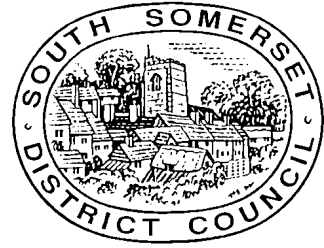


**South Somerset District Council**

*Notice of Meeting*



**Area West Committee**

*Making a difference where it counts*

**Wednesday 16th December 2015**

**5.30 pm**

**Council Chamber  
Brympton Way  
Yeovil  
BA20 2HT**

(disabled access is available at this meeting venue)



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The public and press are welcome to attend.

Please note: Consideration of planning applications will commence no earlier than 6.45pm.

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

This Agenda was issued on Monday 7<sup>th</sup> December 2015.

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

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

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



INVESTORS IN PEOPLE

# Area West Committee Membership

The following members are requested to attend the meeting:

**Chairman:** Carol Goodall  
**Vice-chairman:** Jenny Kenton

Jason Baker  
Marcus Barrett  
Mike Best  
Amanda Broom  
Dave Bulmer

Val Keitch  
Paul Maxwell  
Sue Osborne  
Ric Pallister  
Garry Shortland

Angie Singleton  
Andrew Turpin  
Linda Vijeh  
Martin Wale

## South Somerset District Council – Council Plan

**Our focuses are:** (all equal)

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

## Scrutiny Procedure Rules

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

## Consideration of Planning Applications

Consideration of planning applications will commence no earlier than 6.45 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 3<sup>rd</sup> Wednesday of the month in venues throughout Area West (unless specified otherwise).

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

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

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

## Public Participation at Committees

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

## Public Question Time

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

## **Planning Applications**

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

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

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

The order of speaking on planning items will be:

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

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

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

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

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

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

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

# Area West Committee

**Wednesday 16 December 2015**

## Agenda

### *Preliminary Items*

- 1. To approve as a correct record the Minutes of the Previous Meeting held on 18th November 2015**
- 2. Apologies for Absence**
- 3. Declarations of Interest**

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

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

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

### **Planning Applications Referred to the Regulation Committee**

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

Councillors Mike Best, Sue Osborne and Angie Singleton

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

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

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

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

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

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

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

##### *Items for Discussion*

- 6. Area West Committee - Forward Plan** (Pages 9 - 10)
- 7. Section 106 Obligations** (Pages 11 - 36)
- 8. Area West Development Plan and Budget-Half Year Progress** (Pages 37 - 44)
- 9. Blackdown Hills Area of Outstanding Natural Beauty (AONB)** (Pages 45 - 49)
- 10. Schedule of Planning Applications to be Determined by Committee** (Pages 50 - 51)
- 11. Planning Application 15/04786/FUL - 2 Church Villas, High Street, East Chinnock** (Pages 52 - 57)
- 12. Date and Venue for Next Meeting** (Page 58)

**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.**

## **Recording and photography at council meetings**

Recording of council meetings is permitted, however anyone wishing to do so should let the Chairperson of the meeting know prior to the start of the meeting. The recording should be overt and clearly visible to anyone at the meeting, but non-disruptive. If someone is recording the meeting, the Chairman will make an announcement at the beginning of the meeting.

Any member of the public has the right not to be recorded. If anyone making public representation does not wish to be recorded they must let the Chairperson know.

The full 'Policy on Audio/Visual Recording and Photography at Council Meetings' can be viewed online at:

<http://modgov.southsomerset.gov.uk/documents/s3327/Policy%20on%20the%20recording%20of%20council%20meetings.pdf>

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# Agenda Item 6

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

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

### **Purpose of the Report**

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

### **Recommendation**

Members are asked to:-

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

### **Forward Plan**

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

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

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

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

**Background Papers:** *None.*

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## Notes

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

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background / Purpose</b>	<b>Lead Officer(s) SSDC unless stated otherwise</b>
20 <sup>th</sup> 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 <sup>th</sup> January 2016	Ile Youth Centre Management Committee (Ilminster)	Reports from members on outside organisations.	Cllr. Val Keitch
17 <sup>th</sup> February 2016	A Better Crewkerne and District (ABCD)	Reports from members on outside organisations.	Cllr. Mike Best
17 <sup>th</sup> February 2016	Affordable Housing Development Programme	To update members on the current position with the Affordable Housing Development Programme.	Colin McDonald, Corporate Strategic Housing Manager
17 <sup>th</sup> February 2016	Local Housing Needs in Area West	Service Update Report	Kirsty Larkins, Housing & Welfare Manager
<i>16<sup>th</sup> March 2016</i>	<i>Ilminster Forum</i>	<i>Reports from members on outside organisations.</i>	<i>Cllr. Carol Goodall</i>
<i>16<sup>th</sup> March 2016</i>	<i>Review of Welfare Benefits Service over the financial year 2014-15</i>	<i>Annual Update Report</i>	<i>Catherine Hansford, Welfare Benefits Team Leader</i>
<i>20<sup>th</sup> April 2016</i>	<i>Report on the Performance of the Streetscene Service</i>	<i>Service report on performance and priority issues in Area West</i>	<i>Chris Cooper, Streetscene Manager</i>

# Agenda Item 7

## Section 106 Obligations

*Assistant Director: Martin Woods (Economy)*  
*Service Manager: David Norris (Development Manager)*  
*Lead Officer: Neil Waddleton, Section 106 Monitoring Officer*  
*Contact Details: neil.waddleton@southsomerset.gov.uk or (01935) 462603*

### Purpose of the Report

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

### Public Interest

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

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

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

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

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

### Recommendation

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

## **Background**

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

## **Additional Information**

Since my last report there have been two significant legislation changes that will affect the way that we are able to seek financial planning obligations in the future:

### Contributions from schemes

The NPPG dated 28<sup>th</sup> November 2014 prevented us from seeking contributions to pooled funding 'pots' intended to provide common types of infrastructure for the wider area from developments of 10 and under. We were successful in obtaining some contributions towards specific pieces of infrastructure; however we were unable to seek any obligations from the majority of applications of 10 and under.

This guidance was then overturned in the High Court, in August, 2015. Community, Health and Leisure Service are therefore again able to seek contributions from any development of 5 or more, in line with our previous policy. However we are now only seeking the contributions towards local facilities (equipped play, youth facilities, playing pitches, changing rooms and community halls) from developments of between 5 and 10 dwellings.

In addition South Somerset are now seeking contribution towards/provision of affordable housing from all new residential schemes.

### Policy HG4: Provision of Affordable Housing 1 – 5 Dwellings

Small sites below the threshold for a full affordable housing contribution will be expected, where it is viable to do so to pay a commuted sum:

Yeovil, Primary Market Towns and Local Market Towns will incur a charge of £20 per square metre of internal floor area of the dwellings

Rural Centre, Rural Settlements and everywhere else will incur a charge of £40 per square metre of internal floor area of the dwellings.

### CIL Regulations (2011, amended 2013 & 2014)

From April 2015, no more contributions may be sought/collected in respect of a specific infrastructure project or a type of infrastructure through a S106 agreement if 5 or more obligations have been entered into since April 2010 and it is a type of infrastructure that is capable of being funded by CIL.

In Area West this legislation change will mean that no more contributions will be sought for swimming pool enhancements at Wincanton Sports Centre or funding towards a new AGP in Wincanton through future application processes.

## **Projects**

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

### Chard

- New temporary changing rooms installed at Jocelyn Park.
- Potential project for flood lighting at Chard Rugby Club.
- Resurfacing project at AGP (Artificial Grass Pitch) Cresta planned for early 2016.
- Improvements to Snowden Park planned for 2016/17.
- Quotes being obtained for initial site works/clearance to Plot 5, Jarman Way.

### Crewkerne

- Town Council producing strategy to improve playing pitch provision, including floodlighting the rugby pitch at Henhayes.
- Plan being produced for possible skate park at Happy Valley.

### Ilminster

- Main priority to deliver master plan to develop play area, youth facilities, changing facilities and playing pitches at the Recreation Ground.
- Football pavilion at Shudrick Lane.
- Improvements to the play area at Winterhay Lane.

### Misterton

- Play area plans approved.

## **Financial Implications**

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

## **Corporate Priority Implications**

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

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

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

## **Equality and Diversity Implications**

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

***Background Papers: None***

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## AREA WEST SECTION 106 MONITORING REPORT 16 DECEMBER 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> AVISHAYES (CHARD)</p> <p>12/04319/OUT Parish Chard</p> <p>Land at Avishayes Road Oaklands Avenue Chard Somerset TA20 1HS</p> <p>Erection of 78 dwellings, new access and road (outline) (GR 333736/109130)</p> <p>Agreement Date: 15/09/2014</p>	<p><b>Sports and Leisure:</b> Offsite Leisure Contribution: £142,691.29 towards enhancing one or more of the facilities in Chard: Changing Rooms, Community Halls, Equipped Play, Playing Pitches and/or Youth facilities.</p> <p>Community Health &amp; Leisure Admin Fee: £1,426.91</p> <p><b>Education:</b> Education: £98,056.00 as a contribution towards the provision of primary school education within Chard.</p> <p><b>Affordable Housing:</b> <b>Units Agreed:</b> 20</p> <p><b>Miscellaneous Gains:</b> Public Open Space</p>	<p>50% of the Off-site Recreation, Admin Fee &amp; Education contributions payable on or before 25% of the dwellings.</p> <p>50% of the Off-site Recreation Contribution, Admin Fee &amp; Education contributions payable on or before 50% of the dwellings.</p>		<p><b>Sports and Leisure:</b> £144118.20</p> <p><b>Education:</b> £98056.00</p> <p><b>Miscellaneous Gains:</b> Public Open Space</p>	<p><b>Status:</b> Not Commenced</p>	<p>REM Application submitted, currently being determined.</p>

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> AVISHAYES (CHARD)</p> <p>10/01967/FUL Parish Chard</p> <p>Old Station Yard Victoria Avenue Chard Somerset</p> <p>Demolition of buildings and the erection of 46 residential units together with associated car parking and access (Revised Application). (GR 332975/109253)</p> <p>Agreement Date: 13/10/2011</p>	<p><b>Sports and Leisure:</b> Open Space Contribution: £28,500 to fund enhancements to the adjoining recreation areas at Upper &amp; Lower Henson Park.</p> <p><b>Highways:</b> £16560 Towards cost of implementing MOVA system.</p>					<p>Agreement allows for 3 permutations. 100% Affordable Scheme or 35% or mix. Or £100k for Sport &amp; Education if 35% Or £3334 Per dwelling sort if different. (See agreement)</p> <p>Payment Received 05/12/11 for MOVA &amp; Open Space &amp; spent.</p>

## AREA WEST SECTION 106 MONITORING REPORT 16 DECEMBER 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> AVISHAYES (CHARD)</p> <p>10/04523/FUL Parish Chard</p> <p>The Shrubbery Furnham Road Chard TA20 1AX</p> <p>The erection of 3 No. terrace dwellinghouses and a pair of semi detached dwellinghouses (GR 332927/109454)</p> <p>Agreement Date: 21/10/2011</p>	<p><b>Highways:</b> £1.800 towards the cost of the MOVA system</p>				<p><b>Status:</b> Development Completed</p>	Contribution secured and spent.

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> AVISHAYES (CHARD)</p> <p>09/02922/FUL Parish Chard</p> <p>Old Station Building Great Western Road Chard TA201EQ</p> <p>Internal and external alterations, the erection of a rear extension, car parking and the change of use of premises from business use (Class B1) to a shop (Class A1). (GR 332940/109221)</p> <p>Agreement Date: 18/05/2010</p>	<p><b>Highways:</b> Highways contribution, £4,320.00 towards costs of implementing a MOVA traffic control scheme for the traffic lights at the junction of the A358 with the A30 at Chard.</p> <p>Payment Received 26/01/11</p>				<p><b>Status:</b> Development completed</p>	<p>Agreement also restricts the range of goods sold on the premises. (See Schedule 1)</p> <p>Contributions secured and spent.</p>



## AREA WEST SECTION 106 MONITORING REPORT 16 DECEMBER 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> AVISHAYES (CHARD)</p> <p>08/01695/OUT Parish Chard</p> <p>Land At Touches Lane Chard Somerset TA20 1RY</p> <p>Residential development of land by the erection of 14 dwellings ( GR 333495/109451)</p> <p>Agreement Date: 10/01/2011</p>	<p><b>Sports and Leisure:</b> Playing Pitch Contribution: £28,332 comprised of £23,204 for enhancement or improvement of community sports pitches within Chard or local authority maintained school in Chard together with £5,128 for the long term maintenance of those facilities.</p> <p>Youth Facilities Contribution: £2,170 for increasing capacity on the multi-use games area and skate park located at Jenson Park, Chard.</p> <p>Strategic Community Facilities Contribution: £10,768 towards one or more of the following projects: a) the improvement of sports halls &amp; swimming pools within the Chard area b) the provision of synthetic sport pitches within the Chard area.</p> <p><b>Highways:</b> Contribution towards the MOVA traffic control scheme £5040.00</p>	<p>Contributions shall be paid in 3 equal parts on the sale of the 5th, 10th &amp; 14th dwelling</p>		<p><b>Sports and Leisure:</b> £41270.00 <b>Highways:</b> £5040.00</p>	<p><b>Status:</b> Underway</p>	<p>SV required to check status of scheme.</p>

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> AVISHAYES (CHARD)</p> <p>12/02511/FUL Parish Chard</p> <p>Land Between Old Station Court And Great Western Road Chard Somerset</p> <p>Erection of 6 No. dwellinghouses, 1 block of 5 No. flats and associated car parking and access</p> <p>Agreement Date: 11/03/2013</p>	<p><b>Sports and Leisure:</b> Open Space Contribution: £5,938 to fund enhancements to the adjoining recreation areas at Upper &amp; Lower Henson Park.</p>				<p><b>Status:</b> Development Complete</p>	<p>Requirements on Developer for additional financial contributions written within agreement on disposing of units or change in grant funding.</p>

## AREA WEST SECTION 106 MONITORING REPORT 16 DECEMBER 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> COMBE (CHARD)</p> <p>09/01372/FUL Parish Chard</p> <p>Land Off Cedar Close Chard Somerset TA20 1DB</p> <p>The erection of 14 dwellings together with garaging and associated site works. (GR 331920/109103)</p> <p>Agreement Date: 14/12/2009</p>	<p><b>Sports and Leisure:</b> Sports and Leisure: £67,211.49</p> <p>Sports, Art &amp; Leisure Contribution: £41,208.64 for the provision of maintaining sports arts and leisure facilities in the area</p> <p>Equipped Play &amp; Youth Contribution: £26,002.85 for the provision of maintaining equipped play and youth facilities in the area.</p> <p>Payment Received 08/06/11</p>				<p><b>Status:</b> Development Completed</p> <p>Changing Facilities at Jocelyn Park.</p> <p>Chard Cricket Club pitch improvements</p> <p>Equipped Play at Redstart Park.</p>	<p>Payment Received 08/06/11 - No time limits for spending monies.</p>

## AREA WEST SECTION 106 MONITORING REPORT 16 DECEMBER 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> COMBE (CHARD)</p> <p>13/01942/FUL Parish Chard</p> <p>Land Off Touchstone Lane Chard Somerset</p> <p>Demolish existing buildings and erection of 24 No. dwellings with associated works to include formation of new access (GR 331599/109073)</p> <p>Agreement Date: 18/03/2015</p>	<p><b>Sports and Leisure:</b> Changing Room Contribution: £19,427.45 comprised of £17,980.93 Capital &amp; £1,446.52 Revenue towards enhancing or new provision of changing rooms in Chard.</p> <p>Community Hall Contribution: £11,603.15 towards enhancing existing or provision of new community hall provision in Chard.</p> <p>Administarion Fee Contribution: £1,030.48</p> <p>Equipped Play Contribution: £25,784.78 comprised of £16,344.14 Capital &amp; £9,440.64 Revenue towards play facilities at Redstart Park, new , or existing play area serving the development.</p> <p>Playing Pitch Contribution: £15,175.61, comprised of £8,856.25 Capital &amp; £6,319.36 Revenue towards existing community pitches or new recreation ground in Chard.</p> <p>Youth Facilities Contribution: £4,395.75 comprised of £3,209.24 Capital &amp; £1,186.51 Revenue towards youth facility provision at Redstart Park, Chard.</p> <p>Strategic Facilities Contribution: £26,661.96 twoards the following projects:</p> <p>£4,086.03 Swimming Pool at CRESTA £8,504.13 Provision of new 4 court sports hall in Chard or enhancement of exiting sports hall at CRESTA. £5,289.99 Indoor tennis centre £1,794.51 enhancement of AGP at CRESTA £6,986.70 Octagon Theatre, Yeovil</p> <p><b>Affordable Housing:</b> <b>Units Agreed: 8</b></p>	<p>On or before occuaption of 6th Dwelling: Admin Fee, Equipped Play and Youth Contributions.</p> <p>On or before 12th Dwelling: Playing Pitch, Changing Room and Community Hall Contributions</p> <p>On or before 18th Dwelling: Strategic Facilities Contribution.</p>			<p><b>Status: Not commenced</b></p>	<p>Recent reduction from 8 to 3 low cost homes.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> CREWKERNE TOWN</p> <p>05/00661/OUT Parish Crewkerne</p> <p>Crewkerne Key Site 1 Land East Of Crewkerne Between A30 (Yeovil Road) And A356 (Station Road) Crewkerne Somerset TA18 7HE</p> <p>Comprehensive mixed use development for 525 dwellings, employment (B1, B2, B8) primary school, community facilities, playing fields, parkland, P.O.S. structural landscaping and associated infrastructure including link road and highway improvements. GR (34)</p> <p>Agreement Date: 31/01/2013</p>	<p><b>Sports and Leisure:</b> On-site Leisure &amp; Recreation: £2,210,446</p> <ul style="list-style-type: none"> <li>• On-site LEAP &amp; NEAP</li> <li>• POS/Woodland planting</li> <li>• Commuted Sum</li> <li>• Works/Landscaping at site entrance</li> </ul> <p>Off-site Leisure &amp; Recreation: £260,000</p> <ul style="list-style-type: none"> <li>• Playing Pitches</li> <li>• Floodlights</li> <li>• Changing Rooms</li> <li>• Skate Park</li> <li>• Swimming Pools</li> <li>• Sports Hall</li> </ul> <p>Other Contributions: £3,477,062</p> <ul style="list-style-type: none"> <li>• School set up costs</li> <li>• Ecology – Dormice Mitigation</li> <li>• Ecology – Badger protection works</li> <li>• Use of Natural Stone</li> </ul> <p><b>Highways:</b> Highway Contributions: £635,624</p> <ul style="list-style-type: none"> <li>• Town Centre Improvement</li> <li>• Public Transport/Travel Plans</li> <li>• Off-site traffic calming</li> </ul> <p><b>Education:</b> Education: £2,000,000</p> <ul style="list-style-type: none"> <li>• First School Contributions</li> <li>• Temp Classrooms</li> <li>• Pre-school provision</li> <li>• Middle School Contributions</li> <li>• College Contributions</li> </ul>					<p>DPO APPLICATION TO BE SUBMITTED</p> <p>Original contributions &amp; trigger points likely to change subject to DPO.</p>

## AREA WEST SECTION 106 MONITORING REPORT 16 DECEMBER 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> CREWKERNE TOWN</p> <p>07/04736/FUL Parish Crewkerne</p> <p>Land At Maiden Beech Cathole Bridge Road Crewkene Somerset</p> <p>The erection of 114 No. dwellinghouses (GR 343850/108551)</p> <p>Agreement Date: 13/08/2010</p>	<p><b>Sports and Leisure:</b> Changing Room Contribution: £175,378 to be paid immediately following the occupation of 35 Residential Units. To provide new or enhanced changing room facilities within 10 miles of Crewkerne.</p> <p>Playing Pitch Contribution: £40,652 to be paid immediately following the occupation of 35 Residential Units. To provide new or enhanced sports provision within 10 miles of Crewkerne.</p> <p>Equipped Play Area Commuted Sum: £44,000 to be transferred before no more than 50 Residential Units brought into occupation. To be provided to the District Council to adopt the LEAP and the recreational open space upon which it stands.</p> <p>Sports Hall Contribution: £54,822 to be paid immediately following the occupation of 70 Residential Units. To provide new or enhanced sports hall provision within 10 miles of Crewkerne.</p> <p>Swimming Pool Contribution: £28,904 to be paid immediately following the occupation of 70 Residential Units. For new or enhanced swimming pool provision within 10 miles of Crewkerne.</p> <p>Youth Facilities Contribution: £17,028 to be paid immediately following the occupation of 105 Residential Units. To provide or enhance facilities for children above the age of 12 in the Crewkerne area.</p> <p><b>Highways:</b> Highways &amp; Transportation Contribution: £296,000 to be apportioned as follows:</p> <p>First Traffic Management Contribution: £87,000 to be paid immediately following the</p>		<p><b>Sports and Leisure:</b> £39574.00</p>		<p>Sports Pitches/Changing Room Contributions towards George Reynolds Centre</p> <p>TC working on strategy to improve pitch provision.</p>	<p>Indexation received (£39,574) to be split across the various requirements. No time limits on spend.</p> <p>LEAP still to be signed off. Details passed to Legal Dept to pursue formally with Developer.</p> <p>Highways &amp; Education Contributions passed to SCC.</p>

## AREA WEST SECTION 106 MONITORING REPORT 16 DECEMBER 2015

	<p>occupation of 35 Residential Units.</p> <p>Second Traffic Management Contribution: £87,000 to</p> <p><b>Education:</b> Education Contribution: £236,251 to be apportioned as follows:</p> <p>Temporary Classroom Contribution: £89,000 to be paid immediately following the occupation of 15 Residential Units.</p> <p>First Education Contribution: £73,625.50 to be paid immediately followi</p> <p><b>Affordable Housing:</b> <b>Units Agreed:</b> 40 Affordable Housing: Units Agreed: 40</p>					
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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> CREWKERNE TOWN</p> <p>10/03721/FUL Parish Misterton</p> <p>Bradfords Site Station Road Misterton Crewkerne Somerset TA18 8AW</p> <p>The erection of 100 no. dwellings together with associated roads, parking, sub-station, open space and affordable housing provision (GR 345407/108646)</p> <p>Agreement Date: 26/01/2011</p>	<p><b>Sports and Leisure:</b> MUGA Contribution: £100,000</p> <p>Equipped Play Contribution: £50,000</p> <p>Off-Site Sports &amp; Recreation Contribution: £135,500 + any surplus monies from other contributions detailed with in agreement from the total secured obligations package of £400,000</p> <p><b>Highways:</b> Pedestrian Crossing Contribution: £50,000 for provision of a pedestrian crossing in Misterton to the Primary School.</p> <p>Green Travel Plan: £50,000 to include works carried out by developer for improvements to Bus Stops, £5,000 commuted sum to be paid to</p>	<p>Railway Crossing Contribution: On commencement</p> <p>Pedestrian Crossing: On commencement.</p> <p>GTP Fund: On Commencement, Footpath, prior occupation 5th dwelling, GTP prior sale of 1st unit.</p> <p>Muga: Before occupation of any dwelling.</p> <p>LEAP: Plan submitted before first occupation, facility in place by 5th occupation.</p> <p>Off-Site Sports &amp; Recreation Contribution: 50% before sale of 25th dwelling &amp; 50% on completion of 75th dwelling.</p>	<p><b>Sports and Leisure:</b> £150172.00</p> <p><b>Highways:</b> 55000</p>		<p>Status: Underway</p> <p>Railways Crossing Contribution: £16,500 paid directly by developer to Network Rail.</p> <p>MUGA at Misterton Rec opened, June 13</p> <p>Commutd sum for bus shelters paid to Parish Council.</p>	<p>Off-Site recreation Contribution (£150,172) Rec November 2014. To be spent by November 2024.</p> <p>On site play area plan approved. Likely to be passed to a Management Company</p> <p>Pedestrian Crossing Contribution passed to SCC</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> CRIMCHARD (CHARD) 12/04283/FUL Parish Chard</p> <p>Land Off Thorndun Park Drive Chard TA20 1FB</p> <p>The erection of 41 No. dwellings and 1 No. 68 bedroom care home together with associated highway infrastructure, parking, landscaping and footpath links. (GR 333019/109864)</p> <p>Agreement Date: 12/04/2013</p>	<p><b>Sports and Leisure:</b> Leisure Contribution towards enhancing play &amp; leisure facilities at Plot 5 Jarman Way, Chard.</p> <p><b>Affordable Housing:</b> <b>Units Agreed:</b> 41 100% Affordable Scheme with 68 bed care home.</p>	.	<p><b>Sports and Leisure:</b> £41,643</p>		<p><b>Status:</b> Underway</p>	Contributions to be spent by 30/09/25

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> EGGWOOD 12/02126/FUL Parish Merriott</p> <p>Moorlands Farm Moorlands Road Merriott Somerset TA16 5NF</p> <p>The erection of a doctors surgery with attached pharmacy, the conversion of existing farm buildings into 12 No. residential units, the erection of 12 No. dwellinghouses and the erection of garaging and associated works.</p> <p>Agreement Date: 27/03/2013</p>	<p><b>Sports and Leisure:</b> Sports Arts &amp; Leisure Contribution £45,000 towards providing or enhancing sport and leisure facilities within the village of Merriott.</p>	<p>To pay £15,000 prior to the occupation of 6th dwelling</p> <p>To pay £15,000 prior to the occupation of 12th dwelling</p> <p>To pay balance of contribution prior to occupation of 20th dwelling</p>		<p><b>Sports and Leisure:</b> £45000.00</p>	<p><b>Status:</b> Underway</p>	Check status of the development.



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<p><b>Ward:</b> EGGWOOD</p> <p>12/04940/FUL Parish Merriott</p> <p>Broadway Farm Barn Broadway Merriott Somerset TA16 5QH</p> <p>Conversion and extension of barns and stable to form 4 No. two bedroom and 4 No. one bedroom residential units (GR 343956/112541)</p> <p>Agreement Date: 24/10/2013</p>	<p><b>Sports and Leisure:</b> Equipped Play Contribution: £5,428.37 (£3440.87 Capital &amp; £1,987.50 Revenue as a commuted sum) for enhancing the play area facilities at Merriot Playing Field.</p> <p>Changing Room Contribution: £5,792.80 (£5,361.48 Capital &amp; £431.32 Revenue as a commuted sum) towards new or enhancements to existing changing facilities at Merriot Playing Field.</p> <p>Youth Facilities Contribution: £925.42 (£675.63 Capital &amp; £249.79 Revenue as a commuted sum) towards enhancing youth facilities at Merriot Playing Field.</p> <p>Playing Pitch Contribution: £4,525 (£2640.72 Capital &amp; £1884.28 Revenue as a commuted sum) for enhancing playing pitches at the Merriot Playing Field.</p> <p>Community Hall Contribution: £10,263.05 for enhancing the community hall facilities at Merriot Village Hall.</p> <p>Strategic Community facilities Contribution: £9192.42 towards the following projects, £2,083.27 for enhancement/expansion of the Octagon Theatre, Yeovil. £535.08 provision of a 3G pitch in Crewkerne. £2,460.99 provision of a new swimming pool at Yeovil Sports Zone. £1,577.35 provision of a new indoor tennis centre in Yeovil. £2,535.73 enhancement/improvement of sports hall provision in Crewkerne or centrally based competition hall in Yeovil.</p>	<p>Equipped Play &amp; Youth Facilities Contributions payable on or before occupation of 2nd dwelling.</p> <p>Playing Pitch, Changing Room &amp; Community Hall Contributions payable on or before occupation of 4th dwelling.</p> <p>Strategic Community Facilities Contribution payable on or before occupation of 6th dwelling.</p>	<p><b>Sports and Leisure:</b> £6,858.58</p>	<p><b>Sports and Leisure:</b> £39,630</p>	<p><b>Status:</b> Underway</p>	<p>Equipped Play, Youth and Administration contributions paid 16/10/2015</p> <p>Equipped Play &amp; Youth Contributions to be spent by October'20.</p> <p>Dialogue with developer over contributions due at 2<sup>nd</sup> trigger point.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> HOLYROOD (CHARD)</p> <p>12/02448/FUL Parish Chard</p> <p>Land Part Of Playing Field St Marys Crescent Chard</p> <p>Erection of a new single storey medical centre with associated external works and car parking (revised application) (GR 332144/108083)</p> <p>Agreement Date: 13/12/2012</p>	<p><b>Sports and Leisure:</b> Sports and Leisure: £50,000 in mitigation for loss of plying field amenity.To be used to enhance changing facilities at Jocelyn Park or new/existing facilities in Chard.</p>		<p><b>Sports and Leisure:</b> £ 50,000.00</p>		<p><b>Status:</b> Development Completed</p>	<p>Monies received 12/03/2013.</p> <p>Monies to be spent by 12/03/2023</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> HOLYROOD (CHARD)</p> <p>11/04212/FUL Parish Chard</p> <p>Land At Mitchell Gardens (Snowdon Farm) Shepherds Lane Chard Somerset TA20 1QU</p> <p>Development of 61 residential dwellings with associated vehicular and pedestrian access, landscaping, site re-grading and related infrastructure and engineering works (GR 331600/108500)</p> <p>Agreement Date: 18/10/2012</p>	<p><b>Sports and Leisure:</b> Changing Room Contribution:£53,975 broken down as follows, £50,022 for the provision of new or enhancements of existing changing facilities in Chard. £3,953 towards maintenance of the facilities.</p> <p>Equipped Play Contribution: £83,440 broken down as follows, £53,313 for the provision of enhancements at the Snowdon Park, Chard play area. £30,309 towards the future maintenance of these facilities.</p> <p>Playing Pitch Contribution: £48,852 broken down as follows, £31,580 towards new or existing recreation ground in Chard. £17,272 towards the future maintenance of these facilities.</p> <p>Strategic Contribution: £97,996 towards new or enhanced - swimming pool, sports hall, theatre &amp; arts centre, artificial pitch or provision of indoor tennis centre in Yeovil or Chard.</p> <p>Youth Facilities Contribution: £14,277 broken down as follows, £10,468 towards enhancing facilities at Snowdon Park, Chard and £3,809 towards the future maintenance of these facilities.</p> <p><b>Highways:</b> £10,000 Travel Safeguard contribution payable to SCC</p> <p>Residential Travel Vouchers to be offered as per details within agreement.</p> <p><b>Miscellaneous Gains:</b> Ecological Contribution: £1,000 towards funding of the Chard Reservoir Nature Reserve.</p>	<p>Equipped Play &amp; Youth Contributions to be paid on or before 15 dwellings occupied.</p> <p>Playing Pitch &amp; Changing Rooms Contributions to be paid on or before 30 dwellings occupied.</p> <p>Strategic Contributions to be paid on or before 45 dwellings occupied.</p> <p>Ecological Contribution to be paid as follows, £500 within month of commencement and remainder within year of commencement.</p>	<p><b>Sports and Leisure:</b> Equipped Play Contribution: £90,208</p> <p>Youth Facilities Contribution: £15,401</p> <p>Playing Pitch Contribution: £52,699</p> <p>Changing Room Contribution: £58,226</p> <p>Ecological Contribution: £1078</p>	<p><b>Sports and Leisure:</b> £97,996</p> <p><b>Highways:</b> £10,000</p> <p><b>Miscellaneous Gains:</b> Ecological Contribution: £1,000 towards funding of the Chard Reservoir Nature Reserve.</p>	<p><b>Status:</b> Underway</p>	<p>POS delivered either through commuted sum or transferring to a separate management company.</p> <p>Local contributions received 1<sup>st</sup> March 2015.</p> <p>Unilateral Undertaking, no time limits to spend obligations.</p> <p>Check development for latest occupation levels. Request in with Developer.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> ILMINSTER TOWN</p> <p>06/02906/OUT Parish Ilminster</p> <p>Land At ShudrickLane Lminster TA19 0BN</p> <p>Residential development and land to be used for badger mitigation strategy (GR 336348 / 114455)</p> <p>Agreement Date: 24/01/2007</p>	<p><b>Sports and Leisure:</b> Leisure &amp; Recreation Contribution: £138,994 to be comprised of Equipped Play, Youth Facilities, Playing Pitch Enhancement &amp; Strategic Leisure Facilities.</p>		<p><b>Sports and Leisure:</b> £138,994.00</p>		<p><b>Status:</b> 10</p> <p>Pitches/Changing Contributions: CHL working with TC &amp; Clubs on potential projects for the Recreation Ground. Youth: Part of on- going review for Rec Ground. Strategic: Project to be identified - For Ilminster Equip Play: Not yet spent.</p>	<p>Contribution secured 20/06/11.</p> <p>No time limits to spend obligations.</p>
<p><b>Ward:</b> ILMINSTER TOWN</p> <p>07/05553/FUL Parish Ilminster</p> <p>North Yard 122 Station Road Ilminster Somerset TA19 9BL</p> <p>Erection of 14 no. residential dwellings to include 5 no. 3 bed houses, 6 no. 2 bed houses, 1 no. 2 bed flat and 2 no. 1 bed apartments with associated highway access. (GR 334926/115078)</p> <p>Agreement Date: 23/11/2009</p>	<p><b>Sports and Leisure:</b> Equipped Play Contribution: £12,650, comprised of £6958 for the equipment and £5,692 for the long term maintenance of the equipment.</p> <p>Playing Pitch Contribution: £20,845 towards all or any of the following</p> <p>a) The laying out of new formal playing pitches at the Recreation Ground off Canal Way, Ilminster.</p> <p>b) The reconstruction, improvements or renovation of existing pitches at the same location.</p> <p>c) The improvement of any buildings, structures and facilities used in connection with such pitches.</p> <p>Strategic Community Facilities Contribution: £7,020 for facilities in the Ilminster area.</p> <p>Youth Facilities Contribution: £1633 construction, renovation or improvement of any building or facility for young people of Ilminster.</p>		<p><b>Sports and Leisure:</b> £42,148</p>		<p><b>Status:</b> Development Completed</p> <p>Pitches/Changing Contributions: CHL working with TC &amp; Clubs on potential projects for the Recreation Ground. Youth: Part of on- going review for Rec Ground. Strategic: Project to be identified - For Ilminster Equip Play: Not yet spent. WH Lane</p>	<p>Contributions secured 07/07/10</p> <p>Contributions to be spent by:</p> <p>07/07/15 – Local</p> <p>07/07/20 - Strategic</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> ILMINSTER TOWN</p> <p>14/00025/FUL Parish Ilminster</p> <p>Summervale Medical Centre Wharf Lane Ilminster Somerset TA19 0DT</p> <p>The erection of 8 No. dwellings and garages, formation of new access (GR 335927/114415)</p> <p>Agreement Date: 15/09/2014</p>	<p><b>Sports and Leisure:</b> Changing Room Contribution: £6,963.69 (£6,445.19 Capital &amp; £518.50 Revenue as a commuted sum) towards new, enhancements or improvements of changing rooms in Ilminster.</p> <p>Community Hall Contribution: £4,159.10 enhancement of exiting or development of a community hall in Ilminster.</p> <p>Equipped Play Contribution: £10,856.76 (£6,881.75 Capital &amp; £3,975.01 Revenue as a commuted sum) towards enhancing existing play area at the Ilminster recreation ground.</p> <p>Playing Pitch Contribution: £5,439.63 (£3,174.48 Capital &amp; £2,265.15 Revenue as a commuted sum) towards enhancements to playing pitches at Ilminster recreation ground.</p> <p>Straetgic Comuunity Facilities Contribution: £9,556.64 towards the following</p> <p>£1,464.62 towards a new indoor swimming pool in Chard or enhancements to the existing pool at CRESTA, Chard. £3,048.27 towards new sports hall in Ilminster or enhancements to existing sports hall at CRESTA, Chard. £1,896.17 towards centrally located district wide indoor tennis centre. £643.23 towards new AGP in Ilminster. £2,504.35 towards enhancements/expansions of the Octagon Theatre.</p> <p>Youth Facilities Contribution: £1,850.84 (£1,351.26 Capital &amp; £499.58 Revenue as a commuted sum) towards youth facilities at Ilminster Recreation Ground.</p> <p>Community Health &amp; Leisure Administration Fee: £388.27</p>	<p>On or before occupation of 2nd dwelling, Equipped Play &amp; Youth Contributions</p> <p>On or before occupation of 4th dwelling, Playing Pitch, Changing Room &amp; Community Halls Contribution.</p> <p>On or before occupation of 6th dwelling, Strategic Community Facilities Contribution.</p>		<p><b>Sports and Leisure:</b> £39,214.93</p>	<p><b>Status:</b> Underway</p>	<p>Open dialogue with developer.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> ILMINSTER TOWN</p> <p>13/04760/FUL Parish Ilminster</p> <p>Land at Canal Way Ilminster Somerset TA19 9BL</p> <p>The erection of 65 No. dwellings and associated works to include play provision (Revised Application). (GR 334845/114681)</p> <p>Agreement Date: 11/03/2014</p>	<p><b>Sports and Leisure:</b> Changing Room Contribution: £55,409.06 (£51,283.44 Capital &amp; £4,125.62 Revenue as a commuted sum) for providing new changing facilities at Ilminster Recreation Ground.</p> <p>Community Hall Contribution: £33,093.37 towards provision of new or expansion/enhancement of existing community hall in Ilminster.</p> <p>Equipped Play Contribution: £149,280 ( £94,624 Capital &amp; £54,656 Revenue as a commuted sum) for the provision of a 500sqm LEAP on-site</p> <p>Landscaping &amp; Open Space: As per schedule within agreement.</p> <p>Playing Pitch Contribution: £43,282.37 ( £25,258.91 Capital &amp; £18,023.46 Revenue as a commuted sum) towards enhancements expansion of pitches at Ilminster Recreation Ground.</p> <p>Strategic Facilities Contribution: £76,040.92 towards the following projects.</p> <p>£11,653.78 towards new indoor swimming pool in Chard area or enhancements to existing pool at CRESTA.</p> <p>£15,087.59 provision of new indoor tennis facility located in or near Yeovil.</p> <p>£5,118.12 towards provision of 3G pitch in Ilminster.</p> <p>£19,926.78 towards enhancements/expansion of Octagon Theatre in Yeovil.</p> <p>£24,254.65 towards a new sports hall in Ilminster/Chard or enhancement of existing at CRESTA.</p> <p><b>Highways:</b> Travel Plans as detailed in agreement.</p> <p><b>Education:</b> Education Contribution: £110,313 towards education facilities within the vicinity of the Development.</p> <p><b>Affordable Housing: Units Agreed: 23</b></p>	<p>£17,824.85 on or before 16th occupation (CHL Admin Fee &amp; Youth Contribution)</p> <p>£131,784.81 on or before 33rd occupation (  Playing Pitch, Changing Room &amp; Community Hall Contributions)</p> <p>£76,040.92 on or before 46th occupation (Strategic Facilities Contribution)</p> <p>£149,280 upon transfer as detailed within agreement (paragraph 7)</p> <p>Education Contribution on or before 33rd occupation. (Payable to SCC)</p>		<p><b>Sports and Leisure:</b>  £324,012.35</p> <p><b>Education:</b>  £110,313.00</p>	<p><b>Status:</b> Underway</p>	<p>Invoice sent for Sport &amp; Leisure Contributions. After long dialogue with developer, invoice to be paid Jan'16</p> <p>POS &amp; LEAP specifications to be submitted.</p> <p>County seeking money for their contributions.</p>

## AREA WEST SECTION 106 MONITORING REPORT 16 DECEMBER 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> ILMINSTER TOWN</p> <p>14/01680/FUL Parish Ilminster</p> <p>Gooch &amp; Housego Ltd Cornhill Market Place East Street Ilminster TA19 0A</p> <p>Proposed mixed use development of 14 residential units (10 houses, 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of 2 existing units from B1 to A1/A2 and retention of one B</p> <p>Agreement Date: 03/04/2015</p>	<p><b>Sports and Leisure:</b> Changing Room Contribution: £11,054 comprised of £10,231 Capital &amp; £823 Revenue towards the provision of changing facilities at Ilminster Recreation Ground.</p> <p>Community Hall Contribution: £6,602 towards existing or development of new community hall provision in Ilminster.</p> <p>Admin &amp; Monitoring Fee: £1074</p> <p>Equipped Play Contribution: £13,631 comprised of £8,640 Capital &amp; £4,991 Revenue towards enhancements of equipped play area at Ilminster Recreation Ground.</p> <p>Playing Pitch Contribution: £8,635 comprised of £5,039 Capital &amp; £3,596 Revenue towards playing pitch provision at Ilminster Recreation Ground.</p> <p>Youth Facilities Contribution: £2,324 comprised of £1,697 Capital &amp; £627 Revenue towards youth facility provision at Ilminster Recreation Ground.</p> <p>Strategic Facilities Contribution: £15,170 towards the following projects:</p> <p>£2,325 Swimming Pool at CRESTA £4,839 Sports Hall provision at Ilminster or Chard £3,010 Indoor Tennis Centre, Yeovil £1,021 Provision of AGP in Ilminster £3,975 Octagon Theatre, Yeovil</p>	<p>On or before occupation of 4th Dwelling: Admin &amp; Monitoring Fee, Equipped Play &amp; Youth Contributions.</p> <p>On or before occupation of 7th Dwelling: Playing Pitch, Changing Room &amp; Community Halls Contribution</p> <p>On or before occupation of 11th Dwelling: Strategic Facilities Contribution</p>		<p>Sport and Leisure: £58,490</p>	<p>Status: Not Commenced</p>	<p>Possible marketing for sale of site.</p>

## AREA WEST SECTION 106 MONITORING REPORT 16 DECEMBER 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> ILMINSTER TOWN</p> <p>13/04935/OUT Parish Ilminster</p> <p>Former Factory Winterhay Lane Ilminster TA19 9BB</p> <p>The erection of up to 72 No. dwellings comprising of a mix of two, three and four bedrooms, up to 600m<sup>2</sup> of office floor space (Use Class B1) and new access (Outline) (Revised Application). (GR 335206/115028)</p> <p>Agreement Date: 12/01/2015</p>	<p><b>Sports and Leisure:</b> Equipped Play Space Contribution: 97,710.76 towards enhancing existing Winterhay Lane play area.</p> <p>Youth Facilities Contribution: £16,657.57 towards youth facilities at Winterhay Lane or Ilminster Recreation Ground.</p> <p>Playing Pitch Contribution: £48,956.68 towards the enhancement or expansion of the sport pitches at Ilminster Recreation Ground.</p> <p>Changing Room Contribution: £62,673.18 towards the provision of new changing rooms at Ilminster Recreation Ground.</p> <p>Community Halls Contribution: £37,431.91 towards the enhancement of existing or development of new community hall provision in Ilminster.</p> <p>Community Health &amp; Leisure Service Administration Fee: £2,634.30</p> <p><b>Highways:</b> Education Contribution: £108,579.86 towards the provision of primary school education within or serving Ilminster.</p> <p><b>Affordable Housing: Units Agreed:</b> 25 <b>Miscellaneous Gains:</b> Employment Land: See 4th schedule</p>	<p>Equipped Play &amp; Youth contributions payable on or before the completion of 25% of the dwellings.</p> <p>Playing Pitch &amp; Changing Room Contributions payable on or before the completion of 50% of the dwellings Community Hall Contribution payable on or before the completion of 75% of the dwellings.</p> <p>Community Health &amp; Leisure Admin Fee payable on or before completion of 33% of the dwellings.</p> <p>Education Contribution: 50% payable prior to first occupation and 50% payable on or before occupation of 30 dwellings.</p>		<p><b>Sports and Leisure:</b> £266,064.40</p> <p><b>Highways:</b> 108579.86</p> <p><b>Miscellaneous Gains:</b> Employment Land: See 4th schedule</p>	<p><b>Status:</b> Not Commenced</p>	



## AREA WEST SECTION 106 MONITORING REPORT 16 DECEMBER 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> JOCELYN (CHARD)</p> <p>07/00583/FUL Parish Chard</p> <p>Land And Properties At Auckland Way And Beckington Crescent Montague Way Chard</p> <p>Demolition of existing houses and erection of 27 flats and 38 houses together with the provision of 94 car parking spaces (332622/108191)</p> <p>Agreement Date: 28/11/2008</p>	<p><b>Sports and Leisure:</b> Playing Pitch Contribution: £5,981</p> <p>Strategic Sport &amp; Leisure Contribution: £5,802</p> <p>Off-site Recreation Contribution: £11,385 for provisions at Jocelyn Park, Chard</p>				<p>Development Completed</p> <p>Discussions with CRESTA over the strategic contributions. Pitch/Changing Rooms towards provision of temp changing rooms at Jocelyn Park.</p> <p>Floodlights at Chard Tennis Club</p> <p>Pitch improvements at Chard Cricket Club.</p>	Contributions Secured & Spent

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> JOCELYN (CHARD)</p> <p>13/02132/FUL Parish Chard</p> <p>Millfield Industrial Estate Millfield Chard TA20 2GB</p> <p>Demolition of existing buildings, erection of 10 No. dwellinghouses including alterations to access and provision of associated parking. (GR 332706/108539)</p> <p>Agreement Date: 15/09/2014</p>	<p><b>Sports and Leisure:</b> Equipped Play Contribution: £5,700 towards enhancements/repairs to equipped play at Jocelyn Park, Chard</p> <p><b>Affordable Housing:</b> <b>Units Agreed:</b> 10</p>	Prior to commencement		<p><b>Sports and Leisure:</b> £5,700.00</p>	<p><b>Status:</b> Not Commenced</p>	Chase Developer for contributions

## AREA WEST SECTION 106 MONITORING REPORT 16 DECEMBER 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> JOCELYN (CHARD)</p> <p>11/02677/OUT Parish Chard</p> <p>The Flat Mill Building 22-24 EastStreet Chard Somerset</p> <p>Application for a new planning permission to replace extant permission 08/01329/OUT for the demolition of existing building, formation of access and erection of 2 No two storey buildings housing 14 no flats. (GR 332718/108739)</p> <p>Agreement Date: 13/08/2012</p>	<p><b>Sports and Leisure:</b> Changing Room Contribution £820 Equipped Play Space Contribution Jocelyn Park £874 Commuted Sum for maintenance £496.87 Playing Pitches Contribution £517.71 Maintenance commuted sum £283.14 Sports Hall Contribution £606.21 Swimming Pool Contribution £369.78 Synthetic Turf Pitches Contribution £80.42 Theatre and Arts Contribution £313.07 Youth Facilities Contribution £171.64 maintenance contribution £62.44</p> <p><b>Highways:</b> Highways contribution, £365.00 towards costs of implementing a MOVA traffic control scheme for the traffic lights at the junction of the A358 with the A30 at Chard</p>	<p>Development not to commence until 50% of total contributions multiplied by No of dwellings.</p> <p>No occupation until remaining 50% paid.</p>		<p><b>Sports and Leisure:</b> £4,595.28</p> <p><b>Highways:</b> £365.00</p>	<p><b>Status:</b> Not Commenced</p>	<p><b>PERMISSION EXPIRED.</b></p>

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> JOCELYN (CHARD)</p> <p>10/02904/FUL Parish Chard</p> <p>Land At Ken Close Chard Somerset</p> <p>Demolition of existing dwellings and the erection of 21 new dwellings with associated parking facilities Agreement Date: 23/02/2011</p>	<p>Highway Contribution: £2,520 towards cost of implementing a MOVA traffic control scheme for the traffic lights at the junction of the A358 with the A30 at Chard.</p> <p><b>Affordable Housing:</b> <b>Units Agreed:</b> 21</p>				<p><b>Status:</b> Development Completed</p>	<p>Financial Contribution Secured &amp; Spent</p>

## AREA WEST SECTION 106 MONITORING REPORT 16 DECEMBER 2015

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> PARRETT 12/03221/FUL Parish Chiselborough Land South Off Minchingtons Close Norton Sub Hamdon Somerset Erection of 10 dwellings on land adjacent to Minchingtons Close (GR: 347253/115705) Agreement Date: 06/08/2013</p>	<p><b>Sports and Leisure:</b> £8,602.15 enhancement of existing play area at Minchingtons Close. <b>Affordable Housing:</b> <b>Units Agreed:</b> 10</p>				<p><b>Status:</b> Development Completed</p>	<p>Financial contributions received 01/02/2015.  Monies to be transferred to Parish Council.  No repayment clause within agreement.</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> TATWORTH AND FORTON 13/03067/FUL Parish Tatworth And Forton Land at Langdons Way Tatworth Chard Somerset TA20 2GT The erection of 6 No. dwellinghouses with garages and associated parking (revised application to 11/03966/FUL). (GR 332950/105540) Agreement Date: 05/02/2014</p>	<p><b>Sports and Leisure:</b> Equipped Play Contribution: £8142.56 (£5,161.31 Capital &amp; £2,981.25 Revenue as a commuted sum) towards enhancements at Tatworth Recreation Ground.  Youth Facilities Contribution: £1,388.13 (£1,013.44 Capital &amp; £374.69 Revenue as a commuted sum) towards youth facilities at Tatworth Recreation Ground.  Strategic Community Facilities Contribution: £7,167.49 towards the following projects, £1,878.26 towards expanding/enhancing Octagon Theatre. £482.43 enhancements to sand based synthetic turf pitches at CRESTA £1,098.47 towards new swimming pool in Chard or the replacement of existing pool at CRESTA. £1,422.13 provision of new centrally based district wide indoor tennis centre. £2,286.20 towards new sports hall in Chard or enhancements to existing at CRESTA.</p>	<p>£9,697.68 payable upon 25% of dwellings occupied.  £7,167.49 payable upon 75% of dwellings occupied.</p>		<p><b>Sports and Leisure:</b> £16,698.18</p>	<p><b>Status:</b> Underway</p>	<p>2 Units built and marketing for sale.</p>

## AREA WEST SECTION 106 MONITORING REPORT 16 DECEMBER 2015

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

# Agenda Item 8

## **Area West Development Plan and Budget-Half Year Progress Report**

*Assistant Director: Helen Rutter, Communities*  
*Service Manager: Andrew Gillespie, Area West Development Manager*  
*Lead Officer: Andrew Gillespie, Area West Development Manager*  
*Contact Details: Andrew.gillespie@southsomerset.gov.uk or 01935 462364*

### **Purpose of the Report**

To provide an update on the progress of projects taking place in Area West, including those resourced through the Area and Corporate Capital Programmes. To give an overview of the Area West Reserve and Grants Programmes in the 2015/16 financial year.

### **Public Interest**

The Area Development Service supports the Council's four Area Committees (North, South, East & West) to work closely with local communities to create better places in which to live and work.

Each Committee has the freedom to use its resources, both financial and through its team of Development staff, to understand what matters to local people and address this by offering support, encouragement and direct financial & practical help.

The report gives a position on progress with implementing the Area Development Plan and gives Members the opportunity to consider any adjustments they might wish to make at this point during the year.

### **Recommendation**

- (1) To note the current position on community grants and other project budgets held by Area West;
- (2) To note and comment on progress with projects in the Area Development Plan;
- (3) To note and comment on the current Area West Capital Programme and Reserve.

### **Background**

Budgets are approved in February each year. Each of the four Area Committees has delegated responsibility for monitoring budgets within its control.

Area West considers all decisions relating to grant requests over £1,000, its Capital Programme and the allocation & spending of its Reserve. The Executive continues to monitor all budgets on a quarterly basis.

The Area West Committee resources are used to address local needs in order to promote improved quality of life in Area West. The Area Development Plan 2015/16 contains a set of local priorities and a work programme with targets, to carry these forward throughout the year.

## Area Development Plan

Area West priorities for 2015-16 and progress against projects in the Area West Development Plan are attached in Appendix 1.

In addition to the half time ADM, the Area Development Team consists of 2 Neighbourhood Development Officers who take a lead role to coordinate activity in Area West.

<b>NDO</b>	<b>Place Lead</b>
Zoe Harris	Crewkerne, Ilminster & Surrounding Villages
Paul Philpott (to July 2015)	Chard & Surrounding Villages
Dylan Martlew (from August 2015)	Chard & Surrounding Villages

As needed and required, we will also take a lead role on cross area themes such as the Blackdown Hills Partnership

## Area West Capital Programme

The area west capital programme supports investment in creating or improving locally important assets. These may be SSDC owned, community owned or privately owned. In the last two categories support will normally be via a grant scheme. The current capital programme is attached at Appendix 2.

## Area West Reserve

There is currently £49,640 held in the Area West Reserve. This is an historical revenue fund that is not replenished annually. It can be used to support unplanned or urgent work or schemes that cannot be supported through the main, annual budgets. It has the flexibility to be used for capital or non-capital work, including staff costs or commissioned work. It can also be spent up front on expenditure that is subsequently reimbursed. Funds held in the reserve have been used to underwrite or demonstrate commitment to projects approved by Area Committee. If necessary, allocations from the reserve are vired to the Area West revenue budget to cover actual expenditure at March 2016. If all allocations are drawn down in this way, the balance will reduce to £0.

<b>Allocation of Reserve</b>	<b>Approved £</b>	<b>Allocated but not yet vired - November 2015 £</b>
Markets Improvement	May 2014 etc	13,500
Underwrite Community Grants	May 2014	11,195
Chard Area Youth Club Rent	Jan 2015	10,520
Chard Area Youth Club - Lottery bid	Jan 2015	1,925
Facilities for Chard - Study	Aug 2014	5,000
Fore St.- Study	Feb 2013	5,000
<b>Balance</b>		<b>49,640</b>

## Area West Community Grants

This is now a small, annually renewed budget. We started 2015/16 with a net budget of £26,240 of which £15,939 has been spent. The remainder is allocated for projects where expenditure is anticipated this financial year.

The Area Development Team is able to provide advice on other funding opportunities for local community projects.

**Community Grants made under delegated authority (£1000 or less);**

<b>Applicant</b>	<b>Project</b>	<b>Amount Awarded £</b>	<b>Date paid</b>
Chard & District Museum	Archive Research for All - support towards the purchase of new IT equipment	539	06/05/2015
Chard Town Team	Chard Medieval Weekend	745	08/07/2015
Chard FC	Ground Valuation costs	850	01/06/2015
Creative Crewkerne	Signer for Poetry event	370	01/06/2015
East Chinnock Community Land Trust	Consultation/Registration with FSA	500	31/07/2015
Ilminster Literary Group	Ilminster Literary Festival	400	
Ilminster Town FC –	Ilminster Town Football Club Portable Goalposts	687	04/11/2015
<b>Total</b>		<b>4,091</b>	

**Grants - Service Level Agreements**

<b>Applicant</b>	<b>Project</b>	<b>Parish/Ward</b>	<b>Award £</b>	<b>Date Paid</b>
Crewkerne L.I.C.	Running costs	Crewkerne	500	09/06/2015
Ilminster L.I.C.	Running costs	Ilminster	500	21/05/2015
Chard T.I.C.	Running costs	Chard	5,000	
Blackdown Hills Partnership	Running costs	Blackdown	6,000	17/09/2015
<b>Total</b>			<b>12,000</b>	

**Community Grants made by AW Committee decision;**

<b>Applicant</b>	<b>Project</b>	<b>Parish/Ward</b>	<b>Award £</b>	<b>Date Paid</b>
Chaffcombe Village Hall	Internal Alterations to Hall	Chaffcombe	7,191	n/a
Chard AYC	Bridging funds for Youth Club	Chard (Combe)	2,325	08/06/2015
<b>Total</b>			<b>9,516</b>	

No Community Grants were made through other funding sources nor other allocations made by AW Committee decision during the period April 2015 to November 2015.

**Financial Implications**

The level of Area West funding is shown in the body of this report and in the Appendices. There are no additional financial implications arising from this report.

### **Council Plan Implications**

In compliance with the Council Plan

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

None arising directly from this report

### **Equality and Diversity Implications**

None arising directly from this report

### **Background Papers**

Area West Development Plan 2015-16;  
Monthly budget monitoring and quarterly capital monitoring reports.

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**Place & Performance - Communities  
Area West Development Service Plan**

Portfolio Holder – Councillor Carol Goodall

Manager – Andrew Gillespie

Set out below are the key projects & programmes being undertaken by the team (either directly or in support of community groups & other partners) where we have a key role in the delivery of the projects. This Plan sits alongside our core work or responding to issues & problems on a day-to-day basis, working with Councillors & other services across the Authority and beyond, to try and resolve them.

Completed	In Progress – On Target	In Progress – Risk of Missing Target	Behind Target	Future Action – not started

<b>Service Action Plan: Top level actions – more detail is within individual work programmes/project plans</b>					
<b>Action</b>	<b>Lead Officer</b>	<b>Target Date</b>	<b>Outcomes to be achieved this year</b>	<b>Current Progress</b>	
Provide support and encouragement for the development and implementation of the Chard Regeneration Scheme Programme, and in particular;	Andrew Gillespie	As agreed	Support provided to assist delivery of Town Centre and CEDA developments and any other elements of the scheme as required	Performance is reviewed by the CRS Board	
– to explore feasibility of project(s) to address risks to viability of prominent town centre buildings and improve the offer to residents and visitors.	Andrew Gillespie	April 2016	Feasibility study provides details of appropriate options for CRS board to consider	A number of ideas are under investigation	
– to prepare outline business case for business incubation project using vacant space in Holyrood Lacemill.	Dylan Martlew	April 2016	Business case approved and first stage of project underway.	Proof of concept work completed.	
– to secure land for provision of sports facilities to address current deficit if possible.	Andrew Gillespie	April 2016	Negotiations with owners to an advanced stage/completed	Negotiations are underway	

Continue to support the development of the Chard Town Team	Dylan Martlew	On going	A financially independent Town Team with an active programme of events and activities to support business and footfall in the town centre.	The Town Team is being developed as a forum to encourage and coordinate regeneration activities	
Work with Chard Youth and Community Centre trustees to confirm that financial reserves remain adequate	Andrew Gillespie	April 2016	Additional grant made to enable reserves to be restored so that tenancy is viable again.	CYCC Trustees have secured additional regular income and have been meeting rental costs from July 2015. ADM holds a reserve fund to ensure that a final rent payment can be made if necessary.	
Grant Support to Chard Tourist Information Centre and Crewkerne and Ilminster Local Information Centres	Dylan Martlew/ Zoe Harris	Annual	Service Level Agreement covers promotion to visitors though the Town Centre based TIC & LICs	Service Level Agreements in place	
Work with A Better Crewkerne and District (ABCD) to create the 2015-2025 Community Plan.	Zoe Harris	April 2016	Public consultation, data analysis, research, design of action plans and publication.	Household surveys were completed in Spring and Summer of 2015. Analysis of data, research and design of draft plan underway.	
Provide support for the development of arts and entertainment projects devised by the Creative Crewkerne group	Zoe Harris	Annual events	More events held to promote Crewkerne and bring people together, building on Theatre in Shops (2014) and follow on planning for 2016	Successful Poetry in Shops (and Pubs) held in May 2015 and planning for 2016 event underway	
Work with the Ilminster Forum to create the new Community Plan for the town.	Zoe Harris	December 2015	Public consultation, data analysis, research, design of action plans and publication.	Household and Business Surveys underway	
Provide advice to community groups to assist access to SSDC and other sources of funding.	Andrew Gillespie Zoe Harris/ Dylan Martlew	As needed	Community Groups received appropriate advice and apply for funding from SSDC (Area West Committee) and other sources	See covering report.	

Attend the Blackdown Hills AONB Officers group and oversee funding arrangements as agreed	Zoe Harris	3 x per year	Support the work of the BHP, especially in South Somerset.	A progress report will be made to Area West Committee in December 2015	
Attend Making it Local Executive group meetings and provide advice to potential applicants	Zoe Harris	On going	Support the development of project ideas and plans as required.	Information about MiL has been distributed.	
Manage the Market Towns Investment Group and Investment Programmes	Andrew Gillespie / North, West & East Area Teams	On going	Programmes of Investment Market Towns guided and inspired by Community-led Plans and opportunities for collaboration	Investment/Improvement projects delivered in Chard , Crewkerne and Ilminster have all benefitted from MTIG funding and the MTIG support network.	
Support Parish Planning	Zoe Harris/ Dylan Martlew	As needed	Appropriate support is made available to Parish Councils to undertake PP development	3 Responses to requests for advice and practical support have been made this year.	

In addition, the service will deliver actions to deliver key corporate strategies, comply with corporate policies, deliver savings, monitor performance, review and monitor complaints and manage risk.

<b><u>Appendix 2 : AREA WEST CAPITAL PROGRAMME 2015/16</u></b>	<b>2015/16 Estimated Spend £</b>	<b>Actual Spend to 30/09/2015 £</b>	<b>2015/16 Remaining Budget £</b>	<b>Future Spend £</b>	<b>Responsible Officers comments on action on slippage and performance against targets</b>
Forton Community Association	12,500	0	12,500	0	Provisional grant awarded 15.8.2012 for a Community Centre Project. 21.8.2013 grant extended until 31.3.2014. Member/Officer discussion about the viability and delivery of this scheme is still ongoing. Other sources of funding may also be needed.
Chaffcombe Village Hall	7,191	0	7,191		Grant awarded at July 2015 Committee
<b>Total West Capital Programme Approved in Detail</b>	<b>19,691</b>	<b>0</b>	<b>19,691</b>	<b>0</b>	

#### **Approved in Principle and Unallocated**

Ilminster Community Office	0		0	20,000	
Area West Markets Improvement Group (Nov 2010 committee)	5,660		5,660		
Unallocated Programme	0		0	112,521	As projects are agreed at committee funding is shown in main programme above. Additional £25,000 awarded February 2015 for 2015/16.
<b>Total Approved in Principle and Unallocated</b>	<b>5,660</b>		<b>5,660</b>	<b>132,521</b>	

#### **Summary**

West Capital Programme	19,691	0	19,691	0	
Reserve Schemes (Approved in Principle and Unallocated)	5,660		5,660	132,521	
<b>Total Programme to be Financed</b>	<b>25,351</b>	<b>0</b>	<b>25,351</b>	<b>132,521</b>	

# Agenda Item 9

## **Blackdown Hills Area of Outstanding Natural Beauty (AONB)**

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

### **Purpose of the Report**

To update members on the work of the Blackdown Hills AONB partnership.

### **Public Interest**

This report provides an annual update on the activities and projects carried out by the Blackdown Hills Area of Outstanding Natural Beauty (AONB) partnership.

### **Recommendation**

That members note the report and continue to support the work of the Blackdown Hills AONB Partnership.

### **Background**

The Blackdown Hills AONB was set up in 1991 to conserve and enhance the natural beauty of the area, including its distinctive landscape, wildlife and cultural heritage. An AONB also encourages the social and economic wellbeing of its local communities; promotes sustainable development and has regard to the needs of recreation.

There are six South Somerset parishes wholly or partly within the AONB. They are Buckland St Mary, Broadway, Combe St Nicholas, Tatworth & Forton, Wambrook and Whitestaunton. However, as Ilminster, Chard and many other villages are so close to the Blackdown Hills, plenty of residents in South Somerset enjoy spending time in the AONB and benefit from the work of the partnership.

### **AONB Management and Funding**

The AONB is managed by a partnership which is made up of six local authority core funding partners, other public bodies, the 41 parish councils with the Blackdown Hills, community organisations and voluntary groups.

South Somerset District Council, along with the five other local authorities that sit within the AONB (Devon County Council, East Devon District Council, Mid Devon District Council, Taunton Deane Borough Council and Somerset County Council) has statutory duties in relation to the Hills.

These duties include being involved in the preparation and review of the five-year Management Plan, with the current plan covering the period 2014-19.

In addition the six Local Authority partners contribute 25% of the core funding to cover the running costs of the staff team; with the other 75% coming from Defra. This funding ratio is fixed by Defra and the level of core funding is agreed through a Memorandum of Understanding. Through the Area West budget, SSSC has agreed to contribute £6000 per

annum in the period 2016-17. Like all other public sector organisations the AONB team has experienced cuts in recent years.

Councillor Martin Wale represents SSDC on the Partnership Management Group. Zoe Harris represents SSDC on the Officers Support Group.

### **AONB wide activities**

The AONB has a small staff team who carry out a range of work across the area, during 2015 that work has included:

#### Farming and the Environment

In June the team, in partnership with FWAG South West (Farming & Wildlife Advisory Group) and Natural England, organised a practical workshop for all farmers across the AONB to explain the new Countryside Stewardship Scheme. More than 40 farmers attended including some from South Somerset District.

#### AONB Gateway signage

For the past couple of years the AONB has been working with the relevant highways authority to install boundary signage at suitable locations around AONB's perimeter. This year a sign has been placed west of Chard on the A30.

#### Planning responses

Lisa Turner, the AONB Planning Officer has commented and given landscape advice on 14 planning applications within South Somerset.

#### 25<sup>th</sup> Anniversary

Next year the AONB will be celebrating 25 years since its designation. To celebrate the team is already planning a Walking Festival which will involve 25 walks at various locations across the area. Some of those walks will start in nearby towns and will go into the Blackdown Hills; Chard will be included in the programme.

#### A30/A303 improvements

The AONB manager Linda Bennett has been working closely with Devon Council County (DCC) regarding improvements to the A30/A303 with two meetings with the recent and now current transport ministers John Hayes and Andrew Jones.

In August Andrew Jones visited the AONB to see the route for himself and a meeting was held in Monkton where councillors, members of the local community and officers were able to express their views and concerns regarding the proposed road improvements.

DCC is now leading the work on the improvements centred around Monkton and eastwards to the Devonshire Inn (junction of A30 and A303). Environmental contracts, covering ecology, landscape, historic environment, geo-diversity and flood risk, have been let and will inform the design process.

#### Sustainable Development Fund

This is a small pot of grant money which is used to support local community projects. This year within South Somerset a grant was awarded to the Ancient Technology Festival at Newhaven Coppice, Whitestaunton. This was a full day of experimental archaeology and ancient crafts including flint knapping, charcoal burning and green woodworking, which was free to anyone who wished to attend.

## **AONB project work and associated programmes**

Over the years the AONB has hosted various time limited projects that benefit the people and communities within and around the AONB area. Below is information on current work taking place.

### Natural Futures

This 3 year project began in January 2015 when the 2 officers employed to run the programme started in post. Natural Futures has 3 strands to its delivery: Discover it, Share it, Do it.

**Discover it!** – This strand is all about education and training and provides practical work experience to recent ecology graduates through a six-month traineeship. During this first year 3 trainee ecologists have completed their placements and have received comprehensive training and survey experience. One of those trainees has secured permanent employment as an Assistant Ecologist as a direct result of their placement on the project. The trainee ecologists have surveyed 47 wildlife sites, including 8 in South Somerset, and issued the subsequent reports to the relevant landowners. Some of those training sessions were open to the public and were attended by 24 people.

The Discover it strand also includes filming and work with local schools. The Natural Futures team are currently working with one primary school to make a film about the AONB's natural environment. So far they have made 20 short film clips about wildlife and heritage, which includes interviews with local experts. Four locations in South Somerset were used for the filming; Whitestaunton, Yarty Moor, Street Ash and Bickham Wood. Additional work with schools is planned for next 2 years and that will include South Somerset schools.

**Share it!** – Takes the information gained from the Discover it strand and disseminates it to a wider audience. The project now has its own website [www.blackdownhillsnaturalfutures.org](http://www.blackdownhillsnaturalfutures.org). This website brings together all the photos, film clips, stories, discoveries, advice and achievements into one place.

In addition there have been 15 wildlife focused events, walks and talks open to the public, plus a Wildlife Discovery day held at Otterhead Lakes which attracted 125 people including South Somerset residents.

**Do it!** – is all about people within the Blackdowns developing their own 'Community Nature Projects'. As well as on raising local awareness of the value of natural heritage, these projects focus on the creation and management of habitats on areas of publicly accessible land, such as village greens, playing fields, school grounds and churchyards. . To date 10 projects are being supported across the Blackdown Hills and this includes 2 in South Somerset:

1. **Underway Meade, Combe St Nicholas:** this 4 acre area was already designated a Local Wildlife Site in 1999 because of its flower rich grass land with associated pond and stream. The area is surrounded by hedgerows and includes woodland and meadows. The site had become overgrown and was not being managed in a beneficial way for wildlife. The Natural Futures team is working with local volunteers to improve the site as an amenity for both wildlife and the community. The volunteers are actively involved in grassland restoration, woodland and hedgerow management, they are also improving public access and have been running community activities and wildlife skills training.

2. **Tatworth** – Working with a team of volunteers to restore a village pond and manage the surrounding hedgerow. The project also includes community activities and skills training.

#### Natural Beauty Natural Wellbeing

This is a joint project between the 3 Somerset AONBs (The Blackdowns, Quantocks and Mendip Hills). The project makes use of Somerset's quality landscape to improve the health and wellbeing of residents. Interviews have recently been held to recruit a part time officer to run this 3 year programme, which will commence in January 2016. The Officer will develop and co-ordinate healthy activities with target communities, in the Blackdown Hills they will work with people from Chard, as well as Taunton and Wellington.

#### AONB Parish Network

This network was set up a few years ago when a number of parishes within the AONB decided to work together to develop a community plan for the area. The Parish Network provides a forum for representatives from the parish councils to work together on common issues such as transport and planning. Buckland St Mary Parish Council has recently joined the network. More information can be found at [www.blackdownsonline.org.uk](http://www.blackdownsonline.org.uk)

#### Making it Local - EU LEADER Funding Programme

The staff team for the last Making it Local programme were based in the AONB offices, although arrangements have changed for the new programme, the AONB continues to have strong links with Making it Local. The new programme has very recently opened for applications for economic based projects in Chard, Ilminster and the surrounding parishes. Visit the website [www.makingitlocal.org](http://www.makingitlocal.org) for further information about the programme and a map of the eligible area.

### **Financial Implications**

Like the other local authorities that make up the partnership, SSDC continues to contribute an annual grant towards the running costs of the AONB. The agreed financial contribution of £6,000 per annum can be funded through existing budgets.

### **Council Plan Implications**

Working in partnership with the Blackdown Hills AONB helps address Focus 2 of the SSDC Council Plan:

- The environment - the work of the AONB helps make South Somerset an attractive place to live, work and visit.

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

The Blackdown Hills AONB website is a useful resource for homeowners seeking information on renewable energy.

### **Equality and Diversity Implications**

The Blackdown Hills AONB works to ensure that people with limited mobility can enjoy the countryside easily via easy access trails.

### **Background Papers**

- Area West Committee – Blackdown Hills AONB December 2014
- Area West Committee – Natural Futures February 2014



- Area West Committee - Blackdown Hills Area of Outstanding Natural Beauty (AONB)  
October 2013
  - Area West Committee - Blackdown Hills Area of Outstanding Natural Beauty (AONB)  
October 2012
-

# Agenda Item 10

## **Schedule of Planning Applications to be Determined by Committee**

*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 6.45 pm.***

Members of the public who wish to speak about a particular planning item are recommended to arrive for 6.35 pm.

<b>SCHEDULE</b>					
<b>Agenda Number</b>	<b>Ward</b>	<b>Application</b>	<b>Brief Summary of Proposal</b>	<b>Site Address</b>	<b>Applicant</b>
11	PARRETT	15/04786/FUL	Erection of two storey side extension to dwellinghouse	2 Church Villas High Street East Chinnock	Mr And Mrs Andrew Harris

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

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

### **Referral to the Regulation Committee**

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

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

### **Human Rights Act Statement**

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However when a

planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this authority's decision making takes into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be referred to in the relevant report.

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# Agenda Item 11

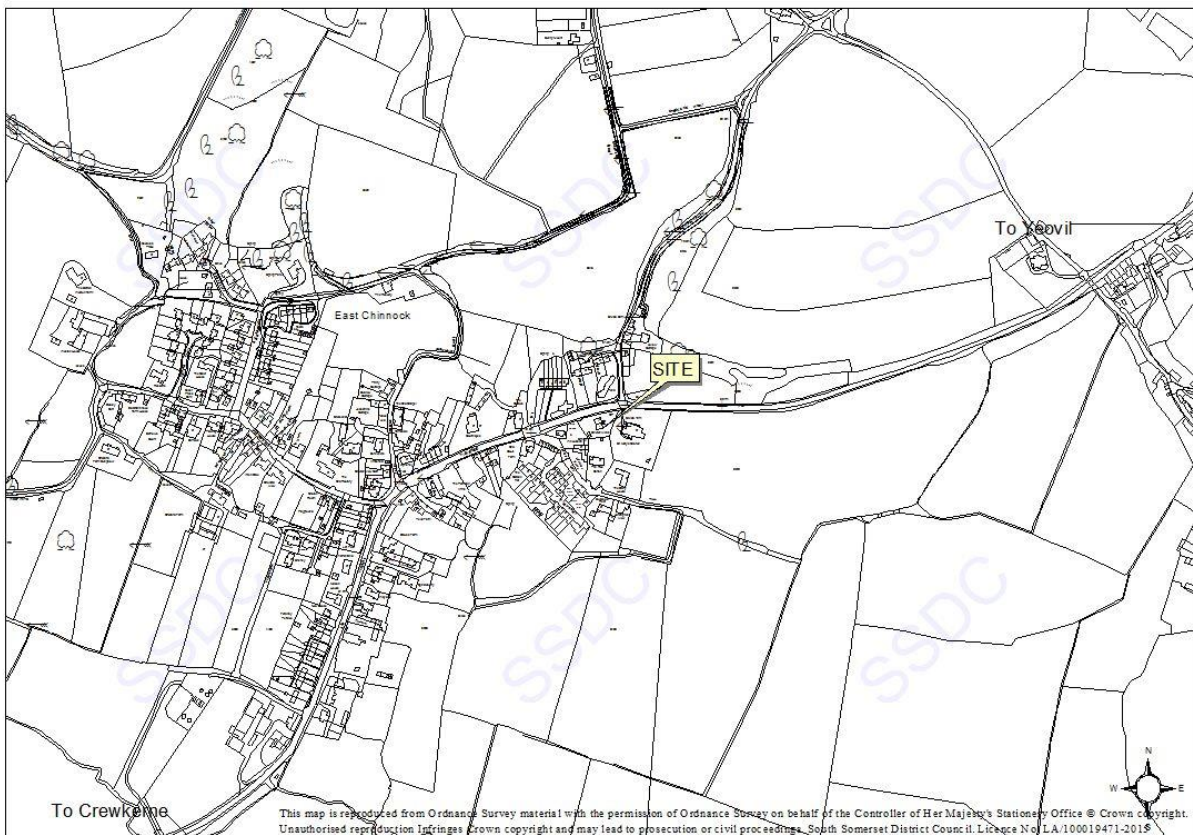
## Officer Report On Planning Application: 15/04786/FUL

<b>Proposal :</b>	Erection of two storey side extension to dwellinghouse (GR 349825/113247)
<b>Site Address:</b>	2 Church Villas High Street East Chinnock
<b>Parish:</b>	East Chinnock
<b>PARRETT Ward (SSDC Member)</b>	Cllr R Pallister
<b>Recommending Case Officer:</b>	Chloe Beviss Tel: (01935) 462193 Email: chloe.beviss@southsomerset.gov.uk
<b>Target date :</b>	10th December 2015
<b>Applicant :</b>	Mr And Mrs Andrew Harris
<b>Agent: (no agent if blank)</b>	David Parkin 4 Wilton Road Yeovil Somerset BA21 5XP
<b>Application Type :</b>	Other Householder - not a Change of Use

### REASON FOR REFFERAL TO COMMITTEE

At the request of the Ward Member and in agreement with the Area Chair to further consider the impact of the proposed development on the Grade II listed church.

### SITE DESCRIPTION AND PROPOSAL





The application property is a semi-detached two storey dwellinghouse located off the A30 through the village of East Chinnock. The roughcast rendered property sits under a hipped concrete tiled roof with its principal elevation facing west. A driveway leads from the road, past the adjoining property to a gravelled area set lower than the dwellinghouse used for parking and accommodating a single garage.

The Grade II listed St Mary's Church is situated immediately to the rear of the application property. The church tower rises in three stages with two clock faces to the east and north.

Planning permission is sought to erect a two storey side extension to the south facing elevation to provide an additional bedroom and en-suite and further ground floor living space. The extension proposes a hipped roof to match the host dwelling with proposed materials also to match.

This application follows a similar scheme submitted in 2007. The proposal now has a lower roof line and is set back from the front and rear elevations as the original application was withdrawn following concerns in respect of the impact of the development on the setting of the listed church.

It should be noted that the submitted block plan is inaccurate in showing a double garage on site which is incorrect. The property benefits from a single garage and gravelled parking area which provides access through to the property to the south which has a vehicular right of way.

**HISTORY**

07/01950/FUL: Two storey side extension. Withdrawn 18.4.2008

## **POLICY**

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

Section 66 of the Listed Building and Conservation Areas Act requires that planning authorities have 'special regard to the desirability of preserving the building or its setting'.

Relevant Development Plan Documents

South Somerset Local Plan (2006-2028):

EQ2 - General Development

EQ3 - Historic Environment

National Guidance

National Planning Policy Framework (March 2012):

Chapter 7 - Requiring good design

Chapter 12 - Conserving and enhancing the historic environment

National Planning Practice Guidance

- Design
- Conserving and enhancing the Historic Environment

## **CONSULTATIONS**

**East Chinnock Parish Council:** The councillors have considered the application and have no observations to make.

**SSDC Conservation Manager:** I have visited the site to assess the situation with this case and have reached the opinion that, although the site is not in a conservation area, the house not particularly distinguished and an extension of the proposed form in other circumstances might not be a problem, because of the way that its location lies in relation to the listed church adjacent, the extension would be harmful to the setting of the church.

The proposal would intrude upon key views of the church tower from the west and the A30 (although I accept the height reduction would not now obscure the clock on the tower) and also impact upon the setting by its proximity and height as experienced from the main churchyard path - the approach to the church - and adjacent to the tower.

While this is only a simple, reasonably-designed extension to an ordinary house, recent High Court rulings have made it very clear that when an authority finds a proposed development would harm the setting of a listed building to whatever degree it must give that harm considerable importance and weight. And although NPPF 134 allows harm to be weighed against 'public benefit' there is no public benefit that I am aware of to put in the balance here.

If the application was revised to single storey only the impact would be very considerably less and potentially not harmful.

**SCC Highway Authority:** Standing advice applies.

**SSDC Highway Consultant:** On-site parking provision should seek to accord with SPS optimum standards given the additional bedroom proposed.

**SCC County Archaeology:** No objections.

**Historic England:** We do not consider that it is necessary for this application to be notified to Historic England.

## **REPRESENTATIONS**

Four neighbours notified and site notice displayed. One letter of support received which raises the following comments (summarised):

- Property is elevated above our property. Question whether downstairs windows will overlook conservatory and back rooms of our property as that much closer.
- Plans show a double garage and do not show the vehicular right of way we have. Assume just an error in the drawings (Officer comment: Officer and Agent aware of inaccuracies. Agent not currently willing to amend plan).
- As we are lower than Church Villas - where will extra drainage for the extension go? (Officer comment: Drainage will be dealt with under the Building Regulations Act)
- Separating boundary wall is owned and maintained by Church Villas and is a retaining wall. Appreciate confirmation this will remain and if it needs strengthening that it will be reinstated. (Officer comment: Plans do not indicate any proposed changes to existing wall).
- Will trees and vegetation remain as they currently provide a screen from overlooking.

## **CONSIDERATIONS**

The main considerations in this case relate to residential amenity, the visual impact of the extension and its impact on the setting of the listed church.

### **Principle of Development**

The principle of extending this residential property is considered acceptable. The acceptability of any proposal is dependent on compliance with the relevant development plan policies and any other material considerations.

### **Visual Impact**

The proposed extension is considered of an appropriate scale, design, form and appearance such as to respect and relate to the character of the existing dwellinghouse.

### **Residential Amenity**

It is not considered the proposed extension will cause harm to the residential amenity of neighbouring occupiers given the positioning of existing and proposed windows, the existing boundary treatments and the distances between the proposed extension and those properties.

### **Highways/Parking**

The property is considered to provide for adequate off-road parking within the site in connection with the development proposed.

## **Impact on the Listed Church and its Setting**

The key consideration in this case is the impact on the setting of the Grade II listed church situated immediately to the rear of the application site.

It is acknowledged that the west facing clock face will not be obscured as a result of the reduction in the ridge height from the 2007 proposal. However, the extension to the side of the property will intrude upon key views of the church tower from the west and the A30. The church tower stands as a dominant feature in this locality of the village, particularly when approached from the west. Whilst the dwellinghouse already partly interrupts views of some of the church tower, it is considered the extension, by virtue of its width and height will further unacceptably obscure these important views which make a positive contribution to the character of the area.

It is further considered the setting of the church will be adversely impacted upon by reason of the proximity of the extension and its height as experienced from the main churchyard path, the approach to the church and adjacent to the tower.

Recent High Court rulings have made it very clear that when an authority finds proposed development would harm the setting of a listed building to whatever degree it must give that harm considerable importance and weight. Although paragraph 134 of the National Planning Policy Framework (2012) allows harm to be weighed against 'public benefit' there is no public benefit considered to arise from this proposal to be put in the balance in this case.

## **CONCLUSION**

Having regard to the above, it is considered that the proposal would harm the setting of the adjacent listed church contrary to Policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028) and the National Planning Policy Framework (2012).

## **RECOMMENDATION**

Refuse permission

## **SUBJECT TO THE FOLLOWING:**

01. The proposed extension, by reason of its siting, height, width and proximity to the Grade II listed church, will cause unacceptable harm to its setting and intrude upon key views of the church tower contrary to Policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028) and Chapter 12 of the National Planning Policy Framework (2012).

## **Informatives:**

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

In this case the applicant did not take the opportunity to enter into pre-application discussions and there were no minor or obvious solutions to overcome the significant concerns caused by the proposals which were acceptable to the applicant/agent. Whilst the agent offered a reduction in width of the proposed extension, this was not considered to alter the impact of the



development on the setting of the listed church.

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# Agenda Item 12

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

The next scheduled meeting of the Committee will be held on Wednesday 20<sup>th</sup> January 2015 at 5.30pm at Wadham School, Crewkerne.

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