an important part of the community but it has been clear for a number of years that it needs substantial work. Village surveys carried out over recent years have supported the view that the hall either needed extensive refurbishment or rebuilding. Despite considerable efforts, it has not been possible to find a viable site for a new hall and further consultation led to the decision, in 2014, to refurbish the existing building.

In addition to the general condition of the hall, residents have identified that it can be difficult for some of the most vulnerable members of the community to attend and participate in events due to poor access with old steps as the only safe route into the hall. The hall is, therefore, not currently an accessible venue. The building is also very cold in winter, which can deter potential hirers.

The current Village Hall Committee has brought about huge improvements in the condition of the hall over the past 12 months. It has developed a network of “community friends” whereby people from all walks of life and ages offer their skills free of charge. Achievements in this time have included:

- The complete repainting of the inside and outside of the hall.
- The installation of a new kitchen.
- The restoration of the working stage area.
- The creation of a Community Garden with a memorial rose garden where local people have sponsored a tribute to their loved ones.

The committee has followed guidance from the Community Council and the Charity Commission to update all the hall policies and renewed all licences. It has also developed a range of community activities to engage a wide audience, in particular those who are socially excluded and those with mental health difficulties.

It has now reached the point where the next stage in the project is to improve access to the building, provide accessible toilets and install effective, efficient heating. The committee has taken advice from Access for All and is keen to complete the work before the onset of winter.

It will look to continue the improvements, including the installation of a hearing loop, once this stage is complete.

Consultation

A number of village surveys have been carried out since 2005, all of which have identified the need to either rebuild or refurbish the existing building. In particular, they have identified that events at the hall can be difficult for some of the most vulnerable members of the community to attend due to poor access, with old steps as the only safe route into the hall. The doors are not easy to open and it has been suggested that the installation of an external bell would be advisable. The toilets are not suitable for wheelchair users: the hall is clearly not an accessible venue.

Access for All has been consulted and has offered its full support to the committee. An officer from SSDC's Engineering and Property Services has offered advice regarding improvements to the toilets to make them accessible to wheelchair users.

The group has also consulted the Community Council and the Charity Commission to ensure they are fully compliant in their constitution, policies and licences.

Montacute Parish Council has been consulted and is fully supportive of the committee's plans, committing £4000 towards the project.

The Project

This phase of the refurbishment of Montacute Village Hall will result in:

- The installation of a heating system (the labour will be provided free of charge)
- A rebuilt slope to the building and the provision of a turning point for wheelchairs. The pathway will continue to the memorial roses and around to the gate, thus giving everyone access to the grounds.
- The installation of a bell system to the external doors so that someone inside the building can help a visitor in to the building where necessary
- Improvements to the accessible toilet location to allow for better access, while removing the asbestos cistern and converting the other toilet with modern facilities
- Improved signage

Benefit to the Community

The stated aim of the group is to *"provide an inclusive venue that provides a real hub for our community, services and local businesses; we aim to provide a venue of choice for training events, clubs, celebrations, adult education, presentations etc. We will strive to maintain an attractive site that is fit for purpose..."*

All groups will benefit from the improvements brought about by this project but particularly those with disabilities, carers, adults and children with special needs and families with small children. The community is ageing and many of those who have used the village hall for much of their life now struggle to attend due to the lack of accessible facilities.

It is the intention that all the community will benefit from the proposed improvements: the hall will be warmer, more inviting and generally easier to access.

Governance

Montacute Village Hall is a registered charity and is managed by a Management Committee. The committee is elected annually at an Annual General Meeting, following which an Executive Committee comprising Chair, Deputy Chair and Treasurer is elected from its members. Representatives of user groups are encouraged to be part of the committee.

Parish Information

Parish	Montacute
Parish Population	830
No. of dwellings	389

Project Costs

Item or activity	Cost £
Heating system (free community labour)	478
Disabled parking	1,300
Accessible slope, accessible pathway and accessible handrails	2,230
Internal and external accessible doors	2,630
Bell system and signage	130
Accessible toilets: plumbing	1,811
electrics	55
carpentry	475
painting	450
vinyl and fit	270
Total project cost (A)	£9,830

Funding Plan

Funding Source	£
Parish Council*	4,000
Own funds	1,000
Total Project Funding Secured (B)	£ 5,000
Amount requested from SSDC (A-B)**	£ 4,830

* PC’s contribution represents 41% of the total project cost.

**Amount requested from SSDC represents 49% of the total project cost.

Consents and permissions

The project will require building control consent and use of the SSDC Building Control service is included as a standard condition to beneficiaries of SSDC community grants. The work will be exempt for charges as it is for improvements to disabled access.

Conclusion and Recommendation

This application is for £4,830, representing 49% of the total project cost. The parish council has awarded 41% of the cost, with the remainder coming from the hall's own funds.

The hall was in urgent need of repair or replacement and after a considerable period of consultation and evaluation of options, it was established that the former was the most realistic option for the village. The Village Hall Committee is to be commended for the huge amount of work achieved in the past 12 months which has resulted in noticeable improvements, achieved largely through voluntary contributions (financial or in kind) by members of the community. However, the next stage in the project cannot be done without incurring costs.

Members of the Village Hall Committee bring a wide range of skills and experience to this project and a high level of commitment to strengthening and improving the quality of life for all in their local community. Residents have contributed invaluable insight to assist the development of the committee's plans in order to ensure they best address the well-documented requirements of the residents.

It is therefore recommended that this application for £4,830 is approved.

Financial Implications

There is £175,135 available in the Area North Capital programme for Local Priority Schemes. If the recommended grant of £4,830 is awarded, £170,305 will remain in this allocation for future years.

Council Plan Implications

The project has been included in the Area North Development Plan over a number of years and supports the following Council Plan objectives:

Focus Two: Environment

Focus Four: Health & Communities

Carbon Emissions & Climate Change Implications

Installation of a new heating system should be an improvement on the current system and be more economical and efficient to run. The efficiency and emissions will be dependent on the particular heating system chosen.

Equality and Diversity Implications

The improvements will provide the village with a meeting place that meets the current standards for accessibility. Access for All fully supports this application and will advise on the final plans.

Appendix A

Standard conditions applying to all Community Grants

This grant offer is made based on the information provided in application form no. AN15/05 and represents 49% of the total project costs. The grant will be reduced if the costs of the total project are less than originally anticipated. Phased payments may be made in exceptional circumstances (e.g. to help with cash-flow for a larger building project) and are subject to agreement.

The applicant agrees to: -

- Notify SSDC if there is a material change to the information provided in the application.
- Start the project within six months of this grant offer and notify SSDC of any changes to the project or start date as soon as possible.
- Confirm that all other funding sources have been secured if this was not already in place at the time of the application and before starting the project.
- Acknowledge SSDC assistance towards the project in any relevant publicity about the project (e.g. leaflets, posters, websites, and promotional materials) and on any permanent acknowledgement (e.g. plaques, signs etc).
- Work in conjunction with SSDC officers to monitor and share the success of the project and the benefits to the community resulting from SSDC's contribution to the project.
- Provide a project update and/or supply before and after photos if requested.
- Supply receipted invoices or receipts which provide evidence of the full cost of the project so that the grant can be released.

Standard conditions applying to buildings, facilities and equipment

- Establish and maintain a "sinking fund" to support future replacement of the building / facility / equipment as grant funding is only awarded on a one-off basis.
- Use the SSDC Building Control service where buildings regulations are required.
- Incorporate disabled access and provide an access statement where relevant.

Agenda Item 9

Strode College Community Education Advisory Committee – Appointment of a Member (Executive Decision)

Strategic Director: Rina Singh/Vega Sturgess Interim Chief Executive
Assistant Director: Ian Clarke, Legal and Corporate Services
Service Manager: Angela Cox, Democratic Services Manager
Lead Officer: Becky Sanders, Democratic Services Officer
Contact Details: becky.sanders@southsomerset.gov.uk or 01935 462596

Purpose of the Report

To seek an appointment from SSDC to the Strode College Community Education Advisory Committee.

Public Interest

The Strode College Community Education Advisory Committee is an advisory committee to the Board of Governors. The Committee reviews and promotes the development of the College's work with adult students and its role in supporting community work.

In the past South Somerset District Council has appointed a councillor to the Strode College Community Education Advisory Committee and this decision is made by the Area North Committee.

Recommendation

The Committee is asked to appoint one member to serve on the Strode College Community Education Advisory Committee for the remainder of the municipal year 2015-16.

Background

At Area North Committee in June 2015, the appointment of members to outside bodies was discussed. It was agreed at that meeting to defer making an appointment to the Strode College Community Education Advisory Committee, to ascertain if a full appointment was necessary or whether a liaison member would be acceptable. It was also questioned if there would be any conflict of interests if Councillor Page were to possibly be that liaison member.

Strode College has since confirmed that they would like to continue with a formal appointment from SSDC to the Strode College Community Education Advisory Committee, and they feel Cllr Stephen Page (as a college employee) would have a conflict of interest.

The Terms of Reference for the Advisory Committee is attached as Appendix A.

The dates of the Community Education Advisory Committee meetings for 2015/2016 are as follows (all at 5.30pm on a Wednesday): 14 October 2015, 24 February 2016 and 18 May 2016.

Financial Implications

None from this report. SSDC does not contribute financially to Strode College. Should a member be appointed there is the possibility of a small cost associated with mileage to the meeting venue.

Council Plan Implications

Focus Four – Health and Communities – Actions include: Maintain and enhance the South Somerset network of leisure and cultural facilities... and ... Ensure that the strategic priorities of the Somerset Health and • Well-Being Board reflect local needs. The role of the Strode College Community Education Advisory Committee includes a remit which reflects both actions.

Carbon Emissions and Climate Change Implications

None from this report.

Equality and Diversity Implications

The role of the Community Education Advisory Committee includes the monitoring of equality and diversity issues including adult education and provision for students with learning difficulties and disabilities.

Background Papers: *Minute 14, Area North Committee - 24 June 2015.*

Appendix A

STRODE COLLEGE BOARD OF GOVERNORS

Terms of Reference of the Community Education Advisory Committee

1 Terms of Reference

- (a) To review and promote the development of the College's broad scope of community work.
- (b) In particular to monitor:
- the College's sports strategy
 - the programme of adult leisure classes
 - the programme of on campus English and Maths courses for adults
 - equality and diversity issues
 - provision for students with learning difficulties and disabilities including those with multiple and complex learning difficulties
 - sub-contracted provision
 - the work of the College Nursery
 - the use of College facilities and services by various community groups

Membership:

Four Governors, the Deputy Principal, the Director of Student Services, the Director of Vocational Studies, the Head of Equality & Diversity and *four* external members

Agenda Item 10

Assessment of Nominations Under Community Right to Bid – Former School Site and Playing Field - Barrington (Item for information)

<i>Ward Member(s)</i>	Derek Yeomans – Burrow Hill
<i>Strategic Director:</i>	<i>Rina Singh, Place & Performance</i>
<i>Assistant Director:</i>	<i>Helen Rutter/Kim Close, Communities</i>
<i>Service Manager:</i>	<i>Charlotte Jones, Area Development Manager (North)</i>
<i>Lead Officers:</i>	<i>As above</i>
<i>Contact Details:</i>	<i>charlotte.jones@southsomerset.gov.uk 01935 462565</i>

Purpose of the Report

This report is to inform councillors of the result of assessments completed by the Area Development Manager (North) following nominations for the former Barrington school site and the former Barrington school playing field, both in Barrington to be added to the council's Register of Assets of Community Value.

Public Interest

The Community Right to Bid is one of a series of community rights established by the 2010 Localism Act. It can 'pause' the sale of buildings or land a community cares about such as the local pub, shop, library or playing field. It gives the community time to develop a bid to buy it.

Before this can happen, the land or building must be registered by the local council in its 'Register of Assets of Community Value'. If the property on this register is offered for sale, (and providing certain criteria are met) a local community organisation can have up to six months to prepare a bid.

Further information is published at <http://www.southsomerset.gov.uk/communities/ssdc-and-the-localism-act/community-right-to-bid/>

Recommendation

That members note the report.

Background

In August 2013 District Executive agreed a process for considering nominations 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. SSDC has 8 weeks to consider a nomination.

The decision is delegated to the relevant Area Development Manager in consultation with the Ward Member and Area Chair. The result of a 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 presented to District Executive for decision)

The assessment

This report publishes 2 assessments that are set out in the appendices attached to this report.

- Appendix A is the assessment for the former Barrington school site, Barrington – completed on 9th September 2015
- Appendix B is the assessment for former Barrington school playing field – completed on 9th September 2015
- A map showing the relevant area for both nominations is in Appendix C.

Both nominations meet the relevant criteria and so qualify for inclusion on the council's Register of Assets of Community Value. Consultation with the ward member and Area Chairman either supported or raised no objections to this conclusion.

Next Steps

Notification letters have been sent to the Land Registry, relevant parish councils, property owners and the nominating group and the asset will be placed on the SSDC Register of Assets of Community Value.

The owners 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 (*some exemptions apply).

SSDC then publicises the opportunity under the Community Right to Bid for a relevant group to trigger the moratorium period. A relevant 'community interest group' has six weeks to notify SSDC that it intends 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

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

None from this report

Carbon Emissions & Adapting to Climate Change Implications

None from this report.

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.

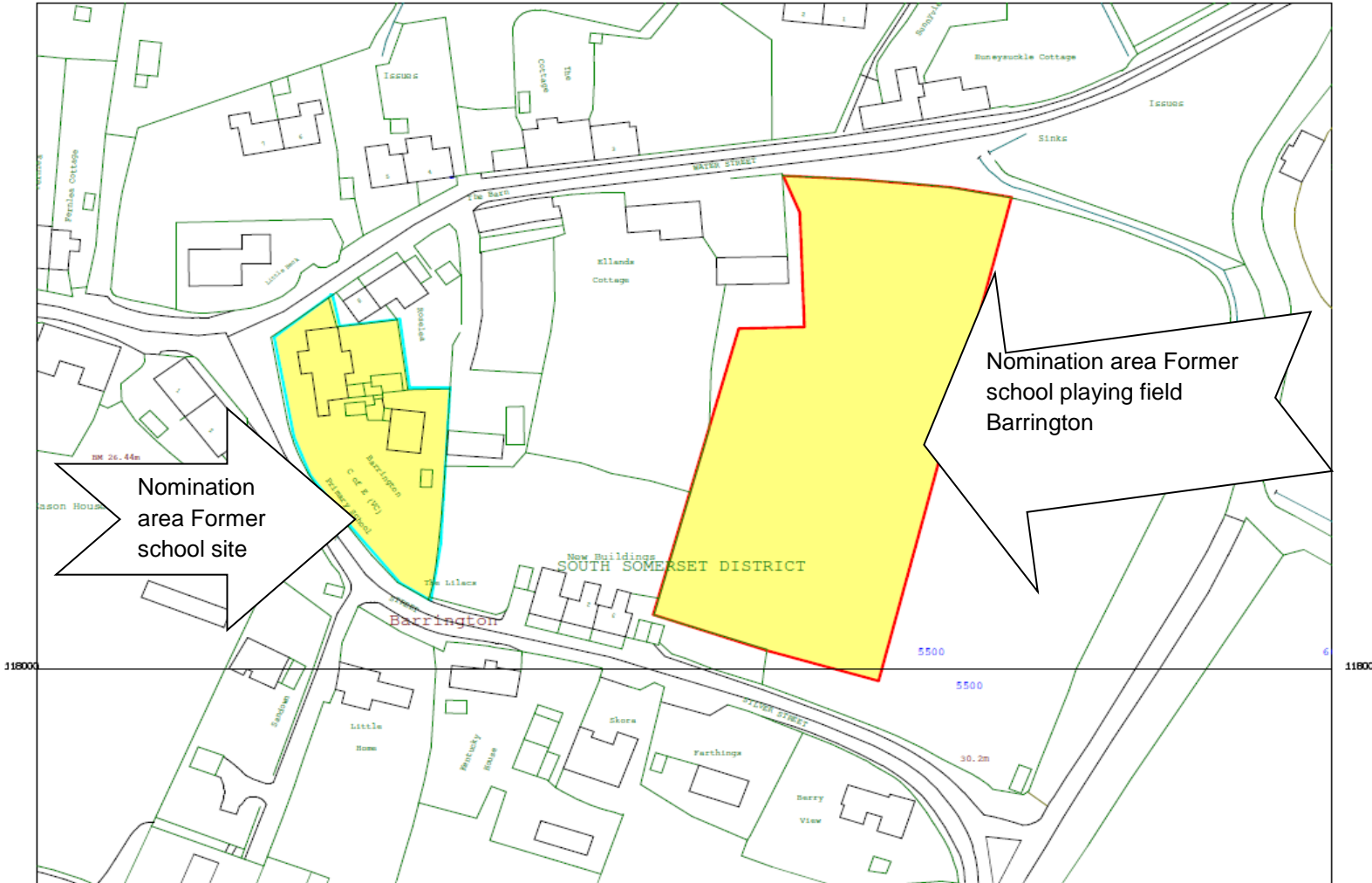
Appendix A

Community Right to Bid Assessment - Barrington School Site			
Item	Community Right to Bid criteria	Detail	Fits Criteria Y/N
Nominating body	Does the nominating body fit the definition of a 'Community Interest Group?'	Barrington Parish Council	Yes
Area of interest	Does the nominating body have a 'local connection'?	Barrington Parish Council	Yes
Use in recent past	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?	The building has been in use as a school since 1848, until recently maintained by Somerset County Council but closed at the end of August 2015. The school contributed to social well-being in Barrington through home-school links and wider community engagement. Children attending the school learned about their local environment and fostered links with the older generation. Pupils from the school joined the Barrington Players (community arts & drama) for example, and there were regular links between the school and parish church.	Yes
Proposed future use	Does the proposed continued use (or in the next 5 years) further the social wellbeing and interests of the local community?	A public meeting was held earlier this year prior to the nomination around 50 people attended. Different ideas have been generated, including a café / shop and / or artisan workshops, which would help continue to offer a range of social benefits to the local community. The proposals have taken / will take into account the presence of the existing village hall and the potential for links with Barrington Court.	Yes
Conclusion	Barrington school offered a wide range of social benefits and contributes to local well-being through its primary function and over and above any ancillary use of the premises by the community (e.g. for fundraising events). This developed over generations, resulting in a shared history between school and community. The home-school and school-church links, family support, informal networks and friendships, inter-generational projects and wider community engagement for over 150 years from this site in Barrington has created a community asset. It is reasonable to think a viable alternative use could be formed as a community led enterprise – similar projects have proved themselves and (for example) the village is without a shop. This nomination meets the criteria required and therefore should be added to SSDC's register of assets of community value. Consultation with the ward member & Area Chairman either supported or raised no objections to this conclusion.		
Decision	The former Barrington school site, Barrington is to be added to SSDC's list of assets of community value.		
Officer and date	Charlotte Jones - Area Development Manager (North) 9 th September 2015		

Appendix B

Community Right to Bid Assessment - Barrington School Playing Field			
Item	Community Right to Bid criteria	Detail	Fits Criteria Y/N
Nominating body	Does the nominating body fit the definition of a 'Community Interest Group?'	Barrington Parish Council	Yes
Area of interest	Does the nominating body have a 'local connection'?	Barrington Parish Council	Yes
Use in recent past	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?	The school playing field is a more recent addition to the village (acquired as a playing field in 2006), and provided a similar function to that of the school – supporting physical and cultural development through the use and enjoyment of open space and sporting / recreational facilities.	Yes
Proposed future use	Does the proposed continued use (or in the next 5 years) further the social wellbeing and interests of the local community?	A public meeting was held earlier this year prior to the nomination around 50 people attended. Ideas for future use of the school field included: nature/conservation area, informal recreation area, or a project in conjunction with the National Trust at Barrington Court. Barrington already has a football field, cricket field and playground/recreation area and the ideas put forward are to complement existing facilities.	Yes
Conclusion	<p>Barrington school offered a wide range of social benefits and contributed to local well-being over and above any ancillary use by the community (e.g. For fundraising events). The playing field, although a relatively recent addition played an important role in furthering social interests through the provision of open space for recreational, cultural and sporting activity. There are numerous examples of community ownership of recreation grounds or other forms of public open space, operating costs are relatively low (compared to buildings) and it is entirely reasonable to think that a viable proposal could be developed by the parish council or other appropriate body.</p> <p>This nomination meets the criteria required and therefore should be added to SSDC's register of assets of community value. Consultation with the ward member & Area Chairman either supported or raised no objections to this conclusion.</p>		
Decision	The former Barrington school playing field, Barrington is to be added to SSDC's list of assets of community value.		
Officer and date	Charlotte Jones - Area Development Manager (North) 9 th September 2015		

Appendix C – Map indicating nomination area



Reproduced from Ordnance Survey Data. Crown Copyright Reserved. Agreement No. 100038302 (2015)

This drawing is derived from a 1:1250 or 1:2500 O.S. Map

Notes
This plan has been produced using the Igenisis Property Management System.



Date Printed 22/06/2016

No.	Amendment	Date
-----	-----------	------

No.	Amendment	Date

Job Title
BARRINGTON FIRST SCHOOL BARRINGTON

Drawing Title
TERRIER MAP

Drawing Author

Scale 1 : 1250	Info Drawn	Drawn By
Checked by	Info Checked	

SOMERSET COUNTY COUNCIL
County Hall,
TALNTON,
Somerset
TA1 4DT
tel 01823-355384

Agenda Item 11

Area North – Priorities for the Area Development Plan – 2015/16

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

Purpose of the Report

To consider current priorities for SSDC – Area North in promoting local social, economic and environmental well-being in Area North.

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

Public Interest

SSDC's four Area Committees (North, South, East and West) work to secure investment in local social, economic and environmental priorities for Yeovil, the market towns and rural areas of South Somerset.

This work is supported by four Area Development teams, together with a budget for community grants, and a capital programme for investment into schemes which contribute to the achievement of the area's local priorities.

Each committee is asked to refresh its priorities on an annual basis, publish and monitor an annual work programme – called the Area Development Plan.

Recommendations

- (1) Comment on the proposed priorities for Area North for 2015-16
- (2) Note that an informal workshop to further discuss local priorities will be arranged for early - mid October.
- (3) Note that a final set of priorities and a mid-year update on the Area Development Plan and budget position will be presented to the committee in November 2015.

Area North priorities and work programme for 2015-16

The current themes previously identified by Area North - **Jobs, Affordable Housing, Local Self-Help and Flood & Water Management** are still felt to be relevant and timely – providing the framework for work supported by the Area North Committee.

Reviewing the priorities for the Area Committee for the coming year has included consideration of:-

- The local achievements of 2014-15 (for further details see report to Area North in June 2015)
- Current enquiries from community groups, businesses and residents

- Agreed and ongoing support to projects already in hand from previous years
- Discussions with ward members, town and parish councils and internal service teams at SSDC
- The results of local consultations or other research (where available)

The following sections set out a revised set of priorities, under each theme with an indication of the actions likely to support progress.

Jobs – *we will promote local employment and small business development and promote extended stay and spend by visitors*

- In the coming year we will assist with -
 - Delivery of the 20 Year Flood Action Plan - business resilience workstream;
 - The Leader programme for the Levels and Moors - launch and promotion;
 - The delivery of the Connecting Devon and Somerset Superfast Broadband programme
 - South Somerset Market Towns Investment Group (MTIG) programmes;
 - Locally led marketing targeted at residents, business to business and visitors - working with local businesses in our rural areas and 'high streets';
 - Ongoing assessment of the current supply and demand for employment land in Area North;
 - Local access to services supporting skills and employment

Affordable Housing – *we will promote the delivery of affordable homes in Area North*

- In the coming year we will assist with –
 - Monitoring and practical support for the affordable housing programme for Area North in conjunction with the Strategic Housing and Development Management Services for example helping with housing need surveys and raising awareness of new models like Community Land Trusts.

Self-Help – *we will promote greater levels of self-help to promote the sustainability of local services and facilities for all ages and abilities.*

- In the coming year we will assist with –
 - Community led projects which promote this priority still to be completed from the 2014-15 programme;
 - Helping residents, businesses, and groups find the help and information they need;
 - Local opportunities for residents to find help using digital services
 - Improving accessibility to facilities and services

Flood and Water Management – *we will promote locally led solutions which prevent unacceptable flood events in our communities and support the long term vision for the Somerset levels and moors.*

- In the coming year we will assist with –
 - The 20 Year Flood Action Plan and Somerset Rivers Authority work programme

- Raising awareness of the different roles and responsibilities for flood risk management

Financial implications

None from this report.

In addition to the Area Development staffing budget and small support budgets, there is a revenue budget of around £10,000 for community grants and around £175,000 remaining in the Area North Capital Programme for the next 2-3 years. The Area North reserve stands at £26,600.

Council Plan Implications

The recommended priorities are in line with the Council Plan (2012-2015). The service team considers the implications for the Council Plan when negotiating support for local projects, handling enquiries and assessing grants.

Carbon Emissions and Climate Change Implications

None directly from this report. There are a number of local initiatives designed to promote carbon reduction for example promoting sustainable tourism. In particular where we are asked to support buildings projects, applicants are expected to assess the business case for energy efficiency and carbon reduction. Opportunities for sustainable transport and promoting local self-containment are encouraged.

Equality and Diversity Implications

None directly from this report. Projects and initiatives will be designed or assessed for support using the principles of equality analysis, and many will make a direct contribution to the Council's Single Equality Scheme. For example projects for community facilities will be expected to demonstrate accessibility and other considerations to promote equalities and diversity objectives.

Background papers: **None**

Agenda Item 12

Area North Committee – Forward Plan

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

Purpose of the Report

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

Public Interest

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

Recommendation

Members are asked to:

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

Area North Committee Forward Plan

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

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

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

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

Background Papers: None

Area North Committee Forward Plan

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

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

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
28 Oct '15	Streetscene Service	Six-monthly update report.	Chris Cooper, Streetscene Manager
25 Nov '15	Presentation about Careline and the Welfare Benefit Service	Presentation about Careline to raise awareness of the service, and an update about the Welfare Benefit Service.	Alice Knight, Welfare and Careline Manager
27 Jan '16	Affordable Housing Programme – Area North	Update report on affordable housing in Area North.	Colin McDonald, Corporate Strategic Housing Manager
<i>TBC</i>	<i>Area North – Historic Buildings at Risk</i>	<i>An update report on the Council's Historic Buildings at Risk Register</i>	<i>Adron Duckworth, Conservation Manager</i>
<i>TBC</i>	<i>Conservation – service update</i>	<i>A service report from the SSDC Conservation team.</i>	<i>Adron Duckworth, Conservation Manager</i>
<i>TBC</i>	<i>Neighbourhood Policing – Area North</i>	<i>An overview of local crime and community safety priorities</i>	<i>Sgt Dean Hamilton – Area North Neighbourhood Policing team</i>
<i>TBC</i>	<i>Endorsement of Community led Plans</i>	<i>Curry Rivel Parish Plan South Petherton Parish Plan and Neighbourhood Plan</i>	Charlotte Jones, Area Development Manager (North)

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
<i>TBC</i>	<i>SSDC land and property – Area North</i>	<i>As requested by Councillors - a report on asset management / land and property holdings in Area North</i>	<i>TBC</i>
<i>TBC</i>	<i>Highways Update</i>	<i>Six-monthly Update report.</i>	<i>SCC Highways.</i>
<i>TBC</i>	<i>Licensing Service</i>	<i>Update report on the Licensing Service.</i>	<i>Nigel Marston, Licensing Manager</i>

Agenda Item 13

Planning Appeals

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

Purpose of the Report

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

Public Interest

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

Recommendation

That members comment upon and note the report.

Appeals Lodged

None

Appeals Dismissed

None

Appeals Allowed

None

Agenda Item 14

Schedule of Planning Applications to be Determined by Committee

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

Purpose of the Report

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

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 3.15pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 3.05pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
15	WESSEX	15/03374/FUL	Erection of 3 dwellings and associated parking.	Lawrences Farm, West End, Somerton.	Mr J. McNulty
16	CURRY RIVEL	15/03046/FUL	Conversion and extension of former waterworks depot into residential dwelling.	Former Environment Agency Depot, Back Lane, Curry Rivel.	Mr & Mrs J. Conway
17	TURN HILL	15/01151/FUL	Erection of an agricultural workers dwelling.	Land adj. Hillside Farm, West Henley Road, High Ham.	Mr R. Wilkins

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

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

Referral to the Regulation Committee

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

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

Human Rights Act Statement

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

Agenda Item 15

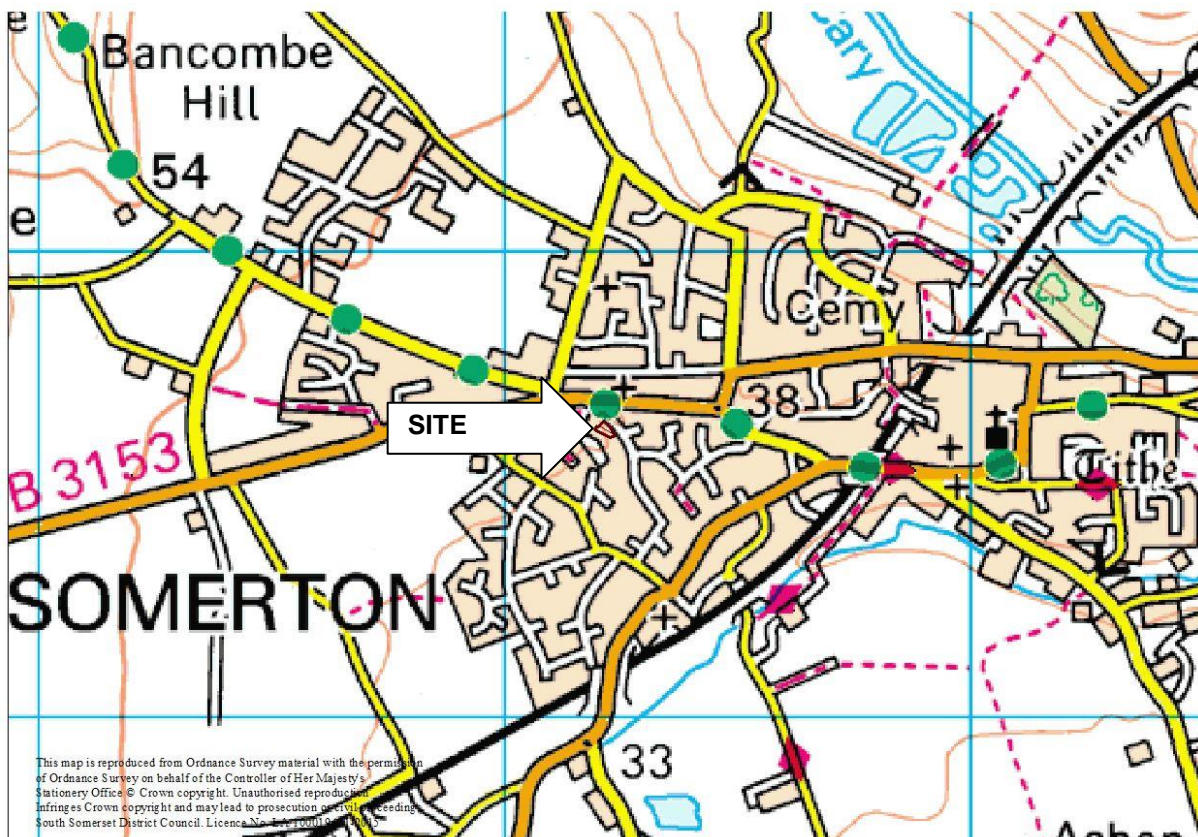
Officer Report On Planning Application: 15/03374/FUL

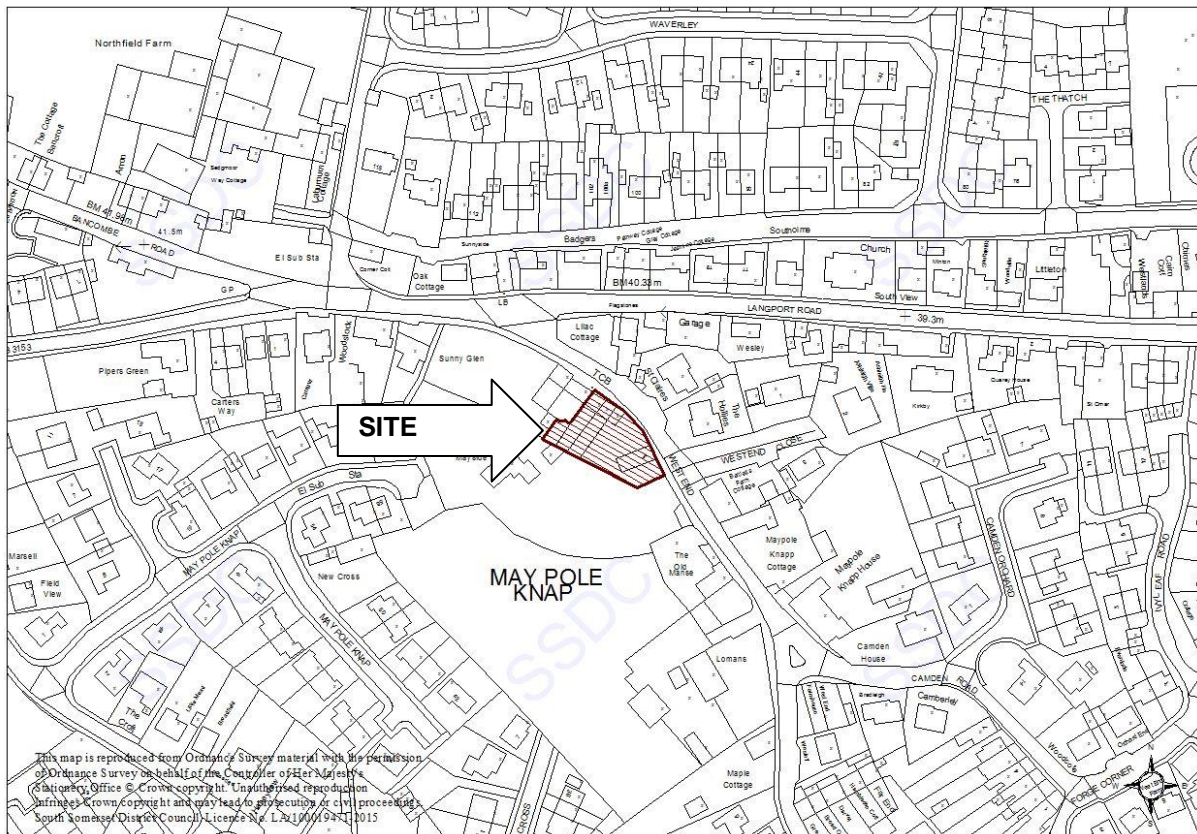
Proposal :	Erection of 3 dwellings and associated parking (revised scheme to withdrawn application 14/03026/FUL) (GR348224/128611).
Site Address:	Lawrences Farm, West End, Somerton.
Parish:	Somerton
WESSEX Ward (SSDC Members)	Cllr Stephen Page Cllr Dean Ruddle
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	16th September 2015
Applicant :	Mr John McNulty
Agent: (no agent if blank)	Mr Simon Hill, The Priory, Draycott Road, Shepton Mallet, Somerset BA4 5HS
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The report is referred to Committee at the request of a Ward Member in order to enable a full discussion of the issues raised by the Town Council and local residents.

SITE DESCRIPTION AND PROPOSAL





The site is located on the south-west side of West End, just before the junction with Langport Road. It is the remainder of a larger site, formerly Lawrence's Farm, which has largely been redeveloped with a group of 6 terraced and semi-detached houses. The site was part of, and is at the southern end of the original redevelopment site for Lawrence's Farm, which was originally to comprise 8 dwellings. In a revised application, the designs of the 6 dwellings were amended, and the southernmost portion of the site left undeveloped.

Permission is now sought for the erection of 3 houses (one detached, and two semi-detached) together with garaging.

HISTORY

- 15/02474/S73A - Section 73A application to amend Condition 1of approved application 12/02936/REM to allow the substitution of drawings - permitted with conditions
- 14/03026/FUL - Demolition of existing buildings and the erection of 9(no.) dwellings, including parking and landscaping and enhanced access to the highway (revised scheme), Withdrawn.
- 12/02936/REM - Demolition of existing buildings and the erection of 8 no dwellinghouses - permitted with conditions
- 09/01771/OUT - Demolition of buildings and the erection of 8(no.) dwellings. Approved.

POLICY

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of

planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

Policies of the South Somerset Local Plan (2006 - 2028)

SD1	Sustainable Development
SS1	Settlement Strategy
SS4	District Wide Housing Provision
SS5	Delivering New Housing Growth
SS6	Infrastructure Delivery
HG3	Provision of Affordable Housing
HG4	Provision of Affordable Housing - Sites of 1-5 Dwellings
TA5	Transport Impact of New Development
TA6	Parking Standards
EQ2	General Development
EQ3	Historic Environment

National Planning Policy Framework (March 2012):

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

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

Policy-related Material Considerations

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

South Somerset Sustainable Community Strategy (2008-2026)

CONSULTATIONS

Somerton Town Council: The application is not supported, on the basis that it is overdevelopment and there would be inadequate parking. It is recommended that the area be landscaped.

Highways Authority: It is noted that the development complies with the NPPF and SCC Parking Strategy, and that the traffic impact is likely to be minimal. The access is acceptable. Minor issues are raised in relation to site drainage and parking layout. No objection, subject to conditions.

County Archaeologist: *The site lies within the Area of High Archaeological Potential and in the medieval town area. The development is likely to impact on archaeological remains relating to medieval occupation.*

For this reason I recommend that the applicant be required to provide archaeological monitoring of the development and a report on any discoveries made as indicated in the

National Planning Policy Framework (Paragraph 141). This should be secured by the use of model condition 55 attached to any permission granted.

REPRESENTATIONS

Eight letters have been received in response to the application. Six of these are letters of objection. The following main issues are raised:

- the proposal represents over-development
- the proposal is different from the approved earlier scheme and does not respect the character of the area
- there will be amenity harm to neighbouring properties, particularly overlooking, reduction of light and privacy
- the buildings are too large, tall and overbearing
- traffic will increase and problems will be exacerbated
- there will be inadequate parking
- a tall stone wall is suggested between the development and adjacent dwellinghouse to the west
- the existing new development has not complied with approved plans, and has sought retrospective permission

The scheme is also supported by one resident:

- the completion of this development is welcomed and the proposals are in keeping with the existing development

CONSIDERATIONS

Background and Principle of Development

The site is within the development area as identified in the Local Plan. In principle, housing development is acceptable, subject to consideration of other relevant material considerations. The site forms part of the larger site considered for redevelopment, on which 8 dwellinghouses were permitted. As set out above, the original site has been partially developed, with 6 of the houses. In consideration of the original application, all details relating to drainage, access, etc., were satisfactorily covered. The current application replaces the one single dwelling at the south-easternmost part of the site with a pair of semi-detached dwellings. The design and exact layout of the buildings have also been amended to reflect the detailed design of the 6 dwellings already constructed.

Visual Impact

The proposed dwellings are of similar design and appearance to those already erected. The elevations fronting onto West End are to be of stone, with other walls painted render, as with the existing houses. The houses are of a similar scale and appearance to the existing, and are not considered to be unacceptably out of character with the setting. The proposal represents the completion of a larger scheme already approved and substantially complete (and occupied). Although an additional dwelling is proposed over and above the original 8, it is not considered that the configuration, layout and design are incongruous in the setting, or out of character with existing development along the street.

Impact on Residential Amenity

The proposed dwellings are in a similar position to those approved under the original scheme (12/02936/REM). The dwellings beyond the site to south and west are sufficiently distant to avoid any unacceptable direct overlooking or overbearing issues. The proposed development is approx. 10m from the new houses to the north-west. Although there is some possibility of overlooking ground floor windows, there is no direct window-to-window overlooking and the arrangement is considered acceptable in this regard. Whilst the objection of residents across the other side of West End are noted, it is not considered that concern about overlooking across a public street can be sustained as a refusal reason on amenity grounds, this being a normal relationship with the public environment. Notwithstanding the concerns of local residents, it is not considered that there is any demonstrable amenity harm that would warrant refusal of the application.

Affordable Housing

Policy HG4 of the Local Plan requires a contribution towards affordable housing. This takes the form of a commuted sum equivalent to 5% of the floor area of the development, at rates identified in the Local Plan. The total relevant floor area of the development is 291 sq m, and the contribution would be £5,820. The contribution is to be secured by Agreement, which would need to be signed prior to grant of permission. The applicant is agreeable to this requirement.

Town Council Comments

Whilst it is noted that the Town Council would prefer to see the area landscaped, the proposed development does have to be considered as submitted. As set out above, it is not considered that the proposal would represent over-development or have inadequate parking to the degree that a refusal could be sustained.

Highway Safety and Parking

The Highway Authority raises no objection and confirms that the proposal complies with current policy. It is not considered that there is any highway safety or parking issue that would justify a refusal of the application.

Concerns Expressed by Neighbours

The concerns raised have been considered, and largely dealt with above. Much of the concern focuses on unhappiness with the changes that have occurred since approval of the original scheme, and the developer's wish to amend the scheme. Whilst retrospective permission is not encouraged, it is not unlawful. In this case, the developer has obtained permission for what now exists on site. The assessment of the current application takes this into account, and, although objections have been raised, it is not considered that the proposal raises serious enough design and impact concerns to warrant a refusal of the completion of this scheme. Most of the concerns are dealt with above, but the following additional comments are offered:

- the proposed development can be accommodated on the site with adequate amenity and parking space; it is not therefore considered to be 'over development'
- no neighbouring properties are within close enough proximity to demonstrate amenity harm resulting from overlooking, overshadowing or blocking out light
- the highway authority raises no objection to the proposal, and there is not considered to be a safety or parking concern that would justify a refusal of the scheme
- there are not considered to be any additional high wall requirements to protect amenity - although residents are entitled to erect walls or create hedging to achieve any

screening deemed desirable

EIA Regulations

Not relevant.

Conclusion

The proposal represents the provision of an additional three dwellings within the development area of the town, in a form largely agreed under an earlier application which has been implemented. The design and layout of the buildings is considered to respect the established character of the setting, and causes no harm to residential amenity. No highway safety or other concerns have been raised that would indicate refusal of the application. Notwithstanding the concerns of local residents, the proposal is therefore recommended for approval.

S.106 AGREEMENT

A commuted sum of £5,820 is to be secured by Agreement as a commuted sum towards affordable housing provision, in terms of Policy HG4 of the Local Plan, the Agreement to be signed before grant of permission.

RECOMMENDATION

That application reference 15/03374/FUL be approved subject to:-

- a) The prior completion of a section 106 agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to ensure that a sum equivalent to 5% of the floor area of the development, as required by Policy HG4 of the South Somerset Local Plan for the provision of affordable housing, is paid to the Council on occupation of the first of the dwellinghouses hereby approved, to the satisfaction of the Council's Strategic Housing Manager.

and

- b) the following conditions

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: the drawings ref. 488.05 numbers PL10, PL01A and PL02B.

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

03. 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 safeguard archaeological remains on the site and to accord with the NPPF and Policy EQ3 of the South Somerset Local Plan.

04. Prior to the occupation of the dwellings hereby permitted, the access to the site shall be constructed in accordance with the details approved under the previous permissions 09/01771/OUT, 12/02936/REM and 15/02474/S73A , and the materials details approved under condition 9 below, including the maintenance of clear visibility splays. The access and visibility splays shall thereafter be permanently retained and maintained.

Reason: In the interests of highway safety and to accord with Policy TA5 of the South Somerset Local Plan.

05. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be made before the occupation of the dwellings hereby approved and maintained thereafter at all times.

Reason: In the interests of highway safety and to accord with Policy TA5 of the South Somerset Local Plan.

06. The areas allocated for parking and turning on the submitted plan, including the garages, shall be kept clear of obstruction at all times and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests amenity and of highway safety and to accord with Policies EQ2 and TA5 of the South Somerset Local Plan.

07. Before any of the development hereby permitted is commenced details of the internal ground floor levels of the buildings to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the area and to protect residential amenity in accordance with Policy EQ2 of the South Somerset Local Plan.

08. Before the dwellings hereby permitted are first occupied, a 1.8m wide footway shall be constructed over the entire frontage of the site in accordance with a specification to be approved in writing by the Local Planning Authority.

Reason: In the interests amenity and of highway safety and to accord with Policies EQ2 and TA5 of the South Somerset Local Plan.

09. No development hereby permitted shall be commenced unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) materials (including the provision of samples where appropriate) to be used for external walls and roofs; these details shall be supported by a sample panel of natural stone indicating coursing and pointing which shall be made available on site prior to commencement;
- b) full design details and material and external finish to be used for all windows, all external doors, lintels, entrance gates, boarding and openings;

- c) details of all eaves and fascia board detailing, guttering, downpipes and other rainwater goods; and
- d) details of the surface materials for the access, parking and turning areas; and
- e) details of all boundary treatments

Reason: To safeguard the character and appearance of the area and to accord with the NPPF and Policies EQ2 and EQ3 of the South Somerset Local Plan.

Agenda Item 16

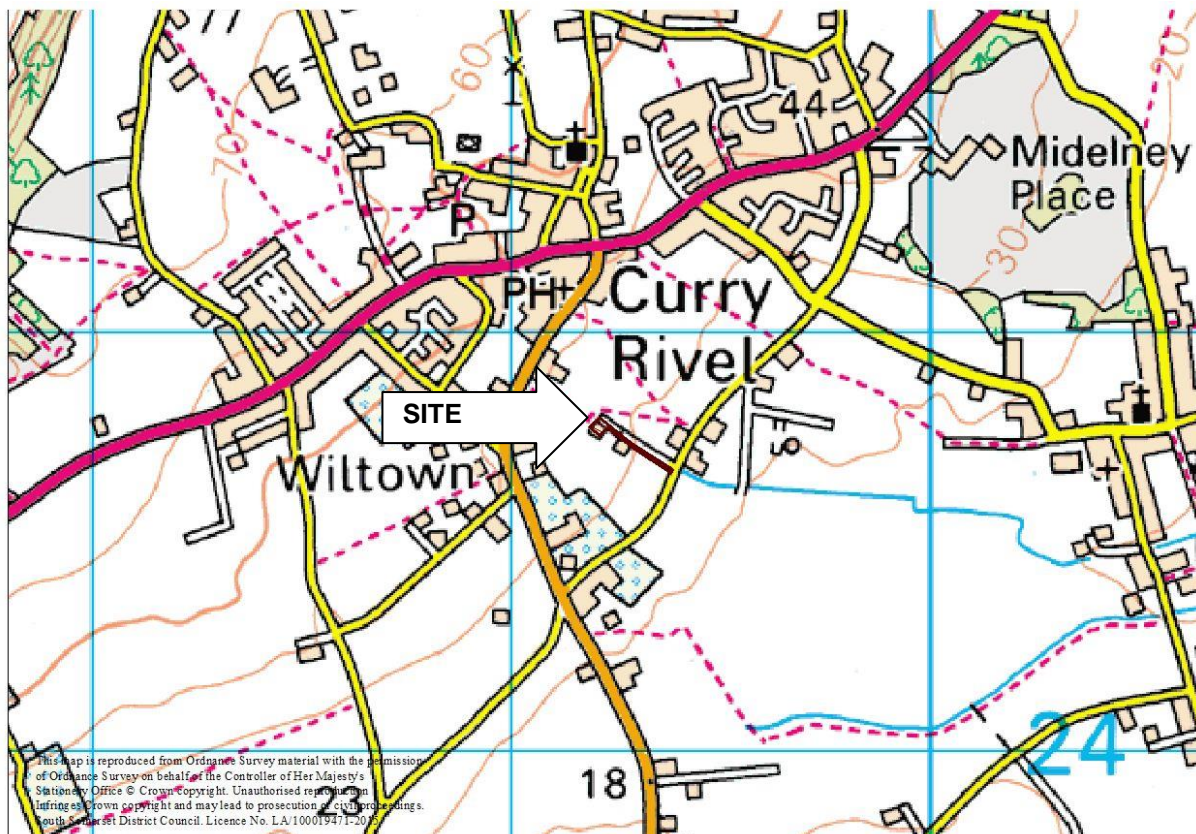
Officer Report On Planning Application: 15/03046/FUL

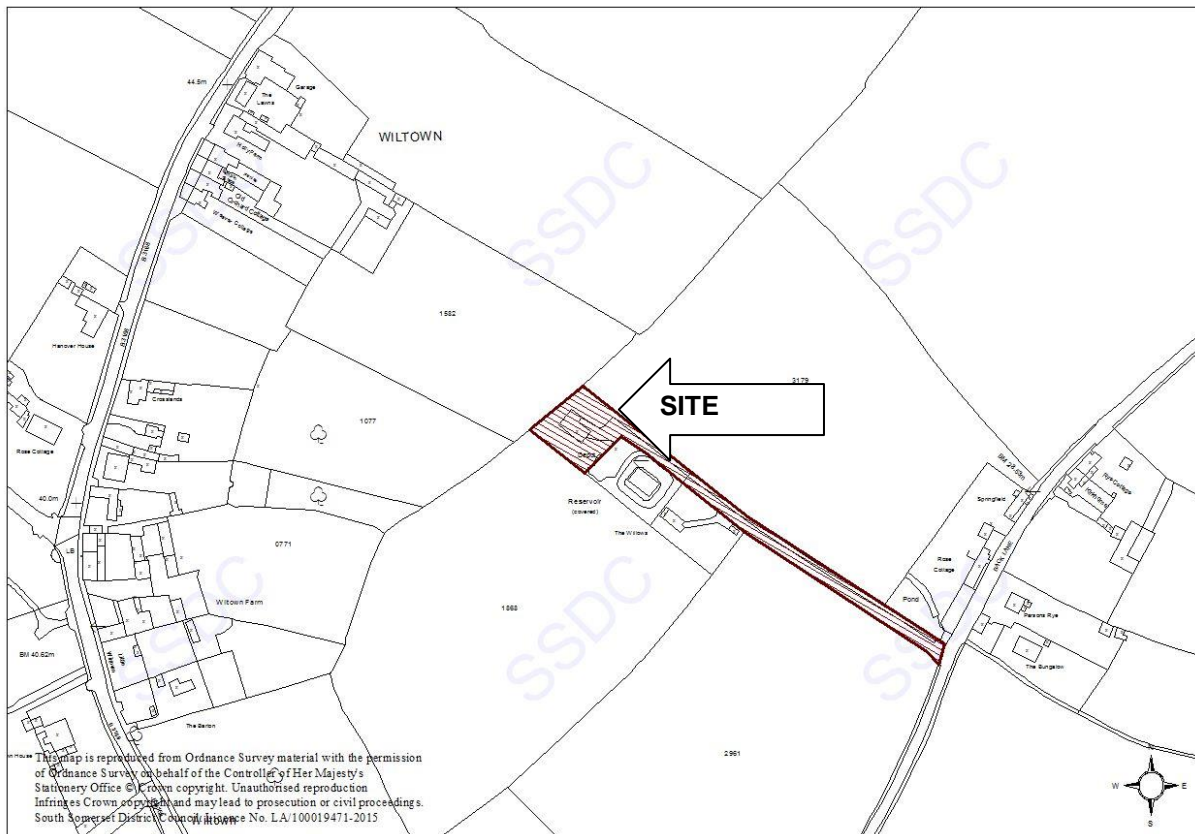
Proposal :	Proposed conversion and extension of former waterworks depot into residential dwelling including the erection of a double garage and carport (GR 339210/124771).
Site Address:	Former Environment Agency Depot, Back Lane, Curry Rivet.
Parish:	Curry Rivet
CURRY RIVEL Ward (SSDC Member)	Cllr Tiffany Osborne
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	26th August 2015
Applicant :	Mr & Mrs J Conway
Agent: (no agent if blank)	Mr Dathan Trent, Lake View, The Maltings, Charlton Estate, Shepton Mallet, Somerset BA4 5QE
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The report is referred to the Committee at the request of the Ward Member to enable a full discussion of the issues raised by the application.

SITE DESCRIPTION AND PROPOSAL





The site is located in open countryside to the south west of the village. It is surrounded on three sides by open fields. It is the north-westernmost portion of land previously used as a waterworks depot. On the site is a brick depot building with a pitched slate roof. The remainder of the depot site, to the south east of the application site, comprises a disused reservoir, and a two-storey brick dwellinghouse. Access to these sites is taken along a private paved driveway off the north west side of Back Lane.

Permission is sought for the conversion and extension of the waterworks depot building to form a dwellinghouse.

HISTORY

No relevant recent history.

POLICY

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

Policies of the South Somerset Local Plan (2006 - 2028)

SD1	Sustainable Development
SS5	Delivering New Housing Growth
SS7	Phasing of Previously Developed Land
HG2	The Use of Previously Developed Land (PDL) for New Housing Development
HG3	Provision of Affordable Housing
HG4	Provision of Affordable Housing - Sites of 1-5 Dwellings
TA5	Transport Impact of New Development
TA6	Parking Standards
EQ2	General Development
EQ4	Biodiversity
EQ7	Pollution Control

National Planning Policy Framework (March 2012):

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

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

Policy-related Material Considerations

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

South Somerset Sustainable Community Strategy (2008-2026)

CONSULTATIONS

Parish Council: No objections.

Highways Authority: Standing Advice applies.

SSDC Highways Consultant: *Traffic impact on Back Lane unlikely to be significant. Consider extent of visibility splays at the site access - acknowledge former use of building but dwelling is likely to increase the use of the access on a daily basis. On-site parking to accord with SPS standards.*

SSDC Landscape Officer: *the site is a singular location, laying between Wiltown and Back lane within open fields to the south of the main village. Whilst the site is host to the functional depot building, it is not a domestic presence, and it is of relatively modest scale. Whilst there is a single residence accessed off the same track as the depot building - 'Springfield', to the southeast - its presence is singular, and set outside the village envelope, and thus does not provide precedent for further development. The character of the application plot is not residential.*

The proposal before us abuts pasture fields on all sides, apart from the narrow boundary with 'Springfield'. It is large scale, and as viewed from Wiltown, will appear incongruous in form and scale, and at variance with its open field surround. Consequently I view the proposal to erode

local character and advise a landscape case for refusal.

SSDC Tree Officer: *The primary tree features appear to be the two groups of Willow - one adjoins the track leading to the site (proposed to be retained), the other (proposed to be removed) adjoins the North-East boundary. Whilst possible improvements to the access road could be dealt with by the use of special engineering measures, the likely installation of below-ground services could still be rather damaging.*

I also have concerns that the footprint of the development is too close to the retained trees on-site. It appears unlikely that the relationship between those retained trees and the development would be sustainable.

Furthermore, the proposed scheme of landscaping fails to mitigate for the proposed tree losses.

I would recommend revising the proposal, perhaps seeking to retain and manage the existing Willows by a traditional pollarding approach; whilst devising an improved scheme of tree and shrub planting (employing cell-grown and container-grown stock) that would complement the new dwelling within the surrounding landscape.

As the proposal currently stands, I object on the basis that I believe the proposal to be contrary to the Council's aims to preserve landscape features (trees) in accordance with The Town & Country Planning Act, 1990 (as amended)[1] and the following policies as stated within The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

SSDC Ecologist: No objection subject to condition relating to bats.

SSDC Environmental Protection Officer: No objection, subject to condition relating to possible contamination.

Wessex Water: No objection is raised. Information is given about future drainage arrangements.

REPRESENTATIONS

Three letters of representation have been received.

1. Two letters of objection have raised the following concerns:

- the house is too large for the location and the site;
- it will cause overlooking of farm to the west (Wiltown Farm);
- as a result of the design and scale it would dominate the local landscape and have an undue impact on the countryside;
- it will have detrimental impacts on local flora and fauna.

2. Support for the proposal is offered, raising the following points:

- the site is well suited for residential use, with existing access;
- impact on any neighbours would be minimal;
- a home would be provided for an additional family on brownfield land in a sustainable location.

CONSIDERATIONS

Principle of Development

The site, although adjacent to a single dwellinghouse, is in a countryside locality remote from services and facilities where development is not encouraged. Paragraph 55 of the NPPF advises that isolated homes in the countryside should be avoided unless special circumstances indicate otherwise, such as the re-use of redundant or disused buildings where this would lead to an enhancement to the immediate setting. Policy EQ2 of the Local Plan seeks to maintain the District's local distinctiveness, preserving or enhancing its inherent character. The principle of the development would therefore depend upon it being demonstrated that the setting would be enhanced by conversion and re-use of the existing building.

Design, Visual and Landscape Impact

The existing building on the site is a well-made brick structure with slate roof dating back to 1901. It was presumably erected as part of the same development as the two-storey house to the south-east ('The Willows') at the time of the establishment of this waterworks depot. Although a modest structure, it is of sound construction and good quality materials, with a total floor area of 140 sq m, and good internal volumes under a relatively high roof. It is well embedded in the setting, and of an appropriate scale and design for its former function.

The proposal largely overwhelms this building, demolishing some elements and building over and around it. Only small portions of the original building will protrude from the front and rear elevations of a very large, two-storey dwellinghouse. A substantial three-garage outbuilding is proposed for the north-eastern boundary. The scale of the development and positioning on site will require removal of much existing vegetation, and, as pointed out by the Tree Officer, would be unsuccessful in retaining any significant screening.

The net visual impact on the setting will be considerable. This is a large development in an open landscape, which will be clearly visible from various aspects. It will present an intrusive and incongruous large-scale modern feature in what is currently a low-scale, traditional rural setting beyond the developments of the settlement.

The Landscape Officer has clearly set out his concerns and recommended refusal of the application, as has the Tree Officer. It is not considered that the proposal would represent an enhancement of the immediate setting, or that it would respect the established rural character of that setting. Furthermore, it is a development on a much larger scale than is appropriate for the site and in relation to the building being considered for 're-use' and conversion. It is therefore not considered to accord with the aims of Paragraph 55 of the NPPF or Policy EQ2 of the Local Plan.

Impact on Residential Amenity

The proposed dwellinghouse is sufficiently distant from a neighbouring residential properties to avoid overlooking or other harmful amenity impacts that would warrant a refusal of the application.

Impact on Highway Safety

The existing access down a private drive is used by a single dwelling and was used by the depot. Whilst there could be some increase in usage with this change of use, it is not

considered that it is significant on this lesser road with relatively slow moving traffic. Reasonable visibility exists at the junction with Back Lane. Adequate parking and turning space can be achieved on site. It is considered that the proposal is generally in accordance with Standing Advice, and that there is no highway safety reason for refusal of the application.

Letters of Representation

The comments received from local residents have been considered. They are largely dealt with in the body of the report. The following additional points are made:

- Wiltown Farm is not close enough to the development for a primary amenity objection to be sustained, although it is accepted that the dwelling will be very visible from this vantage point.
- whilst the advantages of the proposal pointed out by a resident are noted, it is not considered that they singly or together outweigh the considerable harm to the landscape and countryside setting that would result from the proposal.

EIA Regulations

Not relevant.

Conclusion

The proposal is of a design, scale and massing that fails to respect the rural setting or the character of the building being re-used. It is not considered that it represents an enhancement of the immediate setting. On the contrary, it is considered that it represents significant harm to the character and appearance of the local landscape. Whilst no amenity, highway safety or other harm has been identified, it is not considered that the proposal complies with the aims of the NPPF or the Local Plan, and it is accordingly recommended for refusal.

S.106 AGREEMENT

Not relevant.

RECOMMENDATION

Refuse.

FOR THE FOLLOWING REASON:

01. The proposal, by reason of its design, scale and massing, and which is tantamount to a large new dwellinghouse in the open countryside, fails to respect the established character and appearance of the local landscape and the immediate setting, and would cause significant harm to this countryside setting, eroding its essential rural character, and harming existing landscape features (trees), contrary to the aims of the NPPF and Policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan.

Informatives:

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

In this case, the applicant/agent did not take the opportunity to enter into pre-application discussions and there were no minor or obvious solutions to overcome the significant concerns caused by the proposals.

Agenda Item 17

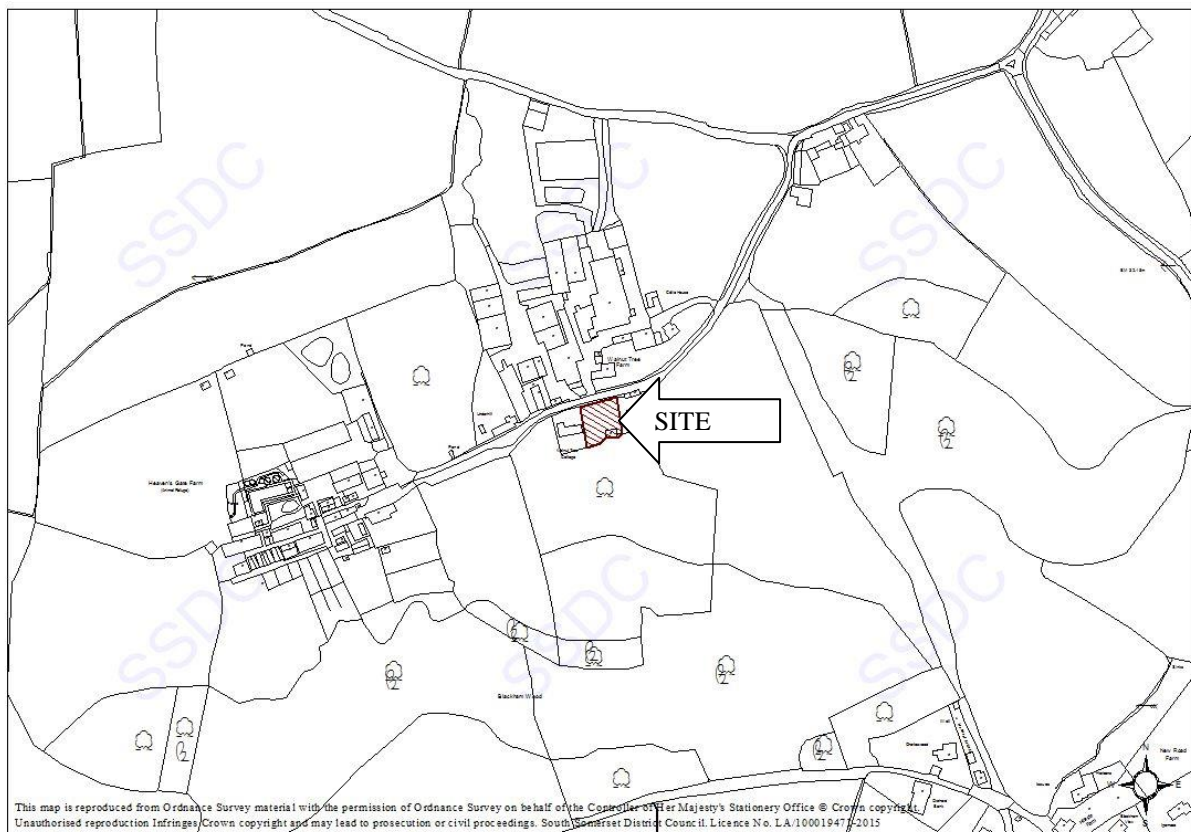
Officer Report On Planning Application: 15/01151/FUL

Proposal :	The erection of an agricultural workers dwelling adjacent to Hillside Farm (GR 342322/131883)
Site Address:	Land Adj Hillside Farm, West Henley Road, High Ham.
Parish:	High Ham
TURN HILL Ward (SSDC Member)	Cllr Shane Pledger
Recommending Case Officer:	Alex Skidmore Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	7th May 2015
Applicant :	Mr R Wilkins
Agent: (no agent if blank)	Plans Drawn Bath 7 Nightingale Way Midsomer Norton Somerset BA3 4NL
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERREAL TO COMMITTEE

This application is being brought back to committee following the committee's decision at the July meeting to defer the application so that the applicant could provide the latest financial information in relation to the holding for consideration.

SITE DESCRIPTION AND PROPOSAL





This application is seeking planning permission to erect a permanent agricultural workers dwellinghouse.

The application site is located away from the main built up core of the village of High Ham in amongst a small cluster of buildings comprising several houses, farms and an animal rescue centre. The site sits between the existing farmhouse to the west and an unrelated two-storey dwelling to the east and is opposite their farmyard, with a neighbouring farmhouse directly opposite. The site is elevated up above the lane at a similar level to the existing farmhouse with the field to the rear continuing to rise beyond.

HISTORY

31348/A: Erection of dwelling and store shed with services and formation of pedestrian access. Permitted.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF states that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

HG9 - Housing for Agricultural and Other Occupancy Conditions

TA5 - Transport Impact of New Development

TA6 - Parking Standards

EQ2 - General Development

EQ4 - Biodiversity

National Planning Policy Framework

Part 1 - Building a strong, competitive economy

Part 3 - Supporting a prosperous rural

Part 4 - Promoting sustainable transport

Part 6 - Delivering a wide choice of high quality homes

Part 7 - Requiring good design

Part 8 - Promoting Healthy Communities

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

Part 11 - Conserving and enhancing the natural environment

Part 12 - Conserving and enhancing the historic environment

CONSULTATIONS

High Ham Parish Council: No objection to the principle of the dwelling but had concerns, raised by the immediate neighbours, with regard to the orientation of the dwelling which would result in overlooking of the neighbour and issues of drainage and run-off from the site.

County Highways: Referred to their standing advice.

County Archaeology: No objections

Economic Development Officer: No objection. This application is for a modest sized farm workers property in close proximity to the main holding and dwelling. I am surprised that the Wilkins brothers have been able to conduct the business of managing this farm living so far from the holding efficiently, particularly since the loss of their father in 2007. Mrs Wilkins senior resides in the farmhouse and is the only available person at the holding out of normal working hours. The ages of the two sons suggests that Mrs Wilkins senior is of retirement age, yet she remains actively involved in managing the accounts, ordering etc. This would also suggest that Mrs Wilkins senior would struggle to deal effectively with problems with cattle when the two sons are not at the farm, particularly overnight.

The formula of standard man days suggests that there is sufficient justification for an additional dwelling. Based on the information provided and acknowledging the distances the key personnel have to travel to work, which is not conducive to good husbandry practice, I conclude that there is a demonstrated requirement for this additional dwelling.

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

Ecologist: No comments received.

Landscape Officer: No objections

REPRESENTATIONS

Written representations have been received from two neighbours expressing support for the development. Written representations have also been received from two neighbours raising the following concerns:

- The site suffers from high levels of surface water flooding on occasions, we are worried that the development may affect this and put our property at risk.
- The dwelling will look directly into our property (Walnut Tree Cottage). We only have windows to the front and we will lose our privacy to all our main living rooms.
- There is a stone built barn on the farm which could be converted.
- The shed currently on the site is partly constructed from asbestos.

CONSIDERATIONS

The site is located in the open countryside, some distance from the services and facilities to be found in nearby High Ham where new residential development would not normally be encouraged. Policy HG9 of the South Somerset Local Plan however makes provision for agricultural workers dwellings and sets out a number of requirements that such proposals must comply with:

- "There is a clearly established existing functional need;
- The enterprise is economically viable;
- Provision on-site (or in the immediate vicinity) is necessary for the operation of the business;
- No suitable accommodation exists (or could be made available) in established buildings on the site or in the immediate vicinity;
- It does not involve replacing a dwelling disposed of recently as general market housing;
- The dwelling is no larger than that required to meet the operational needs of the business;
- The siting and landscaping of the new dwelling minimises the impact upon the local landscape character and visual amenity of the countryside and ensures no adverse impact upon the integrity of nationally and internally designated sites."

The farm at present is already supported by a dwelling and for this application to be successful it must be demonstrated that there is a functional requirement for more than one full-time agricultural worker to be readily available on-site for the running of the holding.

It is understood that the applicant's family has run Hillside Farm, which is a beef enterprise with a herd comprising 200 head of cattle, including calves reared on the farm, and a landholding of 239 acres. It would appear that the applicant intends further expansion of the holding in the near future however the main reason for requiring this additional house is in response to a change in how the farm operates following the loss of Mrs Wilkin's husband and the subsequent involvement of her sons in the business. The Council's Agricultural Officer is of the opinion that the scale and nature of the activities involved in the operational running of the holding are such that it is not unreasonable that there should be more than one worker available on site day and night and the functional need for this second dwelling is not in dispute.

In addition to there being a functional need for the dwelling it must be demonstrated that the enterprise is economically viable in order to meet policy HG9. Prior to the application being

reported to committee in July financial accounts for the financial years ending March 2011, 2012 and 2013 as well as draft accounts for the year ending March 2014 had been provided, each of which showed the farm was performing at a loss for this period. Based on this information there was doubt about the long-term financial viability of the holding and as such the future need for this additional permanent farmworkers dwelling and for this reason the application was recommended for refusal to the July committee.

Following the committee's deferral of this application additional financial accounts have been provided for the years ending March 2014 and 2015. Whilst for the year 2014 there is a very modest level of profit, for 2015 net profit levels are good and appear to indicate the farm turning a financial corner. Although it would be preferable for the applicant to be able to demonstrate a more sustained period of profitability than this it is acknowledged that there are personal circumstances, with the loss of Mr Wilkins (senior), which may well have contributed to the financial problems from 2011 onwards. With the involvement of Mrs Wilkins sons it would appear that these financial issues are getting sorted out and that in view of these circumstances a shorter period than would normally be expected may be considered acceptable. At the time of writing this report the Council's Agricultural Officer's views had yet to be provided. Subject to the Agricultural Officer raising no objection to the proposal, it is considered that these latest accounts indicate the profitability of the holding and a realistic potential that it will remain so in the longer term. On this basis the proposal meets the requirements of policy HG9 of the local plan and is in principle acceptable.

Visual amenity / landscape character

The proposed dwelling is to be sited on a raised bank between two existing dwellings. Given this position and its relatively modest size and chalet bungalow style it should not appear unduly out of keeping with the existing surrounding development and overall the proposal is not considered to raise any substantive visual amenity concerns. Due to the sloping nature of the site the landscape officer has noted that the site levels will need to be dealt with quite carefully but has otherwise raised no objection. In response to this comment further levels details have been provided indicating how the new dwelling will sit within the site in relation to the dwellings either side and which is considered to be acceptable.

Residential amenity

Immediate neighbours to the site at Walnut Tree Farm have objected to the proposal on the basis of loss of privacy. They state that their main outlook for their main living rooms is to the front and that due to the elevated nature of the dwelling in relation to their own, as well as its position and orientation that it will look directly down and into the front of their house resulting in a significant loss of privacy.

It is accepted that the relationship between the new house and the neighbour's house will result in some loss of privacy, however, any views from the new house to the neighbour's dwelling will be approximately 25m away and will be across a public highway and is not therefore considered to represent a demonstrable loss to the neighbour's amenity.

Parking and highway safety

Access for the proposed dwelling will be via the existing access that currently serves Hillside Farmhouse with parking to the side and rear. It is accepted that the level of parking and proposed access arrangement broadly accord with the highway authority's standing advice and that the proposal therefore raises no substantive highway safety concerns.

Other matters

A neighbour has raised concerns in regard to drainage saying that there are existing surface water run-off issues in relation to the site, however, there is no evidence to demonstrate that an appropriate drainage scheme could not be implemented to ensure that run-off is not

exacerbated.

Finally a neighbour has observed that the existing shed on the site is constructed from asbestos. Whilst the asbestos will need to be disposed of appropriately this does not constitute a reason to withhold planning permission.

Conclusion

Subject to no objections being raised by the Agricultural Officer, it is accepted that the activities of the holding justifies the presence of two full-time workers to be present for the operational running of the farm and that following the submission of the latest accounts that the financial sustainability of the holding has been demonstrated and that the principle of the dwelling is acceptable. The proposed development is not considered to cause any demonstrable harm to visual amenity, residential amenity, highway safety or the environment and to therefore be in accordance with the provisions of the local plan and the National Planning Policy Framework and as such is recommended for approval.

RECOMMENDATION

Subject to the Agricultural Officer offering his support, grant consent for the following reasons:

The proposal, by reason of its proven need, satisfies the criteria for agricultural workers dwellings and respects the character of the area without resulting in any demonstrable harm to visual amenity, residential amenity, highway safety or the environment in accordance with the aims and objectives of policies SD1, HG9, TA5, TA6 and EQ2 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

Subject to the following conditions:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans drawings numbered 006/001 received 11/03/2015 and 006/100A received 16/04/2015.

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

03. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture, as defined in Section 336(1) of the Town and Country Planning Act 1990, or in forestry or a widow or widower of such a person, and to any resident dependants.

Reason: The Local Planning Authority would not have been prepared to grant planning permission but for the dwelling being essential for the proper functioning of the enterprise in accordance with policy HG9 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced 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.

Reason: In the interest of visual amenity to accord with policy EQ2 of the South Somerset Local Plan.

05. The internal ground floor levels of the dwelling hereby permitted and the ground levels shall accord with the details set out on drawing number 006/100A received 16/04/2015, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of visual amenity to accord with policy EQ2 of the South Somerset Local Plan.

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

Reason: In the interest of environmental health and to ensure the site is adequately drained to accord with policy EQ7 of the South Somerset

07. The areas allocated for parking and turning shall be kept clear of obstruction and shall not be used other than for the purpose of parking and turning of vehicles in connection with the development hereby permitted.

Reason: To ensure that adequate parking is provided and maintained to meet the needs of the development in accordance with policy TA6 of the South Somerset Local Plan.

08. 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 this dwelling without the prior express grant of planning permission.

Reason: To restrict the size of the dwelling to that justified and approved to accord with policy EQ2 and HG9 of the South Somerset Local Plan.

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no garages or other outbuildings shall be erected within the application site without the prior express grant of planning permission.

Reason: To restrict the size of the dwelling to that justified and approved to accord with policy EQ2 and HG9 of the South Somerset Local Plan.