

South Somerset District Council

Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 25th October 2017

2.00 pm

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

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



The following members are requested to attend this meeting:

Clare Aparicio Paul
Neil Bloomfield
Adam Dance
Graham Middleton
Tiffany Osborne

Stephen Page
Crispin Raikes
Jo Roundell Greene
Dean Ruddle
Sylvia Seal

Sue Steele
Gerard Tucker
Derek Yeomans

Consideration of planning applications will commence no earlier than **3.20pm**.

For further information on the items to be discussed, please contact the Democratic Services Officer on 01935 462596 or democracy@southsomerset.gov.uk

This Agenda was issued on Tuesday 17 October 2017.

Ian Clarke, Director (Support Services)

This information is also available on our website
www.southsomerset.gov.uk and via the mod.gov app



INVESTORS IN PEOPLE

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”. The council’s Executive Forward Plan can be viewed online for details of executive/key decisions which 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, on the fourth Wednesday of the month (except December) in village halls throughout Area North (unless specified otherwise).

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

Agendas and minutes can also be viewed via the mod.gov app (free) available for iPads and Android devices. Search for ‘mod.gov’ in the app store for your device, install, and select ‘South Somerset’ from the list of publishers, then select the committees of interest. A wi-fi signal will be required for a very short time to download an agenda but once downloaded, documents will be viewable offline.

Public participation at committees

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

Consideration of planning applications at this meeting will commence no earlier than the time stated at the front of the agenda and 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.

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.

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>

Ordnance Survey mapping/map data included within this publication is provided by South Somerset District Council under licence from the Ordnance Survey in order to fulfil its public function to undertake its statutory functions on behalf of the district. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. South Somerset District Council - LA100019471 - 2017.

Area North Committee

Wednesday 25 October 2017

Agenda

Preliminary Items

1. Minutes

To approve as a correct record the minutes of the previous meeting held on 27 September 2017.

2. Apologies for absence

3. Declarations of Interest

In accordance with the Council's current Code of Conduct (as amended 26 February 2015), 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.

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. 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.

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, Neil Bloomfield and Sylvia Seal.

Where planning applications are referred by this Committee to the Regulation Committee for determination, 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 22 November 2017** at a venue to be confirmed.

5. Public question time

6. Chairman's announcements

7. Reports from members

Items for Discussion

- 8. Grant to Stocklinch Village Hall Committee (Executive Decision)** (Pages 6 - 10)
- 9. Grant to Norton sub Hamdon Village Hall Trust (Executive Decision)** (Pages 11 - 15)
- 10. Arts & Entertainment - Service Update** (Pages 16 - 24)
- 11. Section 106 Obligations** (Pages 25 - 59)
- 12. Area North Committee Forward Plan** (Pages 60 - 61)
- 13. Planning Appeals** (Page 62)
- 14. Schedule of Planning Applications to be Determined By Committee** (Pages 63 - 64)
- 15. Planning Application 17/03142/FUL - Cocklemoor Car Park, Whatley, Langport**
(Pages 65 - 69)
- 16. Planning Application 17/03292/FUL - Clarendon Lodge, Street Road, Compton Dundon.** (Pages 70 - 74)

Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation.

This does not apply to decisions taken on planning applications.

Agenda Item 8

Grant to Stocklinch Village Hall Committee (Executive Decision)

Service Manager: *Helen Rutter, Communities Lead*
Lead Officer: *Sara Kelly, Area Development Team Lead (North)*
Contact Details: *sara.kelly@southsomerset.gov.uk or (01935) 462249*

Purpose of the Report

Councillors are asked to consider the awarding of a grant for up to £3,475 to Stocklinch Village Hall Committee (SVHC) towards the cost of roofing repairs and new gutters and fascia boards at the village hall.

Public Interest

Community grants are available to voluntary and charitable organisations, not-for-profit groups, Parish or Town councils and other organisations that benefit the wider community.

Stocklinch Village Hall Committee (SVHC) has applied for financial assistance from the Area North community grants programme. The application has been assessed by the Area Development Team Leader who has submitted this report to allow the Area North Committee to make an informed decision on the application.

Recommendation

It is recommended that councillors award a grant of up to £3,475 to Stocklinch Village Hall Committee, to be allocated from the Area North capital programme (Local Priority Schemes), subject to SSDC standard conditions for community grants (appendix A).

Application Details

Name of applicant	Stocklinch Village Hall Committee
Project	Roofing repairs, new gutters and fascia boards
Project description	Stocklinch village hall roof
Total project cost	£16,120
Amount requested from SSDC	£3,475 (22%)
Recommended special conditions	None - SSDC standard grant conditions
Application assessed by	Sara Kelly, Neighbourhood Development Officer (North)

Community Grants Assessment Score

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

Category	Maximum score	Score
A Eligibility	Y/N	Y
B Equalities Impact	7	4
C Need for Project	5	5
D Capacity of Organisation	15	13
E Financial need	7	5
F Innovation	3	3
Total	37	30

Background

The village hall is owned by Stocklinch Parish Council having been gifted it by The Department of Education in the 20th century. A separate charity, Stocklinch Village Hall Committee (SVHC) was set up to manage and maintain the building.

The age of the hall is not known, but it was originally the village school room and is believed to date from the 19th century. The original/main roof is still in place over the present hall area, which is the entire original structure. Two extensions were added at different times, with the result that there are 3 distinct areas of roof:

- over the hall (main/original roof)
- the extension on the south side (kitchen, reception, entrance lobby)
- the front extension (over the toilets)

SVHC has a good volunteer base and has invested time and its own funds to improve the building including: accessible toilet area, upgraded kitchen, flooring, lighting, projector, instant water heater, heat source pump and solar panels.

During the last year the hall has hosted 12 social events including the annual pantomime and Christmas dinner, quiz & games nights, music and food events and a healthy heart awareness evening presented by a doctor and paramedic. The hall hosts several clubs on a weekly basis including aerobics classes, men's and women's table tennis clubs, low-impact diet and fitness class and regular card evenings.

Parish Information

Parish*	Stocklinch
Parish Population*	154
No. of dwellings*	66

*Taken from the 2011 census profile

Project Details

Following a leak in the kitchen ceiling a roofing contractor was appointed to replace the felt and tiles over that roof area. During those works and on further examination wider problems were highlighted with the main/original roof. A report and photographic evidence was subsequently produced that showed felt had been damaged by rodents and many tiles were disintegrating and/or ill-fitting.

Three quotations were sought to re-tile, batten and felt the main/original roof. A successful application was made to the Big Lottery Awards for All funding programme for £6,645 and that money has now been received by the SVHC. A condition attached to the grant is that works must commence by 31st October 2017. This is Phase 1 of the project and works are due to start imminently.

In addition, SVHC has a schedule of necessary/planned works which includes a need to replace rotting barge and fascia boards and rainwater goods (gutters and downpipes) which are broken, loose and leaking. This was not initially considered to be as urgent as the roof repairs and was therefore earmarked for future attention as part of a phased programme of works. However, the committee has been advised by their chosen roofer that whilst these works could be undertaken at a later date, to do so would invalidate a 10 year warranty on the other works and it would be more cost-effective to do all works at the same time while he was on site and had scaffolding erected. Therefore it has been

decided to bring these works forward and they will be classed as Phase 2 of the project for which funding is now being sought.

The committee are aware that when retiling the roof it is possible further damage may be uncovered, the full extent of which will not be known until work has started. Whilst it would have been preferable to identify all costs associated with the Phase 1 area when the original Lottery funding bid was made, the reality is that roofers cannot quote for unknown works. Now that that work is imminent it has been possible to remove tiles from 2 sample sites on the building;

- Over the south extension/reception area: there is 30mm of foil-backed insulation and the roof timbers and wall plate are in good order so no additional work is apparent
- Over the north side of the main/original roof: the wall plate and joists (where they meet the wall plate) have been found to be badly rotten and infested with wood worm

The full extent of the damage cannot be known until all the roof tiles are lifted but it is imperative for the committee to have funds in place to deal with whatever eventuality they find, otherwise the fabric of the building will be compromised by the delays that would occur whilst additional funding was sought. As a result, it has been decided to add an amount to the Phase 2 funding bids to cover a 'worst case scenario' situation as a contingency to the phase 1 works which will allow the committee to adequately manage all risks.

The process when awarding grants from our community grants budget is that payment isn't made until invoices are submitted. The standard grant conditions (Appendix A) states that the grant will be reduced if the project costs are less than originally anticipated. However, if the cost exceeds the estimate no further funding will be available. Therefore there is no risk in calculating the costs on a worst case scenario basis as the maximum payment will not exceed the £3,475 applied for.

Project Costs

Replace main roof (roofing, felt, battens and tiles) – Phase 1	£6,645
Replace roof over toilet block – Phase 2	£1,785
Insulation – Phase 2	£2,500
Replace damaged roof timbers – Phase 2	£2,500
Fit new soffits, fascia and rainwater goods (guttering, downpipes etc) – Phase 2	£2,690
Total project cost	£16,120

Funding Plan

Funding Source	Funds Secured
Own funds	£5,000
Stocklinch Parish Council	£1,000
Big Lottery Awards for All	£6,645 (towards phase 1)
Total secured	£12,645
Amount requested from SSDC	£3,475*

*This is 22% of the total project cost.

Consents and permissions

A building regulation application has been submitted to SSDC – 17/07718/OTHBN. This is a building notice for which a completion certificate will be issued upon satisfactory completion.

Conclusion and Recommendation

This application is for £3,475, which represents 22% of the total project cost. The trustees are organised and committed and demonstrate sound management of the facility.

It is recommended that this application for £3,475 is supported.

Financial Implications

The unallocated balance in the Local Priority Project – enhancing facilities and services budget is £17,779. If the recommended grant of £3,475 is awarded, £14,304 will remain. The Area North Capital Programme also has an uncommitted balance of £154,655 currently profiled for future year allocations.

Council Plan Implications

The project supports:

Council Plan: Health & Communities: Support at least 50 community projects
Area North Development Plan priority: Self-help and community facilities

Carbon Emissions & Climate Change Implications

The materials to be used on the roof will be to current day standards. If it is necessary to lift the whole roof, insulation will also be added to improve energy efficiency.

Equality and Diversity Implications

None specifically relevant to this report.

Appendix A

Standard Grant Conditions

The funding support is offered subject to the following conditions:

This grant offer is made based on the information provided in application form no. AN17/10 and represents 22% of the total project costs. The grant will be reduced if the costs of the total project are less than originally anticipated. Phased payments may be made in exceptional circumstances (e.g. to help with cash-flow for a larger building project) and are subject to agreement.

The applicant agrees to: -

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

Standard conditions applying to buildings, facilities and equipment

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

Special conditions

None

Agenda Item 9

Grant to Norton sub Hamdon Village Hall Trust (Executive Decision)

Service Manager: Helen Rutter, Communities Lead
Sara Kelly, Area Development Team Lead (North)
Lead Officer: Mary Ostler, Neighbourhood Development Officer (North)
Contact Details: mary.ostler@southsomerset.gov.uk or (01935) 462123

Purpose of the Report

Councillors are asked to consider the awarding of a grant towards the costs of a programme of improvements to the village hall in Norton sub Hamdon.

Public Interest

Norton sub Hamdon Village Hall Trust has applied for financial assistance from the Area North community grants programme. The application has been assessed by the Neighbourhood Development Officer who has submitted this report to allow the Area North Committee to make an informed decision on the application.

Recommendation

It is recommended that councillors award a grant of £5,000 to Norton sub Hamdon Village Hall Trust, the grant to be allocated from the Area North capital programme (Local Priority Schemes), subject to SSDC standard conditions for community grants (appendix A).

Application Details

Name of applicant	Norton sub Hamdon Village Hall Trust
Project	Norton sub Hamdon Village Hall improvements
Total project cost	£13,322
Amount requested from SSDC	£5,000
Application assessed by	Mary Ostler, Neighbourhood Development Officer

Community Grants Assessment Score

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

Category	Actual Score	Maximum score possible
A Eligibility	Y	Y
B Equalities Impact	5	7
C Need for project	5	5
D Capacity of Organisation	11	15
E Financial need	4	7
F Innovation	2	3
Grand Total	27	37

Background

Norton sub Hamdon Village Hall Trust is a charitable trust (registered with The Charity Commission number 267403) which manages the village hall for the benefit of the inhabitants of Norton sub Hamdon and surrounding villages.

The hall was built in 2006 to replace a smaller and simpler building on the same site and is adjacent to the school and a short walk from the community shop and post office. It is easy to reach for villagers and easy to find for visitors and well-used and well-known, in the village and in the wider area, as a pleasant and welcoming environment for a variety of activities and events. The building is fully accessible.

Parish Information

Parish*	Norton sub Hamdon
Parish Population*	743
No. of dwellings*	319

*Taken from the 2011 census profile

The project

The Trust committee became aware that refurbishment work was needed during their regular monitoring and maintenance checks, as well as being advised of the issues by hall users and local inhabitants.

The wooden decking area shows severe signs of rot in places and potentially will become hazardous if not replaced. The middle patio doors are again of wooden construction and the door and frames are rotting. Apart from being unsightly, this could eventually lead to security issues and possible safety hazards. The exterior of the hall has a painted wood cladding and the paintwork needs attention as it is now flaking and knots in the wood are becoming loose.

The Trust intends to replace the doors and decking with more durable materials which will have a longer life expectancy and be easier to maintain, and to repaint the wood cladding exterior.

Local support and evidence of need

The hall is in use almost every day by regular user groups including keep fit and dance classes, sewing group, yoga, toddler, children and youth groups. There is frequent use at weekends for celebrations such as weddings and birthdays and village events - for example flower show and pantomime - which attract hundreds of people from all walks of life and of all ages.

The hall is also let regularly to business users such as the NHS Blood Donors and SSDC.

In addition to general and on-going maintenance of the hall, various works have been carried out including redecoration of the ladies and disabled toilets. The car park has been re-lined and new bollards put in and a hearing loop installed paid for out of hall funds.

The Trust has been able to employ a local resident as a permanent, part-time cleaner and is fortunate to have volunteers who also help with the cleaning of the hall.

In relation to the project, the Trust is fortunate to have the support of volunteers from the village who have been mobilised to undertake the manual work of lifting the old decking in preparation for installation of the new surface.

Project Costs

Replacement of existing wooden doors with aluminium	£4,300
Replacement of wooden decking area with concrete	£5,572
Exterior paintwork	£3,450
Total project cost	£13,322

Funding Plan

Funding Source	Funds secured
Parish Council	£3,000
Own funds	£4,600
Ongoing fundraising	£700
Total secured	£8,300
Amount requested from SSDC	£5,000

Consents and permissions

None applicable

Conclusion and Recommendation

This application is for £5,000 which represents 37% of the total project costs. The Trust is highly committed to continuing the successful running of the village hall which is essential as a gathering place for many groups and social events and an important part of the fabric that makes for a thriving sense of community in Norton.

It is recommended that this application for £5,000 is supported.

Financial Implications

If the previous grant report is agreed, the unallocated balance for 2017/18 in the Local Priority Project – enhancing facilities and services budget, will be £14,304. If the recommended grant of £5,000 is awarded, £9,304 will remain. The Area North Capital Programme also has an uncommitted balance of £154,655 currently profiled for future year allocations.

Council Plan Implications

The project supports:

SSDC Plan: Health & Communities: Support at least 50 community projects (H); Environment: Enabling energy reduction (M)

Area North Development Plan priority: Self-help and community facilities

Carbon Emissions & Adapting to Climate Change Implications

New doors and maintenance of the exterior finish of the building will minimise heat loss and increase energy / costs efficiency.

Equality and Diversity Implications

In replacing the decking and door/frame there will be negative impact on access in and out of the hall for disabled users.

Appendix A

Standard conditions applying to all Community Grants.

This grant offer is made based on the information provided in application form no. AN17/09 and represents 37% of the total project costs. The grant will be reduced if the costs of the total project are less than originally anticipated. Phased payments may be made in exceptional circumstances (e.g. to help with cash-flow for a larger building project) and are subject to agreement.

The applicant agrees to: -

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

Standard conditions applying to buildings, facilities and equipment

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

Agenda Item 10

Arts & Entertainment – Service Update

Director: Clare Pestell, Commercial Services and Income Generation
Service Manager: Adam Burgan, Arts & Entertainment Manager
Lead Officer: Adam Burgan, Arts & Entertainment Manager
Contact Details: adam.burgan@southsomerset.gov.uk or 01935 845911

Purpose of the Report

This report provides an update on the work of the Arts & Entertainment Service in Area North.

Public Interest

The Arts & Entertainment Service at South Somerset District Council (SSDC) works to provide access to high quality cultural events across South Somerset. Through Arts Development the Service supports and encourages various arts agencies and organisations to deliver arts activity across South Somerset. The Service operates The Octagon Theatre – Somerset’s premier theatre for arts and entertainment and Westlands Entertainment and Conference Centre – the newly refurbished venue for conferencing and entertainment. This report details arts activities taking place in Area North which is supported and initiated by the Service and the development of two venues which attract audiences from across South Somerset and beyond.

Recommendation

That the Area North Committee notes the report and identifies:-

- Suggestions to improve service delivery;
- Potential projects it wishes to see incorporated into the 2018-19 service planning process.

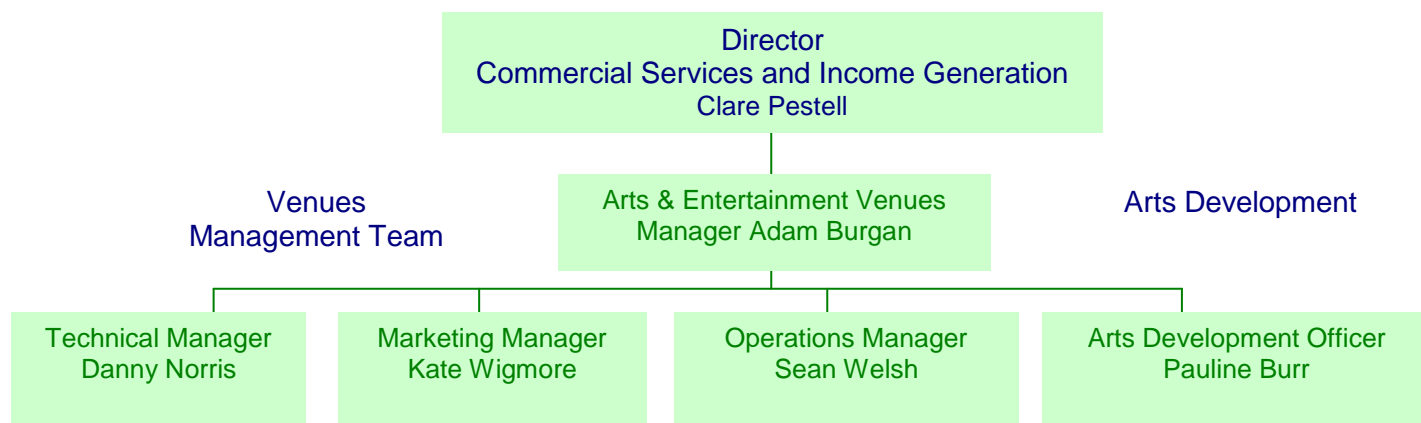
Background

The Arts & Entertainment Service aims to provide access to high quality cultural events across South Somerset. Using The Octagon Theatre as a hub of creativity we work with our partners to engage the residents of South Somerset in arts activities and encourage visitors to the region. The recently re-opened Westlands Entertainment and Conference Centre will complement the existing programme at The Octagon, broadening the programme of entertainment events on offer and striving to become the premier venue for conferencing, banqueting and meetings in the area. We aim to deliver a programme which inspires, educates and ultimately enriches the lives of those taking part, making South Somerset an ever improving place to live and work.

Report

The Arts & Entertainment Service consists of The Octagon Theatre, Westlands Entertainment and Conference Centre and Arts Development and is part of Commercial Services and Income Generation under Director, Clare Pestell. We aim to offer a cohesive approach to developing and promoting the arts in South Somerset with venues being a ‘cultural and entertainment hub’ for the District.

Arts & Entertainment Structure



The Arts Development Service

The Octagon Theatre and Westlands Entertainment and Conference Centre

With the addition of Westlands Entertainment and Conference Centre and management for the Westlands Leisure Complex site, the Arts & Entertainment Venues Service has gone through a significant transformation with the team almost doubling in size via recruitment for specialist and dedicated staff team. The service has grown from 9.8 FTE staff to 22.2 FTE. The management team work across both venues ensuring that programming at the venues complement each other with the ambition to develop audience and attendance across both venues. Sharing resources such as the Box Office, staff, marketing and customer database and making the most of the combined buying power, means that both venues also benefit from the share knowledge and skills of staff and the ability to develop staff skills across two venues and a more varied and diverse programme. The flexibility of the venues and increased capacity at Westlands is balanced by the stronger technical capability at The Octagon which will lead to a more diverse programme of events serving a wider range of tastes and customers.

The Octagon Theatre

Background

The Octagon Theatre is the council's flagship venue for high quality professional theatre, music, dance, comedy, entertainment, visual arts and literary events. The theatre is the keystone of our cultural provision across the district and provides:

- One of the largest theatres in Somerset with 626 seats.
- 260 events per annum (25% local organisations / 75% professional performance companies).
- The Octagon Academy – The Octagon's participatory programme.
- CRE8ive Writing – The Octagon's literary section.
- The Johnson Studio – The Octagon's rehearsal studio and home of The Octagon Academy that is also available for hire, functions and seminars.
- The Foyer Club – The Octagon's team of volunteers who greet our customers at performances and show them to their seats. The Foyer Club is a charity that also undertakes fundraising activity to support the development of The Octagon.

- The Footlights Club – The Octagon’s special service to support regular attendees of the theatre.

The theatre was completely refurbished in 2003, and has excellent facilities, not only for staging performances but also in providing a bar, café bar and restaurant as well as a rehearsal studio.

The Arts and Entertainment Service (Octagon Theatre and Arts Development) is subsidised by South Somerset District Council by £254,355 (budget 2017/18 and achieving efficiency savings of £90k in the last two years), that equates to £1.61 per year, per resident, or 3p per week. Official statistics published in 2014 show that the UK’s creative industries, which includes the film, television and music industries, are now worth £71.4 billion per year to the UK economy – generating just over a staggering £8 million pounds an hour. The UK creative industries are renowned across the globe for driving growth, investment and tourism. The creative industries consistently punch well above their weight and are a powerhouse within the UK economy.

Between 50-70% of the population of South Somerset use the theatre throughout the course of the year and satisfaction levels are consistently high (80-90%).

The mailing list contains 20,000 households and 35,000 Preview Brochures are distributed to drive ticket sales three times a year. Customers come predominantly from Somerset and Dorset. Ticket sales are supported by effective marketing through a well-maintained website, social media, posters, flyers, press and ad-hoc promotions through local radio.

Report

The Octagon Theatre has enjoyed another successful and busy year welcoming approximately 200,000 people throughout the year. Here are some of the key points:

- Continued development of programme. Highlights included Sir Willard White, Lesley Garrett, Des O’Connor, The Ukulele Orchestra of Great Britain, Joe McElderry, Bournemouth Symphony Orchestra, Blake, Dave Gorman, Blackeyed Theatre Company, Richard Alston Dance Company, Julian Lloyd Webber, Paul Merton, Al Murray, The Manfreds, Jack Dee, Reginald D Hunter, Pasha Kovalev, Rich Hall, The Pasadena Roof Orchestra, BalletBoyz, Tim Vine, Only Men Aloud, The Glenn Miller Orchestra, Pam Ayres, G4, Rhydian, Lee Mead, Josh Widdicombe, Adam Hills, Fisherman’s Friends, Northern Ballet, Bournemouth Symphony Orchestra, Grimethorpe Colliery Band, Seth Lakeman and The Chinese State Circus. We presented the national tour of ‘The Mousetrap’ in May 2016 for 8 performances selling out every performance and 4,954 tickets!
- The Octagon Theatre is proud to be at the ‘heart’ of the community in South Somerset. Many local groups and societies stage performances and events at the theatre including Yeovil Amateur Operatic Society, University College Yeovil (Graduation), Helen Laxton School of Dance, Razzamatazz, The Dance Factory, Motiv8 Productions, Castaways Theatre Group, Yeovil Amateur Pantomime Society, Yeovil Youth Theatre, Yeovil Floral Society, and many more.
- The fifth Yeovil Literary Festival in partnership with Waterstones, Yeovil Library and Yeovil Community Arts Association will take place 26th – 29th October. The line-up includes Christopher Biggins, Monty Don, Michael Portillo, Suzi Quatro, Lord Robert Winston, Ben Fogle, Sarah Millican, Jacqueline Wilson, Jeremy Vine, Harry Hill, Cressida Cowell to name but a few whilst also showcasing the work of local writers.
- We were delighted to receive a Certificate of Excellence from ‘Trip Advisor’ for the second consecutive year. The Trip Advisor Certificate of Excellence is awarded to organisations that consistently achieve outstanding reviews on Trip Advisor. Businesses that are awarded the

Certificate of Excellence demonstrate hospitality excellence and represent the upper echelon of businesses listed on Trip Advisor, the world's largest travel site.

- Arts & Entertainment Manager, Adam Burgan, was presented with a 'Western Gazette Pride Award' for 'Contribution to the Arts' on Friday 4th December.
- Our new season has been well received with performances from 'America's Got Talent' Winner Paul Zerdin and Marty Wilde and Bournemouth Symphony Orchestra all selling well.

	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Number of Events	239	244	235	242	260	264	288
Attendance	85,358	93,519	90,149	101,634	119,366	123,339	132,376
Capacity for SSDC Promoted Events	58%	60%	62%	68%	82%	83%	78%

- Ticket sales broke all records selling 132,376 tickets for the financial year 2016/17 (9,000 up on the previous year).
- Our pantomime production of 'Peter Pan' broke the record set by 'Sleeping Beauty' the previous year being seen by over 29,000 people. Ticket sales were up 7% on the previous year. For Christmas 2017 we are presenting 'Cinderella' and ticket sales are currently ahead of this point last year.
- Our 'Strike A Chord!' project, which brought in Arts Council England funding of £49K, has been successfully delivered bringing The Philharmonia Orchestra to Yeovil to work with nine local primary schools with musicians going into the schools to deliver workshops. Charles Hazlewood conducted the full orchestra at a special schools concert in June introducing children to a live orchestra with the story covered on BBC Points West.
- Continued developing our relationship with local media and with a weekly column with the Western Gazette and regular appearances on BBC Radio Somerset.
- We have continued to develop our Social Networking sites – over 9,000 Facebook users, 4,174 followers on Twitter, 1,047 Instagram followers and 584 YouTube channel subscribers.
- The Octagon Academy was launched in 2010. We now have 17 weekly classes for all ages and abilities. Over 300 people aged from 15 months to 73 are taking part classes at The Octagon in singing, dancing and drama every week. The Octagon Choir now has around 70 members.
- Increasing daytime use of The Octagon with weekly hirers including Somerset Cancer Care Café, University of the 3rd Age, Castaways Theatre Group, Somerset Siders (retired Tesco employees) and Helen Laxton School of Dance.

Westlands Entertainment & Conference Centre

Background

Westlands Entertainment & Conference Centre is the council's flagship venue for conferencing, meetings, banqueting and entertainment events. The venue significant in provision across the district and provides:

- One of the largest and most flexible venues in Somerset with 870 seats, 350 capacity for banqueting, standing capacity of 950 or festival capacity (using the whole building) at 1,500.
- The venue is also home to The Wheeldon Suite and The Parish Suite, meeting rooms available to hire with discounted rates for local charities and 'not-for-profit' groups.
- The Lounge Bar is open through the day for users of the site or visitors to the venue offering a café style menu and Box Office for events at both Westlands and The Octagon.
- The flexible venue is suitable for a wide range of events from large-scale conferencing, weddings, parties, balls, boxing and wrestling events, trade fairs and standing gigs to theatre style shows.
- The Foyer Club – the team of volunteers who have been volunteering at the Octagon for over thirty years have taken on FOH duties at Westlands. The Friends of Westlands have setup as a independent fundraising body to support the development of Westlands.
- The Footlights Club – rewarding regular customers with discounted tickets and priority booking now applies to both The Octagon and Westlands.

We are taking a commercial approach to running Westlands. The venue is budgeted to be subsidised in the first year of operation by the following bodies:

SSDC £269,598

Leonardos Helicopters

Yeovil Town Council

Yeovil Without Parish Council

Brympton Parish Council

Following the petition to save Westlands that was signed by over 8,000 people, officially the largest petition ever submitted to SSDC, a £2 million refurbishment has taken place to improve the facilities for guests and artists. The venue refurbishment follows the agreement between South Somerset District Council and Leonardo Finmeccanica, of a 30-year lease. The cost of refurbishment has been paid for via a loan that will be repaid over 30 years with the introduction of a £1 ticket levy.

Report

Westlands is enjoying a busy first year since reopening with staff working hard to ensure the venue was ready to welcome guests. The builders left the site at the end of June and 'snagging' is still being completed but events have been going very well with thousands of visitors already through the door. Here are some of the key points:

- Sold out events from 'Justin's Party' – which sold out two performances within an hour. Popular events from stand-up comedians Joel Dommett, Rich Hall with Henning When - already sold out for end of May. Themed party nights like 'Poptastic!' proving a success. Joe Brown, Chris Packham and Dr Hook are all selling well for the autumn season.

- Local events like Yeovil Amateur Boxing and Yeovil Beer Festival have returned with over 3,000 people attending the Beer Festival alone. We have weekly hires from Westlands Ballroom and Latin Club and LeRoc modern jive.
- There is a subsidised rate for local 'not for profit' groups and it is good to see a number of local hirers returning to the venue.
- The Official Opening for the venue took place on Tuesday 27th June when Darcey Bussell CBE attracting much positive local and regional coverage.
- Screenings are proving popular with sofa seats offering a different film experience and a programme of film festivals, independent and foreign language films and the best of mainstream cinema.
- Interest in the venue for events has been very high and it has been difficult to accommodate all the requests for tours and meetings. Prospects for developing usage of the venue and a busy and vibrant programme look promising.
 - Full On Sport have taken up tenancy in one of the offices on the first floor .
 - A 'Residents Forum' has been setup to meet twice a year for those properties adjoining the site.
 - A 'Users Forum' has been setup for groups and clubs who use the site and will meet on a quarterly basis.
- Social Networking pages are still in their infancy but the Facebook page already has 2,228 followers.

The Chief Executive presented a report to District Executive in September 2017 concluding the refurbishment of Westlands. A revised operational business plan will be reported to District Executive in December 2017, now we have the first 6 months actual trading figures available. This gives us a sensible and realistic position from which to forecast the business going forwards, based upon fact and our recent knowledge of trading realities.

The Arts Development Service

The Arts Service works in partnership with a number of arts delivery agencies to bring a range of arts activities to the district, SSDC's on-going financial support ensures that this district maintains a good level of service for our communities. Our core funding helps the organisations to attract funding through grants, sponsorship and payment for services and gives a high level of return for the authority's investment.

These organisations include:

Take Art!:

This arts development agency is an Arts Council England National Portfolio Organisation and receives funding from them. Their activities in the last year include:

- **Rural Touring:** the Take Art Rural Touring programme will have brought 22 shows to 16 different village halls across South Somerset, including in Area North; Chilthorne Domer, Compton Dundon, Curry Mallet, Langport and South Petherton.

- **Support to Performance Practitioners:** Take Art's Theatre Service continue to offer particular support to new emerging companies such as Wassail Theatre as well as established companies such as Boiling Kettle who now have a firm relationship with David Hall Arts Centre.
- **Tangle:** Tangle, SW African Caribbean Theatre Company continues to have their administrative base at the Take Art office. Take Art supported their Jan 2017 Towards the Sun Township tour to West Chinnock School and David Hall Arts Centre.
- **Spring Forward Youth Dance Platform** takes place at the Octagon Theatre with over 200 dancers taking part from across the Somerset.
- **Somerset Youth Dance Company** continues its long standing connection with the Octagon Theatre and as an extension to this we have developed an all-boys youth dance company 'Jump Start' that runs from the venue.
- **Diversity Forum:** Take Art launched this Forum in Jan 2017 in South Petherton. Attended by 41 people from the performing arts sector, including artists, venue programmers, graduates, SSSDC representatives it featured 5 diverse performances from Tangle, Word/Play, Viv Gordon, Open Story Tellers and Gloria Lawrence.

Actiontrack:

Actiontrack works collaboratively with individuals and groups to get involved with originally devised music, drama, dance and the visual arts. The organisation develops and delivers wholly accessible projects, predominantly with children and young people and often with marginalized groups. They continue to work with the pupil referral units in Chard and Yeovil providing music provision on behalf of Sound Foundation Somerset, the county's service for music in education. They are also a delivery partner in a variety of targeted youth support initiatives with the young offending team.

In Area North Actiontrack delivered a gamelan residency at Stanchester Academy, working alongside the local primary schools. They are currently developing a project to work with a number of arts centres in Somerset, to encourage new audiences. In South Somerset this will include the David Hall. Each year they offer a week long master class for young people in South Somerset who are interested in performance as a career, held at the Octagon Theatre.

Somerset Art Works:

The SAW Festival took place between 23rd September and 8th October 2017, attracting visitors into the county and generating sales for small, independent businesses and additional custom for local services. Twenty-two artists showed work in seven locations across Area North. A study conducted during the 2016 art week event showed that there were in excess of 50,000 visits to venues in Somerset and that visitors spent on average £203 at local facilities other than arts purchases.

South Somerset; Schools in Somerset can subscribe to arts support from the partnership of SAW, Take Art, Somerset Film and SPAEDA. They provide inset training opportunities for teachers, priority access to arts residencies and a variety of learning resources. SAW commissioned film maker, Sean Harris, to work produce a film inspired by the RSPB Great Crane Project. This was shown in All Saints Church during the Langport festival, <https://cranesandcommunities.wordpress.com/>

Somerset Film

Somerset Film provides support for local community groups and individuals, professional and amateur, in the use of digital media. Based in Bridgwater but serving the whole of Somerset they offer:

- Drop-in access to equipment, on line resources and training
- Production and training opportunities and facilities
- Advice, support and information to a wide range of film and digital media makers, from absolute beginners to high level professionals
- Project and outreach work – specialising in working with community groups and individuals who want to get started with film

Recent achievements in South Somerset include:

- Continuation of Ignite 2.0 – second year of a three year programme that supports professional artists in the use of digital media. 7 x SSDC based artists received one to one surgeries through year.
- BFI Film Academy - a programme of master-classes, screenings and film-making for 16- 19 year olds that offers bursary and travel support. 7 x SSDC residents have registered onto the programme.
- Launch of Polish Voice TV on 28 Feb 2017 in association with Phoenix School of Languages (Yeovil) and Yeovil Advice Centre. Polish Voice TV encourages understanding between Somerset communities, demystifies national stereotypes, provides a space to share ideas and to promote collective endeavour – training course supported by SSL to follow x 15 adults.

In addition to the work of these arts organisations, the Arts Development Officer continues to support voluntary and professional groups and individuals in South Somerset, in developing their own projects at a grass roots level.

We are working with Somerset Film in the development of the “Holman Hub” film resource in South Cadbury. Based at Chapel Cross Tea Rooms, in conjunction with Tea Room Arts, a video production and editing facility will be available for pre-booked community use. Some initial training will be available and we will work with Tea Room Arts and Somerset Film to develop future projects in response to local aspirations.

The Arts Service has given support to Wassail Theatre Company, a local group that brings creative performance into non-traditional settings and specialises on themes that resonate with our communities. One of their latest shows, Rex the King, the story of a Somerset darts champion who ruled the world, but lost it all will be performed in some of our local pubs, including those in Huish Episcopi and South Petherton.

The Somerset Charabanc offered audiences an unusual theatre experience on a horse drawn cart, driven in around the Langport; the aim was to promote the local heritage in the Langport and Muchelney area. They are now working on a piece that gives narrative to the 2013/14 floods.

Somerset based arts organisation, Theatre Melange, has been working in partnership with the library service with a project that celebrates life in the unique landscape surrounding the River Parrett in Somerset. The wider aim of the project is to explore how libraries can be used in new ways. SSDC has supported the project which was delivered locally in Martock, Langport and South Petherton libraries with a small amount of seed funding and by helping to run a workshop for library staff on developing arts based projects.

To commemorate the 800th birthday of St Martin, the church in Kingsbury Episcopi, commissioned of a new piece of music by composer Ronald Corp, We contributed funding to the work which was performed by a mixed choir of adults and children from the village and surrounding area and was the highlight of an arts focussed community day in May. We also worked with the Kingsbury Episcopi Time Travellers with their arts and heritage project which celebrated women from the village in a poetry anthology and photographic display.

Children from Kingsbury Episcopi and Ash Primary schools had great fun making pop up bugs with renowned illustrator, Paul Stickland. The tour of eight schools across South Somerset were part of the lead up to Super Saturday in Yeovil, encouraging the children and their families to join in with this local event. We also supported the Jemima Layzell Trust to deliver creative writing workshops, Castle Primary in Stoke sub Hamdon was one of the two schools in South Somerset that took part.

We have supported ACE Arts in Somerton; our funding helped to kick start a very successful life drawing class once a month, their first artist in residence and we are currently developing a project that brings together traditional folk music and crafts.

The folk festival in South Petherton is now in its fifth year and is a popular local event. While it generally covers its costs, because of increased fees and limited resources ahead of the event the team was unsure whether it would go ahead this year. We helped secure a lottery grant of over £3,000 to cover upfront costs; this should provide a buffer for years to come. The David Hall is trying to develop the range of performance they offer to develop a wider audience. We have subsidised a pilot project, engaging four theatre companies for shows in early 2018.

Langfest 17 was Langport's successful community and arts festival. A small grant from Arts Development contributed towards the event and supported an exhibition of work created by older people in the community, including residents from the three care homes.

We are in the process of developing the third South Somerset Arts Directory, which publicises cultural and creative activities across the district and encourages participation at a local level. The Arts Development Service continues to programme the exhibitions at the Octagon Theatre, showcasing the work of local artists.

Financial Implications

No new financial implications stem from this report.

Corporate Priority Implications

The Arts & Entertainment Service is primarily linked to Theme 3: Improve the housing, health and well-being of our citizens:

"We consider that decent, affordable housing is vital to the overall health of our citizens. We want to ensure that all of the community has access to sport, leisure and arts and heritage opportunities"
Specific priorities associated to the service are 3.31 Increase engagement in the Arts.

Carbon Emissions & Climate Change Implications

The Arts & Entertainment Service contributes to SSDC targets of Reducing Carbon Emissions by adopting a culture where this is considered in everyday decision-making. The service has appointed a Carbon Champion who encourages staff to save energy, recycle, and adopt more environmentally friendly ways of delivering our service. Audiences at The Octagon Theatre are benefiting from improved comfort cooling following a major upgrade of facilities that has seen Moducel's FAN WALL Technology™ units replace the air handling system. The new technology is also making significant energy cost savings for the Service.

Equality and Diversity Implications

The Arts & Entertainment Service strives to make the service and those offered by its partners accessible to everyone. We ensure that all our partners hold an Equality and Diversity Policy and that equality is one of the core principles of the organisation. Our programme of performances and projects aims to offer a diverse range of events which inspire, educate, enlighten and entertain whilst bringing the community together.

Agenda Item 11

Section 106 Obligations

Director: *Martin Woods, Service Delivery*
Service Manager: *David Norris, Development Manager*
Lead Officer: *Neil Waddleton, S106 and Compliance Officer*
Contact Details: *Neil.Waddleton@southsomerset.gov.uk or (01935) 462603*

Purpose of the Report

Section 106 & Compliance Officer to provide information on signed Section 106 agreements relating to development within Area North. Agreements containing financial contributions will be presented within the monitoring report (Appendix A), **however if any further detail is required on any other agreement it has been previously 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 are 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.

General Update

Since the adoption of CIL in April 2017, we can no longer seek S106 obligations towards facilities and projects which are included on the Council's Regulation 123 list.

S106 obligations can still be sought for those applicable elements of Community Health & Leisure, Affordable Housing, Education, Open Spaces and specific Highway related infrastructure in addition to CIL subject to viability as long as they are site specific and make the development acceptable in planning terms.

S106 obligations are also still subject to the pooling restrictions in that no more than 5 obligations that have been entered into since April 2010, can be collected for a specific project.

S106 obligations can therefore still be sought using our usual procedure (as long as there are already no more than 5 secured) towards:

- Equipped Play
- Youth Facilities
- Playing Pitches
- Changing Rooms

However, obligations cannot be sought for:

- Community Hall improvements or provision
- Arts & Entertainment facilities/improvements in Yeovil
- Swimming pool, sports halls, artificial grass pitch improvements or provision in Yeovil or primary and local market towns.

SSDC Playing Pitch Strategy

Community Health and Leisure are in the final stages of producing a new playing pitch strategy for the district. Once adopted any future requests for S106 contributions for playing pitch and changing rooms will normally be identified in the strategy action plan.

Projects

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

Langport/Huish Episcopi

- Huish Academy AGP
- Huish Swimming Pool: new automatic chlorine dosing system installed. Monies towards covering of the pool, including new changing rooms and spectator area.
- Project/plans to make improvements at the leisure centre following condition survey.

- Huish and Langport Playing Field – CHL together with the Playing Field Committee working on a project to improve changing rooms and provision of a skate park.
- Consultation taking place with view to enhance Old Kelways play area.

Somerton

- Temporary modular changing rooms installed at Gassons Lane Recreation Ground.

Ilton

- New recreation ground and contributions to equip it secured. A draft layout including a muga, 2 junior pitches, changing rooms, paths, pond and wildlife area is currently out for consultation.

South Petherton

- Project plans and priorities being drawn up for facilities at Lightgate Lane Recreation Ground.

Curry Rivel

- Improvements to the equipped play and youth facilities at Westfield Recreation Ground completed summer 17.

Norton sub Hamdon

- Play equipment installed at the recreation ground Feb 17

Martock

- New changing room facilities proposed.

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.

Council Plan 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

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: BURROW HILL 11/03319/OUT Parish Kingsbury Episcopi</p> <p>Land At Coxs Farm Silver Street Kingsbury Episcopi Martock Somerset</p> <p>TA12 6AX</p> <p>Outline application for residential development, (GR 343344 / 121198)</p> <p>Agreement Date: 26/03/2013</p> <p style="text-align: center; font-size: 2em;">Page 28</p>	<p>Sports and Leisure: Equipped Play Contribution: £9,596 (£6,118 capital & £3,478 revenue as a commuted sum) to enhance play facilities at the Kingsbury Episcopi Recreation Ground.</p> <p>Changing Room Contribution: £6,194 (£5,740 capital & £454 revenue as a commuted sum) to enhance changing facilities at the Kingsbury Episcopi Recreation Ground.</p> <p>Strategic Community Facilities Contribution: £11,246 to be spent as follows: £2,589 for a new indoor swimming pool in the Langport/Huish Episcopi area or an 8 lane swimming pool located centrally within the District. £4,244 improvements/enhancements at the existing sports hall at the Huish Episcopi Academy School or centrally located 8 court sports hall within the District. £1,659 for the development of a centrally located district wide indoor tennis centre. £563 provision of an AGP at the Huish Episcopi Academy School. £2,191 for enhancement/expansion of the Octagon Theatre in Yeovil.</p>	<p>Contributions payable on or before first occupation of first dwelling.</p>		<p>Sports and Leisure: £27,036</p>		<p>Status: Underway</p>	<p>Check status of the scheme.</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: CURRY RIVEL</p> <p>13/04224/OUT Parish Curry Rivell</p> <p>Land off Heale Lane Curry Rivell Langport Somerset</p> <p>Outline application for residential development of 6 dwellings (GR 338314/125060)</p> <p>Agreement Date: 05/02/2014</p> <p style="text-align: center; font-size: 2em;">Page 29</p>	<p>Sports and Leisure: Changing Room Contribution: £5,222.76 (£4,833.89 capital & £388.87 revenue as a commuted sum) towards changing facilities at the Westfield Recreation Ground, Curry Rivell.</p> <p>Community Hall Contribution: £9,253.13 towards enhancement of community hall facilities in Curry Rivell.</p> <p>Equipped Play Contribution: £8,142.56 (£5,161.31 capital & £2,981.25 revenue as a commuted sum) towards play provision at the Westfield Recreation Ground, Curry Rivell.</p> <p>Youth Facilities Contribution: £1,388.13 (£1,013.44 capital & £374.69 revenue as a commuted sum) towards youth facilities at the Westfield Recreation Ground, Curry Rivell.</p> <p>Strategic Facilities Contributions: £1,098.47 towards swimming pool provision in the Langport/Huish Episcopi area or Yeovil. £1,422.13 towards indoor tennis provision located in or near Yeovil. £482.43 AGP provision at Huish Academy School. £1,878.26 towards enhancements/improvements of the Octagon Theatre, Yeovil. £2,286.20 towards enhancing the Husih Episcopi Sports Centre or new provision in Yeovil.</p>			<p>Sports and Leisure: £32,462</p>		<p>Projects for new and refurbished facilities at the Westfield Recreation Ground.</p>	<p>Payment Secured 10/12/2015.</p> <p>Local to be spent by Dec'20</p> <p>Strategic to be spent by Dec'25</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: CURRY RIVEL</p> <p>09/00023/FUL Parish Curry Rivel Developer: Yarlington Housing Group</p> <p>Land Rear Of Westfield House Westfield Road Curry Rivel Langport Somerset TA10 0HX</p> <p>The demolition of 9 dwellings and the replacement with 20 dwellings with associated access, parking and landscaping. (GR 338556/124790)</p> <p>Agreement Date: 09/11/2009</p>	<p>Sports and Leisure: Equipped Play Contribution: £21,715 comprised of £10,321.38 for the acquisition and installation of play equipment and £5,866.63 for long term maintenance on the Recreation Ground, Westfield, Curry Rivel. £4,053.95 for Youth Facilities in Curry Rivel with a further £1,473.04 commuted sum for the long term maintenance.</p> <p>Open Space Contribution: £13,452 towards costs of improvement/enhancement of any recreational area or open space in Curry Rivel.</p> <p>Sports & Leisure Contribution: £30,071 towards costs of improvements/enhancements of any sporting leisure or cultural facilities within or serving District of South Somerset.</p> <p>Affordable Housing: Units Agreed: 20</p>		<p>Sports and Leisure: £52,209.00</p>			<p>Status: Development Completed</p>	<p>CHL working with Parish Council regarding improvements/enh ancements of pitches, play area & youth facilities at the Westfield Recreation Ground.</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: CURRY RIVEL</p> <p>14/03154/FUL Parish Curry Rivel</p> <p>Land North Of StanchesterWay Curry Rivel</p> <p>Residential development of 30 dwellings (GR:339480/125610)</p> <p>Agreement Date: 25/08/2015</p> <p style="text-align: center; font-size: 2em;">Page 31</p>	<p>Sports and Leisure: Sports and Leisure: Equipped Play Contribution: £38,167 comprised of £24,193 capital & £13,974 revenue towards of an on-site play area with commuted sum. Changing Room Contribution: £25,636 comprised of £23,727 capital & £1,909 revenue towards the enhancement of changing facilities in Curry Rivel. Community Hall Contribution: £45,419 towards enhancement of existing or provision of new community hall provision in Curry Rivel. Youth Facilities Contribution: £6,506 comprised of £4,750 capital & £1,756 commuted sum towards enhancing youth facilities at Westfield Recreation Ground. Swimming Pool Contribution: £5,392 towards development of an indoor pool in Langport/Huish Episcopi area Play Area Extension Land.</p> <p>Affordable Housing: Units Agreed: 10 Affordable Housing Units: 10</p>	<p>On or before 25% of dwellings occupied: Equipped Play, Youth Facilities and Play Area Extension Land.</p> <p>On or before 50% of dwellings occupied: Changing Room & Community Hall Contribution</p> <p>On or before 75% of dwellings occupied: Swimming Pool Contribution.</p>		<p>Sports and Leisure: £121,120</p>		<p>Status: Not Commenced</p>	<p>Deed of Variation granted 28/03/17</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: HAMDON</p> <p>16/03872/FUL Parish Stoke Sub Hamdon</p> <p>Land And Buildings Stoke Sub Hamdon</p> <p>Demolition of existing buildings and erection of 14 No. age-restricted dwellings, new vehicular access and associated highway works, garages, parking and landscaping</p> <p>Agreement Date: 22/12/2016</p>	<p>Sports and Leisure: Changing Room Contribution: £8,358 comprised of £7,736 (capital) and £622 (commuted sum) towards changroom provision at Stoke Sub Hamdon Recreation Ground.</p> <p>Community Hall Contribution: £4,992 towards community hall provision in Stoke Sub Hamdon.</p> <p>Playing Pitch Contribution: £6,529 comprised of £3,810 (capital) and £2,710 (commuted sum) for playing pitch provision at Stoke Sub Hamdon Recreation Ground.</p> <p>Leisure Admin Fee £265</p> <p>Strategic Facilities Contribution: £3,006 towards the Westlands Entertainment Complex £3,659 towards sports halls in Yeovil or Stanchester Academy School</p>	<p>Leisure Admin Fee payable upon 25% of occupation.</p> <p>Playing Pitch, Changing Room and Community Hall contributions payable upon 50% of occupation.</p> <p>Strategic Contributions payable upon 75% of occupations.</p>		<p>Sports and Leisure: £26,808.00</p>		<p>Status: Not Commenced</p>	<p>14 dwellings with an age restriction upon them.</p> <p>Reduced planning obligations packange in-line with policy to reflect this.</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: HAMDON</p> <p>17/00186/FUL Parish Stoke Sub Hamdon</p> <p>Land And Buildings Greatfield Lane Stoke Sub Hamdon</p> <p>Demolition of remnant vacant storage building and construction of 2 No. two bed dwellings with access (directly from Greatfields Lane) together with landscaping and associated infrastructure.</p> <p>Agreement Date: 24/02/2017</p>	<p>Sports and Leisure: hanging Room Contribution: £1,194 comprised of £1,105 (capital) and £89 (commuted sum) towards changroom provision at Stoke Sub Hamdon Recreation Ground.</p> <p>Community Hall Contribution: £713 towards community hall provision in Stoke Sub Hamdon.</p> <p>Playing Pitch Contribution: £932 comprised of £544 (capital) and £388 (commuted sum) for playing pitch provision at Stoke Sub Hamdon Recreation Ground.</p> <p>Leisure Admin Fee £38</p> <p>Strategic Facilities Contribution: £429 towards the Westlands Entertainment Complex £523 towards sports halls in Yeovil or Stanchester Academy School</p>	Occupation of first unit.		<p>Sports and Leisure: £3,791.00</p>		<p>Status: Not Commenced</p>	Reduced planning obligations package in-line with policy to reflect age restriction on the units.

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: HAMDON</p> <p>14/04642/FUL Parish Norton Sub Hamdon</p> <p>Land Part Of Former Garden Centre Site New Road Norton Sub Hamdon</p> <p>The erection of 20 residential dwellings, creation of a new road directly off New Road, garaging, parking provisions, landscaping and tree planting (GR 346991/116151)</p> <p>Agreement Date: 26/07/2016</p>	<p>Sports and Leisure: Equipped Play Contribution: £27,261 comprised of £17,280 (capital) and £9,981 (Commuted Sum) towards equipped play facilities at Norton Sub Hamdon Recreation Ground.</p> <p>Youth Facilities Contribution: £4,647 comprised of £3,393 (capital) and £1,254 (commuted sum) towards youth facilities at Norton Sub Hamdon Recreation Ground.</p> <p>Sports Hall Contribution: £7,654 for enhancing sports hall provision in Crewkerne.</p> <p>Affordable Housing: Units Agreed: 7</p>	<p>On or before occupation of 5 dwellings: Equipped Play, Youth Facilities and CH&L contributions payable.</p> <p>On or before occupation of 15 dwellings: Sports Hll Contribution payable.</p>		<p>Sports and Leisure: £39,562.00</p>		<p>Status: Not Commenced</p>	

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: ISLEMOOR</p> <p>08/05090/FUL Parish Ilton Developer: Yarlington Housing Group</p> <p>Land And Garages At Copse Lane Ilton Ilminster Somerset</p> <p>Demolition of existing buildings and the construction of 40 dwellings (GR335071/117656)</p> <p>Agreement Date: 09/11/2009</p>	<p>Sports and Leisure: Off-Site Recreation Contribution: £30,900 for improvement/refurbishment of the neighbouring Ilton Recreation Ground.</p> <p>Strategic Community Facilities Contribution: £69,781 to be used toward one or both of the following: a) the development of a new sports field to serve the community of Ilton. b) the development of sports, leisure and recreation facilities including provision of synthetic pitches in Langport or Yeovil.</p> <p>Play Equipment Contribution: £32,359 comprised of £22,251 for the acquisitions and installation of play equipment along with £8,065 commuted sum for the long term maintenance of the equipment for the Ilton Recreation Ground. £7,411 for Youth Facilities and £2,697 for long term maintenance in Ilton.</p> <p>Affordable Housing: Units Agreed: 40</p>					<p>Status: Development Completed</p>	<p>CHL & Parish Council working together to deliver identified projects for Ilton.</p> <p>Refurbished play area opening 15th Aug 15.</p> <p>Remaining monies towards new recreation ground facilities.</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: ISLEMOOR</p> <p>11/02783/FUL Parish Curry Mallet</p> <p>Lyddons Farm Barns Higher Street Curry Mallet Taunton Somerset TA3 6SY</p> <p>The conversion of barns into six residential dwellings, erection of ancillary car port, bin shed and bicycle store (GR 332399/121850)</p> <p>Agreement Date: 04/04/2012</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 36</p>	<p>Sports and Leisure: Equipped Play Contribution: Total sum of £6,551 comprised of £4,177 to be used as a contribution towards the costs & expenses of providing a new play area in Curry Mallet together with a commuted sum of £2,374 to provide for the long term maintenance of those facilities.</p> <p>Youth facilities contribution: Total sum of £1,118 comprised of £820 to be used as a contribution towards the costs and expenses of providing new youth facilities in Curry Mallet together with £298 as a commuted payment to provide long term maintenance of those facilities.</p> <p>Strategic Communities Facilities Contribution: Total sum of £7,874 to be used as a contribution towards the following projects</p> <p>a) £1,496 towards expanding and enhancing the Octagon Theatre b) £384 towards the development of a new 3G artificial grass pitch in Langport/Huish Episcopi. c) £1,767 towards the development of a new indoor swimming pool in Langport/Huish Episcopi area or towards the development of a centrally based 8 lane district wide competition pool in Yeovil. D) £1,330 towards the provision of a new indoor tennis centre in Yeovil e) £2,897 towards the enhancement of the sports hall at Huish Episcopi Academy School or towards the development of a centrally based sports hall in Yeovil.</p>		<p>Sports and Leisure: £15,500.00</p>			<p>Status: Development Completed</p>	<p>Financial Contributions Secured.</p> <p>CHL working with Huish Academy to identify projects. (Strategic monies)</p> <p>CHL working with Curry Mallet to deliver local projects.</p> <p>Monies to be spent by: June 17 (local) & June 22 (strategic)</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: ISLEMOOR</p> <p>14/04158/OUT Parish Ilton</p> <p>Land At Court Farm Ilton</p> <p>Demolition of existing agricultural buildings, change of use from agricultural to residential and recreational, the erection of 47 dwellings, improved access and the provision of community sports facilities and additional parking (Outline application) (GR</p> <p>Agreement Date: 23/01/2017</p>	<p>Sports and Leisure: Lease of land for purpose of providing the creation of recreational facilities and sum of £210,000 to facilitate these facilities.</p> <p>Affordable Housing: Units Agreed: 15</p> <p>Miscellaneous Gains: car park extension</p>					<p>Status: Not Commenced</p>	<p>need to check trigger points</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: LANGPORT AND HUISH</p> <p>11/02448/FUL Parish Huish Episcopi</p> <p>Bartletts Elm Field Road Huish Episcopi Langport Somerset TA10 9SP</p> <p>Erection of 52 residential units with associated works, car parking and access ways. (GR 342856/127524)</p> <p>Agreement Date: 13/03/2012</p>	<p>Sports and Leisure: The sum of £3561.51 per Dwelling as a contribution towards the provision and maintenance of Sports, Arts and Leisure Facilities.</p> <p>Sports, Arts & Leisure Facilities mean:</p> <p>Multi Use Games Area at the Memorial Playing Fields, Langport. Indoor swimming pool in the Langport/Huish Episcopi Area or Yeovil Enhancement of pitches & changing rooms at the Memorial Playing Fields, Langport or Huish Episcopi Academy School. Enhancement of the sports hall at Huish Episcopi Academy School or a centrally based 8 court district wide competition sports hall in Yeovil.</p>					<p>Status: Development Completed</p> <p>Remaining monies to be spent on projects at the Huish & Langport Playing Field.</p>	<p>Payment secured 10/08/2015. UU so no time limits on expenditure.</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: LANGPORT AND HUISH</p> <p>13/03483/OUT Parish Huish Episcopi</p> <p>The Trial Ground</p> <p>Somerton Road</p> <p>Lamgport</p> <p>Outline application for residential development and the provision of access from Wincanton Road. (GR 342616/127443)</p> <p>Agreement Date: 28/08/2015</p>	<p>Sports and Leisure: Equipped Play Contribution: £860 per two bed or greater dwelling paid for the purpose of enhancing the play area and its facilities at Old Kelways or another play area in a suitable location to serve the development with, in addition a commuted sum of £496.88 per dwelling per two bed dwelling or greater to provide the long term maintenance of those facilities.</p> <p>Changing Room Contribution: £534.72 per one bed dwelling and £805.65 per two bed or greater dwelling to be paid for the purpose of, enhancement or improvement of any existing changing rooms located at Huish & Langport Cricket Club, Langport & Huish Memorial Fields or Huish Academy School and in addition a sum of £43.02 per one bed dwelling and £64.81 per two dwelling or greater as a commuted sum.</p> <p>Playing Pitch Contribution: £263.37 per one bed dwelling and £396.81 per two bed dwelling or greater for the purpose of enhancing the existing pitch facilities at Huish & Langport Cricket Club, Langport & Huish Memorial Fields or Huish Academy School and in addition a sum £187.93 per one bed dwelling and £283.14 per two bed or greater dwelling as a commuted sum.</p> <p>Community Hall Contribution: £345.06 per one bed dwelling and £519.89 per two bed or greater dwelling for the purpose of provision of a new community hall facilities within Langport and/or Huish Episcopi or enhancing existing community hall facilities within Langport.</p> <p>Strategic Community facilities Contribution: £121.51 per one bed dwelling & £183.08 per</p>	<p>Prior to first occupation £98,056 being that portion of the Education Contribution payable for 40 dwellings.</p> <p>Prior occupation of 40th dwelling the balance of Education Contribution pursuant to the approval.</p> <p>On or before 25% dwellings occupied: Equipped Play & Leisure Admin Fee</p> <p>On or before 50% dwellings occupied: Playing Pitch, Changing Room & Community Hall Contribution.</p> <p>On or before 75% of dwellings occupied: Strategic Facilities Contribution.</p>				<p>Status: Not Commenced</p>	<p>“Fu” application being determined. Slightly larger scheme. (17/02694/FUL).</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

	<p>two bed or greater dwelling for the provision of an indoor swimming pool in the Huish Episcopi area.</p> <p>Highways: Travel Plan (details within 3rd Schedule)</p> <p>Education: Education Contribution of £2,451.40 per dwelling towards the provision of primary educational facilities in or serving Langport & Huish Episcopi.</p> <p>Affordable Housing: Units Agreed: 35% Affordable housing provision agreed</p>						
--	---	--	--	--	--	--	--

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: LANGPORT AND HUISH</p> <p>10/03541/FUL Parish Huish Episcopi</p> <p>Land North Of Newtown Park Newtown Park Huish Episcopi Langport Somerset TA10 9TQ</p> <p>Erection of 51 No. dwellings and formation of emergency access to Swallow Hill.(GR 342413/127676)</p> <p>Agreement Date: 25/09/2012</p>	<p>Sports and Leisure: Equipped Play Space Contribution: £61,688 comprised of £39,329 for the installation of equipment and £22,359 as a commuted sum to provide long term maintenance of the facility. Contribution to be spent at the play area, Old Kelways, Langport.</p> <p>Youth Facilities Contribution: £10,532 comprised of £7,722 capital and £2,810 as a commuted sum for the maintenance of the facility. Contributions to be spent at the Memorial Playing fields in Langport.</p> <p>Playing Pitch Contribution: £70,643 towards the provision, improvement or enhancement of playing pitches (including synthetic turf pitches) and changing rooms at Huish Episcopi Academy.</p> <p>Sports Hall Contribution: £29,694 towards the provision of additional capacity in the sports hall in the sports hall at Huish Episcopi Academy.</p> <p>Strategic Facilities Contributions: £29,724 comprised of Swimming Pool contribution (£18,114) towards provision of a new district wide facility & Indoor Tennis contribution (£11,610) towards the provision of indoor tennis facilities in the District.</p> <p>POS Commuted Sum to be calculated at time of transfer.</p> <p>Affordable Housing: Units Agreed: 18</p>		<p>Sports and Leisure: £205,477</p>			<p>Status: Underway</p>	<p>Check status</p> <p>Payment Secured 29/05/13</p> <p>Monies to be spent by May 18 (local) & May 23 (strategic)</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: MARTOCK</p> <p>12/04897/OUT Parish Martock</p> <p>Ex Showroom/ Garage and Land read of Long Orchard Water Street Martock Somerset TA12 6JW</p> <p>Mixed use development comprising 35 dwellings and site access arrangements (full details) and a youth centre and pavilion with associated parking (outline details, access, layout and scale) (GR: 345972/118927)</p> <p>Agreement Date: 20/05/2014</p>	<p>Sports and Leisure: Off-Site Open Space Contribution: £25,650. Towards maintenance and on-going costs os additional wear and tear and Martock Recreation Ground.</p> <p>Equipped Play Contribution: £44,784.10 (£28,387.20 capital & £16,396.90 revenue as a commuted sum) To be spent at the Martock Recreation Ground.</p> <p>Changing Room Contribution: £29,880.68 (£27,387.20 capital & £2,224.84 revenue as a commuted sum) towards the provision of changing room provision in the local area.</p> <p>Playing Pitch Contribution: £23,341.07 (£13,621.48 capital & £9,719.59 revenues as a commuted sum) towards enhancing and improvements of playing pitch provision at the Martock Recreation Ground.</p> <p>Youth Facilities Contribution: £7,634.72 (£5,573.94 capital & £2,060.78 revenue as a commuted sum) towards enhancement of youth facilities at Martock Recreation Ground or in local area.</p> <p>Community Hall Contribution: £17,846.41</p> <p>Strategic Facilities Contribution: £6,284.59 towards provision of a new indoor swimming pool in Langport/Huish Episcopi or Yeovil. £8,136.35 towards indoor tennis facilities in or near Yeovil. £2,760.07 towards AGP at Huish Episcopi Academy. £10,746 for the enhancement/expansion of Octagon Theatre in Yeovil. £13,079.91 for enhancing existing sports hall at Huish Episcopi Academy or new facility in Yeovil.</p> <p>Affordable Housing: Units Agreed: 12 Miscellaneous Gains: Travel Plan</p>	<p>Equipped Play & Youth Facilities Contribution payable on or before occupation of 25% of the dwellings.</p> <p>Playing Pitch, Changing Room, Community Hall and Off-Site Open Space Contribution payable on or before occupation of 50% of the dwellings</p> <p>Strategic Facilities Contribution payable on or before occupation of 75% of the dwellings.</p>	<p style="text-align: center;">£57,261.07</p>			<p>Status: Underway</p>	<p>Check status of scheme.</p> <p>First payment made 31/05/17.</p> <p>Invoice for second payment sent. (£103,814.49)</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: MARTOCK</p> <p>14/04723/FUL Parish Martock</p> <p>Land OS 6375 Ringwell Hill Bower Hinton Martock Somerset TA12 6LG</p> <p>Proposed residential development of 49 dwellings, public open space and associated infrastructure, including drainage attenuation pond (GR: 345626/117743)</p> <p>Agreement Date: 01/04/2016</p>	<p>Sports and Leisure: LEAP</p> <p>Changing Room Contribution: £809 per 2 or more bed dwelling and £535 per 1 bed dwelling to be used as a contribution towards provision of new changing rooms at Martock Recreation Ground in addition with a commuted sum of £65 per 2 bed or more dwelling and £43 per 1 bed dwelling to provide the maintenance of these facilities.</p> <p>Community Hall/Youth Centre Contribution: £522 per 2 or more bed dwelling and £345 per 1 bed dwelling as a contribution towards the project to develop a new community/youth centre at Martock Recreation Ground or the provision of another new community facility in Martock in line with Parish Council Plans.</p> <p>Playing Pitch Contribution: £399 per 2 or more bed dwelling and £263 per 1 bed dwelling as a contribution towards enhancements/improvements to existing pitches at Martock Recreation Ground. In addition £284 per 2 or more bed dwelling & £188 per 1 bed dwelling as a commuted sum for the maintenance of those pitches.</p> <p>Theatres & Arts Centres Contribution: £314 per 2 or more bed dwelling & £208 per 1 bed dwelling to be used as a contribution towards a new studio theatre at the Octagon or towards a stage refit at the Westlands Entertainment Complex.</p> <p>Highways: Travel Plan Obligations detailed within Schedule 2 of agreement.</p> <p>Off-site highway works</p>	<p>Changing Room, Playing Pitch, Community/Youth, Pre- school & Primary School Contributions prior to the occupation of 50% of the dwellings.</p> <p>Theatres & Arts Centres Contribution prior to the occupation of 75% of the dwellings.</p>				<p>Status: Not Commenced</p>	<p>Check status of scheme.</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

	<p>Education: Pre-school Contribution: £21,010.50 for providing pre-school places to accommodate the children of the Development.</p> <p>Primary School Contribution: £140,070.00 towards improving or enhancing primary school facilities to accommodate children resident in th</p> <p>Affordable Housing: Units Agreed: 17 Affordable Units Agreed: 17</p>						
--	---	--	--	--	--	--	--

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: SOUTH PETHERTON</p> <p>08/03775/FUL Parish South Petherton</p> <p>Flamberts Prigg Lane South Petherton Somerset TA13 5BX</p> <p>Demolition of existing dwelling and garage and the erection of 6 No. dwellings and the conversion of an existing barn into 3 No. dwellings all with associated garages/carports (GR 343349/116953)</p> <p>Agreement Date: 02/12/2009</p>	<p>Sports and Leisure: Open Space & Recreational Contribution: £29,115.89</p> <p>Play Space & Youth Facilities Contribution: £15,078.83</p>					<p>Status: Development Completed</p>	<p>Payment Secured.</p> <p>Commuted Sums/Revenue Contributions to be progressed.</p> <p>Play and Youth monies spent on refurbishment/Improvements at Lightgate Lane.</p> <p>£14,994 & £3,057 left towards pitches/changing rooms at Lightgate lane.</p> <p>No time limits to spend these monies.</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: SOUTH PETHERTON</p> <p>07/03984/FUL Parish South Petherton Developer: Persimmon Homes</p> <p>Land Adjoining St Michaels Gardens Lightgate Lane South Petherton Somerset</p> <p>The erection of 55 dwellings and associated works (GR 343777/117157)</p> <p>Agreement Date: 14/03/2008</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 46</p>	<p>Sports and Leisure: Strategic Community Facilities Contribution: £39,484 towards swimming pool and sports hall provision with South Somerset.</p> <p>Open Space Contribution: £6,669 for the future maintenance of the public open space.</p> <p>Play and Youth Contribution: £107,217 for the provision of Play and Youth facilities within South Somerset.</p> <p>Highways: Bus Pass Contribution: On first occupation of each of the residential units to provide voucher which may be used to claim a Bus Pass from the County Council within 12 months of the first occupation of the residential unit. The sum of £400 to be paid on r</p> <p>Education: Education Contribution: £124,248 for the enhancement of capacity at Stanchester School, Stoke-sub-Hamdon.</p> <p>Affordable Housing: Units Agreed: 19</p>					<p>Status:</p> <p>Development Completed</p>	<p>Commuted Sums/Revenue Contributions to be progressed.</p> <p>Monies secured and spent on projects as detailed within the agreement. Local towards projects in South Petherton and strategic towards projects at the Huish Academy.</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: SOUTH PETHERTON</p> <p>14/01461/FUL Parish Seavington St Mary</p> <p>Lift West LTD New Road Seavington Ilminster Somerset TA190QQ</p> <p>Demolition of existing buildings and the erection of 13 No. dwellinghouses, new vehicular access and associated works (GR 340734/115114)</p> <p>Agreement Date: 04/03/2015</p>	<p>Sports and Leisure: Leisure Facilities Contribution: £18,619 towards enhancing the facilities at Seavington Playing Field and/or towards one or more of the following strategic facilities across the district: Theatre & Art Centre, AGP's, Sports Halls, Swimming Pools or Indoor Tennis Centres.</p>	<p>Prior to the 3rd occupation: 50% of the contribution</p> <p>Prior to the 10th occupation: Remaining 50% of the contribution.</p>				<p>Status: Underway</p>	<p>Check status of the scheme.</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: ST MICHAELS</p> <p>14/05319/FUL Parish Stoke Sub Hamdon</p> <p>Land Adjoining Woodside Montacute Road East Stoke Stoke Sub Hamdon</p> <p>Demolition of existing nursery buildings and erection of 11 houses and associated access works (Revised scheme) (GR 348846/117307)</p> <p>Agreement Date: 02/09/2016</p>	<p>Table of leisure infrastructure/projects within agreement should the tenure of houses change.</p>			:		<p>Status: Commenced</p>	<p>Developer indicated that scheme would be 100% affordable units, however, should any of the dwellings be provided as open market dwellings or cease to be available as affordable housing a sum of £4,338 be payable towards Recreation and Leisure Facilities detailed with the agreement.</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: ST MICHAELS</p> <p>13/03622/FUL Parish Stoke Sub Hamdon</p> <p>Land adj East Stoke House Montacute Road East Stoke Stoke Sub Hamdon Somerset</p> <p>Erection of 18 dwellings and associated works including a new vehicular access, parking, open space and landscaping (GR: 348780/117513)</p> <p>Agreement Date: 18/07/2014</p>	<p>Sports and Leisure: Equipped Play Contribution £24,427.69 (£15,483.93 capital & £8,943.76 revenue for the commuted sum) for enhancement of equipped play provision at Stonehill, Stoke Sub Hamdon or Montacute Recreation Ground.</p> <p>Changing Room Contribution: £15,668.29 (£14,501.67 capital & £1,166.62 revenue for the commuted sum) for new or enhancements to changing room facilities in Stoke Sub Hamdon or Montacute.</p> <p>Playing Pitch Contribution: £12,239.17 (£7,142.59 capital & £5,096.58 revenue for the commuted sum) for enhancements/improvements to community pitches in Stoke Sub Hamdon or Montacute.</p> <p>Youth Facilities Contribution: £4,164.39 (£3,040.33 capital & £1,124.06 revenue for the commuted sum) for the enhancements/improvements of youth facilities at Stoke Sub Hamdon Recreation Ground.</p> <p>Community Hall Contribution: £27,759.38 towards the provision of a new or enhanced community hall provision in Montacute.</p> <p>Strategic Facilities Contribution: £6,656.44 - new swimming pool in Yeovil £4,266.39 - indoor tennis centre located in or near Yeovil £1,447.28 - AGP in Yeovil £5,634.79 enhancement/expansion of the Octagon Theatre in Yeovil £6,858.61 enhancement of sports hall in Yeovil or at Stanchester Academy School.</p> <p>Affordable Housing: Units Agreed: 6</p>	<p>Equipped Play & Youth Facilities Contributions payable upon occupation of 25% of the dwellings.</p> <p>Playing Pitch, Changing Room & Community Hall Contributions payable upon occupation of 50% of the dwellings.</p> <p>Strategic Facilities Contribution payable upon occupation of the 75% of the dwellings.</p>				<p>Status: Underway</p>	<p>Recent DPO application refused.</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: TURN HILL</p> <p>07/03534/FUL Parish Huish Episcopi Developer: C G Fry & Sons LTD</p> <p>Land At Old Kelways Somerton Road Langport Somerset TA10 9HB</p> <p>Erection of 52 no. dwellings, B1 employment floorspace and extension to hotel (GR 342728 / 127727)</p> <p>Agreement Date: 16/09/2008</p>	<p>Sports and Leisure: Off-Site Contribution: £149,253.33 comprised of the following:</p> <p>a) Muga Contribution: £8,151.68 towards provision of a floodlit multiuse games area in Langport.</p> <p>b) Playing Pitch Contribution: £104,037.30 towards the provision of playing pitches in Langport.</p> <p>c) Sports Hall Contribution: £24,288.36 towards the provision of additional badminton courts in Langport.</p> <p>d) Swimming Pool Contribution: £12,776.09 towards the provision of additional swimming lanes or pools in Langport.</p> <p>Open Space Contribution: £44,000 commuted sum payment for the maintenance of the childrens play area, open space and landscaped area.</p> <p>Highways: Highways Contribution: £55,000 comprised of:</p> <p>a) Safe Routes to School Contribution: £25,000</p> <p>b) The A372/B3175 Junction and/or Zebra Crossing Contribution: £30,000</p> <p>Travel Plan: Package of measures to be adopted by owner and/or developers in the manag</p> <p>Affordable Housing: Units Agreed: 18</p>					<p>Status: Development Completed</p>	<p>POS transferred.</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: TURN HILL</p> <p>13/01232/FUL Parish Huish Episcopi</p> <p>Land At Old Kelways Somerton Road Langport Somerset TA10 9HB</p> <p>Erection of 9 dwellings (Plots 53-61) in lieu of approved Employment Units B and C (Revised Scheme) (GR:342562/127643)</p> <p>Agreement Date: 04/10/2013</p>	<p>Sports and Leisure: Equipped Play Contribution: £12,213.84 (£7,741.96 capital & £4,471.88 revenue as a commuted sum) towards enhancements/improvements at the play area at Old Kelways, Langport.</p> <p>Playing Pitch Contribution: £14,677.37 towards the provision of playing pitch including AGP and changing room facilities at Huish Episcopi Academy.</p> <p>Sports Hall Contribution: £3,429.30 towards additional capacity at Huish Episcopi Academy.</p> <p>Swimming Pool Contribution: £1,647.70 towards new indoor facility at Langport/Huish Episcopi or towards a District wide swimming facility.</p> <p>Indoor Tennis Contribution: £2,133.20 towards provision of indoor tennis in the District.</p> <p>Education: Education Contribution: £18,469</p> <p>Affordable Housing: Units Agreed: 3</p>		<p>£56,091.86</p>			<p>Status: Underway</p>	<p>Check status of the scheme.</p> <p>Contributions received 01/07/17</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: WESSEX 13/03272/OUT Parish Somerton</p> <p>Land South of Langport Road Somerton Somerset</p> <p>Outline application for the construction of up to 150 dwellings with new vehicular access from Langport Road. Provision of associated parking, road and drainage infrastructure, a playing pitch, public open space and pedestrian links (all matters reserved)</p> <p>Agreement Date: 25/11/2015</p>	<p>Sports and Leisure: Changing Room Contribution: £130,569 comprised of £120,847 capital & £9,722 revenue towards enhancements of existing changing facilities at Gassons Lane Recreation, Somerton or provision of new facilities to be built on land within Somerton.</p> <p>Playing Pitch Contribution: £26,222 as a contribution towards as long term maintenance of the sports pitch provided by development.</p> <p>Youth Facilities Contribution: £34,703 comprised of £25,336 capital and £9,367 revenue to enhance existing facilities at Gassons Lane Recreation Ground.</p> <p>Strategic Facilities Contribution: £27,462 towards provision of new indoor pool in the Langport/Huish Episcopi Area.</p> <p>Highways: Detailed Highway requirements listed within 5th Schedule of agreement.</p> <p>Education: Education Contribution: Towards providing Primary Education Facilities in Somerton & Secondary Education Facilities in Langport to accommodate pupils generated by the development + £2,451.40 x Total Number of dwellings pursuant to the permission.</p> <p>Affordable Housing: Units Agreed: 53 Affordable Units Agreed: 53</p>	<p>Leisure Admin Fee and Youth Facilities Contributions payable on or before 25% of dwellings occupied.</p> <p>Changing Room and Playing Pitch Contributions payable on or before 50% of dwellings occupied.</p> <p>Strategic Facilities Contribution payable on or before 75% of dwellings occupied.</p> <p>LEAP POS</p> <p>Education: 50% of contribution payable on/before occupation of 25% of dwellings. Remainder payable on/or before occupation of 50% of the dwellings.</p>		<p>Sports and Leisure: £218,956 .00</p>		<p>Status: Not Commenced</p>	<p>DOC received.</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: WESSEX</p> <p>10/03704/FUL Parish Somerton</p> <p>Land at Northfield Farm Northfield Somerton Somerset</p> <p>The erection of 133 dwellings and associated garages, highway works and landscaping (GR: 348022/128828)</p> <p>Agreement Date: 24/04/2013</p> <p style="text-align: center; font-size: 2em;">Page 53</p>	<p>Sports and Leisure: LEAP</p> <p>Open Space & Commuted Sum</p> <p>Pitch & Changing Room Contribution: £351,489 (£288,934 capital & £62,555 revenue as a commuted sum) towards enhancements/improvements towards pitches and changing facilities at Gassons Lane Recreation Ground, Somerton.</p> <p>Youth Facilities Contribution: £29,725 (£21,794 capital & £7,931 revenue as a commuted sum) towards the provision of a youth shelter and floodlighting of existing youth facilities at Gassons Lane Recreation Ground, Somerton.</p> <p>Strategic Community Facilities Contribution: £210,422 to spent on one or more of the following projects: * New swimming pool in the Langport/Huish Episcopi Area or new 8 lane swimming pool centrally located within the District. * Centrally located eight court District wide competition sports hall. * Indoor tennis provision as part of the Council's proposed Yeovil Sports Zone. * Provision of AGP in Langport Area or STP based in Yeovil.</p> <p>Affordable Housing: Units Agreed: 47</p>	<p>Contributions payable on or before 30 residential units are occupied.</p>		<p>Sports and Leisure: £591,636</p>		<p>Status: Technical Commencement made.</p>	

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: WESSEX</p> <p>15/03232/FUL Parish Somerton</p> <p>Former Highways Depot</p> <p>Etsome Terrace Somerton</p> <p>The erection of 10 houses and a convenience store with associated parking and access arrangements (GR 348447/128762)</p> <p>Agreement Date: 24/11/2016</p>	<p>Sports and Leisure: Recreation Contribution: 13,391 including £8,488 (capital) and £4,903 (commuted sum) provising 1 or 2 pieces of play equipment at the Etsome Terrace play area, Somerton.</p>	<p>Prior to flrst occupation.</p>				<p>Status: Not Commenced</p>	

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: WESSEX</p> <p>16/03045/FUL Parish Compton Dundon</p> <p>Lnd OS 8335 Northeast Of Robins Way Compton Dundon</p> <p>Proposed development of 14 dwellings, replacing in part an already approved scheme of 17 dwellings (07/04651/FUL) to create a total of 26. Development to include underground LPG tank installation and access road and pedestrian paths</p> <p>Agreement Date: 29/03/2017</p>	<p>Changing Room Contribution: £12,024 comprised of £11,129 capital and £895 commuted sum towards enhancements of changing rooms at Compton Dundon Cricket Club.</p> <p>Equipped Play Contribution: £18,747 comprised of £11,883 capital and £6,864 commuted sum towards enhancing facilities at the Compton Dundon Play Area.</p> <p>Open Spaces Contribution: £3,527 towards improving the existing recreation ground in Compton Dundon.</p> <p>Playing Pitch Contribution: £9,393 comprised of £5,482 capital and £3,911 commuted sum towards enhancing pitches at Compton Dundon Cricket Club.</p> <p>Strategic Facilities: £4,324 towards Octagon or Westland Entertainment Complex.</p> <p>Youth Facilities Contribution: £3,196 comprised of £2,333 capital and £863 commuted sum towards youth facilities at Compton Dundon play area.</p> <p>CH&L Admin Fee £477</p>	<p>On or before first occupation: Equipped Play, CH&L Admin Fee & Youth Contribution payable</p> <p>On or before occupation of 7th dwelling: Playing Pitches, Changing Room & Open Spaces Contributions payable.</p> <p>On or before occupation of 11th dwelling: Strategic Contribution Payable.</p>		<p>£51,688</p>		<p>Status: Not Commenced</p>	

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: WESSEX 13/03663/FUL Parish Somerton</p> <p>1-4 west Street Somerton Somerset TA11 7PS</p> <p>Demolition of various structures, erection of 7 no. 2 bedroom houses, refurbishment of existing premises along West Street to create 6 retail units and change of use and extension of various 1st floor residential and business accommodation to 7 flats (6</p> <p>Agreement Date: 29/07/2014</p>	<p>Sports and Leisure: Sports Arts & Leisure Facilities Contribution: £49,984</p>		<p>£52,367.26</p>			<p>Status: Commenced</p>	<p>Monies received 02/11/16</p> <p>UU – No time limits on spending.</p>

159656

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: WESSEX</p> <p>10/03245/OUT Parish Somerton</p> <p>Town Farm Sutton Road Somerton Somerset TA11 6QL</p> <p>Demolition of agricultural buildings, formation of new access and erection of 14 dwellings with garage/parking (GR: 348503/128396)</p> <p>Agreement Date: 10/08/2011</p>	<p>Sports and Leisure: Equipped Play Contribution: £19,192 comprised of £12,236 for improvements of the Etsome Terrace play area, in particular for toddler play equipment. £6,956 commuted sum for long term maintenance.</p> <p>Changing Room Contribution: £24,907 comprised of £22,335 improvements to changing rooms at Gasson's Lane Recreation Ground, Somerton. £2,572 commuted sum payment for long term maintenance.</p> <p>Strategic Community Contribution: £22,491 towards one or more of the following projects:</p> <ol style="list-style-type: none"> 1) Development of a new indoor swimming pool in the Langport Area. 2) Development of a centrally based 8 court District wide competition sports hall halls in Yeovil. 3) Enhancement or expansion of the Octagon Theatre, Yeovil. 4) Development of a new STP in Langport area or sand based Stp in Yeovil. 5) Provision of a new indoor tennis centre in Yeovil, likely to be located within Yeovil Sports Zone. <p>Youth Facilities Contribution: £6,554, comprised of £4,805 towards provision of a youth shelter and floodlighting the existing skate park at Gassons's Lane, Somerton. £1749 commuted sum for long term maintenance.</p>	<p>Contributions payable to the Council index linked on or before the date of first occupation.</p>				<p>Status: Underway</p>	<p>See also 14/03067/REM</p> <p>Check status of scheme.</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: WESSEX</p> <p>12/01501/OUT Parish Somerton</p> <p>Home Farm West End Somerton Somerset TA11 6RW</p> <p>Residential development and construction of new access road (GR 348477/128539)</p> <p>Agreement Date: 18/08/2014</p>	<p>Sports and Leisure: Off-site play, Recreation & Leisure Facilities Contribution: £69,245 towards facilities locally within a 10 mile radius of Somerton and/or facilities District Wide.</p>	<p>Payable on or before 50% of the residential units are brought into occupation.</p>				<p>Status: Not Commenced</p>	<p>Check status of scheme.</p>

AREA NORTH SECTION 106 MONITORING REPORT – 25 OCTOBER 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: WESSEX</p> <p>15/03585/OUT Parish Somerton</p> <p>Land OS 4575 Cartway Lane Somerton</p> <p>Outline application for the construction of up to 59 dwellings with a new vehicular access from Cartway Lane, associated car parking and open space including the provision of a play area and laying out of an access road. (The maximum height of buildings</p> <p>Agreement Date: 22/03/2017</p>	<p>Sports and Leisure: Changing Room Contribution: £535 per 1 bed dwelling & £795 per 2 bed towards enhancements of existing changing facilities at Gassons Lane Recreation, Somerton with the commuted sum of £43 per 1 bed dwelling and £64 per 2 bed dwelling.</p> <p>Equipped Play Contribution: £849 per 2 bed dwelling for the provision of a LEAP together with the commuted sum of £490 per 2 bed dwelling.</p> <p>Playing Pitch Contribution: £263 per 1 bed dwelling and £392 per 2 bed dwelling towards the enhancements of playing pitches at Gassons Lane, Recreation Ground Somerton together with commuted sum of £188 per 1 bed dwelling and £279 per 2 bed dwelling.</p> <p>Youth Facilities Contribution: £167 per 2 bed dwelling to enhance existing facilities at Gassons Lane Recreation Ground together with a commuted sum of £62 per 2 bed dwelling.</p> <p>Theatre & Arts Contribution: £208 per 1 bed dwelling and £309 per 2 bed dwelling as a contribution towards the new studio at Octagon or Westland Entertainment Complex..</p> <p>POS Contribution.</p> <p>Highways:</p> <p>Education: Education Contribution: £386,052.</p> <p>Affordable Housing: Units Agreed:</p>	<p>25% of Occupations: Youth, Equipped Play and CHL Admin Fee</p> <p>50% of Occupations: Playing Pitch & Changing Room Contributions.</p> <p>75% of Occupations: Theatre & Arts Contribution.</p>				<p>Status: Not Commenced</p>	

Agenda Item 12

Area North Committee – Forward Plan

Service Manager: Sara Kelly, Area Development Lead (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
22 Nov '17	Community Grant	To consider a grant request for the Blake Hall in South Petherton.	Sara Kelly, Area Development Lead (North)
22 Nov '17	Area Development Plan (North)	Six monthly update report.	Sara Kelly, Area Development Lead (North)
13 Dec '17	Support for Business and Local Economy		Pauline Burr, Neighbourhood Development Officer (North)
<i>13 Dec '17</i>	<i>Streetscene Update Report</i>	<i>Routine update report.</i>	<i>Chris Cooper, Streetscene Manager</i>
<i>TBC</i>	<i>Endorsement of Community Led Plans</i>	<i>South Petherton Parish Plan and Neighbourhood Plan</i>	<i>Sara Kelly, Area Development Lead (North)</i>
<i>TBC</i>	<i>Community Safety & Local Policing</i>	<i>Routine annual update report / presentation.</i>	<i>Sara Kelly, Area Development Lead (North)</i>
<i>TBC</i>	<i>Buildings at Risk</i>	<i>Routine annual update report (Confidential)</i>	<i>Greg Venn, Conservation Officer</i>

Agenda Item 13

Planning Appeals

Director: Martin Woods, Service Delivery
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

16/04191/OUT- Land at Willows Business Park, Westover Trading Estate, Langport.
Outline application (only access to be determined) for up to 22 dwellings, employment units up to 790m sq for B1 use and raising of site levels to form flood defences.

Appeals Dismissed

None

Appeals Allowed

None

Agenda Item 14

Schedule of Planning Applications to be Determined by Committee

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

Purpose of the Report

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

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 3.20pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 3.15pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
15	LANGPORT & HUIISH	17/03142/FUL	Temporary location of mobile service provders.	Cocklemoor Car Park, Langport.	SSDC
16	WESSEX	17/03292/FUL	Part change of use of land, the erection of 1 dwelling and detached triple garage.	Clarendon Lodge, Street Road, Compton Dundon.	Mr S Baker

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

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

Referral to the Regulation Committee

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

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

Human Rights Act Statement

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

Agenda Item 15

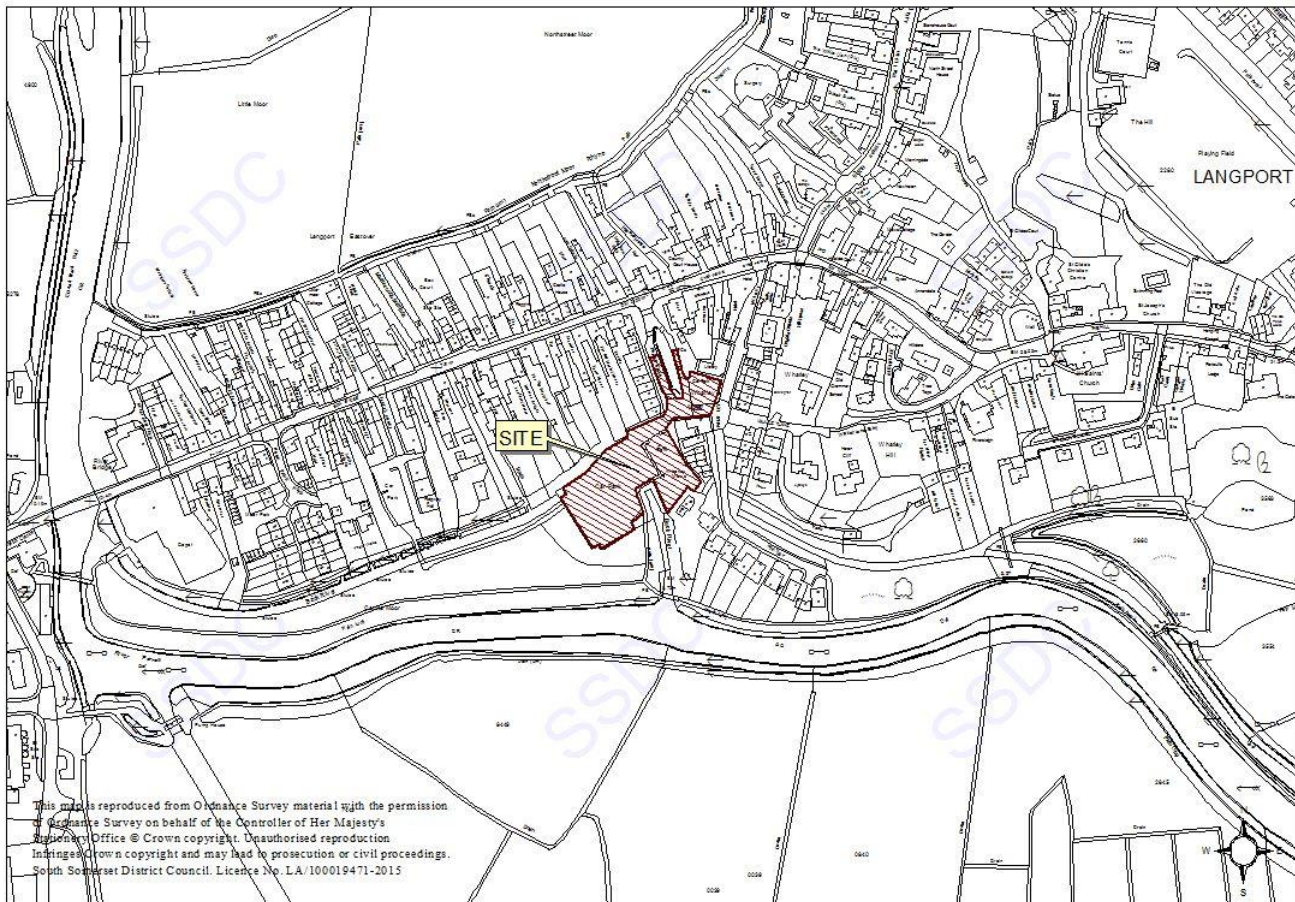
Officer Report On Planning Application: 17/03142/FUL

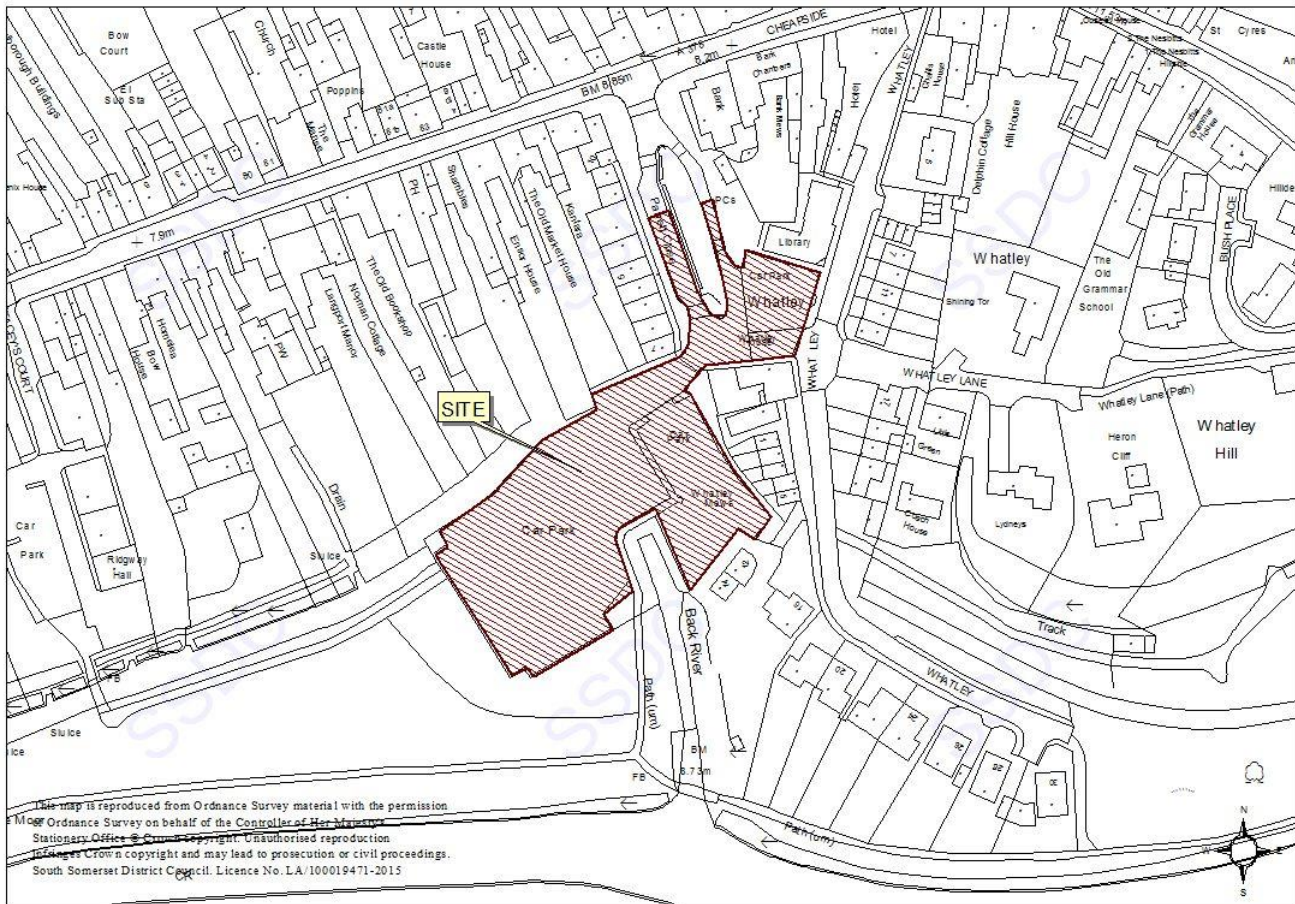
Proposal :	Temporary location of mobile service providers
Site Address:	Cocklemoor Car Park, Whatley, Langport.
Parish:	Langport
LANGPORT AND HUISH Ward (SSDC Member)	Cllr Clare Aparicio Paul
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	27th September 2017
Applicant :	South Somerset District Council
Agent: (no agent if blank)	Mr Andy Shaw, South Somerset District Council.
Application Type :	Minor Other less than 1,000 sq.m or 1ha

REASON FOR REFERRAL TO COMMITTEE

The report is referred to the Committee under the Scheme of Delegation, as the Council is the applicant and land owner, and objections have been received.

SITE DESCRIPTION AND PROPOSAL





The site comprises the main carpark within the town centre of Langport, which lies to south and east of the buildings fronting onto Bow Street. It falls within the conservation area. To the south-east are a few dwellinghouses accessed via Whatley. South of the site is open land leading to the river banks. The parking lot is tarmac-surfaced and laid out with parking bays.

Application is made for the temporary siting within this area of mobile 'service providers' such as library or banking facilities. This would be for occasions over and above the current permitted development 28 days a year for which such uses might be carried out.

HISTORY

- 08/04434/S73 Application to vary condition 1 of decision notice 06/04454/FUL dated 3/1/2007 relating to the applicants name of the mobile catering van - permitted
- 06/04454/FUL The continued siting and operation of a mobile fast food outlet (including Sunday trading) (renewal of 05/02102/COU) - permitted with conditions
- 05/02102/COU Renewal of temporary permission for siting of mobile fast food unit - permitted
- 04/01288/COU Siting and operation of a mobile fast food outlet including Sunday trading - permitted

POLICY

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

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

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

SD1 Sustainable Development
TA5 Transport Impact of New Development
TA6 Parking Standards
EQ2 General Development
EQ3 Historic Environment

National Planning Policy Framework (March 2012):

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

Policy-related Material Considerations

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

CONSULTATIONS

Langport Town Council: No observations.

Highways Authority: Standing Advice Applies

SSDC Highway Consultant: *I do not believe there are any significant highways issues with the principle of the scheme (i.e. the provision of mobile services in a town centre location that would be easily accessible by a range of transport modes). In detail, I assume permission would be required from the owner of the car park (presumably the district council) and the siting of the units would have a corresponding effect on car parking provision in that particular car park, impact on revenue income, etc. However, just to confirm that I foresee no significant highway safety issues resulting from the development scheme, provided the units are set up and operated with due care and attention to other users of the car park.*

SSDC Conservation Officer: *Provided this is temporary, and that the unit leaves the site and returns I have no objections.*

SSDC Area Development: *It is important to retain local facilities and services within our market towns especially where public transport links are in short supply.*

Following the announcement of the closure of the Nat West Bank in Langport, communication has been ongoing between the bank, Langport Town Council and SSDC to identify mitigation measures in order to seek to reduce the impact of this closure.

The proposal for mobile service provision in the Cocklemoor car park would allow for the introduction of a mobile banking van which would protect a key service within the Town. This application therefore has the full support of the Area Development Team.

REPRESENTATIONS

3 letters have been received, objecting to the proposal, making the following main points:

- the proposal will reduce the amount of available parking, particularly to visitors
- manoeuvring of vehicles in the carpark will be challenging
- the objection might be reconsidered if the siting of the mobile unit is before or after busy periods
- the proposal would not adequately replace the existing library, and this is not supported
- there are current difficulties with the operation of the carpark which will be exacerbated

CONSIDERATIONS

The proposal seeks to enhance and reinforce the vitality of the town centre in the absence, particularly, of banks leaving the location. In this respect, it supports the aims of the NPPF and the Local Plan in helping to enhance sustainability of the settlement. The negative impact is the potential loss of one or perhaps two parking bays for the times when the unit is visiting, which is unlikely to be daily, and which would not cover a full day on any occasion.

Visually, a mobile banking or library unit would not represent an incongruous or unsightly presence in this large parking area. In this sense, it is not considered that it represents a harmful change to the appearance of the setting (within the conservation area).

No significant highway safety concerns are raised.

There would be no demonstrable harm to residential amenity caused by the unit.

Concerns Raised by Residents

The proposed loss of parking space would be minimal, and not for sustained periods of time. The layout of the parking lot can accommodate larger vehicles, and it is not considered that manoeuvring, and some inconvenience while parking would present a problem that would suggest a refusal. Whilst the concern about loss of the library is noted, that is not what is being proposed by the application, which seeks to make adequate provision for whatever mobile needs might arise.

Conclusion

The negative impacts identified above are considered to be outweighed by the considerable benefit to the local community and the enhanced sustainability of the town centre in the long run. The proposal is considered to represent sustainable development as envisaged by the NPPF, and is accordingly recommended for approval.

RECOMMENDATION

Grant permission.

01. The proposal would make provision for alternative banking and other mobile services in the interests of the vitality and viability of the town centre. No demonstrable highway safety, residential amenity or visual harm would result, and the proposal is considered to accord with the aims of the NPPF and Policies SD1, TA5, TA6, EQ2 and EQ3 of the South Somerset Local Plan.

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: the drawing ref. AN/108-01

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

03. No more than 2 mobile service vehicles/units hereby permitted shall be stationed on the site at any one time.

Reason: In the interests of amenity and adequate parking provision, in accordance with Policies TA6 and EQ2 of the South Somerset Local Plan.

04. The use hereby permitted shall only be operated between the hours of 08h00 and 18h00 Monday to Sunday inclusive, and no mobile unit shall be stationed on the site beyond this time without the written consent of the Local Planning Authority.

Reason: In the interests of amenity and adequate parking provision, in accordance with Policies TA6 and EQ2 of the South Somerset Local Plan.

Agenda Item 16

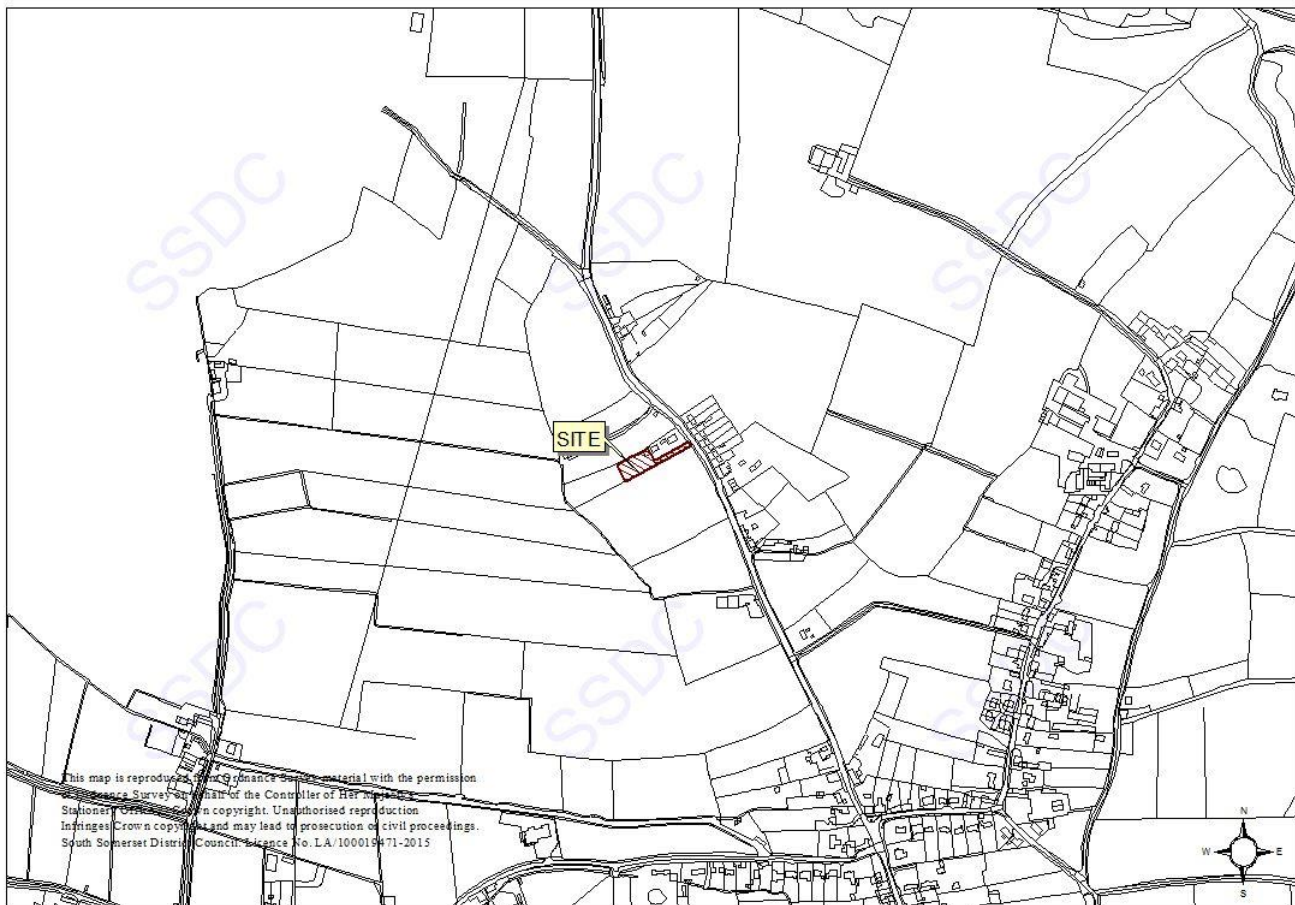
Officer Report On Planning Application: 17/03292/FUL

Proposal :	Part change of use of land, the erection of 1 No. dwelling and detached triple garage.
Site Address:	Clarendon Lodge, Street Road, Compton Dundon.
Parish:	Compton Dundon
WESSEX Ward (SSDC Member)	Cllr Stephen Page Cllr Dean Ruddle
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	5th October 2017
Applicant :	Mr Scott Baker
Agent: (no agent if blank)	Mr Colin Dawson, Colin Dawson Associates, Prestbury, 4 The Drive, Woolavington, Bridgwater TA7 8EJ
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

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

SITE DESCRIPTION AND PROPOSAL





The site forms part of the rear garden belonging to Clarendon House, a modest detached bungalow, located opposite an existing row of houses and connected to the main built up hub of Compton Dundon by a continuous footpath. The existing access is substandard in visibility and gives on to the B3151 along the side of the house. The site is flat and fairly level, with a slight downward slope towards the west. It is enclosed by native hedgerows along the side boundaries and open to the field beyond. There is a residential property (Traveller site: Hedgerow Meadow) in the adjacent field to the northwest of the site.

Outline permission and subsequent reserved matters approval was granted for a single dwellinghouse. This application now seeks approval for a revised scheme, making changes to the appearance of the dwelling, and moving the position

HISTORY

- 17/02014/REM Application for reserved matters following approval of 16/00678/OUT to include details of appearance, landscaping, layout and scale - permitted with conditions
- 16/00678/OUT Proposed single dwelling, amended access and extended curtilage to include cottage orchard - permitted with conditions
- 13/02964/FUL Replacement dwelling and garage. Alterations to exiting highway entrance including a dropped kerb. Extended curtilage to include cottage orchard. Permitted.

POLICY

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

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

SD1 Sustainable Development
SS2 Development in Rural Settlements
TA5 Transport Impact of New Development
TA6 Parking Standards
EQ2 General Development
EQ4 Biodiversity

National Planning Policy Framework (March 2012)

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

Policy-related Material Considerations

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

CONSULTATIONS

Parish Council: Recommends approval.

Highways Authority: Standing advice applies.

SSDC Landscape Officer: *Whilst the site has an outline consent, the varied detailed proposals that have subsequently come forward have raised landscape issues, such that the acceptability of the proposal is called into question. Whilst this latest iteration appears to simply shunt the previously approved house design further to the southwest, the result is a dis-aggregation of the two buildings, such that on balance, I am unable to offer landscape support.*

Drainage Board: No comment received.

REPRESENTATIONS

None received.

CONSIDERATIONS

Principle of Development

The site enjoys permission for a dwellinghouse, but within a smaller residential curtilage and more closely related to the existing bungalow. The principle of a new dwellinghouse is accepted.

Visual and Landscape Impact

Although it is accepted that an additional dwellinghouse has been approved for this site, the current proposal extends the spread of built development westwards into agricultural land by a significant amount (a distance of a further 30m, approx 45% more than the approved area). This is an open countryside site, where there is a fundamental need to protect the existing rural character of the area, and where development should be kept to a compact minimum. In an outline application (16/00678/OUT), Area North Committee was persuaded that the compact form of development presented would be acceptable, and permission was granted. At the reserved matters stage, the applicant sought to move away from this arrangement, but this was resisted, and the final approved scheme, although larger than that contemplated by the Committee at outline stage, still respected the need for a compact form of development, and minimal expansion into agricultural land.

The current revised application changes that. It also changes the physical appearance and scale of the building itself and separates the garage from it. The result is a larger built footprint (total floor area of 331 sq m) spreading development over a larger area into agricultural land. This is considered to be unnecessarily harmful to the countryside setting and general landscape appearance.

Building Design

The approved scheme allowed a barn-like building placed along the northern boundary of the site, close to the existing bungalow. Although large, it was acceptably detailed, with natural stone and timber finishes, and modest amounts of glazing. The revised scheme has changed not only the scale, but the detailing, removing the natural timber in favour of a synthetic product, and introducing a large amount of glazing.

The NPPF states as one of its core principles, the need for planning always to seek to secure high quality design. It elaborates (paragraph 56) that 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.' It is not considered that the design approach respects and contributes to local character and distinctiveness of the area; rather it represents a more suburban form of development occupying a larger proportion of the site than necessary. In these respects, it is not considered to succeed in meeting the stated aims of both the NPPF and the Local Plan.

Impact on Residential Amenity

Although closer to the residential site to the north, the proposed building is not within unacceptably close proximity of other residential occupants, and it is not considered that there would be any demonstrable harm to residential amenity resulting from the proposal.

Highway Safety

The access remains the same as was approved at the outline stage. Adequate space is provided on site for parking and turning. It is not considered that the proposal would raise any highway safety concerns.

Conclusion

The principle of a dwellinghouse has been previously established, and the site enjoys an extant permission for a large new dwellinghouse. However, the original approval was granted on the basis of a compact layout and design that would minimise the impact on open agricultural land, and the general countryside setting. The current proposal extends the residential use and built form over an additional 45% of the length of site originally contemplated, and is considered to cause avoidable and unacceptable harm to the countryside setting. This impact is exacerbated by the scale and detailed design of the buildings, which are not considered to reinforce local distinctiveness or the established rural character of the setting. The site enjoys permission for a viable dwellinghouse with garden and garaging, and it is not considered that there is any justification for the changes which have been proposed that would outweigh the identified harm to the setting. For these reasons, the proposal is recommended for refusal.

RECOMMENDATION

Refuse.

FOR THE FOLLOWING REASON:

01. The proposal, by reason of its design, layout, scale and materials, represents a poor design response to the setting that fails to respect and reinforce local distinctiveness and the character and appearance of the landscape. In particular, given the extant permission for a large dwellinghouse laid out in a more compact form, the unnecessary extension of built form and domestic garden area into agricultural land is not considered to be justified, and the identified harm can demonstrably be avoided by that preferable design solution. In these respects the proposal is considered contrary to the core principles and detailed advice (particularly paragraph 56) of the NPPF and Policy EQ2 of the South Somerset Local Plan.

SUBJECT TO THE FOLLOWING:

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, there were no material planning considerations to outweigh these problems.