



Informal Discussion by Members of Area South Committee

Wednesday 12th May 2021

2.00 pm

**A virtual consultative meeting via
Zoom meeting software**

The following members are requested to attend this virtual consultation meeting:

John Clark
Nicola Clark
Karl Gill
David Gubbins
Peter Gubbins
Kaysar Hussain
Andy Kendall

Mike Lock
Pauline Lock
Tony Lock
Graham Oakes
Wes Read
David Recardo
Gina Seaton

Peter Seib
Alan Smith
Jeny Snell
Andy Soughton
Rob Stickland

Any members of the public wishing to view, or address, the virtual consultative meeting during either Public Question Time or regarding a Planning Application, need to email democracy@southsomerset.gov.uk by 9.00am on Tuesday 11th May 2021.

The meeting will be viewable online at:
<https://youtu.be/5PJtKDQwr8w>

For further information on the items to be discussed, please contact:
democracy@southsomerset.gov.uk

This Agenda was issued on Tuesday 4th May 2021.

Alex Parmley, Chief Executive Officer

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

Information for the Public

In light of the coronavirus pandemic (COVID-19), Area South Committee will meet virtually via video-conferencing to consider reports. As of 7 May 2021 some interim arrangements are in place for committee meetings.

At the meeting of Full Council on 15 April 2021 it was agreed to make the following changes to the Council's Constitution:

- a) To continue to enable members to hold remote, virtual meetings using available technology;
- b) To amend Part 3 (Responsibility for Functions) of the Council's Constitution to allow those remote meetings to function as consultative bodies and delegate decisions, including Executive and Quasi-Judicial decisions, that would have been taken by those meetings if the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 had continued in force to the Chief Executive (or the relevant Director in the Chief Executive's absence) in consultation with those meetings and those members to whom the decision would otherwise have been delegated under Part 3 of the Constitution;
- c) The delegated authority given under (b) will expire on 31 July 2021 unless continued by a future decision of this Council;

For full details and to view the report please see -

<https://modgov.southsomerset.gov.uk/ieListDocuments.aspx?CId=137&MId=2981&Ver=4>

Area South Committee

Meetings of the Area South Committee are usually held monthly, at 2.00pm, on the first Wednesday of the month (unless advised otherwise. However during the coronavirus pandemic these meetings will be held remotely via Zoom.

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 meetings (held via Zoom)

Public question time

We recognise that these are challenging times but we still value the public's contribution to our virtual consultative meetings. If you would like to participate and contribute in the meeting, please join on-line through Zoom at: <https://zoom.us/join> You will need an internet connection to do this.

Please email democracy@southsomerset.gov.uk for the details to join the meeting.

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

If you would like to address the virtual consultative meeting during either Public Question Time or regarding a Planning Application, please email democracy@southsomerset.gov.uk by 9.00am on Tuesday 11th May 2021. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

Virtual meeting etiquette:

- Consider joining the meeting early to ensure your technology is working correctly.
- Please note that we will mute all public attendees to minimise background noise. If you have registered to speak during the virtual meeting, the Chairman will un-mute your microphone at the appropriate time.
- Each individual speaker shall be restricted to a total of three minutes.
- When speaking, keep your points clear and concise.
- Please speak clearly – the Councillors are interested in your comments.

Planning applications

It is important that you register your request to speak at the virtual meeting by emailing democracy@southsomerset.gov.uk by 9.00am Tuesday 11th May 2021. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

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 at the virtual meeting they must email democracy@southsomerset.gov.uk by 9.00am on Tuesday 11th May 2021.

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>

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Informal Discussion by Members of Area South Committee

Wednesday 12 May 2021

Agenda

Preliminary Items

- 1. Apologies for Absence**
- 2. Declarations of Interest**
- 3. Public Question Time**
- 4. Chairman's Announcements**

Items for discussion

- 5. Area South - Area Chapter 20/21 outturn report** (Pages 6 - 11)
- 6. Creation of Yeovil Market Review Group** (Pages 12 - 14)
- 7. Community Grant to Yeovil Swan Theatre Company (Executive Decision)** (Pages 15 - 19)
- 8. Area South Forward Plan** (Pages 20 - 21)
- 9. Planning Appeals** (Pages 22 - 26)
- 10. Schedule of Planning Applications to be Determined By Committee** (Page 27)
- 11. Planning Application 20/03082/FUL - The Stables 1 Holywell Hollow Holywell** (Pages 28 - 34)

Please note that members of the Area Committee will make a recommendation on the above reports. The decision will be taken by the Chief Executive.

Agenda Item 5

Area South – Area Chapter 20/21 outturn report

Director: Kirsty Larkins, Service Delivery
Manager: Tim Cook, Locality Manager
Lead Officer: Tim Cook, Locality Manager
Contact Details: tim.cook@southsomerset.gov.uk

Purpose of the Report

To provide Members with an overview of the delivery of the Area Chapter for Area South.

Public Interest

The priorities for Area South have been used to influence the development of the Council Plan for 2020/21. Some priorities identified clearly have an area focus and are better placed in an Area Chapter. The Area Chapter presents key projects and areas of work planned for the coming year by teams from across the whole organisation.

This report provides members with an overview on the delivery of the 2020/2021 Area Chapter.

Recommendation

That members note and comment on the report

Background

Area Chapters focus on the priorities of the Area Committee. These priorities were identified by Members with support from officers, drawing on service plans and data led information at virtual workshops.

Each action or project identified in the plan is allocated a lead officer who collaborates with other officers across the council and/or the local community to deliver the project. The overall approach to delivery is based on the principle that we will enable others to deliver where we can, partner where it makes sense and deliver when necessary.

Specialists from across the council meet as Communities of Practice to guide and support delivery of the Council Plan. Each Community of Practice has a role in monitoring the progress of projects, including the Area Chapters, providing specialist advice and helping to overcome barriers to delivery.

Delivery of the Area Chapter 20-21

This year has been an extraordinary year due to the Covid 19 pandemic. Lockdowns, redeployment of staff and assistance to the Vaccination role out have directly impacted the resources and capacity to complete projects which inevitably has caused delay, changes and non-completion of some projects. Community groups and partner organisations have experienced similar disruption. However, where possible SSDC has found alternative ways, including virtual initiatives to

Appendix A provides an end of year update on the Area Chapter focus priorities for 2020/21

Key Highlights

Despite the difficulties experienced this year, some delivery against priorities has happened.

- Successful delivery of 2,000 play boxes across the district, as an alternative to the National Play Day.
- Food and drink director has been produced and distributed. £2,000 was awarded from Area South towards this project.
- Support to Yeovil town centre and businesses through the Covid pandemic including, re opening of the high streets work in line with Government guidance and installing new Covid safety signage in the Town centre.
- Successful Heritage and Natural history online events and a Ham Hill dog show where held. Activity packs were also developed for sale to help with home schooling families.
- Native tree planting at Milford Valley site.
- Pavilion improvements at Yeovil Recreation for a new community space and cafe commenced in March with completion anticipated June 21. 2 Covid secure woodland wellbeing sessions also held along with online activities for home use.

In addition to the main key areas of focus, members will note other projects within the Chapter relating to support provided by officers which enable community projects through the grant giving and the use of funds secured as a result of development via Section 106 agreements. S106 funded projects are identified by Officers in consultation with the local community. Some are delivered by SSDC but the majority are community led. This approach can take time and inception through to delivery will often take a number of years.

Community Grants

There were underspends on revenue grant allocations across the 4 areas. The ability for community groups to delivery projects will have been hindered due to the pandemic, therefore requests for grant funding dropped throughout the year. No grant money was allocated but funds have been secured in order to meet the anticipated increased activity in 21/22 as part of the recovery process.

Financial Implications

There are no financial implications arising directly from this report.

Corporate Priority Implications

The priorities have been developed taking into account the SSDC Corporate plan priorities.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

This is considered on an individual project and programme basis as appropriate. The overall priority is to seek to create more balanced communities where people can live, work and get access to the services and facilities they need on a daily basis. Area working (Area+) helps to improve access to facilities, activities and services, reducing the need to travel.

Equality and Diversity Implications

This is considered on an individual project and programme basis as appropriate. All Area Plans will have an Equality Impact Assessment.

Background Papers: *Area Chapter 2020-21*

Area South Chapter 2020-2021

**Area +
Team**

	Project description	Lead Officer	Lead Service	End of year review
Economy	Continue to support key businesses including work with the Chamber of Commerce and other partners	Joe Walsh	Economy	Attendance at regular Yeovil Chamber Events. Positions on: Yeovil Chamber Executive Committee, Manufacturing Hub Steering Group and the Place Leadership Group. A plan is currently being developed to harness the good energy of all of these networks to drive economic growth and recovery. £5,000 provided to the Manufacturing Hub, to progress the number of businesses attending the sector based events. Food and Drink Directory has been produced and distributed, work is now underway to move this online and expand the amount of businesses involved. This has, unfortunately, been delayed slightly due to Covid 19 and resource pressures.
	Support others to deliver Town Centre Events	Joe Walsh	Economy	Impacted significantly by Covid 19. Events programme currently being developed by Love Yeovil to adhere to Government Guidance. Re-opening of the high street work conducted in line with Government Guidance - surrounding Covid 19. Signs distributed to all TCs who requested them. Work is underway to determine how SSDC allocate / spend the funding associated with the 'Welcome Back Fund'. A Town Centre workshop was held in partnership with Mendip District Council to start to evaluate what is required as part of a high streets / town centre recovery.
	Re-locate Yeovil Tourist Information Centre creating a new visitor hub for Yeovil and South Somerset	Katy Munday	Leisure & Recreation	Project delayed due to capacity and Covid. Will be reviewed in 2021.
	Promote the heritage collection and research resources at CHAC (Community Heritage Access Centre) through an improved online and digital presence.	Katy Munday	Leisure & Recreation	New web pages coming as part of the Visit South Somerset web site. Gives good opportunity to display the collection digitally and tell the stories of south Somerset. Page to be launched in May 2021. Will move to add heritage itineraries to pages later in year.
	Support the Friends Group and other community partners to deliver schemes to enhance the biodiversity at Yeovil Country Park	Rachael Whaites	Leisure & Recreation	Friends group has secured £7,000 grant to enhance tree planting at the bottom of Wyndham Hill. Volunteering on site postponed due to Covid 19 so many practical projects delayed.
	To deliver the extension to the Ninesprings building to maximise community potential from schools, groups, café visitors and include new heritage and visitor displays	Katy Munday	Leisure & Recreation	Project postponed due to capacity and Covid. Will review in 2021 with a view to rescheduling around revised service priorities.

Environment	Deliver sessions that celebrate the heritage and natural history of Yeovil and Ham Hill whilst also increasing and diversifying volunteering opportunities	Katy Menday	Leisure & Recreation	Face to face events and volunteering cancelled for almost all of the year due to Covid. Rangers received training in iMovie and for the second half of year moved activities online. Competitions and how to events were really well received and the Ham Hill dog show a great success. Rangers will continue to make use of online and digital tools even once face to face events return (as a blended offer) as the audience you can reach is often broader and further away. Activity packs were developed for sale from the Ninesprings Cafe to help home-schooling families continue to have high quality practical nature related activities.
	To develop Milford Valley into an ecological site	Steve Fox	Environment Services	Despite a failure to secure external tree planting funding we were able to undertake some native tree planting in various locations within the site. A range of improvement works have been programmed into to take place throughout the coming year along with the preparation of a site specific management plan; including a works action plan.
	Support community led initiatives that contribute towards combatting climate change.	Tim Cook	Locality	Forms and process updated. Promotion through press release and new SSDC Environment news letter. Survey sent and completed by Environment Champions on how we can best help parishes. 7 projects supported through the district with £29,434 being awarded in grants for projects estimated at £266,478.
Housing	Promote and support new Community Land Trusts and community led housing initiatives	David Clews	Strategy & Commissioning	Nothing to report on this item
	Support rural parishes in Area South with Housing Needs Surveys when requested	Anna-Maria Lenz / Marie Collins	Strategy & Commissioning/ Case Services	No survey requests received.
Communities	Work towards replacement of current wheeled play facilities in Yeovil	Rob Parr	Locality	Work delayed due to Covid 19 and redeployment assistance with vaccination centres. Meetings planned again in April to restart this project.
	Support the delivery of community facilities at Wyndham Park (subject to detailed land negotiation)	Rob Parr	Locality	Land transferred. New play equipment installed and in use.
	Deliver a diverse public events programme at Yeovil County Park	Rachael Whaites	Leisure & Recreation	In October 2020 during half term the Community Heritage Officer delivered two family woodland wellbeing sessions for single family groups or support bubbles. The rangers created two online video activities for people to do at home. The Covid 19 restrictions have prevented the rangers from delivering any face to face or online activities for the remainder of the year as the lack of volunteers on site has reduced their capacity coupled with extremely high numbers of visitors to manage
	Support Yeovil Town Council's organisation and delivery of VE day celebrations at Yeovil Recreation Centre	Ashley Smalley	Leisure & Recreation	Event cancelled due to Covid19

Healthy, Self-reliant Com	Finalise funding package for pavilion improvements at Yeovil Recreation Centre, construct a new community space and café to open in Summer 2021	Katy Munday	Leisure & Recreation	Funding package complete with final grant offer from Viridor Credits in January 2021. Construction started in March 2021 and due to complete in June 2021.
	Support a range of improvements to community facilities - Programme of live schemes set out in appendix A	Tim Cook	Locality	See Delivery Plan below
	Target support with partners to tackle health inequality	Dave Crisfield	Strategy & Commissioning	Much of this work has been delayed due to the Covid19 Pandemic. With the re-establishment of the Healthy and Self Reliant Communities COP issues relating to Health and Wellbeing will be picked up in the Action Plans being developed to deliver against Priorities 1 and 4 of the Council Plan
	Deliver the National Play Day	Steve Barnes	Locality	Even cancelled due to Covid -19. This year we are delivered 2000 free Activity boxes and an Activity booklet, district wide, to encourage fun and safe activities at home. Boxes were handed out at Yeovil Recreation Ground
	Organise, with partners, public engagement events at Yeovil Recreation Centre including celebrations of Euro 2020 and the Olympics 2020	Katy Munday	Leisure & Recreation	Events cancelled due to Covid. Partners engaged for potential events in 2021 and beyond.
	Develop innovative engagement programmes making use of the facilities at Yeovil Recreation and encouraging participation in hard to reach groups	Katy Munday	Leisure & Recreation	Events not possible due to Covid. However increase in outdoor activity noticeable at the site and new relationships built with local fitness providers. Partners engaged for potential events in 2021 and beyond.
Delivery Plan				
S106 funded project support	Advice and support to group, facilitate project management and transfer of S106 funding at West Coker Pavilion	Rob Parr	Locality	Continuing to provide advice and support as requested. Project awaiting S106 funding from Bunford Heights development
	Advice and support to group, facilitate project management and transfer of S106 funding for East Coker Pavilion extension project	Rob Parr	Locality	No update to report. Awaiting further engagement.
Project support	Joanna France Pavilion at Athletics Arena (Lease and refurbishment works)	Katy Munday	Locality	Licence and lease due to complete in March 2021.
	Advice and support to group, facilitate project management for Higher Ream play area improvements	Rob Parr	Locality	Ongoing awaiting direction from Parish Council - No further update
	Adoption of land at Lufton Key Sites Play Area & Muga - Legal / Environmental Services to agree adoption with developer	Rob Parr	Locality	In contact with Persimmon Homes regarding conveyance of land. Currently major snagging issues holding up conveyance. No further update
	Advice and support for new village hall at Barwick and Stoford	Rob Parr	Locality	No update to report - awaiting further engagement



Creation of Yeovil Market Review Group

Strategic Director:	Jan Gamon, Director of Place and Recovery
Service Manager:	Natalie Fortt, Regeneration Programme Manager
Lead Officer:	Ian Timms, Yeovil Refresh Project Manager
Contact Details:	ian.timms@southsomerset.gov.uk or 01935 462 462

Purpose of the Report

To seek approval for the creation of a working group focused on markets in Yeovil. This will explore possible types of markets, review current approach and agree an approach to operating and delivering markets in future years.

Public Interest

The report seeks to set up a small focused working group of members supported by officers to review the approach to delivery of markets in Yeovil. It will review the existing situation, explore possible new types of market and establish an approach for delivery of markets over the next 3 to 5 years.

Recommendation

Area South Committee agree to the creation of the group and nominate individuals to form the group membership.

Background

South Somerset District Council holds the historic market charter for Yeovil. This allows markets to operate on specific days and means that the council as the local authority controls the granting of licenses for this activity. In the past few years the general market in the town centre has been operated by MSD following the award of a contract by the council.

In addition to this activity a Christmas market has been delivered in partnership with Yeovil town council.

There are also other ad hoc events such as Eat Yeovil who have been able to use the market charter.

This report seeks to set up a working group to review the situation and agree a new approach to delivery of markets in Yeovil.

Current situation

The license granted to MSD by the District Council expired on 30th April. Due to the pandemic MSD have been unable to make the best use of the last 18 months of the agreement. On that basis it has been informally agreed that we will continue with MSD on a temporary basis.

The triangle area, which was used pre-pandemic as a market space, will be unavailable from the autumn due to planned construction of the new public square. So this will affect the location of markets in the coming year. The transformation of the streets will also affect Middle Street in late 2021/22 although the exact dates are subject to contracting agreements. MSD will use the spaces available during this period but this will require compromise with the existing traders across that time to enable the continuation of the market.

As the council and its partners progress the transformation of the public realm it is important to plan for activities in the town to support the town centre. The future approach to markets is a part of this approach.

Subject to the approval of members we intend to set up a working group that will review type of markets, frequency of them and how the market charter is used to support them. Whilst this is currently focused on the town centre due to the reach of historic charters it also could impact the wider town. The group could therefore look at all of these issues and consider the way forwards.

Whilst markets are a component of the town centre offer, it is important that they add value to the town. Therefore the link to existing business and how they complement those will be an important consideration in any future plan.

At this stage doing nothing has been discounted as an option as this will not create positive activity. So setting up a small focused working group to take the approach forwards is considered appropriate.

Financial Implications

None known at this time. The group will review the activity and advise the committee on next steps. Any financial implications will be a consideration in that review.

Council Plan Implications

The review will contribute to the overall goals of the Refresh which is a council priority.

Carbon Emissions and Climate Change Implications



At this stage there are no identified implication but this will be considered by the working group.

Equality and Diversity Implications

No specific implications at this stage.

Background Papers

None attached

Agenda Item 7

Community Grant to Yeovil Swan Theatre Company (Executive Decision)

Director: Kirsty Larkins, Director of Service Delivery
Manager / Lead Specialist: Tim Cook, Locality Manager
Lead Officer: Nathan Turnbull
Contact Details: Nathan.turnbull@southsomerset.gov.uk or 01935 462462

Purpose of the Report

Councillors are asked to consider the awarding of a grant of £12,500 towards Microbe-Safe Ventilation

Public Interest

Awarding grants is a key way that SSSC supports and helps to deliver community projects sponsored by Parishes and voluntary community organisations in the towns and villages across the district.

The Swan Theatre Company has applied to the Area South community grants programme for financial assistance with the costs of £12,500. The Locality Officer who is submitting this report to enable the Area South Committee to make an informed decision about the application has assessed the application.

Recommendation

That Councillors award a grant of £12,500, the grant to be allocated from the Area South capital programme and subject to SSSC standard conditions for community grants (appendix A)

Application Details

Name of applicant:	Yeovil Swan Theatre Company
Project:	Microbe-Safe Ventilation
Total project cost:	£28,000
Amount requested from SSSC:	£12,500
% amount requested	44.64%
Application assessed by:	Nathan Turnbull

Community Grants Assessment Score

The table below shows the grant scoring for this application. Applications must meet the minimum score of 22 to be considered for SSSC funding under Community Grants policies.

Category	Max Score available	Officer score	assessment
A Supports Council Plan/Area Chapter	1	1	
B Supports Equalities & Diversity	1	1	
C Supports Environment Strategy	3	1	
D Need for Project	10	8	
E Capacity of Organisation	15	14	
F Financial need	7	3	

Total	37	28
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Background

In 1967 the Bass brewery sold The Swan, a derelict Yeovil pub, to the Yeovil Dramatic and Arts Society. For seven years members worked to transform the pub into an attractive headquarters with facilities for rehearsals and set-building. Performances still had to take place in hired halls. The society then decided to build its own theatre on the land behind the building. Its first production there was in 1976.

Over the years, improvements have been made. The Swan does not receive public funding, or any financial support from any other organisation, relying solely on the efforts of its members and patrons. Years of voluntary work and the re-investment of all profits into the building and its equipment have resulted in the Swan becoming one of the best equipped little theatres in the West of England. They can now offer the public an intimate performance space, tiered auditorium with excellent acoustics, professional quality lighting and sound systems, and a fully licensed bar.

The Swan Theatre Company is committed to developing the performing arts in Yeovil and performs six shows a year, providing a wide range of opportunities for its members to perform or work backstage. In addition, the theatre is a venue which is used by other groups in the area. Through its Charity Nights they have helped local charities raise thousands of pounds.

In addition to the six shows a year, they present rehearsed readings and run workshops on technical and stage-related aspects. To reinforce its links to the local community they maintain close contacts with schools and colleges in the area to explore mutually interesting projects.

The theatre aims to provide an interesting and challenging theatrical environment for people of all levels of ability. It is recognised as an outstanding example of non-professional theatre, evidenced by the press notices received for their productions, the awards received in local drama competitions and by the comments and loyalty of its local audience,

Parish information

Parish*	Yeovil
Parish Population	30,378
No. of dwellings	13,696

*Taken from the 2011 census profile

The project

The COVID pandemic has been a great shock to the theatre, which was ready to stage the opening night of a new production on the day that all theatre venues across the country were closed.

As they look forward to a relaxation in the restrictions of and the future opening of entertainment venues, it is recognised the importance in providing a safe and comfortable environment for cast, crew and audience alike. A key element to keeping COVID and other microbial contaminants in check is good ventilation, which can reduce the rate of transmission by more than 90%.

The Swan is a conversion of a very old building and does not have an adequate ventilation system. This needs to be addressed with some urgency if they are to resume future theatrical productions with confidence.

The Committee intend to install a new ventilation system which will refresh the air at a rate commensurate with the occupancy levels of the building, combined with a heat recovery/heat exchanger system to ensure that energy is not wasted by venting pre-heated air to atmosphere.

The specification they have selected has been subject to intense debate and scrutiny. It has the full support of the Swan Theatre committee as being an expensive but necessary element in our ability to offer the right safe and comfortable conditions for future users and audiences.

Local support / evidence of need

All users of the Swan Theatre, being the volunteers, members, cast, crew and, most importantly, its audiences will benefit from a safe and comfortable operating environment.

Maintaining a comfortable temperature and adequate air circulation has long been a challenge for the users of the theatre, and they have known that something needed to be done when circumstances allowed. The Covid-19 pandemic and its impact on viral transmission in unventilated enclosed spaces has substantially increased the urgency for providing a microbiologically safe atmosphere for all.

Project costs

Project costs	Cost £
Total cost for the separate supply/extract systems	£20,500
Cost of heat exchanger/heat recovery systems	£6,500
Making good and redecoration around controls and vents	£1,000
Total	£28,000

Funding plan

Funding source	Secured or pending	Amount £
Parish/Town Council	Pending	£2,500
Own Funds	Secured	£13,000
Total		£15,500

Conclusion and Recommendation

It is recommended that a grant of £12,500 is awarded

Financial implications

The balance in the Area South Capital programme is £133,009. If the recommended grant of £12,500 is awarded, £120,509 will remain.

Grants are awarded subject to all other funding being secured before the commencement of the project and are on a % basis of the full project costs. Payment of the grant cannot exceed the grant award and is proportionally reduced if full project costs are under budget.

Council Plan Implications

Council Plan themes and Areas of focus for 2021/22

Focus 2: Economy To promote a strong and growing economy with thriving urban, rural and land based businesses and improving productivity we will:

- Work with businesses and use our assets.
- Advise and support initiatives that ensure worker skills meet the employer's needs.
- Lobby for and support infrastructure improvements to enable growth.
- Capitalise on our high quality culture, leisure and tourism opportunities to bring people into the district

Focus 5: Health and Communities

To build healthy, self-reliant, active communities we will:

- Support communities so that they can identify their needs and develop local solutions.
- Target support to areas of need.
- Help people to live well by enabling quality cultural, leisure, play, sport & healthy lifestyle facilities & activities.
- Work with partners to tackle health issues such as diabetes and hypertension and mental health.
- Work with our partners to keep our communities safe.

Area Chapter Implications for 2021/22

No implications

Carbon Emissions and Climate Change Implications

Reduce our reliance on fossil fuels

Equality and Diversity Implications

The project aims to provide for people across all age and interest groups in the local community.

Background Papers

None

Appendix A

Standard conditions applying to all SSDC Community Grants

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 the 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 before starting the project, if these were not already in place at the time of the application.
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.
- Note that they cannot apply for another community grant for the same project within a 3 year period of this award.

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 when buildings regulations are required.
- Incorporate disabled access and provide an access statement where relevant.

Special conditions

For example where an applicant has not provided all necessary information in the application and you are happy to wait for it eg access review; planning permissions. Or where some further encouragement could be given to do X or Y in future. Or to secure a definite outcome in the long term should the project fold, perhaps where land or buildings are concerned.



Area South Forward Plan

Director: Nicola Hix, Strategy & Support Services
Lead Officer: Jo Boucher, Case Officer (Strategy & Commissioning)
Contact Details: Jo.boucher@southsomerset.gov.uk or (01935) 462011

Purpose of the Report

This report informs Members of the agreed Area South Forward Plan.

Recommendations

Members are asked to:

- a. Comment upon and note the proposed Area South Forward Plan as attached;
- b. Identify priorities for further reports to be added to the Area South Forward Plan, developed by the SSDC lead officers.

Area South Committee Forward Plan

The forward plan sets out items and issues to be discussed by the Area Committee over the coming months.

The forward plan will be reviewed and updated each month, by the joint lead officers from SSDC, in consultation with the Area Committee Chairman. It is included each month with the Area Committee agenda, where members of the Area Committee may endorse or request amendments.

Members of the public, councillors, service managers, and partners may request an item is placed within the forward plan for a future meeting, by contacting the Agenda Coordinator.

Background Papers

None

Notes

- (1) Items marked in *italics* are not yet confirmed, due to the attendance of additional representatives.
- (2) For further details on these items, or to suggest / request an agenda item for the Area South Committee, please contact the Case Officer – Strategy and Commissioning; Jo Boucher.

Meeting Date	Agenda Item	Lead Officer
2nd June 2021	Yeovil Refresh Update Report	Natalie Fortt, Regeneration Programme Manager
2nd June 2021	Presentation on Community Infrastructure Levy (CIL) governance	Peter Paddon, Lead Specialist, Strategic Planning
TBC	Report on proposed cycleways and footpaths in Yeovil.	SCC
TBC	Update on recent road improvements in the town and the public feedback	SCC
TBC	Community Funding Requests	Ongoing



Planning Appeals

Director:	Kirsty Larkins (Service Delivery)
Lead Officer:	Barry James, Interim Planning Lead Specialist
Contact Details:	Barry.James@southsomerset.gov.uk

Purpose of the Report

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

Recommendations

That the report be noted.

Background

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

Report Detail

Appeals Allowed

Ward: Coker
Proposal: The erection of a detached garage (retrospective)
Appellant: Mr & Mrs Rickards-Sanger
Site: The Oaks, 141 West Coker Road Yeovil BA20 2HH

Background Papers

Decision Notices attached.



Appeal Decision

Site visit made on 4 March 2021

by **L McKay MA MRTPI**

Inspector appointed by the Secretary of State

Decision date: 29 March 2021

Appeal Ref: APP/R3325/D/20/3261324

The Oaks, 141 West Coker Road, Yeovil BA20 2HH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Rickards-Sanger against the decision of South Somerset District Council.
 - The application Ref 20/00434/HOU, dated 11 February 2020, was refused by notice dated 17 September 2020.
 - The development proposed is described as 'The erection of a detached garage (retrospective)'.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of a detached garage at The Oaks, 141 West Coker Road, Yeovil BA20 2HH in accordance with the terms of the application, Ref 20/00434/HOU, dated 11 February 2020 and the plans submitted with it, subject to the following conditions:
 - 1) No works shall be carried out to install any new servicing and drainage to serve the garage (including water and electricity supply, electrical and telephone supply or measures to manage rainwater or surface water) unless in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Once carried out such works shall not be altered without the prior written consent of the Local Planning Authority.

Application for costs

2. An application for costs was made by Mr and Mrs Rickards-Sanger against South Somerset District Council. This application is the subject of a separate Decision.

Procedural Matter

3. I saw at my site visit that the garage had been erected and appeared to accord with the submitted plan, other than that there were doors across both bays of the garage. I have therefore determined the appeal on the basis that the development has already taken place.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the area, with particular regard to protected trees.

Reasons

5. The appeal site and its neighbours are a small group of substantial dwellings on large plots surrounded by denser suburban development. The mature trees along the frontage of these properties are a prominent and distinctive feature in the street scene. They are protected by a Tree Preservation Order and contribute positively to the character and appearance of the area. In contrast to the wooded character of the frontage of this row of properties, the area around the garage is relatively open, several trees having previously been lost due to storm damage. Although they have been replaced, those replacements are still small.
6. It appears that some of the replacements may not be in their original planting positions, however it is unclear whether any changes were needed to build the garage, or whether they were agreed with the Council. In any event, there is space between the replacement trees and the garage and as such, the building would not prejudice the long-term regeneration of tree cover at the front of the site.
7. Due to the size and position of the garage it is clearly visible from West Coker Road, however existing mature vegetation provides significant screening when approaching the site in both directions, and therefore it is only visible for a short distance. There are no other outbuildings forward of dwellings in this row of four properties, but there are other large garages visible from the road in the development opposite. The timber cladding is somewhat different to the materials of the host property and its neighbours, however it has already weathered to a light brown and the natural finish complements the wooded character of the area. Over time the Laurel hedge will also provide further screening. Consequently, the garage does not appear prominent or out of place in the street scene and the building itself does not harm the character or appearance of the area.
8. There is no compelling evidence before me that the construction of the garage required the removal of any trees. However, it has been constructed within the root protection areas (RPA) of a large Sweet Chestnut (T1) and a large Oak (T2). The RPA is the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability. Therefore, the protection of roots and soil structure within the RPA is important to the health of trees.
9. Due to its siting, there is potential for the garage to have damaged the root systems of T1 and T2, which could impact on their long-term health and retention. Given their size and prominence from the road, the loss of these trees would have a significant adverse impact on the character and appearance of the area.
10. Some excavation of the gently sloping site was carried out to create a level platform for the garage, with ground levels reduced by up to 25cm. The appellants advise that this was carried out by hand. Due to the original slope of the land there would have been very little change to ground levels within the RPA of T1, and therefore the excavation is unlikely to have had any significant impact on that tree.
11. Given the proximity of the excavation to T2 however, it is likely that it caused some root damage, and the Council has identified a severed root close to that

- tree. There is some dispute in the arboricultural evidence about the likely depth of the roots of this tree, and the Council casts doubt on the appellants calculation that only approximately 1% of the tree's rooting volume will have been affected by the excavation. It does not however provide an alternative figure. Even if the tree were as shallow rooted as the Council suggests, the appellants suggest that the excavation would only have affected around 3% of the volume of the RPA of that tree. Most of the rest of the RPA is unaffected by buildings or structures. Overall therefore, I find that the excavation is unlikely to have had a significant adverse effect on the root system of T2.
12. The garage was then constructed as a timber structure with 6 posts sunk into individually dug holes and no other foundations. Those holes occupy a very small proportion of the RPAs of T1 and T2. Consequently, the opportunity to encounter roots would have been very limited and the impact of digging these holes on the overall root systems would have been minimal. The surface within the garage is a CellWeb system filled with gravel, which is unlikely to have impacted on root systems.
 13. I recognise that damage to root systems can take several years to become apparent in the health of trees. However, given the limited extent of the likely impact on the root systems of trees T1 and T2, there is no substantive evidence before me that the construction of the garage has had long-term adverse effects on their health.
 14. Because it covers the ground with a solid roof, the garage prevents rainwater reaching the ground as it did previously. However, no guttering or downpipes are fitted and the ground surface is gravel, allowing rainwater to drain into the ground around the garage. As such it is unlikely to have significantly reduced the availability of rainwater to the roots of the trees.
 15. If the garage were to be connected to services or if measures to manage surface water or rainwater were installed, this could involve excavation, trenching or otherwise alter the conditions around the trees, potentially adversely impacting on their health. Although it is not the appellants' intention to undertake such measures, future owners may decide otherwise. Details of such works and approval of methods of working could however be controlled by a planning condition.
 16. The Council has also raised concerns about damage to T2 and another tree, T6, from landscaping works, construction of a raised bed adjacent to the garage, construction of a driveway, cabling serving a CCTV mast and a fountain. These do not however form part of the description of development and the appellants are clear that they are not included in this appeal scheme. Therefore, they fall outside the remit of what I can consider in this appeal. I also note that details of the driveway may have been covered by planning conditions on a separate permission relating to construction of Coker Lodge, a new dwelling adjacent to No 141. Any breach of planning control is a matter for the Council, which has discretionary enforcement powers in this respect.
 17. Accordingly, I find that the garage does not harm the character and appearance of the area and has not significantly adversely affected protected trees which contribute positively to local character. I therefore find no conflict with Policies EQ2 and EQ5 of the South Somerset Local Plan which require development to preserve or enhance the character and appearance of the area

and the local distinctiveness of the landscape, and to protect green infrastructure against the adverse impacts of development.

Other Matters

18. The area is of archaeological interest, however the construction of the garage with only 6 posts sunk into the ground is very unlikely to have resulted in any damage to archaeological features. This does not therefore justify refusal on these grounds or a requirement for archaeological investigation.
19. The garage faces towards Coker Lodge, however it is some distance from that property. The shared driveway area in front of Coker Lodge is also relatively open to view from the road, and as such the front of that property is not wholly private. The garage is unlikely to be used frequently or for prolonged periods, therefore its use would not result in an unacceptable increase in overlooking of Coker Lodge, and would not significantly adversely impact the living conditions of the occupiers.
20. An interested party suggests there was a manhole in front of the garage, indicating further excavation has taken place. Although I could see no cover on the site at the time of my visit, a hole can be seen in some of the construction photographs. The appellants advise however, that this is a Victorian overspill drain. Even if it were a new excavation, it does not form part of the development before me, therefore it would be a matter for the Council and separate from this appeal.

Conditions

21. As the development has already been completed there is no need for conditions to secure implementation or compliance with the plans. For the reasons set out above a condition is necessary regarding future services and water management measures, however I have amended the Council's suggested wording to include specific reference to rainwater and surface water management.
22. There is no substantive evidence before me that the construction of the garage resulted in any loss of bird nesting habitat, therefore it is not necessary to impose a condition to secure mitigation as suggested by the Council's Ecologist.

Conclusion

23. For the reasons given above, the appeal is allowed.

L McKay

INSPECTOR

Schedule of Planning Applications to be determined by Committee

Director: Kirsty Larkins (Service Delivery)
Lead Officer: Barry James, Interim Planning Lead Specialist
Contact Details: Barry.James@southsomerset.gov.uk

Purpose of the Report

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

Recommendations

Members are asked to note the schedule of planning applications.

The meeting will be viewable online by selecting the committee at:
https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

Any member of the public wishing to address the virtual meeting regarding a Planning Application need to email democracy@southsomerset.gov.uk by 9.00am on Tuesday 11th May 2021.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
11	COKER	20/03082/FUL	The change of use and extension to building to form a single larger holiday let or rental rather than two one-bedroom units	The Stables 1 Holywell Hollow Holywell	Mr Peter Gubbins

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.

Agenda Item 11

Officer Report On Planning Application: 20/03082/FUL

Proposal :	The change of use and extension to building to form a single larger holiday let or rental rather than two one-bedroom units.
Site Address:	The Stables 1 Holywell Hollow Holywell
Parish:	West Coker
COKER Ward (SSDC Member)	Cllr G Seaton Cllr N Clark
Recommending Case Officer:	Linda Hayden (Specialist) Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk
Target date :	27th April 2021
Applicant :	Mr Peter Gubbins
Agent: (no agent if blank)	David Parkin 8 Mabry Way Seaton Devon EX12 2FJ
Application Type :	Minor Dwellings 1-9 site less than 1ha

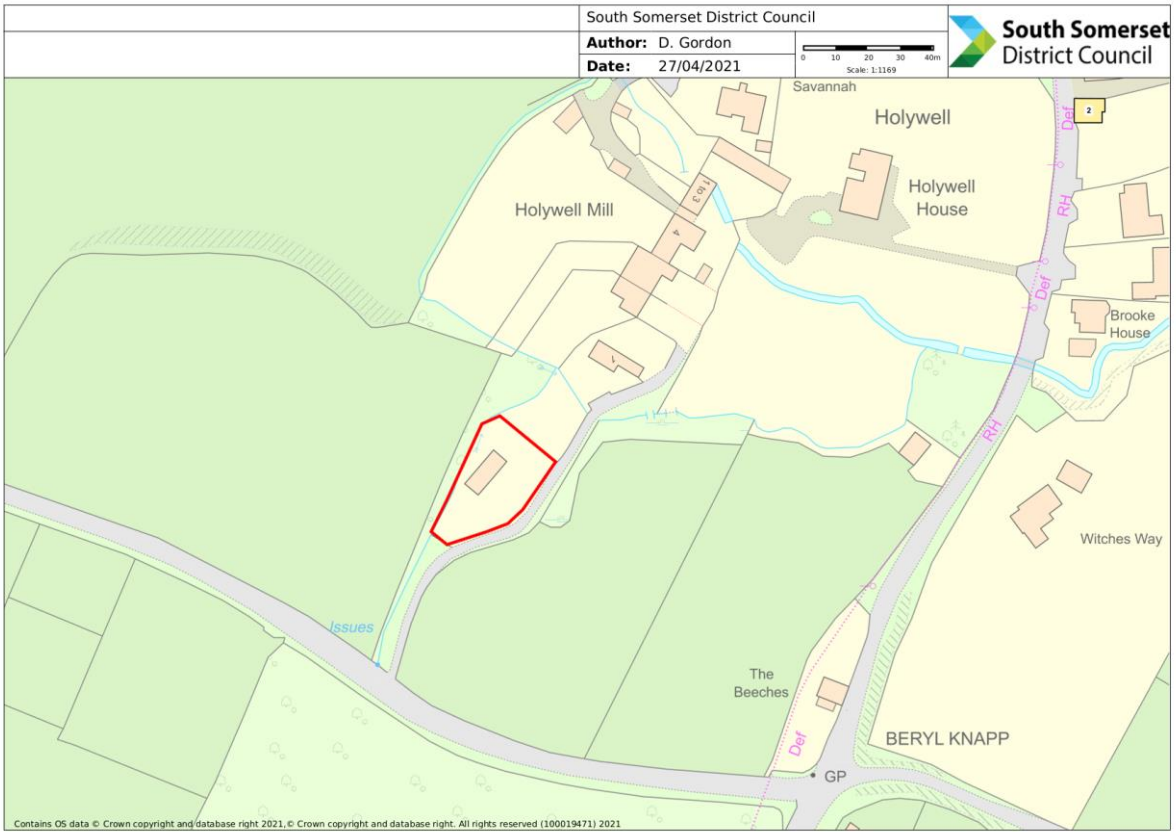
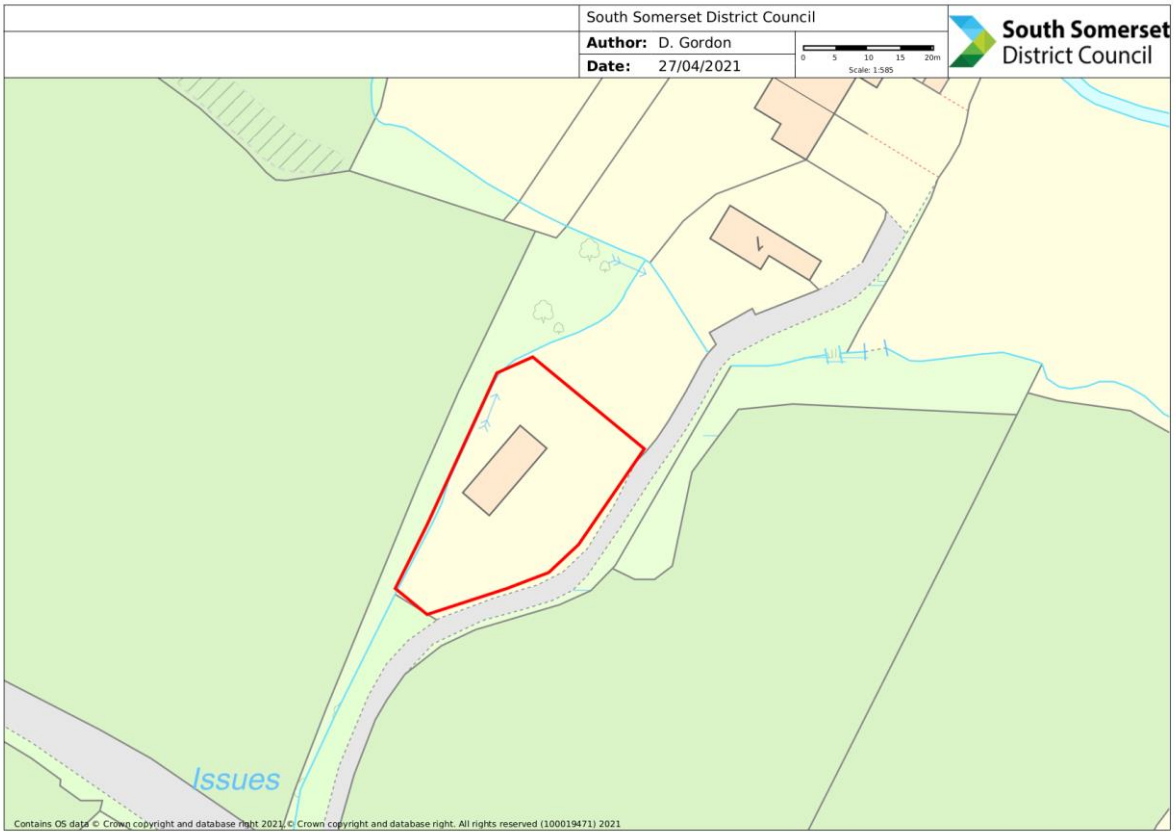
REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Committee as the applicant is an elected Member of South Somerset District Council.

SITE DESCRIPTION AND PROPOSAL

The application relates to a single storey former stables building that has been partially converted with one single unit of holiday accommodation but has consent for a further unit (05/00337/FUL). The building is situated to the south of the main dwelling, 1 Holywell Hollow to the west of West Coker. The building which is constructed in reconstituted stone with a double Roman tiled roof occupies a relatively generous plot and is mostly surrounded by open fields. Parking is provided to the front of the property and there is a small lane running alongside the unit which accesses onto Halves Lane.

The application proposes that the entire building be converted into a single unit of holiday accommodation with a front extension to provide a living room for the enlarged unit. The existing building measures 65m² with the proposed extension being 25m². The existing building will be finished in render with the proposed extension to be timber clad with a matching tiled roof.



HISTORY

14/05660/S73 - Application to remove planning condition 2 (time limits) of approval 05/00337/FUL. Conditional approval 05/02/2015

05/00337/FUL - The conversion of existing stables into two units of accommodation for holiday let. Conditional approval 07/04/2005

01/02450/FUL - The erection of a stable block. Conditional approval 06/02/2002

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise
South Somerset Local Plan (2006 - 2028)

On the 5th March 2015 this new local plan was adopted and constitutes the development plan. The most relevant policies are:-

SD1 - Sustainable Development
SS1 - Settlement Strategy
SS2 Rural Settlements
TA1 Low Carbon Travel
TA5 - Transport Impact of New Development
TA6 - Parking Standards
EP8 - New and Enhanced Tourist Facilities
EQ1 Addressing Climate Change in South Somerset
EQ2 - General Development
EQ4 - Biodiversity
EQ5 - Green Infrastructure

National Planning Policy Framework

Chapter 2 - Achieving sustainable development
Chapter 4 - Decision-making
Chapter 5 - Delivering a sufficient supply of homes
Chapter 6 - Building a strong competitive economy
Chapter 8 - Promoting healthy and safe communities
Chapter 9 - Promoting sustainable transport
Chapter 12 - Achieving well-designed places
Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
Chapter 15 - Conserving and enhancing the natural environment

National Planning Practice Guidance

Design
Natural Environment

Other Relevant Documents

Somerset County Council Parking Strategy (SPS) (September 2013) and Standing Advice (June 2017)

National Design Guide 2019

CONSULTATIONS

West Coker Parish Council:

No comments received at time of report writing. Meeting to take place on 6th May 2021 so comments will be reported at the meeting.

Highways Consultant (SSDC):

'The application submission is a little confusing in that the title of the application states that the proposal seeks permission to extend an existing building to create one large holiday let as opposed to the two existing one-bedroomed units, whereas the DAS mentions that a single dwelling would be created (i.e., an open market dwelling). I assume the application seeks permission for the former of the two above scenarios, i.e., to create one large holiday unit, and if this is the case, I agree that the development proposal would not generate any more traffic than that which could be generated by the existing one-bed units. The provision of three off-road car parking spaces would be appropriate.'

(Officer Note: The issue of the nature of the application has been clarified by the agent and it has been confirmed that the application is as set out within the application form and upon the 'Description of Development' referred to within the consultations and neighbour letters. As such, the application is for holiday let accommodation, it is not for a standalone residential unit).

County Highway Authority:

Advised that Standing Advice is applicable in this instance.

Natural England

No comments.

REPRESENTATIONS

None received at time of report writing. Any comments will be reported at the meeting.

CONSIDERATIONS

Principle of Development

The building already benefits from planning permission for conversion to holiday lets and the permission has been part implemented to allow for the creation of a single unit of holiday accommodation. The current application proposes that the entire building be converted into a single unit of holiday accommodation with an extension to provide a living room for the enlarged unit.

Policy EP8 of the South Somerset Local Plan 2006-2028 supports the provision of new and enhanced tourist facilities and given that a holiday use has already been established within the building it is considered that the proposal can be supported 'in principle'.

Scale and appearance/ Impact on character of area

The proposed extension, whilst relatively large, is considered to be an appropriate addition to building and will be finished in timber cladding in order to ensure it does not appear overly dominant in relation

to the main dwelling.

In terms of the potential impact upon the character of the area, the building occupies a relatively isolated location at some distance from the main dwelling and surrounded by open fields but with a very mature boundary hedge. Given the existing mature hedgerow that surrounds the plot, the size of the extension and the proposed materials it is not considered that the proposal will result in any significant harm to the character of the area.

The proposal is therefore considered to be in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028.

Highways and parking

SCC Highways have referred to standing advice.

SSDC Highways Consultant has advised that the proposed unit would not generate any more traffic than that which could be generated by the existing one-bed units and that the provision of three off-road car parking spaces would be appropriate. Given that the permission for the holiday units was granted some time ago and did not include provision of an electric charging point it is considered that it would now be appropriate to require such provision.

The proposal is therefore considered to be in accordance with Policies TA5 and TA6 of the South Somerset Local Plan 2006-2028.

Residential Amenity

The site is at such a distance from any neighbouring properties as to ensure there would be no impact upon residential amenity from the proposal.

Phosphates and ecology

Given that this unit already has a unit of holiday accommodation with permission for a further unit the creation of a larger single unit of accommodation is not considered to result in an increase in phosphate loading. Natural England has no comments to make on the application and as such it is not considered that a Habitat Regulations Assessment is required in this case.

In terms of impact upon ecology at the site, this is an existing unit with no evidence of wildlife being present, as such, it is not considered that the proposal will adversely impact upon ecological assets. The application advises that nesting boxes will be affixed to the gable ends and this can be secured via a condition.

The proposal is therefore considered to be in accordance with Policy EQ4 of the South Somerset Local Plan 2006-2028.

Conclusion

This proposal will allow for the creation of a larger single unit of holiday let accommodation without detriment to the character of the area, residential amenity, highway safety and ecology and is therefore considered to comply with the relevant policies within the South Somerset Local Plan 2006-2028 and the aims and objectives of the NPPF.

RECOMMENDATION

Approve

01. The proposal by reason of size, scale and materials, is acceptable as it respects the character of the site and its surroundings, and has no detrimental impact on local or wider ecology, residential amenity or highway safety. As such, the proposed development is considered to accord with the aims and objectives of policies SD1, TA1, TA5, TA6, EQ2 and EQ4 of the South Somerset Local Plan and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No.'s 3831/20/5, 3831/20/4a, 3831/20/3a

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

03. No work shall be carried out to render the existing walls or erect any walls or roofs unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the approved details.

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

04. (i) The occupation of the holiday accommodation hereby permitted shall be restricted to bona fide holidaymakers;

(ii) The holiday accommodation shall not be occupied as a person's sole, or main place of residence;

(iii) A register of holidaymakers shall be kept and made available for inspection by an authorised officer of the Local Planning Authority at all reasonable times.

Reason: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation, in accordance with policy EP8 of the South Somerset Local Plan 2006-2028.

05. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking, re-enacting or modifying that Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken without the express grant of planning permission, other than that expressly authorised by this permission:

(a) Part 1, Class A (enlargements, improvements or other alterations);

(b) Part 1, Class B (additions etc to the roof of a dwellinghouse);

(c) Part 1, Class C (other roof alterations);

(d) Part 1, Class D (porches)

(e) Part 1, Class E (buildings etc incidental to the enjoyment of a dwellinghouse)

Reason: In the interests of visual amenity and the character of the area in accordance with policy EQ2 of the South Somerset Local Plan 2006-2028.

06. The area allocated for parking on the submitted plan (Drawing No. 3831/20/5) shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with policy TA6 of the South Somerset Local Plan 2006-2028.

07. There shall be no obstruction to visibility greater than 900mm above adjoining road levels in advance of lines drawn 2.0 m back from the carriageway edge on the centreline of the access and extending to points on the nearside carriageway edge 70m either side of the access. Such visibility splays shall be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan 2006-2028.

08. Any gates would need to be hung to open inwards and be set back a minimum distance of 4.5m from the adjoining carriageway edge.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan 2006-2028.

09. Prior to the occupation of the dwelling hereby permitted, one 16amp electric charging point, for electric vehicles, shall be provided adjacent to one of the parking spaces. Once installed such electric charging point shall be retained and maintained in working order, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is resilient and sustainable in accordance with Policy TA1 (Low Carbon Travel) of the adopted South Somerset Local Plan and the provisions of the NPPF.

10. The following will be integrated into the design of the building:
a) A Beaumaris Woodstone maxi bat box or similar
b) One Vivra Pro Woodstone House Martin nests or similar

Photographs of the installed features will be submitted to the Local Planning Authority prior to first occupation of the converted building.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 170(d) of the National Planning Policy Framework

Informatives:

01. The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during implementation of this permission it is recommended that works stop, and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.

02. The developers are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during implementation of this permission it is recommended that works stop until the young have fledged or then advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.