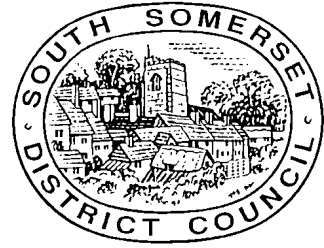


South Somerset District Council

Notice of Meeting



Area West Committee

Making a difference where it counts

Wednesday 21st October 2015

5.00 pm

(The first item on the agenda is confidential and will be taken in closed session. The remainder of the meeting is open to the public and will not start before 5.30 p.m.)

**The Guildhall
Fore Street
Chard, TA20 1PP**

(disabled access is available at this meeting venue)



The public and press are welcome to attend.

Please note: Consideration of planning applications will commence no earlier than 7.00pm.

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

This Agenda was issued on Tuesday 13th October 2015.

A handwritten signature in black ink, appearing to read 'Ian Clarke'.

Ian Clarke, Assistant Director (Legal & Corporate Services)

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



INVESTORS IN PEOPLE

Area West Committee Membership

The following members are requested to attend the meeting:

Chairman: Carol Goodall
Vice-chairman: Jenny Kenton

Jason Baker	Val Keitch	Angie Singleton
Marcus Barrett	Paul Maxwell	Andrew Turpin
Mike Best	Sue Osborne	Linda Vijeh
Amanda Broom	Ric Pallister	Martin Wale
Dave Bulmer	Garry Shortland	

South Somerset District Council – Council Plan

Our focuses are: (all equal)

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

Scrutiny Procedure Rules

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

Consideration of Planning Applications

Consideration of planning applications will commence no earlier than 7.00 pm, following a break for refreshments, in the order shown on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered. Anyone wishing to raise matters in relation to other items on the agenda may do so at the time the item is considered.

Highways

A formal written report from the Area Highway Officer should be included on the main agenda in May and September. 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 SSDC council office, to see what executive/key decisions are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

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

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

Meetings of the Area West Committee are held monthly at 5.30 p.m. on the 3rd Wednesday of the month in venues throughout Area West (unless specified otherwise).

Agendas and minutes of Area Committees are published on the Council’s website www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions

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

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

Public Participation at Committees

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

Public Question Time

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

Planning Applications

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

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

At the Committee Chairman's discretion, members of the public are permitted to speak for up to 3 minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

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

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

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

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

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

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

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

Area West Committee

Wednesday 21 October 2015

Agenda

Preliminary Items

1. **Exclusion of the Press and Public** (Page 8)
2. **Historic Buildings at Risk (Confidential)** (Pages 9 - 18)
3. **To approve as a correct record the Minutes of the Previous Meeting held on 16th September 2015**
4. **Apologies for Absence**
5. **Declarations of Interest**

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

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. As a result of the change made to the Code of Conduct by this Council at its meeting on 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. Mike Best, Angie Singleton and Linda Vijeh

Where planning applications are referred by this Committee to the Regulation Committee for determination, in accordance with the Council's Code of Practice on Planning, Members of the Regulation Committee can participate and vote on these items at the

Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

6. Public Question Time

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

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

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

7. Chairman's Announcements

Items for Discussion

- 8. Area West Committee - Forward Plan** (Pages 19 - 21)
- 9. Update Report on Chard Regeneration Scheme** (Pages 22 - 26)
- 10. South Somerset Careline Annual Report 2014/15** (Pages 27 - 29)
- 11. Work of the Conservation Service** (Pages 30 - 33)
- 12. Making It Local Executive Committee (Executive Decision)** (Pages 34 - 35)
- 13. Area West - Reports from Members on Outside Organisations** (Pages 36 - 38)
- 14. Planning Appeals** (Page 39)
- 15. Schedule of Planning Applications to be Determined by Committee** (Pages 40 - 41)
- 16. Planning Application 15/03635/FUL - 49 Church Street, Winsham** (Pages 42 - 49)
- 17. Planning Application 15/03263/S73A - 7 Court Farm Close, Winsham** (Pages 50 - 54)
- 18. Planning Application 15/02097/FUL - Fairport, Furnham Crescent, Chard** (Pages 55 - 64)
- 19. Planning Application 15/03187/FUL - Land OS 5600 Chaffcombe Road, Chard** (Pages 65 - 83)
- 20. Date and Venue for Next Meeting** (Page 84)

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 1

Exclusion of the Press and Public

The Committee is asked to agree that the following item (agenda item 2) be considered in Closed Session by virtue of the Local Government Act 1972, Schedule 12A under paragraph 3: "Information relating to financial or business affairs of any particular person (including the authority holding that information)." It is considered that the public interest in maintaining the exemption from the Access to Information Rules outweighs the public interest in disclosing the information.

Agenda Item 2

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

Agenda Item 8

Area West Committee - Forward Plan

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

Purpose of the Report

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

Recommendation

Members are asked to:-

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

Forward Plan

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

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

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

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

Background Papers: None.

Notes

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

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
18 th November 2015	Area West Development Plan & Budget Progress Report	To present an overview of projects in the Area Development Work Programme 2015/16	Andrew Gillespie, Area Development Manager (West)
18 th November 2015	Community Offices Update	Service Update Report	Lisa Davis, Community Officer Support Manager
18 th November 2015	Crewkerne & District Museum	Reports from members on outside organisations.	Cllr. Marcus Barrett
18 th November 2015	Chard and District Museum	Reports from members on outside organisations.	Cllr. Amanda Broom
18 th November 2015	Citizens Advice South Somerset	Update report on the Citizens Advice Bureau	David Crisfield, Third Sector Partnership Co-ordinator
16 th December 2015	<i>Blackdown Hills Area of Outstanding Natural Beauty (AONB)</i>	<i>To update members on the work of the Blackdown Hills AONB since the last report to Area West Committee.</i>	<i>Zoe Harris, Neighbourhood Development Officer (Communities) Cllr. Martin Wale</i>
16 th December 2015	<i>Highways Update</i>	<i>To update members on the highways maintenance work carried out by the County Highway Authority.</i>	<i>Mike Fear, Assistant Highway Service Manager, Somerset County Council</i>
16 th December 2015	<i>Section 106 Obligations</i>	<i>Monitoring Report</i>	<i>Neil Waddleton, Section 106 Monitoring Officer</i>
16 th December 2015	<i>Affordable Housing Development Programme</i>	<i>To update members on the current position with the Affordable Housing Development Programme.</i>	<i>Colin McDonald, Corporate Strategic Housing Manager</i>
16 th December 2015	<i>Local Housing Needs in Area West</i>	<i>Service Update Report</i>	<i>Kirsty Larkins, Housing & Welfare Manager</i>

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
20 th January 2016	Avon & Somerset Policing Update	Report on activities and achievements on neighbourhood policing and partnership working to reduce crime and fear of crime.	Sgt. Rob Jameson
20 th January 2016	Ile Youth Centre Management Committee (Ilminster)	Reports from members on outside organisations.	Cllr. Val Keitch
17 th February 2016	A Better Crewkerne and District (ABCD)	Reports from members on outside organisations.	Cllr. Mike Best
17 th February 2016	Review of the Welfare benefits Service over the financial year 2014-15	Information Report	Catherine Hansford, Welfare Benefits Team Leader
16 th March 2016	Ilminster Forum	Reports from members on outside organisations.	Cllr. Carol Goodall

Agenda Item 9

Update Report on Chard Regeneration Scheme

Strategic Director: Rina Singh, Strategic Director
Assistant Director: Martin Woods, Assistant Director, Economy
Service Manager: David Julian, Economic Development Manager
Lead Officers: David Julian, Economic Development Manager
Dave Norris, Development Control Manager
Contact Details: david.julian@southsomerset.gov.uk 01935 462279

1 Purpose of the Report

To update Area West Members on progress made with the Chard Regeneration Scheme.

2 Public Interest

The Chard Regeneration Scheme is a comprehensive and ambitious framework for regeneration that was prepared by LDA Design, SSDC and partners to establish a long term vision, strategy and delivery plan for the future development of Chard. The plan which was approved in 2010 sets out a 20 year vision for the development of Chard. The CRS sets out an agreed basis for development that is now incorporated in SSDCs Local Plan 2006 -2028. This version of the SSDC Local Plan was formally adopted in 2015.

This report updates members on progress made on the Chard Regeneration Scheme to date.

3 Recommendation

That the contents of the report are noted.

4 Background

The CRS outlines a set of aims and ambitions for a comprehensive regeneration of Chard. It offers a phased approach, methodology and sequencing to the regeneration plan. The main programme of current work falls into three key areas;

- 1) Development of housing and employment land in the Chard Eastern Development Area
- 2) The redevelopment of the Boden Mill/former ACI factory site and adjoining car parks
- 3) Scoping and refining the remaining projects in the CRS scheme.

Whilst officers and members have worked on many additional elements of the CRS, this report gives a primary focus to the above three areas.

5 Report Detail

5.1 Development of housing and employment land in the Chard Eastern Development Area

5.1.1 Housing Development at CEDA

The Chard Eastern Development Area (CEDA) is set out in the Chard Regeneration Scheme as the principle area for the development for both housing and employment land in Chard over the Local Plan period (to 2028). Land in CEDA is allocated for strategic growth to

provide the following within the plan period and beyond: CEDA will be instrumental in delivering:

- At least 1,220 dwellings (to 2028)
- 13 Ha of employment land
- Associated infrastructure (new primary school and further facilities)

Additional development is planned beyond 2028

The council have been active in guiding development to the Eastern Development Area of Chard. Key areas are:

- Ensuring the CRS is embedded within the local plan, which was successfully defended at the Local Plan Examination. SSDCs Local Plan was formally adopted in 2015
- Putting considerable resource into defending the CEDA under significant challenge from developers of competing schemes to the north of Chard. It should be noted that the CRS was also well supported by Chard residents (who had also committed considerable time and resource) at inquiry in 2015. The inspector, who ruled in favour of the CRS, did indicate the need to deliver projects at CEDA to maintain the high credibility of the CRS.
- Approaching and encouraging cooperation from each landowner, option holder and developer who hold a key to unlocking and bringing forward CEDA.
- A series of meetings were held during 2014/15 in relation to the proposed development sites. This was to ensure that any forthcoming planning applications were compliant with the CRS, with particular emphasis on the highway requirements. Negotiations are ongoing to establish a highway link from CEDA to the Millfield Industrial Estate and the establishment of the Stoplevel Way across CEDA.
- Officers have supported CRS- compliant schemes with advice and recommendations and we are confident that a number of Planning Applications will now move forward in the Winter and Spring of 2015/16. The complete development of CEDA is still very much a long term project but significant progress has been made in the last 12 months.

Key development sites that are progressing are:

- Between Tatworth Road and Forton Road where land to the south of Chard is a key element of CEDA and provides an important element of the road together with a significant amount of housing. We are expecting an application for this site to be submitted by November.
- Land to the south of the A30. Here the land is in the ownership of three owners, with two now active in bringing forward applications. One application (for 72 units) is to be considered shortly by the planning committee whilst the other application (for up to 350 units) is awaiting submission.
- Land between Forton Road and the Green Fields. This incorporates the Employment land and the highway link through to the Millfield Estate. Negotiations are progressing.

At this stage SSDC have received one planning application for residential development in CEDA (the Morrish application to the north of the A30 is for 78 units and is at reserve matters stage) and is expecting a further 5 applications in the latter part of 2015 and early 2016. The applications seek permissions for a total of approx. 900 houses. Members should note that this amount of housing will neither be delivered immediately or simultaneously.

5.1.2 Employment Land and key highway infrastructure

SSDC officers have negotiated a more favourable position at the Millfield link in Chard with the aim of enabling a key highways link between the Millfield Industrial Estate and the A30 trunk road to the North East. This highways link would help access CEDA, facilitate housing development, access to employment and recreational land and help alleviate traffic congestion to the west at Chard Town Centre.

Funding bids have been submitted to help fund 900 metres of highway infrastructure to achieve the link. Preliminary feasibility studies have been completed. Associated with this project is the local section of the cycleway/walkway that will adjoin the Stopline Way and eventually form part of the major Sustrans coast to coast route.

- It is clear that many of the infrastructure costs required in CEDA cannot be fully met by private development alone. In the autumn of 2014 we funded complementary consultancy work to build a business case that demonstrates (to funding agencies) the cost and opportunities of CEDA. The Chard Millfield Link Appraisal Report (September 2014) enabled us to bid for funding under the Growth Deal 2 programme (autumn 2014). This bid proved unsuccessful, but a further submission (September 2015) has been made for funding under the forthcoming Growth Deal 3 Programme. This bid is fully supported by Somerset County Council. We remain mindful that we are bidding for scarce public funding in a highly competitive bidding process.
- Bringing forward employment land and the associated access roadway in CEDA is now an SSDC corporate priority. It is included as a priority project within SSDCs Investing in Infrastructure Programme (District Executive August 2014) and we were successful in getting the project included in the Somerset Growth Plan 2014 -2020. These inclusions will assist us when seeking funding through the Local Enterprise Partnership (who exercise local control of many of the Government Funding Streams). It will also assist us in our quest for funding from alternative sources. The costs associated with this project are considerable and the assembly of a comprehensive funding package will be essential if we are to bring a scheme forward. The inclusion of the project as a top priority in SSDCs Investing in Infrastructure programme does offer a considerable advantage in providing a source of match funding – match funding being a critical component of most funding bids..

5.1.3 Wider aspects of CEDA

The CRS did not recognise or anticipate the planning environment that we currently operate- particular the NPPF, the accent on viability, 5 year land supply, and the need for bringing homes forward overriding many other planning considerations.

Current Housing Growth rates are below what the Local Plan advocates (65 dwellings p.a versus 84 dwellings p.a.) and with this likely to remain the case for the next few years, developer appetite remains low to moderate.

Despite protracted efforts to develop collaborative working amongst the landowners and developers, this approach has not proved to be universally accepted. Developers have preferred to proceed along a more unilateral path and take their chances at appeal rather than agree a mutual CRS-compliant development pathway. There is however an agreed 'Statement of Common Ground' between the Chard Development Consortium to work together to progress land to the east of Millfield.

SSDC do not own land any within CEDA. Development land is owned by third parties where developers have options on the land and therefore control it. SSDC are in ongoing discussions with owners agents to help facilitate development programmes but we are unable to compel developers to commence development.

The council's planning powers are insufficient to insist on timing of development or to enforce cooperation. Each planning application must be considered, and determined if submitted, on its merits. Planning Inspectors have thus far shown some, but not complete, regard to the CRS as a material consideration.

The CRS envisages 'pooling' of contributions to community projects that support the overall intention of the CRS, but this pooling is not now possible beyond 5 sites. Section 106 requests for planning contributions for projects that have no immediate prospect of delivery are considered by the Inspectorate to be unreasonable and seen to be unnecessary for the particular development. This will change when CIL is in place, but expectations should be measured in view of the comments in the next paragraph.

The achievement of all the objectives of the CRS relies on development to finance and achieve key projects. Chard has a limited market capacity for new homes and this means that the planned housing development outlined in the CRS will be demand driven and be spread over a period of time. This in turn will impact on the delivery time of some of the component projects within the CRS.

The impact of this is that time horizons are long and developments that gain permission and start early in the process will deter other developers from commencing on the costly planning application process. Instead they are preferring to bide their time with land that has a potential 20+ year time horizon.

The link road depends on the end to end link being made and therefore only is likely to occur in an extended timeframe. That said the Millfield part of the road can be achieved and this has been made a priority.

For the above reasons, more council effort / resource, will not necessarily bring forward development in a sequenced order or necessarily in the required place..

5.2 The redevelopment of the Boden Mill/former ACI factory site and adjoining car parks

As reported to Area West Committee in April 2014, a conditional development agreement for the site had been signed between SSDC and Henry Boot PLC.

The conditional development agreement was based on a prescribed mixed development scheme of housing, retail, car parking and public realm. The three conditions are:

- Henry Boot must secure a pre-let agreement with a retail end user to 'anchor' the scheme.
- Henry Boot must obtain planning permission for the development

- SSDC must provide vacant possession

All three conditions must be met before the agreement becomes unconditional and the project can move to the construction stage. The timeframe imposed on the agreement is three years, which means that Henry Boot PLC and SSDC must have met these conditions by April 2017.

As such there is no slippage against the timeframe of the Development Agreement, but the changed market conditions for major supermarket developments have clearly caused problems in securing an end user for the scheme. At this stage Henry Boot remain in negotiations with potential end users and the CRS Board will be kept informed of the position.

5.3 Scoping and refining and the remaining projects in the CRS scheme.

The overall CRS includes over 70 separate projects within its framework. The projects vary in size from smaller projects (that lend themselves well to completion by local officers) to major infrastructure projects that will take corporate resource, co-operation from third party landowners and considerable external funding to bring to fruition.

The primary focus of resource has so far been on the CEDA and ACI/Boden Mill site elements of the CRS. Officers have worked on a number of other projects included in the Scheme, but it is recognised that corporate resource will be required to bring forward some of the major projects identified in the CRS.

Resource and timing will be critical for many of the projects and the current, further prioritisation is required to allocate resource appropriately to projects that are deliverable and where increased resource can make a difference. Further prioritisation will also enable better management of expectations on delivery and timeframe. Recent work by officers has been around refocussing and repackaging the complete range of projects within the CRS and to assign them to named officers. This work will be presented to the board this autumn.

6 Financial Implications

There are no financial implications as a direct result of this report.

7 Corporate Priority Implications

The work of the Economic Development, Heritage and Tourism Service supports the Districts Council's corporate priorities (2012-15):

- Focus 1: Jobs
- Focus 2: Environment
- Focus 4: Health and Communities

8 Carbon Emissions & Climate Change Implications

None associated directly with this report.

9 Equality and Diversity Implications

None associated directly with this report

Agenda Item 10

South Somerset Careline Annual Report 2014/15

Strategic Director: Vega Sturgess, Strategic Director (Operations and Customer Focus)
Assistant Director: Steve Joel, Assistant Director (Health and Well Being)
Service Manager: Alice Knight, Careline & Welfare Manager
Contact Details: Alice.Knight@southsomerset.gov.uk Tel: 01935 462943

Purpose of the Report

Alice Knight, Careline & Welfare Manager will attend the meeting to give a presentation and update members on the South Somerset Careline service. A copy of the South Somerset Careline Annual Report 2014/15 has been circulated to members prior to committee. (Hard copies will be available at committee).

Background

South Somerset Careline is run by SSDC's Housing & Welfare team based at Petter's House. Work undertaken includes:

- Currently supporting 2,050 people across South Somerset to remain living independently at home.
- Careline provides clients with an emergency alarm pendant which links directly through to our 24-hour care centre, based at Sedgemoor District Council.
- When a client needs help, we are able to summon help immediately, through a friend, neighbour, relative or the emergency services.
- We also offer a range of Telecare equipment such as falls detectors, epilepsy sensors and bed sensors, linked to customers Careline alarms
- In 2014, our care centre took **38,556** calls for South Somerset Careline clients.
- We take approximately **50** new referrals a month from carers, social services, Occupational Therapists, GP's, fire service, family members and individuals.
- In 2014/15 we installed **508** alarms, averaging **42.3** new service users a month.
- **98.5%** of Careline customers are very satisfied or satisfied with the service.
- In 2014/15, the service cost **£207,931** to run; in the same year the service generated **£357,798** income for SSDC.

Recommendation

That members note the South Somerset Careline Annual Report 2014/15.

Financial Implications

None

Corporate Priority Implications

- To make optimum use of resources for home adaptations every year to enable people to live independently.
- To support communities which are healthy, self-reliant and have individuals that are willing to help each other

Carbon Emissions & Climate Change Implications

None

Equality and Diversity Implications

Our service provides support for people to remain living independently in their own homes. The majority of our customers are elderly – 75% of our customers are aged 80 or over. However there is no age limit for our service and we support many customers who have physical and/or mental disabilities.

South Somerset Careline

Annual Report
2014/15



A full copy of the South Somerset Careline Annual Report 2014/15 is available to view with this agenda on the SSDC website at: <http://modgov.southsomerset.gov.uk/ieListDocuments.aspx?CId=131&MId=1493&Ver=4>



Agenda Item 11

Work of the Conservation Service

Strategic Director: Rina Singh Director Place and Performance
Assistant Director: Martin Woods Assistant Director(Economy)
Service Manager: David Norris Development Manager
Lead Officer: Adron Duckworth Conservation Manager
Contact Details: adron.duckworth@southsomerset.gov.uk or (01935) 462652

Purpose of the Report

To summarise the role and review the work of the Conservation Team of the Development Management Service.

Public Interest

The Conservation Team is part of the Development Management Service and provides specialist advice on the built and natural environment to the Council as a whole but particularly to planning, to members of the public, agents and developers and Town and Parish Councils.

Recommendation

To note the report.

Report

The work of the Conservation Team is wide ranging across issues relating to the built and natural environment of the District. South Somerset is an area of fine, varied landscapes and attractive towns and villages and the team sees its role as helping to care for these important assets and deliver well-designed and sensitive new developments.

The team consists of:-

Landscape Architect	Robert Archer (4/5fte)
Tree Officer	Phil Poulton
Ecologist	Terry Franklin (0.5fte)
2 Conservation Officers	Andrew Tucker and Greg Venn
Team manager/Conservation Architect	Adron Duckworth (3/5fte)

Landscape Architect

- Provides advice on planning applications and pre-apps on the landscape impact of development proposals and those affecting AONBs and Historic landscapes, Parks and Gardens - 460 consultations 2014
- Landscape and architectural design advice in relation to historic areas and the wider landscape
- Negotiation of mitigation measures for applications eg major schemes such as PV Arrays
- Input to masterplanning of major development sites and production of design codes
- Input to Spatial Policy work/ Local Plan on strategic landscape capacity

Tree Officer

- Advises on trees in relation to development proposals - 182 consultations 2014
- Enforcement casework involving tree works

- Negotiates proposals affecting TPO and Conservation Area trees - 387 applications 2014
- Makes TPOs, 18 new TPOs this year
- Deals with Hedgerow Removal Notices (10 in 2014) and High Hedge disputes,
- Gives support for the Parish tree wardens
- Implements amenity tree planting schemes -1800 trees planed last season.

Ecologist

- All planning applications are screened for impact upon designated sites and protected species through the Bioplan Agreement with Somerset Environmental Record Centre and monitored by the ecologist. Where a potential impact is identified the ecologist advises and negotiates on appropriate mitigation measures - 337 applications 2014

Conservation Officers

- Building conservation advice on applications on listed buildings and in conservation areas and negotiations over proposals - 395 consultations 2014
- Providing pre-app advice, advice to potential purchasers - 361 pre-apps 2014
- Giving technical conservation advice
- Listed buildings at risk casework
- Enforcement casework
- Conservation Area reviews, appraisals and new designations
- Input to regeneration schemes

Team Manager/Conservation Architect

- Team management
- Input to work of Conservation Officers as above
- Architectural and urban design advice and negotiation over one-off buildings, residential developments etc. and advice on planning applications.
- Technical conservation advice and specifications
- Input to masterplanning of major development sites and production of design codes
- Input to Spatial Policy/ Local Plan

The team provides a considerable amount of pre-application advice in all its roles and this is regarded as a particularly effective way of assisting applicants to produce good proposals and reducing the number of application refusals.

The team works in partnership with other services where appropriate, to help provide an integrated approach to finding solutions:-

Spatial Policy – Conservation policies, landscape capacity studies, Heritage Strategy

Building Control – Works to listed buildings, dangerous buildings

Legal team – Statutory notices

Land Charges - Mapping listed building curtilages to help with searches

Environmental Health - Reuse of empty properties

Area Development – Regeneration and enhancement projects such as Langport Town Centre, Prince's St. Yeovil

Work of the team over the past year

Particular activities over and above the usual run of consultations include

- Substantial input to the Local Plan Enquiry over landscape and historic environment impacts of Directions of Growth
- Input to masterplanning of Yeovil urban extensions at Primrose Lane and Keyford

- Preparation of initial draft of Heritage Strategy
- Conservation Area Reviews and Appraisals completed for Langport, Huish Episcopi and Charlton Mackrell/West Charlton conservation areas.
- Mapped listed curtilages for 60 Parishes.
- Provided in-depth working experience for the two planning/conservation interns
- Promoted the listing of unlisted village war memorials in partnership with English Heritage (now Historic England). 24 new listings added.
- Provided a specification for stone repairs to Preston Plucknett War Memorial
- With grant aid from English Heritage (now Historic England) commissioned a condition survey, historical analysis and options appraisal for 'at risk' Grade 1 listed 7-11 Fore St. Chard
- Worked towards resolving other buildings at risk – refer to update report on Agenda.
- 1880 trees planted & 18 new Tree Preservation Orders made

Some Statistics			
	2013	2014	2015 (*to 31.7.15)
Consultations			
Landscape Architect	408	460	289*
Tree Officer	171	182	107*
Ecologist	257	337	223*
Conservation Officer AT	191	196	147*
Conservation Officer GV	159	199	126*
Team manager	72	58	41*
Listed building Consent Applications			
East	66	107	70*
North	73	96	60*
South	32	24	21*
West	93	95	55*
Building Conservation Pre-Apps			
Conservation Officer AT (East & South)	150	162	89*
Conservation Officer GV (North & West)	209	199	65*
Tree Applications			
TPO (works to TPO trees)	61	72	46*
TCA (works to trees in CA)	272	315	132*
HDG (hedgerow removal)	4	10	2*

Forward Work Plan includes

- Work in the Local Development Scheme for Spatial Policy: Landscape and Heritage Strategies, detailed site assessments
- Continue to provide advice to consultees within expected time constraints
- Complete mapping listed building curtilages for Land Charges
- Work towards resolving long-standing listed buildings at risk cases.
- Continue Conservation Area programme – complete review and appraisal for Ilminster and East Coker and appraisal for Charlton Mackrell/West Charlton conservation areas.

Financial Implications

None above the budgeted cost of the service

Corporate Priority Implications

Focus 2 – Enhance the Environment

Carbon Emissions & Climate Change Implications

No adverse implications

Equality and Diversity Implications

No implications indicated

Background Papers: *None*

Agenda Item 12

Making it Local Executive Committee (Executive Decision)

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

Purpose of the Report

To appoint an SSDC representative to the Making it Local Executive Group.

Public Interest

Making it Local is a Local Action Group (LAG) responsible for LEADER funding, a European Union grant programme aimed at rural businesses and communities. The District Council has been invited to appoint a representative to the Executive Group.

Recommendation

To appoint a representative to the Making it Local Executive Group.

Background

Making it Local is a community led EU grant programme which is managed by a Local Action Group (LAG). The geographical area covered by Making it Local is based on the East Devon and Blackdown Hills AONB areas and the surrounding parishes and market towns. Within South Somerset the programme takes in the following parishes:

Ashill	Kingston
Broadway	Knowle St Giles
Buckland St Mary	Ilminster
Chaffcombe	Tatworth & Forton
Chard	Wambrook
Chillington	Wayford
Combe St Nicholas	West Crewkerne
Cricket St Thomas	Whitelackington
Cudworth	Whitestaunton
Donyatt	Winsham
Dowlish Wake	
Horton	
Ilminster	

Making it Local – new programme 2015-2020

LEADER funding is EU money that is allocated to a Local Action Group (LAG) via Defra. The programme is overseen across the UK by the Rural Payments Agency, on behalf of Defra, and there is a standardised application process which is common to all LAGs across the country. The RPA will shortly be announcing a UK wide start date for the new programme which will run until 2020.

The Making it Local Executive Group includes people from a variety of sectors including farming, business, local councils and the voluntary sector. The Executive Group is

responsible for the Local Development Strategy (LDS) under the authority of the Accountable Body, which is Devon County Council. It has responsibility for the leadership, implementation, monitoring and review of the LDS, and also for taking all major decisions affecting its successful delivery, including decisions on the allocation of grants to projects to achieve the LDS objectives.

The Making it Local Executive Group meets approximately six times a year, with the first meeting scheduled for January 2016. Meetings generally take place on a Tuesday evening in and around the Honiton area.

Financial Implications

None for the Area West Committee. Mileage claimed by Councillors attending meetings of outside bodies to which they are appointed is approximately £1,000pa and is within the existing budget for Councillors travelling expenses held by Democratic Services. There may be a small saving resulting from any decision to reduce the number of SSDC appointed outside bodies, however, a number of Councillors do not claim any mileage for their attendance at these meetings.

Council Plan Implications

There are several of the Council's Corporate Focuses which encourage partnership working with local groups, including:-

- Work in partnership to deliver investment and development that local people value with particular emphasis on Yeovil and Chard;
- Work with partners to contribute to tackling youth unemployment;
- Work with partners to combat fuel poverty;
- Ensure, with partners, that we respond effectively to community safety concerns raised by local people and that the strategic priorities for policing and crime reduction in South Somerset reflect local needs;
- Work with and lobby partners to help communities to develop transport schemes and local solutions to reduce rural isolation and inequalities to meet existing needs of those communities.

Carbon Emissions and Climate Change Implications

None

Equality and Diversity Implications

Full consideration to equalities was given in producing the Policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies.

Background Papers

Minute 184, District Executive, 1 May 2014

SSDC Policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies, adopted by District Executive on 1 May 2014

Agenda Item 13

Area West – Reports from Members on Outside Bodies

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

Purpose of the Report

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

Public Interest

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

Background

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

Members were appointed to serve on nine outside bodies at the June 2015 meeting.

Reports

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

This month the member reports are:

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

Recommendation

That the reports are noted.

Financial Implications

None.

Council Plan Implications

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

Background Papers: None

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

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

The focus on retaining existing users has proved successful and retention figures have increased.

Time and money have been spent on our website and members newsletter which has helped increase the Centre's popularity.

Funding was obtained to send one of our Staff on an intensive Obesity and Diabetes awareness and treatment course and it is hoped that he will use his new skills for the benefit of those in the community who need help starting and maintaining an exercise and healthy eating lifestyle to combat these problems.

As always swimming lessons continue to be extremely popular and we have added free adult lessons to our monthly membership fee. We are also introducing a direct debit monthly payment for lessons to assist with family budgeting.

The Centre continues to employ Apprentices as well as many local young people both full and part time.

The Directors have been advised and agreed to pay the balance of the SSDC loan earlier than planned and now being 'debt free' will be looking at ways of directing any future surplus funds to 'surprise and delight' (*one of the Company's aims!*) our many customers.

Cllr Angie Singleton

Report for Area West on Meeting House Arts Centre Ilminster

It has been another successful year for the Arts Centre.

Many of the concerts have been fully subscribed and provided an eclectic mix of styles. The Jazz concerts have been particularly well received.

The various exhibitions in the gallery have been well attended. The Summer exhibition was varied and included many local Artists, showcasing a wealth of local talent.

Many workshops have been run for children to encourage talent and foster an interest in the Arts. The shop continues to do well and sells locally produced goods.

The Christmas exhibition is on from 30 November until 23 December. An opportunity to buy gifts with a difference. The annual Charity Christmas card sale is being held on Friday 30 November. Many workshops are planned including Rag rugs, Knit stitch and crochet, Felting and Fabric Weaving. A 4-session group for children called Art Chest began on 19 September.

Friday 6 November sees a words and music session, music will be provided by the Serenade choir.

The café continues to attract good numbers and after an initial problem have now retained their 5 star Food hygiene rating.

I attended a meeting of the Trustees in August.

Cllr Val Keitch
Ilminster Ward

Agenda Item 14

Planning Appeals

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

Purpose of the Report

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

Recommendation

That the report be noted.

Background

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

Report Detail

Appeals Received

14/01289/FUL – Barns at Lower Dairy, Wood Close Lane, Allowenshay, Hinton St George, Somerset, TA17 8TP (Committee Decision)
Alterations to include demolition of building, conversion of outbuilding to form 2 No. dwellings, the erection of a single storey extension and the erection of a detached garage. (GR 339505/113272)

Background Papers: None

Agenda Item 15

Schedule of Planning Applications to be Determined by Committee

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

Purpose of the Report

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

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 7.00 pm.

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

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
16	WINDWHISTLE	15/03635/FUL	Construction of dormer window to rear roof slope (Retrospective Application). (GR 337547/106195)	49 Church Street Winsham Chard	Mr Anthony Willis
17	WINDWHISTLE	15/03263/S73A	Application to vary condition 02 (approved plans) of 14/05486/FUL for the addition of 4 No. radius oak braces to side elevation and amendment to design. (GR 337625/106141)	7 Court Farm Close Winsham Chard	Mrs Christine Hughes
18	CHARD CRIMCHARD	15/02097/FUL	The erection of 1 No. detached dwelling. (GR 332789/109571)	Fairport Furnham Crescent Chard	Mrs DM Kelland
19	CHARD AVISHAYES	15/03187/FUL	Installation of up to a 3 MW solar farm comprising ground mounted photovoltaic solar	Land Os 5600 Chaffcombe Road Chard	Mr James Jenkison

			arrays together with power inverter systems, transformers and substations, internal access track, landscaping, deer fencing, CCTV and other associated infrastructure and equipment. (GR 333685/110125)		
--	--	--	---	--	--

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

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

Referral to the Regulation Committee

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

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

Human Rights Act Statement

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

Agenda Item 16

Officer Report On Planning Application: 15/03635/FUL

Proposal :	Construction of dormer window to rear roof slope (Retrospective Application). (GR 337547/106195)
Site Address:	49 Church Street Winsham Chard
Parish:	Winsham
WINDWHISTLE Ward (SSDC Member)	Cllr S Osborne
Recommending Case Officer:	Mike Hicks Tel: 01935 462015 Email: mike.hicks@southsomerset.gov.uk.
Target date :	15th October 2015
Applicant :	Mr Anthony Willis
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

Requested by the Ward Member and Area Chair to allow the Committee to consider the impact on the Conservation Area and due to the level of public interest.

SITE DESCRIPTION AND PROPOSAL





The application site is located within Winsham and consists of an end of terrace property located to the eastern side of Church Street. The property is within the Winsham Conservation Area.

There is a detached bungalow to the south of the site. The adjoining attached terraced dwellings are located to the north of the site and are currently not extended within their respective roof spaces with dormer windows. The subject dwelling has been extended to the rear by way of two single storey flat roof extensions. There is a rear projection with a cat slide roof which appears to have been part of the original dwelling. At the top of the cat slide roof, below the eaves line of the main roof, there is a small dormer window measuring approximately 1.9 metres in width by 0.9 metres in height. This dormer accommodates a staircase.

The application seeks retrospective consent for the construction of a flat roof dormer window in the rear roof slope of the dwellinghouse. The dormer window fills the majority of the rear roof slope of the dwellinghouse. It measures 5.7 metres in width compared to the width of the roofslope of 7.7 metres. It measures by 2.5 metres in height compared to the height of the main roof which is 2.7 metres. The highest part of the roof of the dormer is set down approximately 0.1 metres from the ridge of the main roof.

The dormer window has facilitated the conversion of the loft of the dwellinghouse into a bedroom with ensuite W/C. There are two upvc windows within the dormer which serve the bedroom. The rear face and sides of the dormer have been clad with slates to match the main roof. The flat roof section of the dormer window is finished in grey fibreglass.

HISTORY

There is no history of relevance to this proposal.

POLICY

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

For the purposes of determining current applications the Local Planning Authority considers that the relevant policy framework is provided by the National Planning Policy Framework and the South Somerset Local Plan 2015. The Local Plan was adopted by South Somerset District Council in March 2015.

In relation to Conservation Areas, Section 72 of the Listed Building and Conservation Areas Act places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving or enhancing the character and appearance' of the conservation area.

The National Planning Policy Framework (NPPF) is a material consideration. The following chapters are of most relevance:

National Planning Policy Framework
Chapter 7 - Requiring Good Design
Chapter 12- Conserving and enhancing the Historic Environment

Local Plan (2006-2028)

The following Local plan policies are considered to be relevant:

SD1- Sustainable development
EQ3- Historic Environment
EQ2- General development

National Planning Practice Guidance:

The following sections have the most relevance:

- Determining an application.
- Conserving and enhancing the historic environment
- Design

CONSULTATIONS

Winsham Parish Council:

No objections.

Conservation Officer:

This application relates to a large box dormer on the rear elevation of the rear of this end of terrace house which is in Winsham Conservation Area.

Section 72 of the Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area.

The Court of Appeal has made it absolutely clear that the statutory duty in relation to sections 72 does not allow a local planning authority to treat the desirability of preserving the character and appearance of conservation areas as a mere material consideration to which it can simply attach such weight as it sees fit. When an authority finds that a development would harm the

character or appearance of a conservation area, it must give that harm considerable importance and weight. Finding of harm gives rise to a strong presumption against planning permission being granted. This presumption is a powerful one, but not irrebuttable. It can only be outweighed by material considerations powerful enough to do so.

Applicants for consent that affects a heritage asset must be able to justify their proposals. The NPPF says that the LPA should require an applicant to describe the significance of any heritage asset affected including any contribution made to their setting. This should be sufficient to understand the potential impact of the proposal on its significance. As a minimum the Heritage Environment Record should have been consulted and the building assessed using appropriate expertise where necessary. When considering the impact of development, great weight should be given to the asset's conservation. Any harm or loss should require clear and convincing justification from the applicant. Any harm should be judged against the public benefit.

It is also a core principle of the NPPF that we should always seek good quality design. The Council has advice on residential extensions.

This large box dormer is not in the local vernacular, and is clearly contrary to the Council's design guidance. It is overly assertive on the rear elevation, and could be repeated along the row. Whether or not it can be seen from a public place is not a matter to which great weight should be attached.

The proposal is not good design and is harmful to the conservation area.

Highway Authority - No observations.

SSDC highway Consultant - No highway issues.

REPRESENTATIONS

In response to consultation 25 letters of support have been received from the locality. One anonymous letter of objection has been received which is given very limited weight as it was submitted anonymously. The following comments are made:

Visual/Residential amenity:

- The dormer window is in keeping with the Conservation Area and the locality in general.
- The dormer window is on the rear of the property and therefore has an acceptable impact on Church Street.
- Impact on neighbouring dwellings through overlooking is acceptable as no neighbours have objected.
- Solar panels have more of a detrimental impact on Church Street.

Other matters:

- The Parish Plan highlights the need for more dwellings being available for young families.
- Young families need to be encouraged to stay in the village in the interests of social sustainability. The dormer window will enable a young family to remain within the village.
- The neighbours support the application.

Objections: (Very limited weight given to these representations)

- Comments relating to the situation of the applicants are not material planning considerations.
- Dormer is bulky and poor design and therefore inappropriate.
- Application should not be considered differently because it is retrospective.

CONSIDERATIONS

Principle of Development

The principle of extending a residential dwelling is acceptable in principle. The acceptability of any proposal is dependent on compliance with the relevant development plan policies and any other material considerations. In this instance the principle material considerations relate to the impact of the proposal on the character and appearance of the dwelling and the wider Conservation Area and the impact on residential amenity.

Residential Amenity

In relation to residential amenity the proposal is considered to be acceptable. The windows within the dormer are in line with those within the rear elevation of the subject dwelling. Within residential areas such as this there is an accepted level of mutual overlooking from upper floor windows. As such the windows within the dormer do not introduce a significant additional element of overlooking that previously did not exist. As such the proposal is acceptable in this regard.

Visual Amenity and Heritage Assets

Within the Conservation Officer's response comment is made in relation to case law. Case law provides a legal precedent in terms of how to interpret legislation or planning guidance. A number of recent High Court and Court of Appeal judgements have provided clarity in terms of the application of the statutory requirement to preserve and enhance heritage assets. As stated by the Conservation Officer, the Court of Appeal has made it clear that the finding of harm to a heritage asset gives rise to a strong presumption against planning permission being granted. This presumption is a powerful one, but not irrefutable. It can only be outweighed by material considerations powerful to do so.

Local Plan policies EQ2 and EQ3 are of most relevance to the proposal. Policy EQ2 states:

Development will be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district. Development proposals, extensions and alterations to existing buildings, structures and places will be considered against:

- Sustainable construction principles;
- Creation of quality places;
- Conserving and enhancing the landscape character of the area;
- Reinforcing local distinctiveness and respect local context;
- Creating safe environments addressing crime prevention and community safety;
- Having regard to South Somerset District Council's published Development Management advice and guidance; and
- Making efficient use of land whilst having regard to:
- Housing demand and need;

- Infrastructure and service availability;
- Accessibility;
- Local area character;
- Site specific considerations

Policy EQ3 states:

Heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character and sense of place. Their potential to contribute towards the economy, tourism, education and local identity will be exploited.

All new development proposals relating to the historic environment will be expected to:

- Safeguard or where appropriate enhance the significance, character, setting and local distinctiveness of heritage assets;
- Make a positive contribution to its character through high standards of design which reflect and complement it and through the use of appropriate materials and techniques;
- Ensure alterations, including those for energy efficiency and renewable energy, are balanced alongside the need to retain the integrity of the historic environment and to respect the character and performance of buildings, adopting principles of minimum intervention and reversibility.

Paragraph 132 of the NPPF states:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification".

It is noted that the Councils Conservation Officer has objected to the proposal. The dormer window whilst being located on the rear of the dwelling has a far greater visual prominence than that of flat roof single storey extensions given its elevated position within the roof. Currently the row of terraces provides an attractive traditional roof scape without unsuitable additions that is typical of a conservation area.

The side of the dormer would be visible from Church Street to the south of the subject site and the larger part of the dormer is visible from a number of residential gardens both from properties within the terrace and other surrounding properties.

The Council has published some design guidance; "Extensions and alterations to houses - a design guide (2010)" This provides design advice for applicants and is included within the supporting text to policy EQ2 as it expands upon the general principles within this policy for high quality development. The design guide is applicable to all areas whether designated or not. However, within a designated area such as this conservation area, the advice is particularly pertinent. Page 12 of the guidance states (inter alia);

- Dormers are only appropriate where they are characteristic features of the house or area.
- Dormers should not dominate the house. Observe the size guidelines shown in the diagrams.
- Bulky, full width and inverted roof dormers are very unlikely to be acceptable.

Page 11 of the guidance includes diagrams of appropriate and inappropriate dormer windows. Guidelines include ensuring that the dormer is less than half the length of the roof slope as measured from the eaves to the ridge. Where dormers are of appropriate traditional design their cumulative width should always be less than half the width of the roof. These guidelines are significantly exceeded as the flat roof dormer fills most of the rear roof slope. Furthermore, the asymmetrical design of the upvc windows within the dormer do not reflect traditional vernacular and further detract from the Conservation Area.

The overall excessive size and bulk of the dormer which fills the majority of the original roof slope of the dwelling along with its flat roof design and elevated position is considered to detract significantly from the traditional appearance of the dwelling and the appearance of the wider locality, including the row of terraces which currently benefit from an attractive traditional roofscape. As such the proposed dormer does not represent a high standard of design and consequently harms the character and appearance of the Conservation Area.

The positioning of the dormer to the rear elevation is not sufficient grounds for it to be judged as being acceptable given the identified harm and there are clearly wider views of the site from a number of residential properties in the vicinity. Notwithstanding this, government guidance within the NPPG maintains that lack of visibility of a heritage asset or proposal does not make a proposal acceptable where harm is identified. In any case, in this instance the dormer window is visible from a number of vantage points and harms the appearance of the wider area.

In accordance with the statutory requirement under Section 72 of the Listed Building and Conservation Areas Act 1991 (as amended) there are no material planning considerations that weigh in favour of the proposal so as to overcome the presumption against granting permission. Comments have been received from a number of nearby occupiers, including immediate neighbours in support of the proposal and these comments include the personal circumstances of the applicants, such as the need to remain within the village and accommodate a young family. These circumstances are not material planning considerations and are accordingly cannot be given any weight in the determination of the application.

Having regard to the above, the proposed dormer window is considered to harm the character and appearance of the Conservation Area and the locality in general contrary to Local Plan Policies EQ3 and EQ2 of the South Somerset Local Plan (2006-2028), guidance within Chapter 12 of the National Planning Policy Framework (2012) and Section 72 of the Listed Building and Conservation Areas Act 1991 (as amended).

Highways

The proposal would not present any issues in terms of highway safety and is therefore acceptable in this regard.

RECOMMENDATION

Refuse for the following reasons:

SUBJECT TO THE FOLLOWING:

01. The proposed dormer window by reason of its flat roof design, excessive scale, height and siting within a roof slope that is located within a conservation area and within a setting of a roofscape that is traditional in appearance and uninterrupted by other similar structures would cause significant harm to the character and appearance of the property

and the Conservation Area. As such the proposed development is contrary to policy EQ2, including the Councils design guidance; "Extensions and alterations to houses - a design guide (2010)" and policy EQ3 of the South Somerset Local Plan (2006-2028) and Chapter 12 of the National Planning Policy Framework (2012).

Agenda Item 17

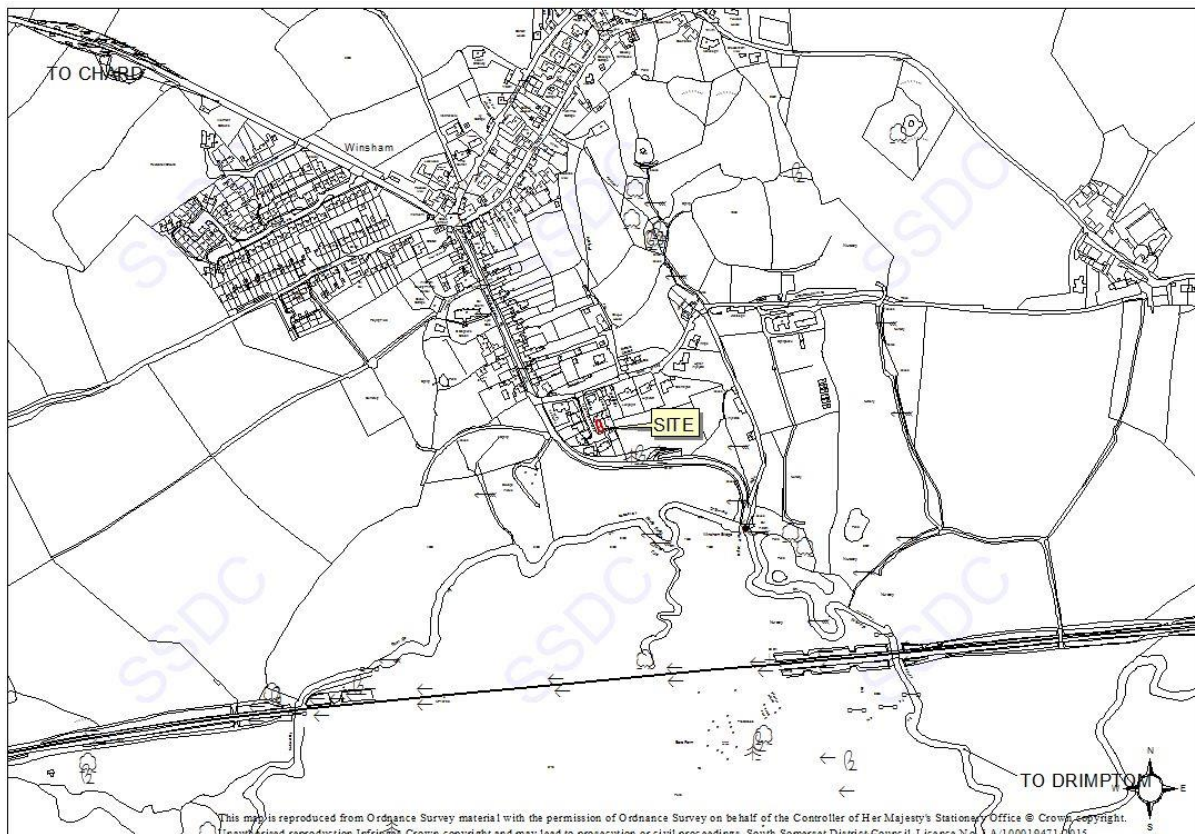
Officer Report On Planning Application: 15/03263/S73A

Proposal :	Application to vary condition 02 (approved plans) of 14/05486/FUL for the addition of 4 No. radius oak braces to side elevation and amendment to design. (GR 337625/106141)
Site Address:	7 Court Farm Close Winsham Chard
Parish:	Winsham
WINDWHISTLE Ward (SSDC Member)	Cllr S Osborne
Recommending Case Officer:	Mike Hicks Tel: 01935 462015 Email: mike.hicks@southsomerset.gov.uk.
Target date :	23rd September 2015
Applicant :	Mrs Christine Hughes
Agent: (no agent if blank)	Mr Maurice Taylor 166 East Street Winterbourne Kingston Blandford Forum Dorset DT11 9BQ
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

Requested by the Ward Member and Area Chair to allow the Committee to consider the cumulative impact of the amendments. Permission granted by Committee on the basis of the original plans which are now proposed to be amended.

SITE DESCRIPTION AND PROPOSAL





The site is located in a modern cul-de-sac in Winsham. The existing dwelling straddles the Conservation Area boundary with the carport being located outside it. The existing property has a natural stone finish to most of the front elevation with rendered finish to the side elevations and to the garage.

The carport was permitted under planning reference 14/05486/FUL and has been completed on site. This application seeks consent under Section 73 of the Town and Country Planning Act (1990) to make minor amendments to the carport. These amendments are as follows:

- Installation of timber braces to the side elevation of the carport. The braces would be attached to the supporting pillars of the carport and to the junction of the car port and the garage.
- Extension of the roof of the carport 350mm beyond the front elevation of the property (retrospective).
- Creation of an overhang to the roof on the side elevation, approximately 375mm from the side of the support pillar of the carport (retrospective).

The previous permission was approved with two sets of plans, one at 1:100 showing the overall elevations and a more detailed plan showing the design of the roof at 1:20 scale. The overhang to the side elevation and extension of the roof beyond the front elevation of the dwelling are not shown on the 1:100 plan but are shown on the 1:20 plan. This is an inconsistency in the previous permission. This application seeks to regularise the inconsistency so that the two plans match one another.

RELEVANT HISTORY

14/05486/FUL- Alterations to existing dormer window, formation of additional dormer window to front elevation and the erection of car port. (GR 337625/106141) - Application Permitted.

POLICY

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

For the purposes of determining current applications the Local Planning Authority considers that the relevant policy framework is provided by the National Planning Policy Framework and the South Somerset Local Plan 2015. The Local Plan was adopted by South Somerset District Council in March 2015.

In relation to Conservation Areas, Section 72 of the Listed Building and Conservation Areas Act places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving or enhancing the character and appearance' of the conservation area.

The National Planning Policy Framework (NPPF) is a material consideration. The following chapters are of most relevance:

National Planning Policy Framework
Chapter 7 - Requiring Good Design
Chapter 12- Conserving and enhancing the Historic Environment

Local Plan (2006-2028)
The following Local plan policies are considered to be relevant:
SD1- Sustainable development
EQ2- General Development
EQ3- Historic Environment

National Planning Practice Guidance:
The following sections have the most relevance:

- Determining an application.
- Conserving and enhancing the historic environment
- Design

CONSULTATIONS

Winsham Parish Council - The Parish Council has been informed that SSDC is in receipt of a complaint alleging breaches of planning control regarding construction of the carport to which this application refers.

We are not able to comment on this new application to make additions to the carport whilst there is doubt that it has been constructed according to the granting of permission for application 14/05486/FUL.

We would expect SSDC to determine the complaint before considering the new application and give the Parish Council the opportunity to review this particular application in the context of any decisions made.

County Highways - No observations

SSDC Highway Consultant- No issues- no objections.

REPRESENTATIONS

As a result of consultations being carried out letters of objection have been received from 5 adjoining properties. The following objections are made:

Visual amenity:

- The overhangs to the roof are detrimental to the character of the Conservation area. The structure is not subservient to the main dwellinghouse and is obtrusive within the streetscene etc.
- The proposed wooden braces will add to the visual impact of the garage.

Residential amenity:

- The carport does not meet the 45 degree principle measured from the adjoining neighbour and therefore has an adverse impact on residential amenity.
- The proposed window will overlook the roof of No. 7 Court Farm Close and should therefore be fitted with frosted glass.

Other matters:

- Has the applicant provided technical information to justify the additional braces. The need for the braces is not substantiated.
- The fitting of the braces will contravene the planning conditions of the previous permission which removes permitted development rights for alterations, including enclosing the sides of the car port.
- The existing structure is in breach of planning control.

CONSIDERATIONS

There have been several objections to the proposal, most of which relate to the impact on the visual amenity and the residential amenity of the proposals.

Highway Safety/Residential Amenity:

These matters are not being considered under this application as the application is purely for the specific amendments included within the application rather than the general planning merits of the car port as was considered under the original planning approval.

Visual Amenity and Setting of Conservation Area

The proposed braces to the side elevation are considered to be acceptable. The car port is open sided and would remain an open sided structure with the timber braces in place. The braces would be of a relatively simple design and would not increase the overall size or bulk of the structure or its visual prominence to an unacceptable degree. Whilst the carport is close to the boundary of the Conservation Area the proposed timber braces are considered to be insignificant in terms of the impact on its setting. The setting of the Conservation Area would therefore be preserved.

As part of this application, updated plans have been received at 1:100 scale in order to illustrate accurately the overhang to the side elevation of the roof and the forward projection of the carport as these details were not illustrated on the original plans for this application or on the 1:100 plans that were approved under the previous application. The description of the proposal has been amended to reflect this situation.

Given that the previous consent was issued with conflicting plans, the lawfulness of these

aspects as constructed can be open to debate. Nevertheless, the purpose of the Section 73 procedure is to seek consent to regularise aspects of a development that have already been carried out as well as proposed alterations.

The Close is characterised by minor variations in the building line and many variations in the building line of individual properties. For example there is a monopitch porch to the front of No. 8, the property adjacent to the subject site and other similar forward projections within the road. The projection of the carport roof forward of the front elevation of the dwelling by 400mm is considered to be minimal, has an acceptable impact on the appearance of the streetscene and fits in with the established character outlined above. Having regard to the above, the proposed front projection and roof overhang to the side of the carport would preserve the setting of the Conservation Area.

Conclusion:

The proposal by reason of its scale and materials respects the character of the area and preserves the setting of the adjacent Conservation Area in accordance with Local Plan Policies EQ2 and EQ3.

RECOMMENDATION

Permission be granted subject to the following conditions:-

01. The proposal, by reason of scale, location, design and materials does not adversely affect visual amenity and preserves the setting of the Conservation Area in accordance with the aims and objectives of policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028) and Chapter 12 of the National Policy Planning Framework (2012).

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the approved plans Drawings No 510/14/A date stamped 29th September 2015; 510/14/B only.

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

02. 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.

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no alterations, including enclosing the two open sides, shall be made to the car port hereby approved without the express grant of planning permission

Reason: To preserve the setting of the conservation area in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028).

04. The carport hereby permitted shall be kept clear of obstruction and shall not be used other than for the parking of vehicle in connection with the attached dwelling

Reason: In the interests of highway safety to accord with policy TA5 of the South Somerset Local Plan (2006-2028).

Agenda Item 18

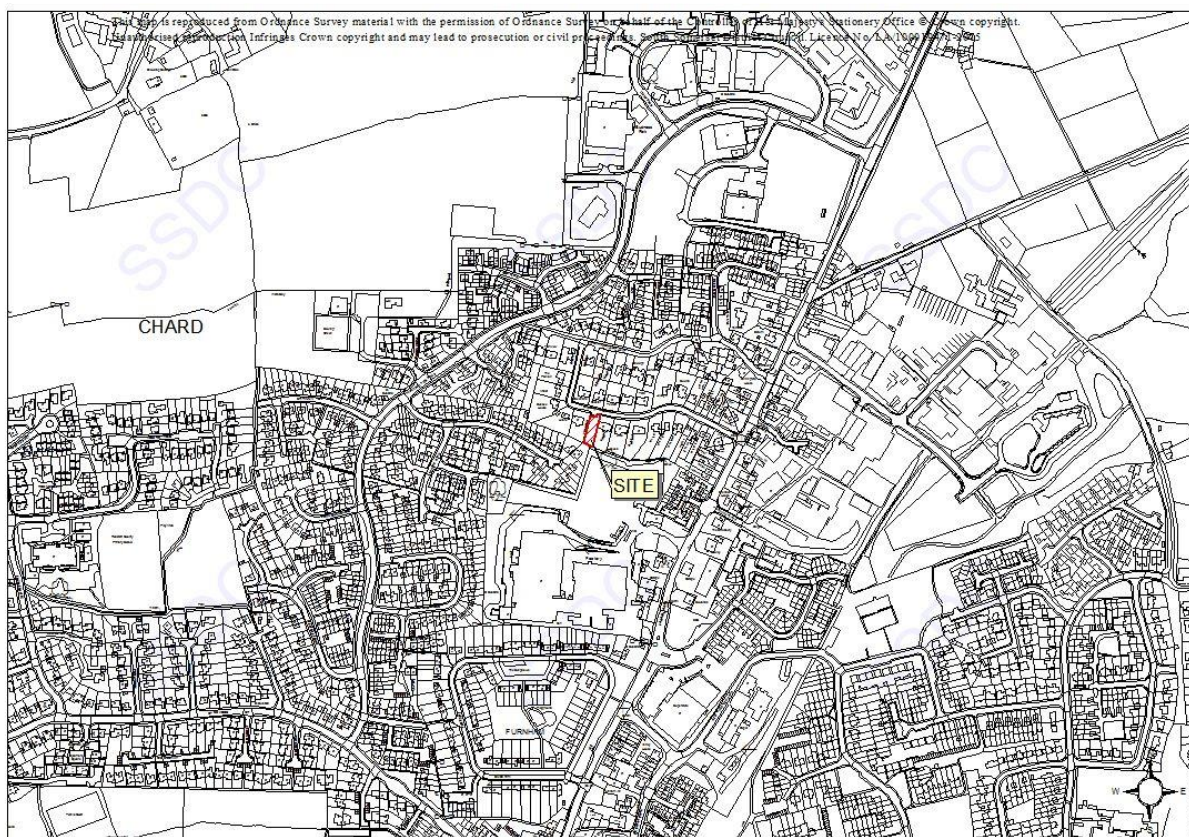
Officer Report On Planning Application: 15/02097/FUL

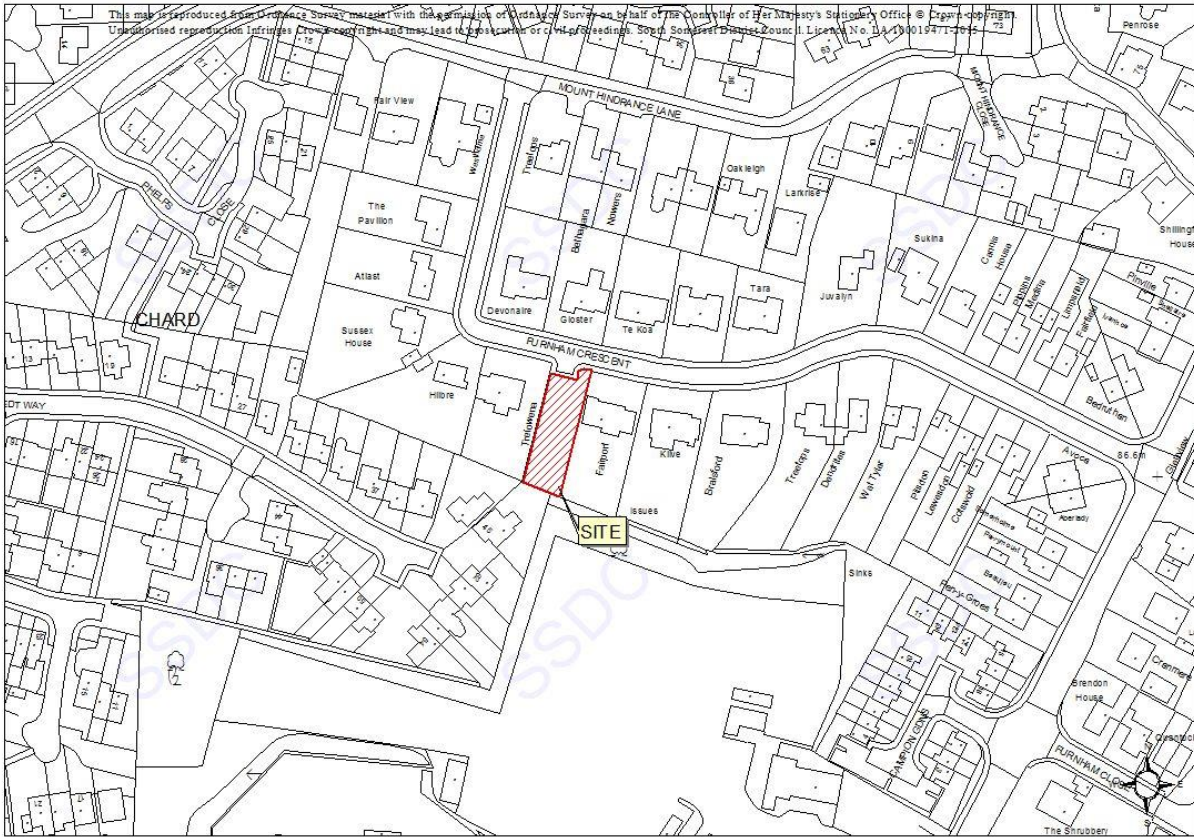
Proposal :	The erection of 1 No. detached dwelling. (GR 332789/109571)
Site Address:	Fairport Furnham Crescent Chard
Parish:	Chard
CRIMCHARD (CHARD) Ward (SSDC Member)	Cllr J Kenton
Recommending Case Officer:	Diana Watts Tel: (01935) 462483 Email: diana.watts@southsomerset.gov.uk
Target date :	22nd July 2015
Applicant :	Mrs DM Kelland
Agent: (no agent if blank)	Paul Rowe Caparo 11 Mervyn Ball Close Chard Somerset TA20 1EJ
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFFERAL TO COMMITTEE

To allow for further discussion on the impact of the development on the surrounding area and dwellings.

SITE DESCRIPTION AND PROPOSAL





This site fronts Furnham Crescent in the northern area of Chard. It currently forms part of the mature garden of Fairport, a detached brick faced bungalow. There is a mix of dwellings in the Crescent but the immediate surroundings of Fairport are characterised by bungalows, some with accommodation in the roof. The land rises to the west with staggered ridge heights. Fairport is unusual in that it has a larger plot than its neighbours.

It is proposed to erect a detached 3 bedroom dwelling to the west of Fairport, in the existing garden. A large wooden garage would need to be removed. It would be designed as a bungalow with rooms in the roof, served by rooflights in the front and rear elevations. The ridge would be about 6m high and the dwelling would be positioned 1.9m away from the side wall of Fairport and 1.1m away from the boundary fence adjacent to Trelowena. There would be off-road parking space for two cars in front of the new dwelling. The walls would be faced in brick and the roof tiled. The windows would be UPVC. There is significant screening on the rear boundary with a leylandii hedge and other specimen trees and a 1.6/1.8m approx. high fence with further mature planting on the western side boundary with Trelowena. It is proposed to utilise the other existing access to serve Fairport and provide turning and parking in front of the existing bungalow.

A Design and Access Statement has been submitted to support and explain the proposal:

- the site benefits from planning permission for the same proposal 11/01452/FUL which has now expired
- the site is currently bounded by close boarded fencing, hedging and shrubs, which will remain at the rear of the site
- it is in a well established residential area, within walking distance of the town centre
- the proposal would provide amenity space for both Fairport and the new dwelling
- the level of development strikes a balance between making efficient use of land and

respecting the character and appearance of the area

- the development would have a simple and unassuming feel in the local vernacular style
- it is proposed to retain the existing fence beside Trelowena and to erect new fencing to enclose private areas between Fairport and the new dwelling
- the scale of the dwelling would reflect existing nearby properties

Amended plans were sought to show the neighbours' extension (which has been built since the 2011 permission was granted), the correct rooflight position (error on plan) and provision of a streetscene elevation to help the assessment particularly in relation to the neighbours' extension. Neighbours and the Town Council were re-consulted. A further plan has been provided to show the bin store in the rear garden.

HISTORY

11/01452/FUL - Detached dwelling - approved (same as current proposal)
Fairport approved in 1961

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.

South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

SS1 - Settlement Strategy

TA5 - Transport Impact of New Development

TA6- Parking Standards

EQ1- Addressing Climate Change in South Somerset

EQ2 - General Development

HG4 - Provision of affordable housing - sites of 1-5 dwellings

Policy-related Material Considerations

National Planning Policy Framework (March 2012):

Core Planning Principles - Paragraph 17

Chapter 4 - Promoting Sustainable Transport

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

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

Somerset County Council Highways Standing Advice, June 2015.

CONSULTATIONS

Chard Town Council: 1. Recommend approval. 2. On amended plans showing neighbours' extension, correct rooflight position and provision of streetscene elevation- Recommended that the application be referred to Area West.

County Highway Authority: Standing advice but previously commented:

The site is located within the development boundaries for Chard within close proximity of the local services and facilities of the settlement such as education, health, retail and leisure and as such there is no objection to the proposal in principle.

In detail, the proposal has provided two parking spaces for the new dwelling as well as retaining adequate off road parking for the existing property served via the existing access. As a consequence, the Highway Authority is satisfied that the proposal is unlikely to encourage parking on Furnham Crescent at this point.

As a result, I would advise you that from a highway point of view there is no objection to the proposal. However, in the event of permission being granted I would recommend that the following conditions be imposed:

1. There shall be no obstruction to visibility greater than 900 millimetres above adjoining road level forward of a line drawn 2.4metres back and parallel to the nearside carriageway edge over the entire site frontage (including land edged in blue). Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

2. The area allocated for parking on the submitted plan DRWG LWDHP2 shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted

SSDC Highway Consultant - Recommend a 2.4m back and parallel visibility splay across the whole site frontage (red and blue land) with no obstruction greater than 600mm high within the splay. Car parking for existing and proposed dwellings should seek to accord with SPS standards. Parking spaces for new dwelling should ideally be 5.5m in length (minimum of 4.8m). No need to provide turning area for existing dwelling unless required by applicant. Recommend conditions to secure visibility, parking and surface water drainage.

SSDC Technical Services previously commented: surface water disposal via soakaways

Rights of Way Officer -No comments received but in 2011 stated the following:

Public Footpath CH31/9 crosses this site. It was diverted in 1961 to follow the new estate road (Furnham Crescent) and run through this plot. Various diversions also took place to the north and south in 1959, 1986 and a part was extinguished in 1984.

In 1988 SCC modified the Definitive Map to show the effect of these changes and a search reply in 1990 was given by SCC to Milford & Dormer with further information in 1991.

As the majority of the former footpath now follows pavements or has been extinguished this remnant leads to 'nowhere' and should be extinguished as being no longer needed for public use. Usually public footpaths are diverted as a result of development so that a route can be used in the future.

The legal procedure is the same as for a diversion- application to Legal Services-estimated cost to applicant £1,500-£2,000. Takes about six months (if no one objects).

I have no objection to the development.

Please add an informative- no development on the line of the recorded public footpath until an extinguishment order has been made and confirmed.

Wessex Water -

Water Supply and Waste Connections

New water supply and waste water connections will be required from Wessex water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website www.wessexwater.co.uk.

Please note that DEFRA intend to implement new regulations that will require the adoption of

all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence. Further information can be obtained from our New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

S105a Public Sewers

On 1st October 2011, in accordance with the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, Wessex Water became responsible for the ownership and maintenance of thousands of kilometres of formerly private sewers and lateral drains (section 105a sewers).

At the date of transfer many of these sewers are unrecorded on public sewer maps. These sewers can be located within property boundaries at the rear or side of any premises in addition to the existing public sewers shown on our record plans. They will commonly be affected by development proposals and we normally advise applicants to survey and plot these sewers on plans submitted for Planning or Building Regulations purposes.

More information relating to this transfer can be found on our website. It is important to undertake a full survey of the site and surrounding land to determine the local drainage arrangements and to contact our sewer protection team on 01225 526333 at an early stage if you suspect that a section 105a sewer may be affected.

Building Near to a Public Sewer

No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Wessex Water. Please contact our Sewer Protection Team should you wish to discuss further 01225 526333.

Separate Sewer Systems

Separate systems of drainage will be required to serve the proposed development. No surface water connections will be permitted to the foul sewer system.

Ecologist - I note a neighbour has queried whether there may be a badger sett in the vicinity (towards the rear of these properties). I note from Google Earth that there are trees on the boundary with the factory car park and if there are any badger setts, it is most likely they would be near these trees where the roots would provide some stability to the 'roofs' of the setts. I note the proposed dwelling is more or less on the footprint of the existing garage and store, behind which is a gravelled area. I consider it very unlikely that badgers would have any significant dependence on this part of the application site or be detrimentally affected by this development.

REPRESENTATIONS

Neighbouring properties have been notified and a site notice was posted at the site (General Interest). 5 letters of objection have been received:

- capacity and condition of old sewer critical and could lead to costs and inconvenience for neighbours
- there may be a badger sett in the immediate locality
- bin store not evident on plans (now shown in rear garden)
- access road is fairly busy with multiple delivery vans daily and occasional large lorries; these sometimes need to use the space in front of the proposed dwelling to turn around or park whilst delivering; proposal would stop up this area leading to more on street parking
- extra surface water run off may impact on existing water table in an area where in winter road and garden flooding is not unknown and rainwater frequently seen running down the Crescent level with kerb tops; needs to be guaranteed that properties further down Furnham Crescent are not impacted by proposal

- application seems to be more about financial gain rather than providing needed accommodation
- would be squeezed between carefully thought out development of bungalows of similar height with ample room between them
- plans take no account of our extension (now shown on plans)
- kitchen and orangerie on Trelowena would be overlooked and there would be loss of light, loss of view and loss of privacy
- the orangerie has no heating and proposal would block sunlight making it cooler and darker
- greenhouse at Trelowena would overlook the proposed patio area
- cramped, overdevelopment
- ugly, overbearing and out of scale
- added noise and disturbance due to new neighbours and 2 extra cars in the street
- velux window to rear would overlook Trelowena
- concerned about highway safety as cars coming from top of Furnham Crescent would not see cars coming out from the development
- plans inaccurate regarding roof windows (now corrected on plans)
- roof windows to front would look directly into our bedroom (Devonaire)
- proposed frontage considerably smaller than ours (11.5m compared with 19m)
- two storey bungalow not in keeping with street; it should be a standard bungalow or none at all due to space
- all houses and bungalows in the street have a garage; odd and untidy not to have one
- roof windows out of keeping and would look into our bedroom (Gloster)
- everyone has a front garden and this one would have only parking making it untidy
- loss of light to garden (Gloster on the opposite side of the road)

CONSIDERATIONS

Visual impact

Fairport has an unusually large garden compared with its neighbours and this end of Furnham Crescent is characterised by detached bungalows, some with accommodation in the roof. It is considered that the proposed simple form, modest scale, materials and design of the new dwelling would be in keeping with the surrounding properties. The proposed ridge height would continue the staggered roof heights in the road.

There would be about 1.9m between the new dwelling and Fairport and 2.2m between the new dwelling and Trelowena. The latter gap has been reduced since the previous permission now that a single storey extension has been added to Trelowena. Whilst this spacing would be more restricted than some of the surrounding properties, taking into account distances between other properties in the area and the potential for side extensions to be added, it is felt that it would be unreasonable to refuse the application on visual grounds. A similar gap to that proposed between Trelowena and the new dwelling exists diagonally opposite the site.

Neighbours have objected to the lack of front garden but although most of the space would be used for parking, there would still be room for some soft landscaping and the depth of the front garden would be the same as the neighbouring properties.

Residential Amenity

The bulk of the new building would be in line with Fairport where there are two high level windows and it would be located to the east of Trelowena, which now has a single storey extension with a large side window about 1.5m from the garden boundary. It is considered that the loss of light to the side windows of Fairport would not be significant given the nature of the windows and the fact that the rooms are served by primary windows to the front and rear.

As far as the impact on Trelowena is concerned, it is appreciated that the neighbours are very concerned about loss of light, privacy, their view and heat to the room. The extension is situated at a higher level than Fairport and the side window currently looks at the side of the garage to be demolished and into the rear garden of Fairport. The proposed dwelling would be located to the east of this window and this would result in the loss of some morning light but the room, described as an orangerie, would still be served by large windows to the front and rear. It is also noted that the neighbours' extension would be mainly in line with the rear half of the new dwelling and therefore, would look towards the rear roof slope of the gable. In addition, due to the level change, the extension would be about 0.6m higher than the ground level of the proposed dwelling. This would help to reduce the impact of the new gable of the proposed dwelling and would allow some light to reach the side window.

The proposal would result in the loss of the neighbours' view but there is no planning requirement to safeguard this view and it should also be borne in mind that by blocking this view, the proposal would provide privacy for Fairport from this window. Whether or not the proposed dwelling would adversely affect the neighbour's amenity in terms of being overpowering or oppressive has been considered but bearing in mind the distance to the main dwelling (about 7m) and the fact that the extension is served by two other windows (front and rear) and would be mainly in line with the rear half of the proposed dwelling with the sloping roofline, it is felt that it would not have such a significant adverse impact so as to justify refusing planning permission.

In addition, no first floor windows would face either neighbour to the sides and there is sufficient distance and good screening between the new dwelling and the existing properties to the rear, so as to avoid any significant overlooking. The rear velux rooflights would only overlook indirectly towards the bottom of the gardens of Trelowena and Fairport. A cross section shows that these rooflights would be set at 1.6m above floor level. The usual minimum cill height considered necessary to prevent overlooking is 1.7m but bearing in mind the angled view towards the neighbouring properties it is considered that the proposal would not give rise to an overlooking situation. A condition would need to be imposed to prevent additional windows or dormers being added at first floor level without planning permission.

The owners of Devonaire and Gloster on the opposite side of the road have objected to the front velux window looking directly into their bedrooms. Again the window would be positioned 1.6m to cill and bearing in mind the distance involved (over 30m and 25m respectively), it is considered that there would be no loss of privacy here.

The rear garden would extend back as far as its neighbours and provide reasonable amenity space.

Highway Safety

There is on road parking if required and the Highway Authority has raised no objections to the scheme. The Parking Standards require 2.5 parking spaces per dwelling and this scheme would provide two per dwelling, which is considered acceptable in this location. SSDC's Highway Consultant has indicated that 5.5m long parking spaces would be ideal but a minimum of 4.8m is required. These spaces would meet the latter requirement. He has also explained that no turning space is required for the dwellings in this location and in response to local concerns has clarified that the existing turning head in the road is not required for highway safety. There is also an existing double vehicular access off this turning head into the site and therefore the proposed access is simply a like for like replacement.

Right of Way

Technically public footpath CH13/9 still crosses the application site as advised by the Rights Of Way Officer, although there is no indication of this on the site. This route no longer serves any useful purpose since the area was developed and should be extinguished before any development takes place. A note would need to be added to any planning approval.

Ecology

A neighbour's concern regarding badgers on the site has been considered but the Council's Ecologist does not feel that this is an issue.

S106 Planning Obligation

In accordance with policy HG4 a financial contribution towards affordable housing will be required which will be based on £20 per sqm.

CONCLUSION

Overall, the proposed development of this site is considered to be acceptable as it would respect the character and appearance of its surroundings and would not cause unacceptable harm to the residential amenity of the occupiers of neighbouring properties or to highway safety.

RECOMMENDATION

The application be approved subject to the following conditions:

The prior completion of a Section 106 Planning obligation (in a form acceptable to the Council's solicitor) before the decision notice granting planning permission is issued, to secure a financial contribution towards affordable housing.

01. Notwithstanding the comments made by the neighbours, it is considered that the proposal would, by reason of its size, form, design and materials, respect the character of the area and would not adversely affect residential amenity or highway safety in accordance with the aims and objectives of policies SD1, SS1, TA5, TA6, EQ1 and EQ2 of the South Somerset Local Plan and the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: drawing nos KDHP3, KDHP4, KDHP5 and KDHP6 received 23 July 2015 and 20 August 2015.

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

03. The development hereby approved shall not be commenced unless particulars of the materials (including the provision of samples where necessary) to be used for the walls and roof of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policy EQ2 of South Somerset Local Plan (Adopted March 2015).

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

Reason: In the interests of visual and residential amenity in accordance with policy EQ2 of South Somerset Local Plan (Adopted March 2015).

05. The area allocated for parking on the submitted plan drawing no. KDHP5 shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with policies TA5 and TA6 of South Somerset Local Plan (Adopted March 2015).

06. There shall be no obstruction to visibility greater than 600mm above adjoining road level forward of a line drawn 2.4m back and parallel to the nearside carriageway edge over the entire site frontage (including land edged in blue). Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of South Somerset Local Plan (Adopted March 2015).

07. The development hereby permitted shall not be commenced unless surface water drainage details to serve the development have been submitted to and agreed in writing by the Local Planning Authority. Such approved details shall include soakaways and they shall be completed and become fully operational before the development is first used. Following its installation such an approved scheme shall be permanently retained and maintained thereafter.

Reason: In order to manage surface water run-off and flood risk from the development, in accordance with policy EQ1 of the South Somerset Local Plan and chapter 10 of the National Planning Policy Framework.

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), no additional windows, including dormer windows and roof lights, or other openings (including doors) shall be formed at first floor level in the dwelling hereby permitted without the prior express grant of planning permission.

Reason: In the interests of visual and residential amenity in accordance with policy EQ2 of South Somerset Local Plan (Adopted March 2015).

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

Reason: In the interests of visual and residential amenity in accordance with policy EQ2 of South Somerset Local Plan (Adopted March 2015).

10. The development hereby approved shall not be commenced unless details of the full boundary treatment of the site, including all fencing, walls and gates have been submitted to and agreed in writing by the Local Planning Authority. Such agreed boundary treatment shall be completed before the dwelling is first occupied and maintained thereafter.

Reason: In the interests of visual and residential amenity in accordance with policy EQ2 of South Somerset Local Plan (Adopted March 2015).

Informatives:

01. The applicant's attention is drawn to the comments of the Rights of Way Officer and that no development should take place on the line of the recorded public footpath until an extinguishment order has been made and confirmed.
02. The applicant's attention is drawn to the advice of Wessex Water in their letter of 16 June 2015.
-

Agenda Item 19

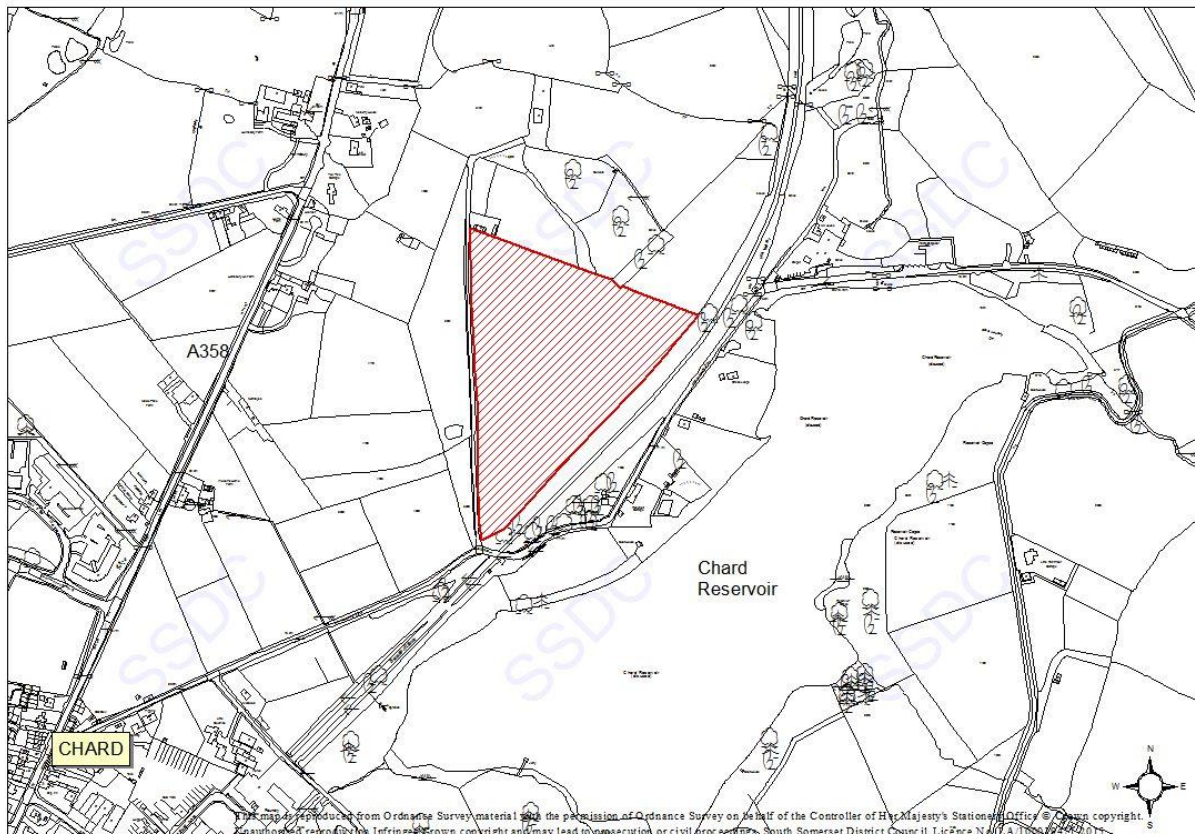
Officer Report On Planning Application: 15/03187/FUL

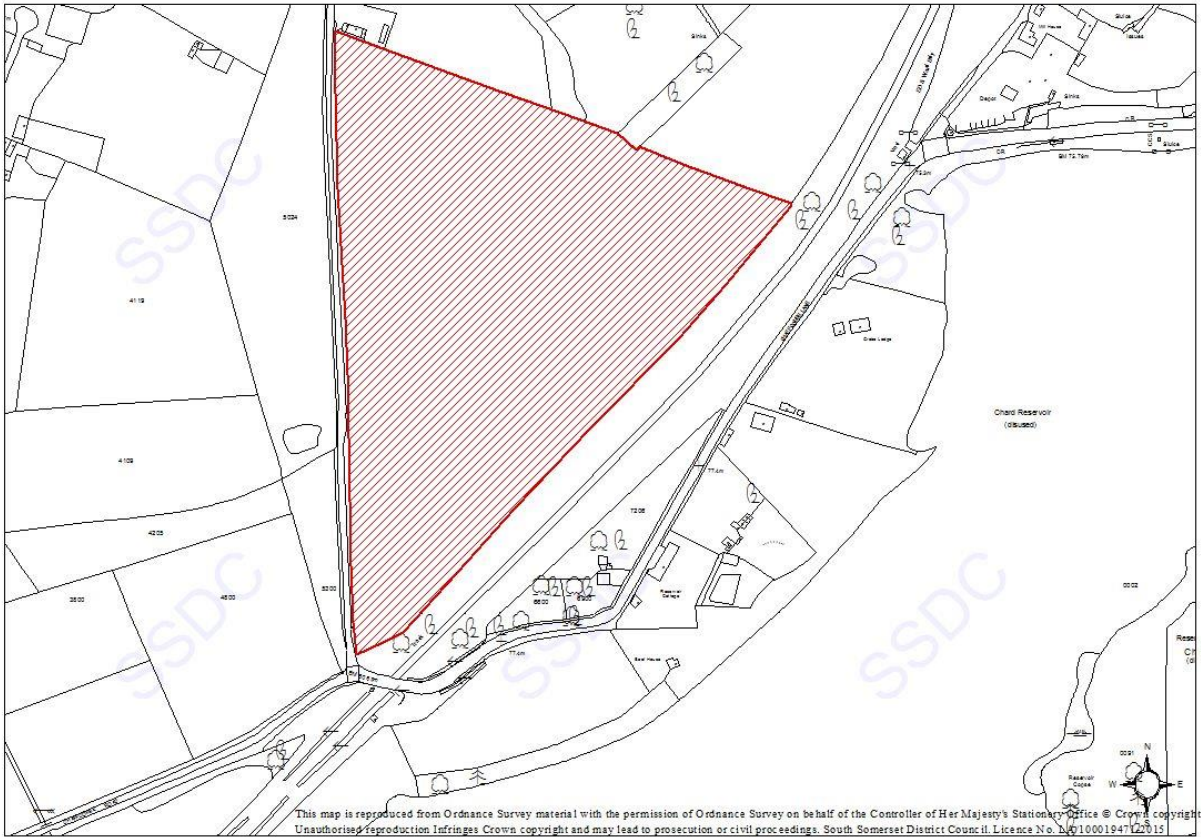
Proposal :	Installation of up to a 3 MW solar farm comprising ground mounted photovoltaic solar arrays together with power inverter systems, transformers and substations, internal access track, landscaping, deer fencing, CCTV and other associated infrastructure and equipment. (GR 333685/110125)
Site Address:	Land Os 5600 Chaffcombe Road Chard
Parish:	Chard
AVISHAYES (CHARD) Ward (SSDC Member)	Cllr G Shortland
Recommending Case Officer:	Louisa Brown Tel: (01935) 462344 Email: louisa.brown@southsomerset.gov.uk
Target date :	14th October 2015
Applicant :	Mr James Jenkison
Agent: (no agent if blank)	
Application Type :	Major Other f/space 1,000 sq.m or 1 ha+

REASON FOR REFERRAL TO COMMITTEE

The size of the proposed development is such that under the Scheme of Delegation the application must be determined by Committee.

SITE DESCRIPTION AND PROPOSAL





This application is seeking planning permission for the installation of up to a 3 MW solar farm comprising ground mounted photovoltaic solar arrays together with power inverter systems, transformers and substations, internal access track, landscaping, deer fencing, CCTV and other associated infrastructure and equipment for a period of 25 years. The site is comprised of 2 no. fields forming a triangular site area of approximately 5.12 hectares on the north western side of Chaffcombe Road (also referred to as Chaffcombe Lane) and the eastern side of Black Bench Drive.

The triangular shaped site is located approximately 2 km to the north of Chard Town centre and is bordered on all three sides by mature hedgerows and trees. The site is bisected northeast to southwest by an overgrown hedgerow. To the southeast of the site are some residential properties off Chaffcombe Road and Chard Reservoir, now used as a nature reserve. Agricultural fields adjoin the site to the west and northeast.

The proposal seeks to erect photovoltaic panels approximately 2.6 metres high arranged in south facing rows. A number of inverter units will be spaciouly located on the site to monitor the panels and converting energy which will then be fed to the national grid via a small substation near the site entrance. Deer fencing, approximately 2 metres high, will also be installed with CCTV cameras on 3 metre high masts. The access to the site already exists and located near the junction of Black Bench Drive with Chaffcombe Road. Improvements will be made to its visibility splays.

This application is supported by the following documents:

- Planning Design and Access Statement
- Landscape and Visual Impact Assessment
- Flood Risk Assessment and Sustainable Drainage Systems
- Ecology survey

- Great Crested Newt Survey
- Wintering Bird Survey
- Breeding Bird Survey
- Heritage Desk-Based Assessment
- Tree Report
- Access Appraisal
- Construction Environmental Management Plan (Revision A)
- Agricultural Statement
- Decommissioning Method Statement
- Statement of community Involvement

RELEVANT HISTORY

15/00213/EIASS: Request for screening opinion from proposed ground based photovoltaic solar farm. Determined no EIA required 04/03/2015.

POLICY

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

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.

South Somerset Local Plan (2006 - 2028)

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy EQ1 - Addressing Climate Change in South Somerset

Policy EQ2 - General Development

Policy EQ4 - Biodiversity

Policy TA5 - Transport impact of New Development

International and European Policy Context

There are a range of International and European policy drivers that are relevant to the consideration of renewable energy developments. Under the Kyoto Protocol 1997, the UK has agreed to reduce emissions of the 'basket' of six greenhouse gases by 12.5% below 1990 levels by the period 2008-12.

Under the Copenhagen Accord (2010), the UK, as part of the EU, has since agreed to make further emissions cuts of between 20% and 30% by 2020 on 1990 levels (the higher figure being subject to certain caveats). This agreement is based on achieving a reduction in global emissions to limit average increases in global temperature to no more than 2°C.

The draft European Renewable Energy Directive 2008 states that, in 2007, the European Union (EU) leaders had agreed to adopt a binding target requiring 20% of the EU's energy

(electricity, heat and transport) to come from renewable energy sources by 2020. This Directive is also intended to promote the use of renewable energy across the European Union. In particular, this Directive commits the UK to a target of generating 15% of its total energy from renewable sources by 2020.

National Policy Context

At the national level, there are a range of statutory and non-statutory policy drivers and initiatives which are relevant to the consideration of this planning application. The 2008 UK Climate Change Bill increases the 60% target in greenhouse gas emissions to an 80% reduction by 2050 (based on 1990 levels). The UK Committee on Climate Change 2008, entitled 'Building a Low Carbon Economy', provides guidance in the form of recommendations in terms of meeting the 80% target set out in the Climate Change Bill, and also sets out five-year carbon budgets for the UK. The 2009 UK Renewable Energy Strategy (RES) provides a series of measures to meet the legally-binding target set in the aforementioned Renewable Energy Directive. The RES envisages that more than 30% of UK electricity should be generated from renewable sources.

The 2003 Energy White Paper provides a target of generating 40% of national electricity from renewable sources by 2050, with interim targets of 10% by 2010 and 20% by 2020. The 2007 Energy White Paper contains a range of proposals which address the climate change and energy challenge, for example by securing a mix of clean, low carbon energy sources and by streamlining the planning process for energy projects. The Planning and Energy Act 2008 is also relevant in that it enables local planning authorities (LPAs) to set requirements for energy use and energy efficiency in local plans.

UK Solar Strategy Part 2: Delivering a Brighter Future (April 2014)

Sets out advice in relation to large scale ground-mounted solar PV farms and suggests that LPAs will need to consider:-

- encouraging the effective use of land by focusing large scale solar farms on previously developed and non-agricultural land, provided that it is not of high environmental value;
- where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.
- that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use;
- the proposal's visual impact, the effect on landscape of glint and glare and on neighbouring uses and aircraft safety;
- the extent to which there may be additional impacts if solar arrays follow the daily movement of the sun;
- the need for, and impact of, security measures such as lights and fencing;
- great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset;
- the potential to mitigate landscape and visual impacts through, for example, screening with native hedges;

- the energy generating potential, which can vary for a number of reasons including, latitude and aspect.

National Planning Policy Framework

Part 1 - Building a strong, competitive economy

Part 3 - Supporting a prosperous rural economy

Part 7 - Requiring good design

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

Part 11 - Conserving and enhancing the natural environment

The NPPF outlines that local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:

- have a positive strategy to promote energy from renewable and low carbon sources;
- design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;
- consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources; and
- identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for collocating potential heat customers and suppliers.

The NPPF further advises that when determining planning applications, local planning authorities should:

- not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

The NPPF states that planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; and
- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

In determining applications, the NPPF states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

It is considered that the main thrust of the NPPF is to positively support sustainable development, and there is positive encouragement for renewable energy projects. However the NPPF reiterates the importance of protecting important landscapes, especially Areas of Outstanding Natural Beauty, as well as heritage and ecology assets.

CONSULTATIONS

Chard Town Council:

Recommend approval

SDDC Area West Development Manager:

No comments received

SDDC Climate Change Officer:

"The UK has a target to meet 20% of energy needs from renewables by 2020. Currently, installed and permitted renewable electricity installations in the district will be generating 16 % of the districts electrical requirement on an annualised basis. This proposed large PV array will be one of several installed in the district recently making a significant impact on reducing carbon dioxide emissions.

The site chosen is suitable because of its proximity to Chard with its 6066 household and commercial electrical demand. This will minimise grid losses and is just the type of application that this council should encourage.

I calculate that the installation will generate over the course of a year, electricity equivalent to that used by 636 households, based on the average household consumption of 4961 kWh/yr per household for the district (DECC statistical report 2012. The site compliments the permitted 4.08 MW PV farm at the opposite side of the town....I have no objection to this application."

SDDC Ecologist:

"I've noted the various ecological survey reports (Michael Woods Associates). These haven't identified any particularly significant constraints to the proposed development.

NPPF (para.118) expects development to deliver some enhancement for biodiversity, through taking opportunities to incorporate features beneficial for wildlife within new developments. I therefore recommend that any consent should include a condition requiring details of measures for the enhancement of biodiversity to be submitted for approval and subsequently implemented."

SDDC Environmental Protection Unit:

No observation to make

SDDC Tree Officer:

Verbally stated no objection subject to works complying with the submitted tree report.

SDDC Landscape Officer:

(Please refer to Appendix A at the end of this report for the Landscape Officer's full comments.)
"National planning policy supports the development of renewable energy projects, providing there is no unacceptable adverse impact upon the landscape. Recent appeal decisions within the district have placed an emphasis upon containment of the visual profile of solar sites when determining the appeals. Looking at this application overall, it is well-contained by the local landscape network of hedgerows and woods; will have minimal visibility once mitigation takes effect; and is at a scale that relates to the landscape pattern. Whilst there is a clear incongruity

of character in the appearance of solar panels within rural fields, given the lack of visual impact, and the negligible impact upon the fabric of the site's surrounds, I do not consider the landscape/visual impact to be sufficiently weighty to enable a landscape objection to provide a basis for refusal.

Should you be minded to approve the application, could you please;

- 1) Condition submission of a detailed planting scheme, and;
- 2) Require the planting scheme to be implemented during the planting season allied to construction."

SCC Highway Authority:

"In my comments dated 13th August we highlighted concerns with the application with regard to highway and transportation aspects of this proposal.

The applicant has now confirmed the details of the Construction Environmental Management Plan, highlighting and addressing the concerns with regard to access and highways safety.

The temporary construction access will be widened to ensure large vehicles can turn into the site. Banksmen will be provided to marshal vehicle movements into and out of the site and mitigate conflicts in movements and impacts on local traffic.

Visibility splays have been agreed as 43m in each direction of the site access. This will need to be illustrated, demonstrated and maintained. Proposals also highlight that during construction temporary warning signs will be provided, along with assistance from on-site personnel to mitigate any highways safety issues or traffic conflicts.

It is stated that appropriate parking and turning will be provided on site. This will need to be demonstrated and be in accordance with SCC policy requirements and suitable for the size of vehicles proposed.

I have no other objections to the proposed works which would not be considered to pose any highway safety concerns as either overly distracting or obstructive to pedestrian or vehicle movements."

SDDC Highway Consultant:

Verbally stated that there is no objection subject to a condition addressing the request of County Highways.

SCC Drainage Consultant:

No objection

SCC Archaeology:

No objection

MOD:

The MOD has no safeguarding objections to this proposal.

SDDC Engineers:

No comments received.

Environment Agency:

No comments received.

Natural England:

Raised no objection and have referred to their standing advice and Technical Information Note

with regard to Solar Parks (full comments are attached at appendix B).

RSPB:

No comments received

Wessex Water:

No comments received.

SCC Mineral Consultation:

No comments received.

REPRESENTATIONS

17 Neighbouring properties were notified, 2 no. site notices displayed and an advert place in the local press.

One letter of support has been received, one letter of representation supporting the proposal in principle but requesting assurance from the developer on the following:

1. That there is a good safety distance between hedges/trees and heat equipment so as to optimise fire safety.
2. Consent should be sought to cut any branches along Black Bench Drove so that they can receive any timber cut.
3. It would be good to see screening of the building.

A letter of objection has been received from the CPRE:

"It is understood that a planning authority in considering a solar array on greenfield land must consider whether part or all of the site occupies Best and Most Versatile Land. Attention has been drawn to the Agricultural Statement submitted on behalf of the applicant. That claims that some sheep might be grazed and some grass cut for animal feed after installation of the panels (website 4 Sept 2015). That surely does not obviate the need for a proper Agricultural Land Assessment because the agricultural value would undoubtedly be reduced. The map included in the Statement seems worthless: it is out of date because it indicates the land to be "good to moderate Grade 3" when Grade 3 has been replaced by Grades 3a and 3b. It therefore remains the view of CPRE that at present South Somerset District Council cannot be in a position to make a decision on this application."

CONSIDERATIONS

There have been no objections on MOD, archaeology, drainage, flooding or Environmental Protection grounds. As such the main considerations for this application are considered to relate to the principle of the development, landscape character and visual amenity, impact on residential amenity, impact on ecology and highway safety.

Principle of Development:

Part 10 of the National Planning Policy Framework (NPPF) states that local authorities should "have a positive strategy to promote energy for renewable and low carbon sources" and "design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts". Additional supplementary guidance National Planning Practice Guidance (NPPG), published in March, accompanies the NPPF and is referred to in the policy section above.

In terms of the land classification, the site is designated as Grade 3 and 4 agricultural land, with

the majority of the site being within Grade 4, and therefore is not considered to be the 'best and most versatile' land. A planning condition restricting the development to 25 years is considered to be reasonable and conditions can also be imposed to require appropriate restoration and continued agricultural use of the land. In any event, the array could be removed before then should the landowner wish to revert to agriculture or use of the array to generate electricity cease.

The applicant has confirmed that during the operating lifetime of the solar farm the site will be available for grazing and it is acknowledged that the scheme incorporates additional landscape planting and biodiversity enhancements. In this regard the development is considered to comply with the aims and objects of the NPPF and its accompanying practice guidance and to be acceptable in principle.

The CPRE have objected to the application stating that the mapping system supplied by Natural England is out of date and requests that a proper land assessment is carried out. It is considered that a full land assessment is not necessary as the information from Natural England is the starting point and the agent clearly indicates that the land can still be used for grazing and haylage/silage making.

Visual amenity, Landscape Character:

The Landscape Architect has carried out a thorough assessment of the proposal and assessed the submitted Landscape and Visual Impact Assessment and, in his view, as the site is well-contained by the local landscape network of hedgerows and woods. With the proposed landscape mitigation the proposal will not result in such a significant adverse impact as to justify a refusal on landscape grounds.

The Landscape Officer notes that the application site is within an area of small-scale enclosure fields to the northwest of Chard Reservoir at a general elevation of 85 metres AOD, on the west side of the Isle valley a hilltop location with both sites being physically and visually divorced from Chard, which is the nearest settlement. There are a number of scattered dwellings circa 70-100 metres to the southeast. The form of the proposal disrupts neither the fabric nor the pattern of the landscape, and the few landscape components within and defining the site will remain undisturbed.

It is noted that the Landscape Visual Impact Assessment proposed a mitigation package that includes the reinforcement of the bounding hedgerows which the Landscape Officer considers to be commensurate and appropriate. He also considers that the cumulative impact of this proposal with others in the area is not an issue.

Given the location of apparatus and finish in dull tones and no external lighting it is considered by the Landscape Officer that the PV installation is capable of being accommodated without undue impact upon the site's fabric and landscape context.

Natural England have raised no objection but suggested that the Blackdown Hills AONB Partnership be consulted. After discussions with the Landscape Officer it was concluded that as the site is well-contained and has minimal visibility to it and due to the AONB being located some 5km away it was not necessary for the consultation to take place as the proposal would not be visible within the setting of the AONB.

Therefore, subject to the imposition of conditions to secure appropriate landscape proposals and secure restoration of the site the proposal is not considered to raise any substantive landscape or visual amenity concerns.

Residential Amenity:

The nearest residential properties are approximately 70-100 metres to the southeast of the site on the far side of the highway. This is considered to be a sufficient distance away as to not be adversely impacted by the proposal.

One letter of support for the proposal was received and one letter of representation. The concerns raised within the letter of representation relate to fire safety and consent to cut back hedges. The fire safety issue will be managed under separate legislation that the developer would need to adhere to. With regard to gaining consent to cut back hedges and trees on Black Bench Drove, this would be a civil matter.

Highway Safety:

The plans show that the existing access will be used and will be widened during construction to allow larger vehicles into the site. A Construction Environmental Management Plan has been submitted, amended 23 July 2015 to address some concerns raised by county highways. The CEMP also refers to the Access Appraisal submitted by i-Transport and relays the estimated traffic movements to the site during the proposed three month construction time and gives details on how the traffic will be managed in a safe manner by way of construction traffic signs and on site personnel.

The County Highway authority has confirmed they have no objection to the proposal which will have no adverse impact on highway safety subject to condition. Whilst it is clear that there will be a significant number of movements connected with the construction of the site, once the works are completed the site will generate very few movements as only minimal maintenance is required.

The SSDC highway consultant has no objection subject to a condition to meet the requirements suggested by County Highways.

Ecology:

The Ecologist has assessed the various submitted ecological assessments and has no objection to their proposals. In order to minimise any potential risk to secure biodiversity enhancements the council's Ecologist has recommended a condition to require the implementation of the Biodiversity Management Plan.

Natural England has raised no objections but has suggested a number of conditions. The conditions they have requested have been discussed with the SSDC Ecologist and it is considered that the one in relation to bats should be an informative as it is taken from guidance only and the other one is not specific enough in detail to warrant it being reasonable and necessary.

Furthermore the SSDC Ecologist confers that there is no need for his recommended condition as all of the submitted surveys carried out by Clarkson & Woods Ecological Consultants give recommendation for mitigation and enhancement. As such it is considered appropriate to condition that the scheme is carried out in accordance with the recommendation within the surveys unless agreed in writing.

On this basis the proposal is not considered to raise any substantive ecology related issues.

Other Matters:

Environmental Impact Assessment - The proposal falls within the scope of Schedule 2, sub-section 3a of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 requiring that a formal screening decision be carried out. This was carried out prior to the submission of this current application when it was concluded that an Environmental Impact Assessment was not required.

Conclusion:

Government advice is clear. Planning Authorities should approve applications for renewable energy projects where impacts are (or can be made) acceptable (NPPF Para 98). The current application has assessed issues in relation to highway safety, visual amenity, landscape character, residential amenity and ecology. A thorough assessment of the potential impacts of the development indicates that, for the most part, they are acceptable - or can be made acceptable by appropriate mitigation measures - in the context of Government advice and the clear need for renewable energy sources. Where impacts can be overcome by way of pre-commencement or other conditions (i.e. highways, ecology, landscaping) appropriate conditions are recommended. Subject to the appropriate controls set out in conditions, it is considered that the impacts of the proposal can be considered 'acceptable' as set out in Government guidance.

RECOMMENDATION

Approve with conditions

01. It is considered that the benefits in terms of the provision of a renewable source of energy, which will make a valuable contribution towards cutting greenhouse gas emissions, outweigh the limited impact of the proposed PV panels on the local landscape character. As such the proposal accords with the Government's objective to encourage the provision of renewable energy sources and the aims and objectives of the National Planning Policy Framework, the National Planning Practice Guidance and Policies EQ1, EQ2, TA5 and EQ4 of the South Somerset Local Plan 2006-2028.

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 (except where directed otherwise by the conditions below)

Drawing no. D14_2124_01 received 9 July 2015

Drawing no. D14_2124_02 received 9 July 2015

Drawing no. D14_2124_08 received 9 July 2015

Drawing no. D14_2124_05 received 9 July 2015

Drawing no. D14_2124_04 received 9 July 2015

Drawing no. All_Projects_10 received 9 July 2015

Drawing no. PRG_C412_A received 9 July 2015

Drawing no. CWS_AP_07 received 9 July 2015

Drawing no. D14_2124_09 received 9 July 2015

Drawing no. ISD-SGD-008 Revision #2 received 9 July 2015

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

03. The development hereby permitted shall be removed and the land restored to its former condition 25 years after the date of first export of electricity to the National Grid, or within six months of the cessation of the use of the solar farm for the generation of electricity whichever is the sooner in accordance with the submitted Decommissioning Method Statement attached to the approved application, dated July 2015. Any variations to the Decommissioning Method Statement shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of landscape character and visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan (Adopted March 2015).

04. Within one month of the date of first export of electricity to the grid, written confirmation of this date shall be submitted to the Local Planning Authority for their records.

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

05. The supporting posts to the solar array shall not be concreted into the ground.

Reason: In the interests of sustainable construction and to accord with Part 10 of the NPPF.

06. The scheme of landscaping shall be carried out in accordance with the submitted Landscape and Visual Impact Assessment and specifically the Landscape Strategy fig. 7 dated June 2015, unless otherwise agreed in writing by the local planning authority. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development hereby approved; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of landscape character and visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan (Adopted March 2015).

07. No means of external illumination/lighting shall be installed without the prior written consent of the Local Planning Authority.

Reason: In the interests of landscape character, visual amenity and to safeguard the rural character of the area in accordance with Policy EQ2 of the South Somerset Local Plan (Adopted March 2015).

08. No form of audible alarm shall be installed on the site without the prior written consent of the local planning authority.

Reason: In the interest of residential amenity and the rural amenities of the area in accordance with Policy EQ2 of the South Somerset Local Plan (Adopted March 2015).

09. All existing hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All hedges and hedgerows on and immediately adjoining the site shall be protected from damage for the duration of works on the site to the satisfaction of the Local Planning Authority in accordance with the recommendations in

British Standard 5837 1991. Any part(s) of hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practicable completion of the approved development shall be replaced as soon as is reasonably practicable and, in any event, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed in writing with the Local Planning Authority.

Reason: To protect legally protected species of recognised nature conservation importance in accordance with NPPF and Policy EQ4 of the South Somerset Local Plan, The Habitats Regulations 2010, and The Wildlife and Countryside Act 1981 (as amended).

10. The development hereby approved shall be carried out in accordance with recommendations and suggestions for mitigation and enhancement contained within the submitted Ecological Survey, Breeding Survey, Wintering Bird Survey and Great Crested Newt Survey (carried out by Clarkson & Woods Ecological Consultants), unless otherwise agreed in writing by the Local Planning authority.

Reason: For the enhancement of biodiversity in accordance with NPPF and Local Plan Policy EQ4

11. The construction of the works hereby approved shall take place in full accordance with the submitted Tree Report carried out by Hellis Tree Consultants, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the health, structure and amenity value of protected trees in accordance with the Council's statutory duties relating to The Town & Country Planning Act, 1990 (as amended)[1] and the policies EQ2 and EQ4 of the South Somerset Local Plan (Adopted March 2015).

12. Any gates shall be located 5 metres back from the edge of the highway and open inwards.

Reason: In the interests of highway safety and to accord with Policy TA5 of the South Somerset Local Plan (Adopted March 2015).

13. The development hereby approved shall be strictly carried out in accordance with the submitted Access Appraisal by i-Transport including the plans attached to the appraisal, the Construction Traffic Management set out within the submitted Construction Environmental Management Plan Revision A, dated July 2015 and the submitted Vehicle Swept Path Analysis drawing no. ITB11019-GA-003 dated September 2015, in regard to the following points, unless otherwise agreed in writing by the Local planning authority;
1. Access to the site off Chaffcombe Road is from the west only and visibility splays are maintained and retained as shown within the Access Appraisal
 2. A Banksman is provided for safe access to and from the site from Chaffcombe Road for HGVs
 3. During construction signs are placed on Chaffcombe Road to warn of HGVs accessing the site.
 4. Traffic to enter and leave the site only between the hours of 07:30 and 19:00 Monday to Friday, 08:00 and 17:00 on Saturday and no time on Sundays or Bank Holidays
 5. A temporary on-site construction compound to be provided with turning for HGVs

6. All access tracks, both permanent and temporary shall be installed before any other works commence on site or deliveries made.
7. The tracks shall be installed as per the details submitted in the CEMP
8. Wheel washing facilities to be provided in line with details submitted in the CEMP

Reason: In the interests of highway safety and to accord with Policy TA5 of the South Somerset Local Plan (Adopted March 2015).

Informatives:

01. The Applicant is advised that the Highway Service Manager for South Somerset Area at The Highways Depot, Mead Avenue, Houndstone Business Park, BA22 8RT Tel: 0845 345 9155, email: countyroads-southsom@somerset.gov.uk must be consulted with regard to the proposed temporary signage.
 02. Please be aware of the comments and advice set out within the Natural England's letter dated 14 august 2015, in particular you are advised to follow guidance.TIN101:Solar Parks; Maximising environmental benefits in relation to bat protection. The mitigation required for foraging bats is a 6 -9 metre buffer next to ditches and 5 metre buffer adjacent to the hedges.
-

Appendix A

Landscape officer comments:

The application is sited within an area of small-scale enclosure fields to the northwest side of Chard Reservoir, and circa 0.5km north of Chard and east of the A358, Chard-Ilminster road. It lays at a general elevation of 85 metres AOD, on the west side of the Isle valley. A former rail-line that is now part of a national cycle route, runs along the site's southeast boundary.

The proposal seeks consent for a 3 MW solar array over an area of 5.20ha. and I consider the prime landscape concerns to be;

- 1) the impact upon landscape character, particularly relative to the scale and pattern of the local landscape;
- 2) the potential visibility of the proposal, especially as viewed from sensitive receptors;
- 3) the potential for cumulative impacts to arise, and;
- 4) achieving a site layout and design that is landscape-sympathetic.

The application includes a detailed landscape and visual impact assessment (LVIA) which considers the extent of likely landscape and visual impacts that may arise from the installation of the array upon its context. Turning to the proposal detail, and with the LVIA to hand;

(1) The application site lays over gently sloping land falling to the south east and is composed of two small fields that form a triangular shape within a well-hedged, agricultural surround. There are a number of scattered dwellings circa 70-100 metres to the southeast, on the far side of the former rail-line, which is the closest development form in the vicinity. The fields are typical of the general small scale of the area, and are defined by mature hedgerows which offer a sense of enclosure, to go some way toward enabling the site's assimilation into the local landscape pattern.

The form of the proposal disrupts neither the fabric nor the pattern of the landscape, and the few landscape components within and defining the site will remain undisturbed. By laying at a comparable level to its surround, the array reposes within the hedgerow pattern without disruption of landform, or encroachment into a different landscape type. There is also the general point that an array is a passive element in the landscape, generating neither sound nor movement, and I view these elements of the proposal as positive. However, PV panel forms and associated structures can be viewed as being 'industrial' in character, and such character is at variance with its host landscape setting, which has a strong rural character - as expressed by the strong pattern and presence of the hedgerow network; the farmland context; and the dilute development presence. Within the local landscape, development is no more than residential/small agricultural scale, hence there is some incongruity of development scale when considered alongside this 5.20 ha array area.

(2) I have reviewed the findings of the visual assessment, with which I concur. The LVIA notes that the site's visual envelope is closely drawn, with theoretical visibility primarily limited by a mix of undulating landform, and enclosure provided by mature woody vegetation in both the immediate and wider landscape, which offer the prime containment of the site. It is only from the immediate boundaries where there is vantage into the site, yet the bounding hedgerows obscure summer views in most part, less so in Winter. To counter the effects of array presence, the LVIA proposes a mitigation package that includes reinforcement of the bounding hedgerows to provide additional containment; and a heightened management regime for the containing hedgerows, as the prime mitigation items, which I consider commensurate and appropriate.

(3) Cognisant of the number and location of PV array applications submitted to date within the

district, and with solar sites in close proximity, in this instance it is clear that cumulative impact is not an issue with this application.

(4) Turning to site detail, I note that the array will stand a maximum of 2.4 metres above ground level, with an intent to raise the profile of the hedge to better effect screening. PV mounting is limited to a steel support frame with its toes driven into the ground. A 2.00 metre tall deer fence along with imaging cameras (but no lighting) provides site security. Transformer and similar structures are located adjacent the site boundaries, and are to be finished in suitable dull tones to thus minimise visual impact. The field surface will continue as grassland, management by grazing is inferred but not specified. With the correct use of materials and finish tones, I consider this PV installation to be capable of being accommodated without undue impact upon the site's fabric and landscape context.

National planning policy supports the development of renewable energy projects, providing there is no unacceptable adverse impact upon the landscape. Recent appeal decisions within the district have placed an emphasis upon containment of the visual profile of solar sites when determining the appeals. Looking at this application overall, it is well-contained by the local landscape network of hedgerows and woods; will have minimal visibility once mitigation takes effect; and is at a scale that relates to the landscape pattern. Whilst there is a clear incongruity of character in the appearance of solar panels within rural fields, given the lack of visual impact, and the negligible impact upon the fabric of the site's surrounds, I do not consider the landscape/visual impact to be sufficiently weighty to enable a landscape objection to provide a basis for refusal.

Should you be minded to approve the application, could you please;

- 1) Condition submission of a detailed planting scheme, and;
- 2) Require the planting scheme to be implemented during the planting season allied to construction.

Do get back to me if you require clarification on any of the above points, or if there are any other issues related to this application on which you require my input.

Appendix B

Natural England comments:

Thank you for your consultation on the above dated 23rd July 2015 which was received by Natural England on 24th July 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

This proposed solar farm is approximately 3MW and sited on 5.12 hectares of land, and close to Chard Reservoir.

Designated Landscapes- Blackdown Hills AONB

Having reviewed the application documents we make some comments below and advise you to seek the advice of the Blackdown Hills AONB Partnership. Their knowledge of the location and wider landscape setting of the development should help to confirm whether or not it would impact significantly on the purposes of the AONB designation.

They will also be able to advise whether the development accords with the aims and policies set out in the AONB management plan and the advice of your council's landscape officer.

Landscape Advice to the Local Planning Authority

This is a development proposed within 5km of Blackdown Hills AONB and the setting of the AONB. An assessment of its likely impact must therefore be fully commensurate with the national importance of this designated landscape and the level of protection given to it by national planning policy. Consideration of the cumulative impacts with other solar installations is important and whether the LVIA is satisfactory for this major development with the landscape character of the National Character Area 147 Blackdowns and 140 Yeovil Scarlands.

The LVIA includes proposed mitigation works and if you are minded to recommend approval these need to be secured as planning conditions, to reduce the significance of the impacts visual effects and reductions in significance of effects on the landscape character. However, your Council will need to decide whether the level of impacts and proposed mitigation is acceptable in the overall planning balance.

Landscape Advice to the Local Planning Authority

The statutory purpose of AONBs is the protection of their natural beauty. The Planning Statement recognises that the National Planning Policy Framework (NPPF) affords the highest level of protection to AONB landscapes. To ensure that the landscape and scenic beauty of AONB landscapes is conserved and enhanced the National Planning Policy Framework also sets out the importance of the landscape and scenic beauty of AONBs (at para 115 of the NPPF)

Protected Wildlife Sites

No objection

This application is in the 1.9km proximity of Woodhayes Farm SSSI and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in

determining this application. Should the details of this application change, Natural England draws your attention to Section 28(I) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Protected Species

We have not assessed this application and associated documents for impacts on protected species. We have noted some ecological enhancement in the Construction Environmental Management Plan and recommendations and conclusions in the Ecological Survey, but are concerned and require that mitigation and enhancement measures are required to be agreed with your ecologist. Your Local plan policy EQ4 is relevant for biodiversity.

Condition: Protection of bats species following guidance.TIN101:Solar Parks; Maximising environmental benefits as provided as a link to this letter and mitigation required for foraging bats is a 6 -9 metre buffer next to ditches and 5 metre buffer adjacent to the hedges.

Reason: Protection of bat species as required by the Habitats and Species Regulations 2010

Condition: The security fence will be installed with a continuous gap of 25cm beneath the fencing to allow passage of key species.

Reason: To follow policy guidance for the protection of no net biodiversity loss in the NPPF.

Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Solar Parks - Further information

For additional information relating to Solar Parks please refer to the Technical Information Note at the link below, which provides a summary of advice about their siting, their potential impacts and mitigation requirements for the safeguarding of the natural environment, as well as advice on potential enhancements

Solar parks: maximising environmental benefits (TIN101)

Green Infrastructure and biodiversity enhancement potential

The proposed development is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. As such, Natural England would encourage the incorporation of GI into this development.

Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement.

Additional evidence and case studies on green infrastructure, including the economic benefits of GI can be found on the Natural England Green Infrastructure web pages

- The application provides for an extensive green infrastructure. The LPA should review the proposed green infrastructure carefully to ensure that:
- it can be established and provide the required level of mitigation within an acceptable period;
- the planting design, species mix and other aspects of the scheme are appropriate to their landscape setting (particularly important within a nationally designated landscape); and
- the appropriate management of the green infrastructure is properly provided for in terms of funding and a long term management plan.

Other advice

We would expect the Local Planning Authority (LPA) to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

- local sites (biodiversity and geodiversity)
- local landscape character
- local or national biodiversity priority habitats and species.

Natural England does not hold locally specific information relating to the above. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document in order to ensure the LPA has sufficient information to fully understand the impact of the proposal before it determines the application. A more comprehensive list of local groups can be found at [Wildlife and Countryside link](#).

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Andrew Burns on 03000601341. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

We also welcome your feedback on Natural England's revised standing advice in terms of its usability (ease of access, presentation), quality of content and, its clarity and effectiveness as a tool in guiding decision-making. Please provide this, with any suggested improvements, by filling in the attached customer feedback form or by emailing your feedback direct to consultations@naturalengland.org.uk

Agenda Item 20

Date and Venue for Next Meeting

The next scheduled meeting of the Committee will be held on Wednesday 18th November 2015 at 5.30pm. Venue to be confirmed.
