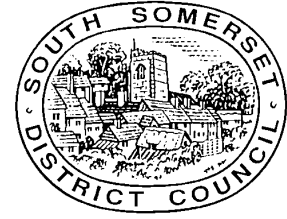


South Somerset District Council

Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 25th May 2016

3.30 pm

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

(Disabled access and a hearing loop are available at this meeting venue)



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

The public and press are welcome to attend.

Please note: Consideration of the planning application will commence shortly after 3.30pm

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

This Agenda was issued on Tuesday 17 May 2016.

Ian Clarke, Assistant Director (Legal & Corporate Services)

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



Area North Committee Membership

Clare Aparicio Paul
Neil Bloomfield
Adam Dance
Graham Middleton
Tiffany Osborne

Stephen Page
Shane Pledger
Crispin Raikes
Jo Roundell Greene
Dean Ruddle

Sylvia Seal
Sue Steele
Derek Yeomans

South Somerset District Council – Council Aims

South Somerset will be a confident, resilient and flexible organisation, protecting and improving core services, delivering public priorities and acting in the best long-term interests of the district. We will:

- Protect core services to the public by reducing costs and seeking income generation.
- Increase the focus on Jobs and Economic Development.
- Protect and enhance the quality of our environment.
- Enable housing to meet all needs.
- Improve health and reduce health inequalities.

Scrutiny procedure rules

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

Consideration of planning applications

Consideration of planning applications for this month's meeting will commence shortly after 3.30pm. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered. Anyone wishing to raise matters in relation to other items on the agenda may do so at the time the item is considered.

Highways

A representative from the Area Highways Office will normally attend Area North Committee quarterly in February, May, August and November – they will be usually be available from 15 minutes before the meeting to answer questions and take comments from members of the Committee. Alternatively, they can be contacted through Somerset County Council on 0300 123 2224. **Please note there will not be a representative attending this May meeting.**

Members questions on reports prior to the meeting

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

Information for the Public

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

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

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

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

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

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

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

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

Public participation at committees

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

Public question time

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

Planning applications

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

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

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

The order of speaking on planning items will be:

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

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

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

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

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

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

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

Area North Committee

Wednesday 25 May 2016

Agenda

Preliminary Items

1. Minutes

To approve as a correct record the minutes of the previous meeting held on 27 April 2016.

2. Apologies for absence

3. Declarations of Interest

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

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

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

Planning Applications Referred to the Regulation Committee

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

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

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

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

4. Date of next meeting

Councillors are requested to note that the next Area North Committee meeting is scheduled to be held at 2.00pm on **Wednesday 29 June, venue to be confirmed.** (Please note this June meeting is a week later than normal due to the EU Referendum).

5. Public question time

6. Chairman's announcements

7. Reports from members

Items for Discussion

8. Schedule of Planning Applications to be Determined By Committee (Pages 9 - 10)

9. Planning Application 16/01315/FUL - 43 Walnut Drive, Somerton. (Pages 11 - 15)

10. Area Development (North) - Review of 2015-16 (Pages 16 - 21)

11. Area North Committee - Appointment of Members to Outside Organisations and Groups for 2016/17 (Executive Decision) (Pages 22 - 25)

12. Scheme of Delegation - Development Control - Nomination of Substitutes for Chairman and Vice Chairman for 2016/17 (Executive Decision) (Pages 26 - 27)

13. Area North Committee Forward Plan (Pages 28 - 30)

14. Planning Appeals (Pages 31 - 37)

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 8

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 North Committee at this meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 3.30pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 3.25pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
9	WESSEX	16/01315/FUL	Installation of external wall insulation and change of external finishes.	43 Walnut Drive, Somerton.	Mr M Lewis

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

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

Referral to the Regulation Committee

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

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

Human Rights Act Statement

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

Agenda Item 9

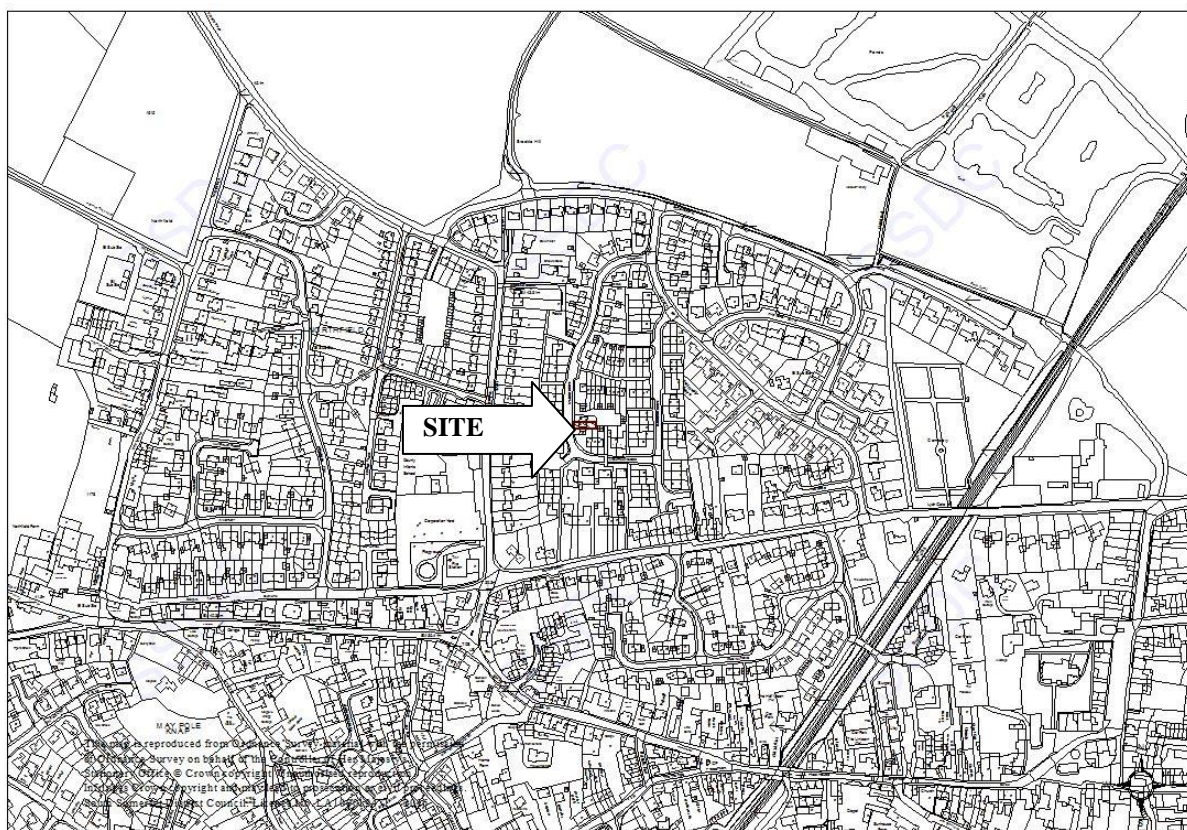
Officer Report On Planning Application: 16/01315/FUL

Proposal :	Installation of external wall insulation and change of external finishes.
Site Address:	43 Walnut Drive, Somerton, Somerset.
Parish:	Somerton
WESSEX Ward (SSDC Members)	Cllr Stephen Page Cllr Dean Ruddle
Recommending Case Officer:	Stephen Baimbridge Tel: 01935 462321 Email:stephen.baimbridge@southsomerset.gov.uk
Target date :	11th May 2016
Applicant :	Mr Matthew Lewis
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application was referred to the Area North Committee at the request of a Ward Member and in agreement with the Area Chair.

SITE DESCRIPTION AND PROPOSAL





The site is located at the southern end and on the east side of Walnut Drive.

The property is a semi-detached, two-storey dwelling constructed of reconstructed stone-faced cavity walls, and a tiled roof.

This application seeks permission for the installation of external insulation with the associated change of external finishes to a painted render.

HISTORY

None relevant.

POLICY

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

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

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

- Policy SD1: Sustainable Development
- Policy SS1: Settlement Strategy
- Policy EQ2: General Development

Policy TA5: Transport Impact of New Development

National Planning Policy Framework

Chapter 7: Requiring Good Design

CONSULTATIONS

Somerton Town Council - The application was not supported unanimously by the committee, raising the following concerns:

- The render finish is not in keeping with the street scene and will extend the property by 4 inches which will create a finish that is not flush with the adjoining property.
- The colour chosen for the render will not be in keeping with the street scene.
- There are other viable solutions other than render that are not intrusive and will not affect the street scene.

County Highway Authority - No observations

Highways Consultant - No highways issues - no objection.

REPRESENTATIONS

A site notice was displayed opposite the application property, and the three properties with adjoining boundaries were written to.

5 letters of objection were received between three neighbours, raising the following concerns:

- Strong objection until the objector becomes aware of what the application entails
- Objections were raised to the overbearing nature of the proposal, design and appearance, and noise and disturbance while the works are being undertaken. There is a simpler solution, the application of a waterproof sealant.
- Every property within 100 metres should have been notified
- There was also a request to acknowledge the letters sent.
- A detrimental precedent would be set

CONSIDERATIONS

Principle of Development

Further to the energy efficiency improvements of the insulation, the scheme forms a solution by Yarlington to address the present issue of water damage to the property and the resultant detrimental impacts on the living conditions of the tenant. Safeguarding the functionality of this affordable housing, and improving energy efficiency are favourable principles from a planning standpoint.

Any harm identified should be weighed against the benefits.

Visual Amenity

The proposed insulation is proposed for all three elevations of the semi-detached property. As it is only one of the two attached properties that are having the external insulation applied,

there would be a visible step at the end of the insulation - where the two properties meet. The step would be approximately 95mm thick. A cap would be used so that the side of the step could be finished in a colour to match the rest of the painted render.

Concern has been expressed that the painted finish of the render would be blue. However photographs have been submitted by the agent showing the proposed 'storm' colour once applied to a property, and it finishes a dark grey which would appear to be a sympathetic to the colour of the reconstituted stone on the property and those surrounding it.

It is not considered that the external insulation with coloured render finish would result in demonstrable harm to visual amenity. The proposal is considered to be in accordance with policy EQ2.

Residential Amenity

The additional bulk of the insulation is not considered to be overbearing. There will be no alterations to windows and doors that would result in loss of privacy or overlooking. The proposal will not result in demonstrable harm and is considered to comply with policy EQ2.

Highways

The proposal will not prejudice highways safety and is in accordance with policy TA5.

Other Matters

The Town Council and objectors raised that there are other solutions to address the porous reconstructed stone. Yarlinton considered a number of proposals before settling on the present proposal on the basis of its longevity and financial viability. Regardless, the application should be considered as it has been submitted.

Any temporary noise and/or disturbance of the proposed operational development is not considered to outweigh the benefits of the development.

It is not considered that a dangerous precedent would be set by allowing this application. The application was considered on the specific circumstances of the site and property. Any other application would be considered on their merits, weighing any harm against the benefits, and in line with the Local Plan policies.

The objector seeking details of the application later emailed to confirm that they had seen the application in detail. In relation to their lack of acknowledgement, they will have been acknowledged in line with the Council's standard procedures, in due course. They were also provided information regarding the Council's policy on notification of planning applications.

Conclusion

The proposal is not considered to result in demonstrable harm to amenities or highways safety, and is compliant with policies SD1, SS1, EQ2, and TA5 of the South Somerset Local Plan, and the provisions of the NPPF.

RECOMMENDATION

Permission be granted subject to conditions.

01. The proposed installation of external insulation and coloured render is of an appropriate design, detailing, and size that would have no demonstrably adverse impact on visual or residential amenity or highway safety. As such the proposal complies with policies SD1, SS1, EQ2, and TA5 of the South Somerset Local Plan, and the provisions of the NPPF.

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans (except where directed otherwise by the conditions below):

Drawing number: 2016-1615-12, received 16 March 2016

Party Wall Detail 1 of 2 (Profile), received 03 May 2016

Design and Access Statement, 16 March 2016

Reason: In the interests of proper planning and for the avoidance of doubt.

03. The returns created by the insulation step at the party wall line shall be finished with Epsicoat Mineral Render Plus colour 'Storm'.

Reason: In the interests of visual amenity, in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028).

04. The colour of the rendered finish shall be Epsicoat Mineral Render Plus colour 'Storm'.

Reason: For the avoidance of doubt, and in the interests of visual amenity, in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028).

Agenda Item 10

Area Development (North) – Review of 2015-16

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

Purpose of the Report

To report on work undertaken by the Area Development (North) Service during 2015-16 and to look ahead to 2016-17.

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

Public Interest

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

This is our end of year report for 2015-16 which also looks ahead to 2016-17.

Recommendation

(1) Note and comment on the report and presentation

1. About Area North Development – and what was achieved in 2015-16

The work of the Area Development Service broadly is designed to support the community leadership role of the Area Committees and local ward members covering:-

- Community development which supports locally led innovation and investment;
- Local access to services (face to face and help to use services on-line)
- Community engagement and local partnerships – including our work with town and parish councils.

Neighbourhood Development Officers work to make a difference to local social, economic or environmental well-being. We use the principles of 'Asset Based Community Development' to achieve this. This means making the most of local opportunities rather than a focus on 'gaps' and problems.

The team works with other SSDC services to help deliver the Council Plan and other relevant strategies and can assist with (or find other sources of help for) community led project planning, consultation, securing resources, delivery and evaluation. This can include frequent contact lasting some years or be a very 'light touch' depending on the needs of the group and significance of the project to SSDC Council Plan.

- During 2015-16 Area North supported over **40 community based projects / programmes**, (illustrated on the map in Appendix B). This includes work led by a community group or partnership, or directly by SSDC.
 - Area North awarded grants of **£25,891** to **16** of these projects, worth a total overall investment of **£197,482**. This is an average grant of 13% of project costs and means that for every £1 of grant from SSDC a further £6.60 will be raised by the community from local fundraising or by other external investment. A list of community grants awarded during the year is included in Appendix A. Grants can help with feasibility work, as well as new equipment and improvements to buildings.
 - In addition to the above – the new village hall at Tintinhull was awarded £40,000 towards a scheme worth £1,128,520 – which is a grant of 3.5% of project costs. This grant is subject to a successful bid to the Big Lottery.
 - Area North supports four Local Information Centres in Somerton, Langport, Martock and South Petherton through an annual service level agreement worth £500 (£2000 in total). During 2015-16 a total of 7000 residents and visitors were helped during **3000 hours of volunteering**.
 - A map showing the range of projects supported by the area team during the year is attached at Appendix B. It indicates where SSDC has also made a financial contribution during the year or in previous years. The vast majority of projects are community led, with some support for guiding plans, helping with consultation and research, and making links with other services.
 - In addition to supporting the above projects the team handled **260 enquiries** for information, project support, guidance, printing or hire of equipment made by ward members, volunteers from local charities and trusts, town and parish councils, residents, local businesses, internal SSDC services and other public sector services.
- We considered the impact of around 20 planning applications in Area North, and made consultation responses to the Development Management service or undertook simple research to assist with the case officer's assessment.
- There is one SSDC community office service point in Area North based in the Langport Information Centre. During 2015-16, **1244 customers accessed services face to face**, including 692 for help with housing, benefits, waste and council tax. 9A more detailed report on the community office service will be presented later this year.)

The presentation of this report will highlight work which supported the achievement of the Committee's and local ward members' priorities.

2. Looking ahead – 2016-17 budgets

Community Grants. The Council's community grants programme is managed by the Area Development service. The award of grants up to £1000 is delegated to the Area Development Manager in consultation with the ward member. Grants over £1000 are awarded by the Area Committee. There is **£10,680 to support community led projects** through community grants in Area North during 2016-17.

Capital Programme. The Area Committee capital budget is used improve or create physical assets for local benefit with a value of at least £10,000 for a scheme led by SSDC or as a community grant of at least £250. There is currently **£160,000 for future allocation** to local priority schemes in the Area North Capital Programme for the next 2-3 years. The current Area North capital programme is attached at Appendix C.

Area Reserves This is a one-off fund held as a special reserve by the Area Committee. There is **£16,600 to allocate for future years**. In addition there is £10,000 allocated to support the progress (in exceptional circumstances) of schemes for affordable housing as part of the Area Committee's priorities. This includes provision to support the creation of a new Community Land Trust in the Seavingtons parish.

Allocating the budgets available to the Area Committee requires a good understanding of local needs and priorities, and we encourage ward members to be fully involved working closely with a Neighbourhood Development Officer.

A revised **Area Development Plan (ADP)** for 2016-17 will be presented to the committee in the near future, and ward members are encouraged to highlight any particular issues or opportunities in the wards. The ADP is largely a work plan for the area team, and should also reflect delivery of the Council Plan and other key strategies.

Attachments: -

- Appendix A – Area North Community Grants 2015-16
- Appendix B – Area North Development 2015-16 – map of projects supported
- Appendix C – Area North Capital Programme

Council Plan Implications

The service considers the implications for the Council Plan when negotiating support for local projects, handling enquiries and assessing grants.

Carbon Emissions and Climate Change Implications

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

Equality and Diversity Implications

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

Background Papers: *None*

Appendix – A

Area North Community Grants 2015-16.

Name of Group (applicant)	Name of project and brief project description where info can be used for publication	Amount Requested £	Total project cost/total annual budget £
High Ham Memorial Hall	Purchase of kitchen equipment for Village hall	1000	3147.69
South Petherton Folk Festival	Support for annual festival event	750	3,000
Chilthorne Domer Recreational Trust	Purchase of football nets	650	1,512
Tintinhull Parish Council	New village hall	40,000	1,128,520
Montacute Village Hall Committee	Montacute Village Hall Improved Access	4,830	9,830
Martock Parish Council	Martock community engagement event	1000	2000
Chilthorne Domer Recreational Trust	Enhanced parking and play facilities at Chilthorne Domer Recreation ground	10,000	160,156
Kingsbury Episcopi Amenities Committee	Netting for tennis courts	311	961
Stoke sub Hamdon Sports and Recreation Trust	Stoke sub Hamdon Community Performance	1000	3,025
Transition Langport	Electric car charging point	1000	2,000
Somerton Town Council	Master planning at Somerton Rec Ground	1000	2,000
South Petherton Parish Council	Master planning at South Petherton Rec Ground	1000	2,000
Langport Town Council	Feasibility for town hall refurbishment	1000	3,500
	TOTAL	£63,591.00	£1,321,652
Four Local Information Centres (South Petherton, Martock, Langport and Somerton)	LIC SLA 15/16	2,000	4000 (minimum figure.)
	TOTAL GRANTS AWARDED & VALUE	£65891.00	£1,325,652

APPENDIX B

Area North Development—local project support 2015—2016

Langport & Huish

Langport

- * Information Centre (£) (SLA)
- * Development of Community facilities at Huish Leisure including Artificial Grass Pitch
- * Feasibility of flood defence at Westover Trading Estate
- * Langport Abattoir liaison group
- * Feasibility for town hall refurbishment (£)
- * Memorial Field (S106) and improvements to car parking
- * Community hall consultation
- * Feasibility for rowing/boating on the Parrett
- * Great Bow Yard—Development of ‘work hub’
- * Electric car charging point—Whatley Car Park

Turn Hill

Long Sutton

- * CRTB Long Sutton Post Office and Shop
- * Improvement to outdoor facilities and village hall
- * Feasibility—Somerton beekeepers education room

High Ham

- * New equipment for village hall (£)

Wessex

Somerton

- * New local car parking—redevelopment of local surgery (£)
- * Somerton Information Centre (£) (SLA)
- * Master planning for recreation ground and changing facilities (£)
- * Feasibility / planning for new primary school

Compton Dundon

- * Feasibility—Multi Use games area at playing field

Curry Rivel

- * Support to improve community facilities at Westfield (S106)
- * Support to programme of improvements at Robert Sewers Hall
- * Curry Rivel parish plan
- * Reuse & enforcement action—Bell Hotel

Martock

Martock

- * Information Centre (£) SLA
- * Support ‘Our Place’ programme and M3 Community Partnership (£)
- * Community led business plan for employment at Parrett Works/ Martock economic appraisal

Long Load

- * Community allotments

St Michaels

Tintinhull

- * New Village Hall (£)
- * Youth Club—Community Youth project

Chilthorne Domer

- * Refurbishment at Pavilion (£)
- * New football nets at playing field (£)

Montacute

- * Feasibility for new changing rooms
- * National Trust parking area—transfer of lease to Montacute PC
- * Refurbishment at village hall (£)

Isle Moor

Ilton

- * Support to create new community facilities—playing field and play areas (S106)

Curry Mallet

- * Play facilities (S106)

Isle Abbots

- * Isle Abbots pre-school



South Petherton

- * Master plan for Lightgate lane recreation ground (£) S106
- * Community Information Centre (SLA) (£)
- * Neighbourhood Plan and Parish Plan
- * South Petherton market
- * Support to Folk Festival (£)

Seavington St Michael

- * Affordable housing scheme
- Accessible pathways and lighting at playing field (£)

Hamdons

The Hamdons

- * Community Youth Project

Stoke sub Hamdon

- * CRTB Stoke Methodist Hall
- * Support Recreation Trust 5 year plan (£)
- * Support for community arts event (£)

Burrow Hill

Kingsbury Episcopi

- * Support for new community centre and shop project (£)
- * Help to increase take up of tennis (£)
- * Refurbishment of church rooms (£)

Area Wide Programmes

- Engagement with Town and Parish Councils
- Somerset 20 Year Flood Action Plan
- South Somerset Market Towns Investment Group
- Levels and Moors Local Action Group (LEADER)
- Devon and Somerset Broadband Programme
- Neighbourhood Policing—local action groups
- Area North business resilience and marketing
- South Somerset play schemes

Key

CRTB Community right to bid

(£) Financial contributions from SSDC in year or previous years

SLA Service Level Agreement

S106 Refers to financial obligations for community facilities arising from development

May 2016



APPENDIX C - AREA NORTH CAPITAL PROGRAMME

	2015/16 Estimated Spend £	Actual Spend to 31/12/15 £	2015/16 Remaining Budget £	Future Spend £	Responsible Officer (s)	Responsible Officer's Comment on Slippage & Performance Targets
Capital Programme						
Cockle Moor Bridge	28,452	0	28,452		C Jones	Works completed. Payment to be made to SCC once easement across SSDC land approved. Latest draft received from SCC - further amendments requested by them are under consideration.
Langport Vision - improvements to Langport and River Parrett Visitor Centre and car parking at Westover	2,597	960	1,637	0	M Ostler	Final amount to be used on improving off-road parking for visitors to cycleway / local businesses and signage following changes to former visitor centre. This was delayed due to extensive flooding at the Westover estate. Final landscape works completed March 2016.
Support of Economic Vitality in Area North (Signage for marketing programme)	7,251	4,251	3,000	11,494	P Burr	Schemes prioritised which are community led and include additional partnership. Councillors working group criteria to administrate scheme. New signage installed in Martock and Langport. Signs created for Curry Mallet. Two further applications received, one awaiting planning permission. 6 further enquiries received - awaiting applications. 3 grants will be paid in the current financial year and the remainder in quarter 1 16/17.
Loan to Seavington Community Shop (loan repayments)	-1,000	-1,000	0	0	S Kelly	£5K Loan to Seavington Community Shop and Services drawn March 2010. Loan payments completed 2015/16
Community Grants						
High Ham Recreation Ground - Youth Park	1,390	0	1,390		M Ostler	SSDC awarded a community grant of £6000 in May 14 from the Area North Capital Programme equipment for older children including a zip line, total project value £30,000. work completed and officially opened in September 2015. Access Audit completed, funded by SSDC and further developments at the planning stage.
Refurbishment of Pavilion, Chilthorne Domer	6,000	6,000	0		S Kelly	A community grant of £6000 awarded July 2014 to support the first phase of improvements to the pavillion. Work completed and grant paid.
Enhanced parking and play facilities at Chilthorne Domer Recreation Ground				10,000	S Kelly	
New Accessible Footpaths at Seavington Playing Field	6,000	4,112	1,888		S Kelly	Grant approved July 2014 to Seavington Playing Field Association for a new accessible footpath linking the overflow car park with the main car park. Work complete and new footpath officially opened August 2015. Balance of grant will be spent towards second phase of works.
Refurbishment of Kingsbury Episcopi Church Rooms	0	0	0	3,659	T Oulds	£4000 grant aid towards the refurbishment of the church rooms. Conservation will provide advice to the group. This has taken longer than expected but is continuing and is not expected to be completed until after April 2016.
Tintinhull New Village Hall	0	0	0	40,000	T Oulds	£34K from North unallocated & £6K from DX Village Hall Grants. Stage 3 application to Big Lottery made. Decision expected early in 2016.
New Community Centre, shop café and sports changing rooms in Kingsbury Episcopi	0	0	0	40,000	M Ostler	Community grant to Kingsbury Episcopi Amenities Committee for construction of a purpose built community centre for the village. Stage 3 application to Lottery successful.
Village centre improvements (Planters and Bench) Ash	848	848	0		T Oulds	Community grant to Ash Community Group for planters and bench. Project completed and grant paid.
Improvements at High Ham Village Hall	1,000	1,000	0		M Ostler	Community grant to High Ham Village Hall Committee towards cost of dishwasher. Projected completed and grant paid.
Accessibility improvements at Montacute Village Hall	4,830	2,398	2,432		T Oulds	£4830 Community grant awarded from Area North Capital Programme in September 2015. Work underway.
New Football Posts at Chilthorne Domer Football Posts	650	650	0		T Oulds	Community grant to Chilthorne Domer Rec Trust paid.
Total North Capital Programme	58,018	19,219	38,799	105,153		
Reserve Schemes Awaiting Allocation But Approved in Principle						
Local Priority Projects - enhancing facilities and services	0	0	0	159,655	C Jones	Detailed allocations through grants or capital appraisal. Support for partnership investment into local infrastructure and facilities. Additional £25,000 awarded February 2015 for 2015/16.
Planning Enforcement	0	0	0	0	I Clarke	Provision for compensation relating to planning enforcement. Moved to DX Capital Reserve.
Total Reserve Schemes	0	0	0	159,655		
Summary						
North Capital Programme	58,018	19,219	38,799	105,153		
Reserve Schemes (Unallocated)	0	0	0	159,655		
Total Programme to be Financed	58,018	19,219	38,799	264,808		

Agenda Item 11

Area North Committee – Appointment of Members to Outside Organisations and Groups for 2016/17 (Executive Decision)

Assistant Director: Ian Clarke, Legal and Corporate Services
Service Manager: Angela Cox, Democratic Services Manager
Lead Officer: Becky Sanders, Democratic Services Officer
Contact Details: becky.sanders@southsomerset.gov.uk or 01935 462596

Purpose of the Report

As the Council has entered a new municipal year, the Committee is asked to review its appointments to outside organisations and working groups within Area North, having regard to the policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies (adopted by District Executive on 1st May 2014).

Recommendation

The Committee is asked to:

- (1) Appoint a member to represent Area North Committee regarding Community Safety / Neighbourhood Policing Liaison.
- (2) Review and appoint members to the outside organisations and groups for 2016/17 as set out in Appendix A.

Area North – Neighbourhood Policing liaison

SSDC is a partner to the Safer Somerset Partnership, although there is no formal governance at a local level with each area supporting arrangements which best meet the needs and priorities of local communities.

Area North Committee appoints a councillor to be the committee's link with the Area Neighbourhood Policing team. Ward members are encouraged to link with the local beat managers and PCSOs and town/parish councillors to understand and address local issues. Last year the appointed member was Councillor Sue Steele.

Outside Organisations and Groups

The organisations and groups to which representatives are requested to be appointed by the Area North Committee for 2016/17 are indicated in Appendix A. The list of organisations was reviewed by Area North Committee in November 2013 and recommendations were made towards the final policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies, which was adopted by District Executive on 1st May 2014.

Members are now asked to review and appoint members to the outside organisations for 2016/17, having regard to the adopted policy.

Financial Implications

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

Council Plan Implications

There are several of the Council's Corporate Aims which encourage partnership working with local groups.

Carbon Emissions and Climate Change Implications

None

Equality and Diversity Implications

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

Background Papers

- Minute 14, Area North Committee, 24 June 2015
 - Minute 57, Area North Committee, 26 August 2015
 - Minute 67, Area North Committee, 23 September 2015
 - Minute 184, District Executive, 1 May 2014
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Appendix A

Area North Outside Organisations and Groups – Appointments to be considered for 2016/17

Organisation / Group (Lead officer contact)	Number of Council Reps. & (Rep in 15/16).	Aims & Objectives	Frequency of Meetings	Existing status of representative
Somerset Levels and Moors Local Action Group Executive Board (Neighbourhood Development Officer - Pauline Burr)	1 (+ 1 officer) (Clare Aparicio Paul)	To support the delivery of a local economic development programme for the Somerset Levels and Moors. Currently in a transition year between the previous and next round of DEFRA funding. (See separate report June 2014). More info at: http://levelsandmoors.somersetleader.org.uk/	About 6 – 8 per year	Full Member
Langport Abattoir Liaison Group (Neighbourhood Development Officer – Sara Kelly)	2 (Clare Aparicio Paul & Derek Yeomans)	To provide a forum for liaison between the operating companies, the communities of Huish Episcopi and Langport and the local Authorities and other agencies responsible for the regulation of the site.	About 2 - 3 per year	Observer / consultative only
Martock Community Planning Partnership (Neighbourhood Development Officer – Mary Ostler)	1 (Neil Bloomfield / Graham Middleton)	To own the Martock Vision and monitor delivery of the Martock Local Community Plan.	Quarterly	Full Member
Strode College Community Education Advisory Committee (Neighbourhood Development Officer – Sara Kelly)	1 (Crispin Raikes)	Advisory Committee to Board of Governors. Committee reviews and promotes the development of the College's work with adult students and its role in supporting community work.	3 per year	Full member (advisory committee only)

Organisation / Group (Lead officer contact)	Number of Council Reps. & (Rep in 15/16).	Aims & Objectives	Frequency of Meetings	Existing status of representative
Huish Episcopi Leisure Centre Board (Assistant Director Health and Well-Being Steve Joel)	2 (Clare Aparicio Paul & Tiffany Osborne)	Management Company for Huish Episcopi Leisure Centre.	Approx. 3	Full member

Agenda Item 12

Scheme of Delegation – Development Control – Nomination of Substitutes for Chairman and Vice Chairman for 2016/17 (Executive Decision)

Assistant Director: Martin Woods, Economy
Service Manager: David Norris, Development Manager
Lead Officer: As above
Contact Details: david.norris@southsomerset.gov.uk or 01935 462382

Purpose of the Report

As the Council has entered a new municipal year, the Committee is asked to review the appointment of two members to act as substitutes for the Chairman and Vice Chairman in the exercising of the Scheme of Delegation for planning and related applications. The previous member substitutes were Councillors Derek Yeomans (first substitute) and Sylvia Seal (second substitute).

Recommendation

That, in line with the Development Control Revised Scheme of Delegation, two members be nominated to act as substitutes for the Chairman and Vice Chairman to make decisions in the Chairman's and Vice Chairman's absence on whether an application should be considered by the Area Committee as requested by the Ward Member(s).

Background

The Council's scheme of delegation for Development Control delegates the determination of all applications for planning permission, the approval of reserved matters, the display of advertisements, works to trees with Tree Preservation Orders, listed building and conservation area consents, to the Development Manager except in certain cases, one of which being the following:-

"A ward member makes a specific request for the application to be considered by the Area Committee and the request is agreed by the Area Chairman or, in their absence, the Vice Chairman in consultation with the Development Manager. (This request must be in writing and deal with the planning issues to ensure that the audit trail for making that decision is clear and unambiguous). In the absence of the Chairman and Vice Chairman there should be nominated substitutes to ensure that two other members would be available to make decisions. All assessments and decisions to be in writing."

Financial Implications

None from this report

Council Plan Implications

None from this report.

Carbon Emissions and Climate Change Implications

None from this report.

Equality and Diversity Implications

None from this report.

Background Papers: *Minute 36, Council meeting of 21 July 2005*
Minute 14, Area North Committee, 24 June 2015

Agenda Item 13

Area North Committee – Forward Plan

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

Purpose of the Report

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

Public Interest

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

Recommendation

Members are asked to:

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

Area North Committee Forward Plan

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

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

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

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

Background Papers: None

Area North Committee Forward Plan

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

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

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
29 June '16	Tourism Service	Update report on the work of the Tourism Service	Justine Parton, Tourist Information Centres Operations Supervisor
29 June '16	Streetscene Update	Half yearly update on the performance of SSDC Streetscene Services	Chris Cooper, Streetscene Manager
29 June '16	Community Health & Leisure	Update report on the work of the Community Health & Leisure Service.	Lynda Pincombe, Community Health & Leisure Manager
29 June '16	Licensing Service	Update report on the Licensing Service.	Nigel Marston, Licensing Manager
27 July '16	Community Offices	Update report.	Lisa Davis, Community Offices Support Manager
27 Jul '16	Section 106 Monitoring Report	Update report on the completion of the terms of various s106 agreements, including the collection and re-investment of financial obligations from developers.	Neil Waddleton, Section 106 Monitoring Officer
28 Sept '16	<i>South Petherton Parish Plan</i>	<i>Presentation regarding South Petherton Community Planning</i>	<i>Representative from South Petherton Parish Council</i>

<i>TBC</i>	<i>Endorsement of Community led Plans</i>	<i>Curry Rivel Parish Plan</i> <i>South Petherton Parish Plan and Neighbourhood Plan</i>	Charlotte Jones, Area Development Manager (North)
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Agenda Item 14

Planning Appeals

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

Purpose of the Report

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

Public Interest

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

Recommendation

That members comment upon and note the report.

Appeals Lodged

16/00170/OUT – Land west of Stillbrook Road, Fivehead TA3 6QH.
Outline application for the erection of four detached bungalows with some matters reserved.

15/05080/FUL – Walters Farm, 6 Queen Street, Tintinhull BA22 8PQ.
Erection of a single dwelling house and extension of existing car port with associated landscaping.

Appeals Dismissed

None

Appeals Allowed

15/01486/FUL – Windy Ridge, Butchers Hill, Fivehead TA3 6PX.
Erection of a four bedroom dwelling and change of use of agricultural land to residential curtilage.

The Inspector's decision letter is shown on the following pages.

Appeal Decision

Site visit made on 8 March 2016

by Debbie Moore BSc (Hons) MCD MRTPI PGDip

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 25 April 2016

Appeal Ref: APP/R3325/W/15/3140082

Windy Ridge, Butchers Hill, Fivehead, Taunton TA3 6PX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Stuart Morling against the decision of South Somerset District Council.
 - The application Ref 15/01486/FUL, dated 31 March 2015, was refused by notice dated 23 July 2015.
 - The development proposed is the erection of a four bedroom dwelling and change of use of agricultural land to residential curtilage.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of a four bedroom dwelling and change of use of agricultural land to residential curtilage at Windy Ridge, Butcher's Hill, Fivehead, Taunton TA3 6PX, in accordance with the terms of the application Ref 15/01486/FUL, dated 31 March 2015, subject to the conditions set out in the Schedule to this decision.

Main Issues

2. The main issues are:
 - whether the proposal would be sustainable development, having regard to local and national policies that seek to limit development in the countryside, and;
 - whether a financial contribution towards affordable housing provision is necessary to make the development acceptable in planning terms.

Reasons

Sustainable development

3. The appeal site lies adjacent to the property known as Windy Ridge which is located on the edge of the village of Fivehead, fronting onto the main A378, Langport Road. The core of the settlement lies to the south of the site with development extending along Butchers Hill and Ganges Hill where these roads join the A378. The site lies between the two road junctions and forms part of an undeveloped area separating the clusters of development at the road junctions.

4. Fivehead is identified in generic terms as a 'Rural Settlement' and considered to be within the countryside, where development is strictly controlled under policies SS1 and SS2 of the South Somerset Local Plan, (the Local Plan) adopted in March 2015. However, paragraph 49 of the National Planning Policy Framework (NPPF) states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. The Council acknowledges that it is currently unable to do this and consequently, housing supply policies SS1 and SS2 of the Local Plan are considered out-of-date.
5. Paragraph 49 of the NPPF requires housing applications to be considered in the context of the presumption in favour of sustainable development. This is set out at paragraph 14 of the NPPF and indicates that where relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.
6. Paragraph 7 of the NPPF establishes the three dimensions to sustainable development: economic, social and environmental. In terms of the economic role of sustainable development, the proposal would provide short term construction employment and the future residents of the dwelling may support local services through expenditure.
7. With regard to the social role, the proposal would add to the housing stock meeting an acknowledged requirement for more homes, and be accessible to local services. A financial contribution towards the provision of affordable housing in the area, which would be secured through a planning obligation, weighs in favour of the scheme as it supports the social role of sustainable development.
8. In relation to the environmental role, the site is within walking distance of several key services in the village, including a pub with a shop, the village hall and places of worship. The appellant has provided evidence of the bus service, and the bus stop on the A378 is close to the site. Whilst the services in the vicinity are limited, it is a reasonable level of provision to serve the basic requirements of occupants of the single dwelling.
9. In terms of the character and appearance of the area, which falls to be considered under the environmental role of sustainable development, the Council is concerned that the proposal would intrude into the open countryside and is at variance with the local pattern of development. Whilst I agree with the Council that these undeveloped fields contribute to the character of the area, the proposed house is designed in such a way as to limit its visual impact and therefore its effect would be minimised. The house would also be set back from the front of site and would use an existing vehicular access to the main road. The mature hedgerow along the front boundary, and two existing trees, would be retained and would provide an element of screening. The garden area would be relatively restricted and whilst providing adequate space for future occupants, it would not encroach into the remainder of the paddock which would remain open.
10. The design includes single storey elements, one of which is an outbuilding, with flat 'green roofs' which would not be overly prominent in the wider area despite the location of the outbuilding towards the front of the site. The design aims to deliver an innovative design with low energy usage which is encouraged under

national planning policy and policy EQ2 of the Local Plan. Overall, I conclude that the proposed development is well designed and would respect the character and appearance of the area, consistent with the aims of national and local policy.

Financial contribution

11. The submitted S106 Unilateral Undertaking aims to secure a financial contribution towards providing affordable housing in the area. The Council has justified the sum sought with reference to the policy HG4 of the Local Plan and the contribution is therefore necessary to make the development acceptable in planning terms. I consider the measures in the Undertaking are necessary, related directly to the development and fairly related in scale and kind. As such, it accords with the provisions of Regulation 122 of the Community Infrastructure Levy Regulations 2010 and the tests for planning obligations set out in the NPPF.
12. The Council has concerns about the document itself and whether it could be relied upon to secure contributions. The obligation contained in clause 3(b) deals with the eventuality of a future increase in internal floor space which would require an additional contribution. The clause means that an additional sum would not be paid should there be a change in national policy in the interim exempting small sites from contributions. The clause does not therefore render the Undertaking wholly ineffective and I am satisfied that it does secure the affordable housing contribution for the proposed development in line with policy HG4. This would remain the case irrespective of a change in national planning policy. I therefore conclude that the Unilateral Undertaking can be relied upon to secure the required contributions and consequently the scheme meets the affordable housing aims of policy HG4 of the Local Plan.
13. The Council refers to an appeal reference APP/R3325/W/15/3011490 dated 5 January 2015, which considered similar issues. In that instance, a planning obligation had not been submitted and therefore the circumstances are not directly comparable to this appeal. As such, the other appeal decision has only limited weight.

Other Matters

14. There is a grade II listed building, the Red Post House, on the corner of Langport Road and Butchers Hill, not far from the appeal site. The listed building is some distance from the appeal site and there is development separating it from the site. This separation, combined with the appropriate siting and design of the proposed house, leads me to conclude that the development would preserve the setting of the listed building.
15. A concern has been raised that the development would exacerbate runoff during periods of heavy rainfall, increasing the risk of flooding on Ganges Hill and Butchers Hill. No evidence has been presented to demonstrate that problems of this nature are bound to occur, and I note the Council did not express a concern in this regard. This matter has very limited weight.
16. A further concern that planning permission would set a precedent for future residential building on this site and other agricultural land has been raised. There is no evidence that schemes similar to appeal proposal are awaiting

determination. Moreover, each case should be considered on its individual merits. Against this background I give the precedent concern very little weight.

Conclusion

17. The proposed development would be contrary to the specific terms of policies SS1 and SS2 of the Local Plan, including the fact that it would not meet an identified housing need as required by policy SS2. However, these policies are out of date.
18. For the reasons given, I have not found any harm that would significantly and demonstrably outweigh the benefits of the proposal. Consequently, it is concluded that the appeal should be allowed.

Conditions

19. I have considered the conditions suggested by the Council having regard to paragraph 206 of the NPPF. In addition to the standard time limit condition, I have imposed a condition specifying the relevant drawings as this provides certainty. Conditions relating to external materials, design and landscaping are necessary to protect the character and appearance of the area.
20. The Council have suggested two conditions relating to the provision of a suitable access. However, there is duplication between the two conditions put forward. I have therefore imposed one condition to ensure that the access is constructed and maintained to enable vehicles to enter and leave the site safely. Conditions requiring visibility splays to be maintained, any entrance gates to open inwards and adequate parking to be provided off road are required for purposes of highway safety. I have imposed a condition requiring drainage details to be submitted to ensure that adequate provision is made for surface water drainage. Some of the conditions imposed are pre-commencement which are essential in this case to make the development acceptable.
21. The NPPF advises that conditions should restrict permitted development rights only where there is a clear justification to do so. I am thus not satisfied that the Council's suggested condition removing householder rights is necessary as no detailed explanation has been given.

Debbie Moore

Inspector

Schedule

Conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: drawing nos. 'P100 Revision A', 'P101 Revision A', 'P110 Revision B', 'P150' and 'P300'.
- 3) No development shall be carried out on site unless particulars of the materials (including samples) to be used for all external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 4) No development shall be carried out on site unless details of the design, external finish, colour and recessing for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 5) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping (planting), which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
- 6) The proposed access shall be constructed in accordance with the details shown on approved drawing number 'P-110 Revision B', and shall be available for use before the dwelling hereby permitted is first occupied. The access shall be maintained as such thereafter.
- 7) There shall be no obstruction to visibility greater than 900 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 120 metres either side of the access, as indicated on submitted plan, drawing number 'P-110 Revision B'. Such visibility shall be fully provided before the dwelling hereby permitted is first occupied and it shall thereafter be maintained at all times.
- 8) Any entrance gates erected shall be hung to open inwards and they shall be set back a minimum distance of 5.0 metres from the carriageway edge. They shall be retained as such thereafter.

- 9) The development hereby permitted shall not be commenced until four parking spaces for the dwelling and a properly consolidated and surfaced turning space for vehicles have been provided and constructed within the site in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such parking and turning spaces shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.
- 10) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been previously submitted to and approved by the Local Planning Authority. Such approved drainage details shall be completed and become fully operational before the dwelling hereby permitted is first brought into use and they shall be retained as such thereafter.