



Informal Discussion by Members of Area North Committee

Wednesday 14th July 2021

2.00 pm

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

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

Neil Bloomfield
Malcolm Cavill
Louise Clarke
Adam Dance

Mike Hewitson
Tim Kerley
Tiffany Osborne
Clare Paul

Crispin Raikes
Dean Ruddle
Mike Stanton
Gerard Tucker

Any members of the public wishing to 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 13th July 2021..

The meeting will be streamed and viewable online at:
https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

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

This Agenda was issued on Tuesday 6 July 2021.

Alex Parmley, Chief Executive Officer

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

Information for the Public

In light of the coronavirus pandemic (COVID-19), Area North 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 North Committee

Meetings of the Area North Committee are usually held monthly, at 2.00pm, on the fourth 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

<https://modgov.southsomerset.gov.uk/ieDocHome.aspx?bcr=1>

Agendas and minutes can also be viewed via the Modern.gov app (free) available for iPads and Android devices. Search for 'modern.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 13th July 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 on Tuesday 13th July 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 13th July 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 North Committee

Wednesday 14 July 2021

Agenda

Preliminary Items

- 1. Apologies for Absence**
- 2. 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 Neil Bloomfield, Malcolm Cavill, Adam Dance and Crispin Raikes.

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.

- 3. 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 25 August 2021. Meeting arrangements to be confirmed.

- 4. Public Question Time**
- 5. Chairman's Announcements**
- 6. Reports From Members**

Items for Discussion

7. **Community Grant to Long Sutton Cricket Club (Executive Decision)** (Pages 7 - 12)
8. **Community Grant to Stoke sub Hamdon Parish Council (Executive Decision)** (Pages 13 - 19)
9. **Area North Committee - Appointment of Members to Outside Organisations and Groups for 2021/2022 (Executive Decision)** (Pages 20 - 22)
10. **Scheme of Delegation - Development Control - Nomination of Substitutes for Chairman and Vice Chairman for 2021/22 (Area North) (Executive Decision)** (Pages 23 - 24)
11. **Area North Forward Plan** (Pages 25 - 26)
12. **Planning Appeals (for information)** (Pages 27 - 29)
13. **Schedule of Planning Applications to be Considered by Committee** (Pages 30 - 31)
14. **Planning Application 20/03631/S73A - Glendale, Butchers Hill, Fivehead.** (Pages 32 - 43)
15. **Planning Application 21/01245/HOU - Kings Pleasure, 24 Silver Street, South Petherton.** (Pages 44 - 48)
16. **Planning Application 21/01246/ LBC - Kings Pleasure, 24 Silver Street, South Petherton.** (Pages 49 - 52)

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 or relevant Director.

Agenda Item 7

Community Grant to Long Sutton Cricket Club (Executive Decision)

Director: Kirsty Larkins, Service Delivery
Manager / Lead Specialist: Tim Cook, Locality Manager
Lead Officer: Adrian Moore
Contact Details: adrian.moore@southsomerset.gov.uk or 01935 462462

Purpose of the Report

Councillors are asked to consider the awarding of a grant of £12,500 towards the purchase an All-Weather Two-Lane 'TP365' Cricket Net System at Long Sutton Cricket Club.

Public Interest

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

Long Sutton Cricket Club has applied to the Area North community grants programme for financial assistance with the costs of an All-Weather Two Lane 'TP365' Cricket Net System. The Locality Officer who is submitting this report, to enable the Area North Committee to make an informed decision about the application, has assessed the application.

Recommendation

That Councillors recommend to the Chief Executive that a grant of £12,500 be awarded to Long Sutton Cricket Club towards the purchase an All-Weather Two-Lane 'TP365' Cricket Net System, the grant to be allocated from the Area North capital programme and subject to SSDC standard conditions for community grants (appendix A).

Application Details

Name of applicant:	Long Sutton Cricket Club
Project:	Purchase of an All-Weather Two Lane 'TP365' Cricket Net System
Total project cost:	£38,787
Amount requested from SSDC:	£12,500
% amount requested	32%
Application assessed by:	Adrian Moore

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 SSDC funding under Community Grants policies.

Category	Max Score available	Officer assessment score
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	13
F Financial need	7	5
Total	37	29

Background

Long Sutton Cricket Club is a Community Sports Club whose principal purposes are to foster and promote participation in the amateur sport of cricket within the community, providing facilities for playing cricket, opportunities for recreation, coaching and competition, for all members of the community.

There is a strong youth membership with approximately 50 young people participating in England Cricket Board All Stars/Dynamos coaching programme. Adult male & female members pay £40 per season, there are no youth fees and the Club also runs a hardship fund to ensure that payment is no obstacle to participation.

Both League teams have achieved promotion in the last full season (2019). The Club has established a Women & Girls Section who have a fixture list for this season. During a shortened COVID affected 2020 season, the Club managed to put out regular league teams and remain sustainable as a Club.

Parish information

Parish*	Long Sutton
Parish Population	Approximately 850
No. of dwellings	Approximately 350

The project

The project is to install a new All-Weather Two Lane 'TP365' Cricket Net System practice facility. This will allow the Club to provide more cricket training and coaching for all ages in a safe environment, and allow Long Sutton Cricket Club to accommodate the growing number of cricketers living in and around the Long Sutton area.

The Club intends to maintain an open access policy with this facility to benefit any non-members of the club and to promote school use out of Club match and training periods.

The Club Committee will hold overall responsibility for the facility. Maintenance, in line with the supplier's maintenance policy, will lie with the Club Groundsman.

People are able to find out about and participate in the Club's activities through local press articles, social media presence across multiple platforms, distribution of the Club's handbook, coaching links with local schools and drop-in access to training sessions; Women's and Youth cricket programmes running on Friday evenings and Men's on Tuesday evenings.

The project will be promoted during its development and after its completion through engaging professional public relations support to promote the project and look to increase awareness and increase membership. The Club intends to hold a formal opening event with a Somerset County Cricket player in attendance and running a festival of cricket alongside.

Local support / evidence of need

The current nets are very old. The club's focus is on improving the playing equipment and facilities. The project will enable the club to run more training events, run more teams, and promote even greater participation through having better cricket facilities. Properly installed, high quality nets will also provide safe and secure facilities for the local school to use. The new nets will also allow for ad-hoc net sessions organised by individual groups of people outside of Club sessions.

The most important consideration is one of Health & Safety, as the current old nets are orientated East /West and bowlers are bowling into the setting sun and impaired on seeing returning balls from the batsman. Current England Cricket Board policy is that nets must be orientated North/South and the new nets will comply with this stipulation. The existing batting surface is now significantly worn and creates uneven bounce to the batsman with the associated hazard that this causes.

The new nets will improve the quality of training and provide a better degree of safety, particularly when younger players are using them. Two nets will allow the club to differentiate between players of different abilities and reduce competition for net time. Increased capacity will allow adult and junior teams to practice at similar times, allowing older youth members to stay-on and practice with adults if desired, and for adults to engage with the youth training.

As the new proposed nets facility is a fully enclosed structure, this will significantly reduce the negative impact to the surrounding environment and habitats that surround the existing structure. This is because the players will no longer be impacting either the adjacent field or the large wild area at the bowler's end by continuously striking balls into and beyond these areas. This will therefore reduce the need to search through or trample the existing environment, maintaining its current form. This will allow the grounds team to more effectively manage this area in a more environmentally and aesthetic manner, rather than constantly having to strim in order to ensure that lost balls can easily be found.

Project costs

Project costs	Cost £
Two Lane 'TP365' NTP System Installation	26,626
Removal of old carpets & steelwork and concrete pads	960
Initial excavations and groundworks	1,250
Remediation / 10 tonnes - imported soil contingency	395
Training lines tufted into playing carpet	570
Powder coated steelwork (green)	1,271
PVC protection skirt – fitted to outside of netting only	595
Batting curtains – double design between lanes & both flanks	264
Batting curtains wrap design – fitted on all 3nr. sides of all lanes	392
VAT	6,464
Total	38,787

Funding plan

Funding source	Secured or pending	Amount £
Parish Council	Secured	6,464
Own Funds	Secured	10,000
Tony Coles Trust	Secured	5,000
Club Crowdfunder Appeal	Secured	2,600
In-House Club Fundraising	Secured	2,223
South Somerset District Council	Pending	12,500
Total		38,787

In 2020 none of the normal Fund-Raising Activities were able to go ahead.

Ongoing Maintenance will be funded out of established Net Project sinking fund within annual accounts.

Conclusion and Recommendation

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

Financial implications

The balance in the Area North Capital programme is £115,625. If the recommended grant of £12,500 is awarded, £103,125 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 3 – Environment

To keep South Somerset clean, green and attractive and respond to the climate and ecological emergency, we will work in partnership to:

- Continue the delivery of the Environment Strategy action plan, reducing our carbon emissions by 10% every year, to reach carbon neutrality by 2030
- Adopt and commence delivery of an Open Spaces Strategy promoting green infrastructure across the district
- Enhance the quality of the environment and its resilience and ability to adapt to climate change in partnership with our communities and businesses
- To protect South Somerset's landscape to seek to increase tree cover within our communities and the wider environment
- Support the delivery of the County wide Climate Change Emergency Strategy
- Initiate and support actions and infrastructure to encourage a shift to low carbon transport options including walking, cycling and electric mobility
- Promote and improve recycling and minimise waste through the roll out of 'Recycle More' across South Somerset from June 2021 through the Somerset Waste Partnership

- Support the development of environmental and ecological aspects within local, parish and neighbourhood plans
- Promote Nature Recovery Networks across the district, with a focus on delivery via the Ham Hill project
- Work with external partners to benefit the wider national cause in developing and generating clean energy storage to reduce renewable energy wastage in turn reducing use of fossil fuels in UK energy production.

Focus 5 – Healthy, Self-reliant Communities

To enable healthy communities which are cohesive, sustainable and enjoy a high quality of life, we will:

- Embed social value into all processes and activities to ensure we maximise the support we give to our communities
- Work with partners to keep and help our residents feel safe in their homes and communities
- Work with partners to reduce the impact of social isolation and create a feeling of community
- Work with partners to support people improving their physical and mental health and wellbeing
- Enable quality cultural, leisure and sport activities
- Proactively support residents facing hardship
- Help tackle the causes of economic and social exclusion, poverty and low social mobility
- Support older people to live and age well by increase their independence, reducing loneliness, and improving financial security.

Area Chapter Implications for 2021/22

Healthy, Self-reliant Communities

- Support a range of improvements to community facilities through S106 and Community grants

Carbon Emissions and Climate Change Implications

None

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.
- Complete an evaluation survey when requested after the completion of the project.
- 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

None

Agenda Item 8

Community Grant to Stoke sub Hamdon Parish Council (Executive Decision)

Director: Kirsty Larkins, Service Delivery
Manager / Lead Specialist: Tim Cook, Locality Manager
Lead Officer: Adrian Moore
Contact Details: adrian.moore@southsomerset.gov.uk or 01935 462462

Purpose of the Report

Councillors are asked to consider the awarding of a grant of £17,245 to Stoke sub Hamdon Parish Council towards Hamdon Youth & Family Centre Refurbishment.

Public Interest

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

Stoke sub Hamdon Parish Council has applied to the Area North community grants programme for financial assistance with the costs of £47,398 towards the refurbishment of Hamdon Youth & Family Centre. The Locality Officer who is submitting this report, to enable the Area North Committee to make an informed decision about the application, has assessed the application.

Recommendation

That Area North Committee endorse the awarding of a grant, and recommend to District Executive that a grant of £17,245 be awarded to Stoke Sub Hamdon Parish Council towards the Hamdon Youth & Family Centre Refurbishment. The grant to be allocated from the Area North capital programme and subject to SSDC standard conditions for community grants (appendix A).

Note – Within the District Council's scheme of delegation, grants of up to £12,500 are considered by Area Committees but District Executive is the decision making committee for amounts over £12,500.

Application Details

Name of applicant:	Stoke sub Hamdon Parish Council
Project:	Hamdon Youth & Family Centre Refurbishment
Total project cost:	£47,398
Amount requested from SSDC:	£17,245
% amount requested	36%
Application assessed by:	Adrian Moore

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 SSDC funding under Community Grants policies.

Category	Max Score available	Officer assessment score
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	9
E Capacity of Organisation	15	13
F Financial need	7	6
Total	37	31

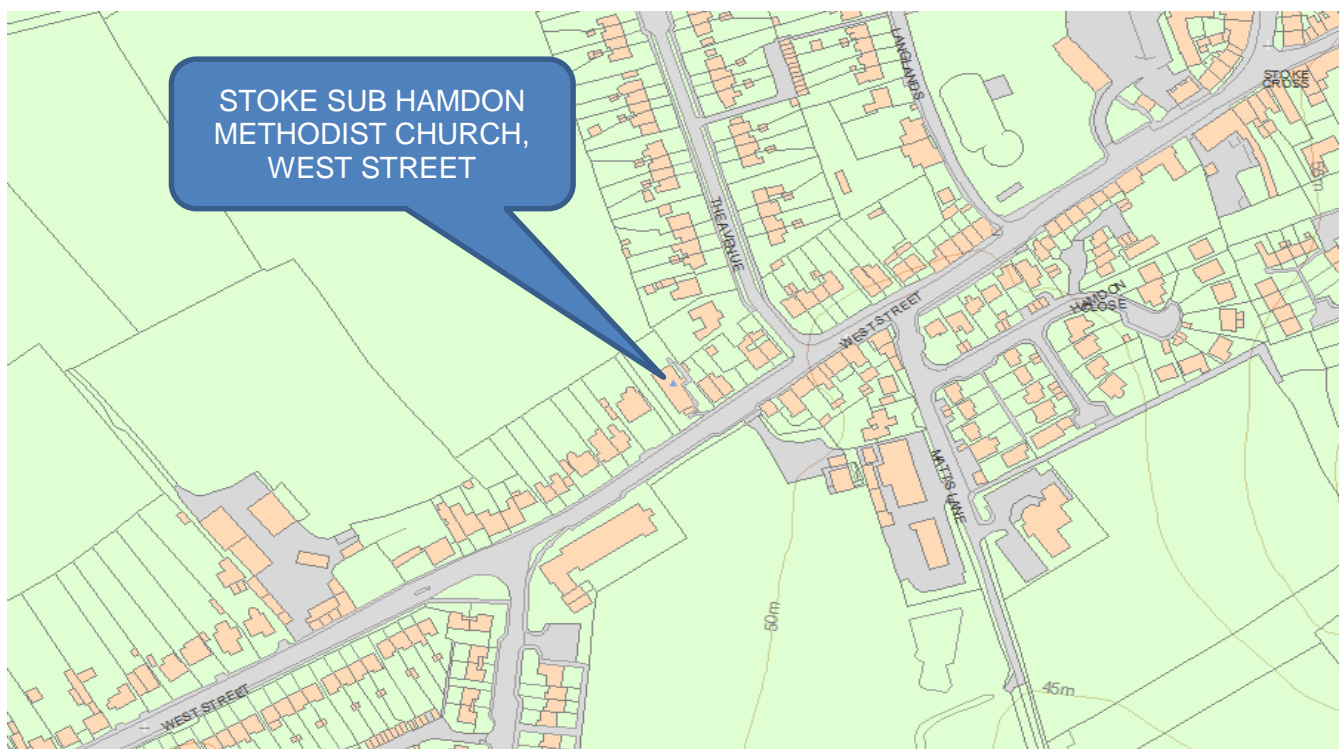
Background

Heritage Category: Listed Building Grade: II

List Entry Number: 1116987

Date first listed: 27-Oct-1987

Statutory Address: STOKE SUB HAMDON METHODIST CHURCH, WEST STREET



Stoke sub Hamdon Parish Council manages village services and through the Community Right to Bid process in 2016 went on to buy, with a Public Works Loan Board loan, the Old Methodist Church which closed for religious worship in 2012. The Parish Council purchased the property in November 2018 for £130,000 on behalf of the village and the building is now known as the Hamdon Youth & Family Centre.

The initial refurbishment itself into a Youth & Family Centre is the responsibility of the Parish Council as the Freeholder, and is led by the Chair and Vice Chair in terms of project progress. The Centre is leased to the Hamdon Youth & Family Centre Trust, a Charitable Incorporated Organisation (charity no. 1177307) who manage the Centre on a day to day basis. The Trust has a Service Management Agreement with the Parish Council and is a service user led group of Trustees. It has a peppercorn rent

under a lease with the Parish Council, with the Trust being responsible for internal maintenance and the Parish Council responsible for external maintenance as the Freeholder. The Centre opened for hire in April 2019 and re-opened again in April 2021 following the recent lockdown.

The building has become the Hamdon Youth & Family Centre the very first time the village has had a permanent meeting place in the village for their younger generation. The new Centre provides a place for groups such as the Brownies, Guides, Youth Club, Baby & Toddler Group and other children's groups, to play, compete, discuss social and moral values, have fun and learn together as they grow from babies into responsible young adults. The Centre is managed by a new village charity, with the majority of Trustees being the user group representatives themselves - very much a "by the community, for the community" project for generations of Stoke residents to come.

The Centre provides a much needed and long-awaited permanent home for organisations providing services for young people from the ages of 0 to 18yrs. It provides the opportunity for young people to learn social and moral values through all sorts of structured social and recreational activities, to be able to ask advice from Youth Workers in a supportive and non-threatening environment and to help young people to become responsible and thoughtful members of society who contribute to their local neighbourhoods. The hire fees charged by the Centre are designed to be affordable, encouraging maximum take up. There are currently four regular user groups of the Centre, but it is expected that this number will grow significantly once the Centre is fully modified with all the facilities it needs.

The Parish Council achieved Listed Building Consent for the modifications in October 2020. Phase 1 of the project modifications have been completed which included the removal of the church pews and the creation of a new sub-floor in the main church hall, together with new wood flooring. New lighting, power points and heating in each of the two halls have also been installed.

Following an access survey that was carried out in June 2017 by Access for All, it was recommended to provide a disabled toilet with full facilities and to widen one of the entrance doors to the main hall.

Parish information

Parish*	Stoke sub Hamdon
Parish population	1,968
No. of dwellings	905

*Taken from the 2011 census profile

The project

The funding request is for Phase 2 of the project which is:

- Renovation of side rooms to create new sub-floor, kitchen, office, toilets and disabled toilet
- Installation of wired Fire Alarm systems to meet fire regulations
- Installation of external CCTV to provide building security and to deter any anti-social behaviour
- Doorway alterations to enable 'All Ability Access' – Corridor to Hall

Local support / evidence of need

It had been clear for a number of years that there was a need for additional facilities in Stoke sub Hamdon that could offer availability and storage for organisations providing services for young people.

As a result of young people having no 'roots' there appeared to be increasing anti-social behaviour locally. The village now has the benefit of the support of two Youth Workers from NHS England - Children and Young People at the Hamdon Youth Group sessions which is improving matters.

SSDC's own Local Plan 2006-2028 also identified the lack of facilities for younger people in the village in the Spatial Portrait of the village. (p.121-122 at 8.73).

The Parish Council carried out a detailed Feasibility Study in 2015/16 to identify what was needed and available in the village. Two Public Consultation meetings were held in 2016 at which the Parish Council informed residents that it was proposed to take out a 20 year fixed interest Public Works Loan Board loan for £150,000 and the meetings gave a 90% vote in favour of the purchase. There is ongoing regular information on the proposals in parish newsletters and in parish council minutes. The Public Works Loan Board loan costs the parish council £9,549 per annum. The council also awards an annual grant of £2k to the Trust that manages the Centre.

Formal written support from South Somerset District Council's former Neighbourhood Development Officer and Somerset County Council's Youth & Community Service was given from the start.

Project costs

Project costs	Cost £
Renovation of side rooms to create new sub-floor, kitchen, office, toilets and disabled toilet	42,671
Installation of wired Fire Alarm systems to meet fire regulations	2,540
Installation of external CCTV to provide building security and to deter any anti-social behaviour	1,749
Doorway alterations to enable 'All Ability Access' – Corridor to Hall	438
Total	47,398

Funding plan

Funding source	Secured or pending	Amount £
Stoke sub Hamdon Parish Council	Secured	30,153
South Somerset District Council	Pending	17,245
Total		47,398

The Centre is hired out by the Trust to youth organisations each week. There are currently four groups using the facility. Only one of the two halls has been able to be used until now as the other was the church itself with pews. In the year to March 2020 income totalled £2,609 of which hire income was £2,225. Total payments out were £1,553. The Centre is also supported by an annual operating grant of £2,000 by the Parish Council.

Each year the Parish Council also puts aside £2,400 into a Hamdon Youth & Family Centre reserve towards its external building maintenance responsibilities, and £300 per annum is put aside by the Centre Trust itself into its own Maintenance Reserve.

Conclusion and Recommendation

It is recommended that a grant of £17,245 is awarded.

Financial implications

Within the District Council's scheme of delegation, capital projects seeking grant funding up to £12,500 are considered by Area Committees but District Executive is the decision making committee for amounts over £12,500.

Area North Committee is being asked to endorse this funding request for £17,245 ahead of it being referred to District Executive for a decision.

The balance in the Area North Capital programme is £103,125. If the recommended grant of £17,245 is awarded, £85,880 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 3 – Environment

To keep South Somerset clean, green and attractive and respond to the climate and ecological emergency, we will work in partnership to:

- Continue the delivery of the Environment Strategy action plan, reducing our carbon emissions by 10% every year, to reach carbon neutrality by 2030
- Adopt and commence delivery of an Open Spaces Strategy promoting green infrastructure across the district
- Enhance the quality of the environment and its resilience and ability to adapt to climate change in partnership with our communities and businesses
- To protect South Somerset's landscape to seek to increase tree cover within our communities and the wider environment
- Support the delivery of the County wide Climate Change Emergency Strategy
- Initiate and support actions and infrastructure to encourage a shift to low carbon transport options including walking, cycling and electric mobility
- Promote and improve recycling and minimise waste through the roll out of 'Recycle More' across South Somerset from June 2021 through the Somerset Waste Partnership
- Support the development of environmental and ecological aspects within local, parish and neighbourhood plans
- Promote Nature Recovery Networks across the district, with a focus on delivery via the Ham Hill project
- Work with external partners to benefit the wider national cause in developing and generating clean energy storage to reduce renewable energy wastage in turn reducing use of fossil fuels in UK energy production.

Focus 5 – Healthy, Self-reliant Communities

To enable healthy communities which are cohesive, sustainable and enjoy a high quality of life, we will:

- Embed social value into all processes and activities to ensure we maximise the support we give to our communities
- Work with partners to keep and help our residents feel safe in their homes and communities

- Work with partners to reduce the impact of social isolation and create a feeling of community
- Work with partners to support people improving their physical and mental health and wellbeing
- Enable quality cultural, leisure and sport activities
- Proactively support residents facing hardship
- Help tackle the causes of economic and social exclusion, poverty and low social mobility
- Support older people to live and age well by increase their independence, reducing loneliness, and improving financial security.

Area Chapter Implications for 2021/22

Healthy, Self-reliant Communities

- Support a range of improvements to community facilities through S106 and Community grants

Carbon Emissions and Climate Change Implications

None.

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.
- Complete an evaluation survey when requested after the completion of the project.
- 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

None

Agenda Item 9

Area North Committee – Appointment of Members to Outside Organisations and Groups for 2021/2022 (Executive Decision)

Director: Nicola Hix, Strategy & Support Services
Specialist: Angela Cox, Specialist (Democratic Services)
Lead Officer: Becky Sanders, Case Officer (Strategy & Commissioning)
Contact Details: becky.sanders@southsomerset.gov.uk

Purpose of the Report

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

Recommendation

That Area North Committee consider appointing members to the outside organisations and groups for 2021/2022, as detailed in Appendix A.

Financial Implications

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

Council Plan Implications

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

Carbon Emissions and Climate Change Implications

None

Equality and Diversity Implications

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

Background Papers

- Minute 184 (Agenda item 10), District Executive, 1 May 2014
 - Minute 8, Area North Committee, 26 June 2019
-

Appendix A

Area North Outside Organisations and Groups – Appointments to be considered for 2021/2022

Organisation / Group (Lead officer contact)	Number of Council Reps. (& existing rep).	Aims & Objectives	Frequency of Meetings	Existing status of representative
Somerset Levels and Moors Local Action Group Executive Board –	1 (Gerard Tucker)	To support the delivery of a local economic development programme for the Somerset Levels and Moors. More info at: http://levelsandmoors.somersetleader.org.uk/	About 6 – 8 per year	Full Member
Langport Abattoir Liaison Group	2 (at least 1 must be the ward member) (Clare Paul & Tiffany Osborne)	To provide a forum for liaison between the operating companies, the communities of Huish Episcopi and Langport and the local Authorities and other agencies responsible for the regulation of the site.	About 2 per year	Observer / consultative only
Martock Community Planning Partnership	1 (Louise Clarke)	To own the Martock Vision and monitor delivery of the Martock Local Community Plan.	Quarterly	Full Member
Huish Episcopi Leisure Centre Board	2 (Tim Kerley & Crispin Raikes)	Management Company for Huish Episcopi Leisure Centre.	Approx. 5	Full member

Agenda Item 10

Scheme of Delegation – Development Control – Nomination of Substitutes for Chairman and Vice Chairman for 2021/22 (Area North) (Executive Decision)

Director: Kirsty Larkins, Service Delivery
Lead Officer: Lesley Barakchizadeh, Planning Consultant
Contact Details: Lesley.barakchizadeh@southsomerset.gov.uk 9

Purpose of the Report

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

Recommendation

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

Background

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

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

Financial Implications

None from this report

Council Plan Implications

None from this report.

Carbon Emissions and Climate Change Implications

None from this report.

Equality and Diversity Implications

None from this report.

Background Papers: *Minute 36, Council meeting of 21 July 2005*
Minute 14, Area North Committee, 23 May 2018
Minute 9, Area North Committee, 26 June 2019

Agenda Item 11

Area North Committee – Forward Plan

Director: Nicola Hix, Strategy and Support Services
Officer: Becky Sanders, Case Officer (Strategy & Commissioning)
Contact Details: becky.sanders@southsomerset.gov.uk

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 to identify priorities for any further reports.

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 one of the officers named above.

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; at democracy@southsomerset.gov.uk

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

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
<i>Sept / Oct</i>	<i>Area North Chapter</i>	<i>Progress update report – Area North Chapter of the Council Plan.</i>	<i>Locality Team Leader</i>
<i>TBC</i>	<i>Community Grants</i>	<i>To consider any requests for funding.</i>	<i>Locality Officer</i>
<i>TBC</i>	<i>Somerton Conservation Area</i>	<i>Report regarding the Somerton Conservation Area Appraisal and designation of extensions to the Conservation Area.</i>	<i>TBC</i>

Agenda Item 12

Planning Appeals

Director: Kirsty Larkins, Service Delivery
Lead Officer: Lesley Barakchizadeh, Planning Consultant
Contact Details: lesley.barakchizadeh@southsomerset.gov.uk

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

None

Appeals Dismissed

20/03124/HOU - Magnolia Cottage, Shells Lane, Shepton Beauchamp.
Demolish ground floor extension and construction of a new two storey chalet style extension.

Appeals Allowed

None.

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



Appeal Decision

Site visit made on 15 June 2021 by Max Webb BA (Hons)

Decision by K Taylor BSc (Hons) PGDip MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 June 2021

Appeal Ref: APP/R3325/D/21/3273115

Magnolia Cottage, Shells Lane, Shepton Beauchamp, Ilminster TA19 0LX

- 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 Nicholas Urch against the decision of South Somerset District Council.
 - The application Ref 20/03124/HOU, dated 2 November 2020, was refused by notice dated 15 February 2021.
 - The development proposed is demolish ground floor extension, construction of two storey chalet bungalow type extension.
-

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue in the appeal is the effect of the proposed development on the character and appearance of the host dwelling and the surrounding area.

Reasons for the Recommendation

4. The appeal site is formed of a pair of semi-detached bungalows, located on a slightly elevated site. There is a small converted garage attached to the side of the appeal property. The semi-detached pair has some design differences, however the scale and mass of the two properties is similar. The area has a mix of built design and use of materials.
5. The proposal seeks to demolish the existing converted garage and build a chalet style two-storey extension. The existing converted garage is low and has a flat roof, it is clearly subordinate to the main dwelling. Even though much of the proposal would be over the footprint of this garage, it would appear as a substantially bulkier addition. The slightly lower ridgeline and the very modest step in for the new front wall would not reduce the proposal to a level which would clearly appear as a subservient addition to the original building.
6. The existing dwelling, and it's attached neighbour, have half hipped roofs. The development would result in the loss of this feature from the existing dwelling and it would not be replicated in the extension. Although there are differences between the two properties there is a general conformity in terms of roof line, roof form and scale. The introduction of a full gable, along with the overall scale of development, would result in an imbalance between the semi-detached

pair. The proposal would use similar materials and would have a generally conforming built design to that of the host dwelling, however this would not adequately mitigate the impact of the development. Whilst there are some design differences between the semi-detached pair, the similar scale of these properties ensures they remain coherent; this would be disrupted by the proposal.

7. Though the surrounding properties are a mixture of design and materials, in the immediacy of the appeal site the properties are relatively unmodified on the front elevation and maintain a moderately small scale. The raised siting of the appeal site means it is in a more prominent position than the immediate neighbours and is more visible from the road. Therefore, the effects of the alterations and increase in scale would be more profound, and cause harm to the character of the area.
8. Overall, the proposal would harm the character and appearance of the host dwelling and the surrounding area. It would therefore be contrary to Policy EQ2 of the South Somerset Local Plan 2006-2028 (adopted March 2015), which seeks to maintain local character, and ensure development respects the local context. It would also go against the aims of the Supplementary Planning Document Extensions and alterations to houses – a design guide (2010), which suggests extensions should be subservient to the existing property.

Other Matters

9. The appellant has suggested that the proposal would allow for the existing oil tank to be replaced by an air-source heat pump. This would provide a cleaner source of energy and help to reduce greenhouse gas emissions. The provision of more space in the property would also be a benefit for the appellant. Overall, these matters would provide modest benefits and so they would not outweigh the harm that would be caused to the character and appearance of the host dwelling and the surrounding area. Acceptable elements of the proposal, such as works to the rear, would not mitigate or outweigh the harm.
10. The pre-application discussions with a Council Planning Officer have been taken into consideration, however they are recommendations and are not considered a binding agreement. They do not alter the substantive planning considerations for this development.

Conclusion and Recommendation

11. For the reasons given above and having had regard for the Development Plan when it is considered as a whole, I recommend that the appeal is dismissed.

Max Webb

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

K Taylor

INSPECTOR

Agenda Item 13

Schedule of Planning Applications to be Determined by Committee

Director: Kirsty Larkins, Service Delivery
Lead Officer: Lesley Barakchizadeh, Planning Consultant
Contact Details: lesley.barakchizadeh@southsomerset.gov.uk

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 2.30pm

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

Any members 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 13 July 2021.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
14	ISLEMOOR	20/03631/S73A	Application to vary some conditions of previous approvals.	Glendale, Butchers Hill, Fivehead.	Mr N Pringle
15	SOUTH PETHERTON	21/01245/HOU	Greenhouse in upper part of garden.	Kings Pleasure, 24 Silver Street, South Petherton.	Mr M Stanton
16	SOUTH PETHERTON	21/012456/LBC	Greenhouse in upper part of garden.	Kings Pleasure, 24 Silver Street, South Petherton.	Mr M Stanton

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 14

Officer Report On Planning Application: 20/03631/S73A

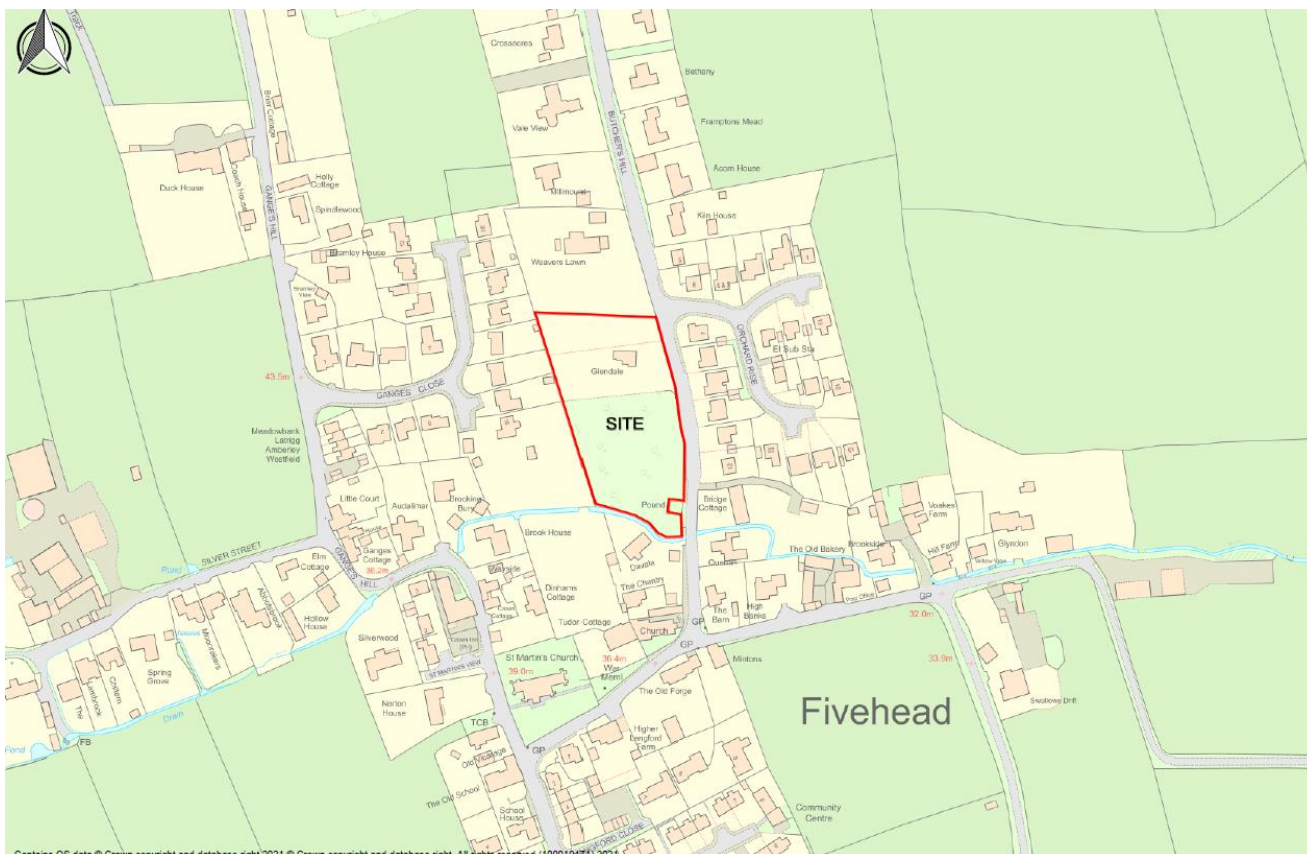
Proposal :	Application to vary conditions 02, 03, 04, 05, 06, 07, 08, 10 of approval 18/01855/FUL (Demolition of existing dwelling and the erection 3 No. new dwellings), as varied by approval 19/02672/S73, to allow change to siting of the three dwellings, minor changes to internal layout and elevations and amended landscaping scheme.
Site Address:	Glendale, Butchers Hill, Fivehead.
Parish:	Fivehead
ISLEMOOR Ward (SSDC Member)	Cllr A Dance
Recommending Case Officer:	Louisa Brown (Specialist)
Target date :	11th February 2021
Applicant :	Mr N Pringle
Agent: (no agent if blank)	Mrs Helen Lazenby, Clive Miller Planning Limited, Sanderley Studio, Kennel Lane, Langport TA10 9SB
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE:

The application has been referred to Committee by the Area Chair, currently acting on behalf of the Ward Member, with the agreement of the Vice Chair to allow discussions of the planning issues.

SITE DESCRIPTION AND PROPOSAL





This Section 73 application is seeking to vary conditions 02, 03, 04, 05, 06, 07, 08 and 10 of approval 18/01855/FUL, as varied by approval 19/02672/S73, to allow change to the siting of the three dwellings, minor changes to internal layouts and elevations and amended landscaping scheme.

The proposed amendments include:

- Amendment to the siting of the three dwellings with their footprint moved southwards by 6.35 metres
- Minor changes to internal layout and access arrangements to the entrance halls
- Amended landscaping scheme to reflect adjusted site layout
- A number of conditions have been agreed through a DOC application and as such the rewording of these conditions is also sought to reflect that.
- An additional plan has been submitted showing changes to ground levels for the dwellings based on their new locations.

The application site is located to the southern end of Butchers Hill, close to the centre of the village of Fivehead. The northern part of the site contains a now dilapidated and unoccupied dwellinghouse, with the southern part of the site being of non-domestic use. The overall site is approximately 0.65 hectares and slopes downwards to the south. The majority of the site comprises unmanaged woodland, much of which is secondary woodland with Ash, and some Sycamore and Hazel. There is underlying shrub and bramble cover. There are two pedestrian access points at present but no formal vehicular access. The site is surrounded by residential development and a stream runs to the southern boundary. There is also a walled enclosure 'The Pound' to the south of the site. This is not listed but is viewed as a 'non-designated heritage asset'.

HISTORY

19/02672/S73: application to vary conditions no. 02 of approval 18/01855/FUL to allow substitution of approved plans for amendments to dwellings and garage repositioning. Permitted

18/01855/FUL: Demolition of existing dwelling and erection of three new dwellings. Permitted.

06/01851/FUL: Siting of a mobile home and connection to services and facilities. Permitted

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.

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

South Somerset Local Plan (2006-2028)

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy SS2 - Development in rural Settlements

Policy SS4 - District Wide housing Provision

Policy SS5 - Delivering New Housing Growth

Policy EQ1 - Addressing climate change in South Somerset

Policy EQ2 - General Development

Policy EQ4 - Biodiversity

Policy EQ5 - Green Infrastructure

Policy TA5 - Transport impact of New Development

Policy TA6 - Parking Standards

National Planning Policy Framework

Part 2 - Achieving Sustainable Development

Part 5 - Delivering a Sufficient Supply of Homes

Part 8 - Promoting Healthy and Safe Communities

Part 9 - Promoting sustainable transport

Part 12 - Achieving Well-designed Places

Part 14 - Meeting the Challenge of Climate Change, Flooding and Coastal Change

Part 15 - Conserving and Enhancing the Natural Environment

National Planning Practice Guidance

Design, Natural Environment, Rural Housing, Planning Obligations

Other Material Considerations

Somerset County Council Parking Strategy (September 2013)

Somerset County Council Highways Development Control - Standing Advice (June 2017)

National Design Guide - September 2019

ENVIRONMENTAL IMPACT ASSESSMENT

None required

CONSULTATIONS

Fivehead Parish Council:

Objection raised

"Fivehead Parish Council reviewed the amended plans and views of local residents at a Planning meeting on 15 March 2021.

The high number of objections on the SSDC Planning portal was noted, indicating the distress caused by the discrepancy between what was promised by the developer and what has actually been executed on site. Preservation of the natural setting was the overarching prerequisite in the approval of this application; yet the landscape and ecology has been totally obliterated.

The Council objects to application 20/03631/S73 as stated in its previous response. In reviewing the revised plan, the following issues are raised:

- the amended drawings show a change of height levels that represents significant change which the Council believes should trigger a new application, also ensuring the woodland setting is correctly restored.
- the S73 application seeks to remove a Planning Condition concerning a communal area; there is also a protective covenant which is believed to be an area of protected woodland which has already been cleared, which requires SSDC to look into further.
- the Land Registry Title Plan raises a question over the position of the northern boundary, which needs to be investigated further by SSDC.

Original comments in summary, full comments on the file:

- "Reasons for recommending refusal:
- The height of Plot 1 will result in harm to the character & appearance - SS2.
- The Landscape Management Plan, Tree Plan, Ecological Protections and Mitigations have not been complied with; therefore, the new Landscape Plan should not be agreed. The new Plan results in a considerable net loss of planting.
- The Root Protection Area (RPA) and no-dig method of construction has been abandoned.
- There is no protection around the remaining 4 trees in the body of the site; one of these is already dying and requires removal.
- The Ecology survey, undertaken in 2017, is now out of date. Protected species known to be present onsite have not been registered on SERC, and are now believed to be migrating to nearby sites; coincidentally these are not being picked up on other applications being submitted in the locality.
- The Dormice EPS licence is missing and will require amending for additional hedge removal at the entrance.
- The request to widen the access is to accommodate over-size HGVs to deliver the frames, rather than the agreed crane method. This will jeopardise the safety of The Pound and Bridge Cottage and contravene the Ecologists' instructions to prevent damage to habitat and compaction.
- Additional openings on the west elevations were previously excluded to provide privacy for the houses in Ganges Close.
- The post-determination plans submitted (Highways, hard landscaping, drainage) have never been

published, despite these being raised as contentious issues.

- The request for Conditions 8 and 10 to be removed as there are no communal areas is incorrect. Zone 1 is the undeveloped, conservation area, to be maintained by future occupants, and therefore communal responsibility.
- See Appendix A - Points of evidence from Planning documents (at end of briefing document).
- See photos at end of briefing document for visual evidence.

County highways:

Standing Advice and refer to original comments

SWHT Archaeology:

No objection

Natural England:

"Natural England currently has no comment to make on the variation of conditions 02, 03, 04, 05, 06, 07, 08 and 10.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice."

Ecology:

"Having reviewed the details of the proposed changes and the supporting plans I have no objection to these being accepted."

SSDC Tree Officer:

"I have noted the arboricultural site monitoring and have recently visited the site in-passing.

The un-expected retention of a handful of additional trees within the area of 'Zone 4' (approved to be cleared of trees) had given me a false impression that some of the 'trees to be retained' had not been properly protected.

I can confirm that the specified tree protection measures have been properly installed in-accordance with the submitted protection scheme.

The overall impact of the amendments to the submitted Landscape details appear minimal (please refer to Figs 1 & 2 below) and I believe that the revised scheme provides us with a similar opportunity to secure a high quality scheme of landscaping and planting measures." (pictures on the file)

REPRESENTATIONS

Twenty-three neighbours were notified and a site notice was displayed. Thirty-one properties have objected both from within the village and outside of it. In summary the issues raised are:

- Principle of re-location of dwelling supported
- Objection to changes to ground levels and increase in height, particularly plot 1.
- Changes to levels not in keeping with character of village or natural lay of the land
- Overlooking due to changes in height
- Insufficient information to assess the impact of the alterations to ground levels
- Works have already been carried out a full planning application should be made
- Loss of view
- Site has been striped back and not in accordance with conditions

- Adverse impact on ecology and wildlife.
- Lack of additional measures to address climate change
- Change in levels will affect drainage and run-off, flooding
- Access is unsafe and appears to be wider than agreed

CONSIDERATIONS

The principle of the development has been agreed during the 2018 application and then varied in 2019. This application is made to vary the approved plans and re-word conditions already agreed through the discharge of conditions application made in 2020.

The main considerations of this application are the impact that the variations would have, if any, on visual amenity, residential amenity, flooding, highway safety and ecology.

Objections are made to the work having started on the proposed alterations and conditions not being adhered to and that a full planning application should be made. This is a planning application under consideration to vary the conditions listed and address the changes that have started to be imposed. It is considered acceptable to be dealt with as section 73 application as the overall description and size of the dwellings has not altered, i.e. the erection of 3 no. dwellings. Furthermore although works have commenced the application will be considered on its own merits.

Comments have been made on the fact that the development should have been stopped, however prior to the submission of this application no enforcement planning breaches had been reported to our department in regard to this site and the groundworks/landscaping that had taken place. It would be unreasonable to refuse this application solely because unauthorised works had taken place. Should it be refused on relevant planning grounds then the matter will be passed to enforcement to assess what action should be taken.

Visual Amenity:

No objections by residents are raised to the overall re-siting of the dwellings or minor internal alterations. The objections received are in regard to the change in ground levels and therefore overall height of the dwellings and changes to the landscaping.

An amended plan has been submitted to replace the section drawing agreed on the 2018 consent. The original section plan clearly shows the site being 'stepped'. The amended section drawing shows that the north elevation of the dwellings will sit on the natural ground level and the area to the front of them is built up to provide a flat site in relation to each dwelling. As the properties are now proposed to be moved forward (south) by 6.35 metres the ground level has been built up to accommodate that, and whilst there is a more defined step in the plots it is not significantly dissimilar to the original approved plan.

The section plan has been marked with neighbouring ridge heights to show how plot 1 will be read in relation to them. A site visit was carried out and it was clear that the area is characterised by dwellings being 'stepped' downwards from the north to the south, this was apparent on both Butchers Hill and in Ganges Close. It is considered that the new ground levels are in keeping with the character of the area.

The site has been cleared of trees and hedging, the tree officer has been consulted and has raised no objection to the revised landscaping scheme. In addition he raised no objection to the works already carried out which are broadly in accordance with the approved landscaping plan. The altered landscaping scheme has taken in to account the re-siting of three dwellings. It is noted that currently the site looks very sparse however the new planting has yet to take place and the trees to be retained are still in situ.

Concern was raised by the parish in regard to tree protection and this was checked by the tree officer who requested the developers tree arborist check the site and regularise it. Details have been submitted of this and the tree officer has no objection and states:

"The un-expected retention of a handful of additional trees within the area of 'Zone 4' (approved to be cleared of trees) had given me a false impression that some of the 'trees to be retained' had not been properly protected.

I can confirm that the specified tree protection measures have been properly installed in-accordance with the submitted protection scheme."

No objections are raised to the dwellings being re-located 6.35 metres to the south or the internal alterations. It is considered that these are all acceptable.

Notwithstanding comments received it is considered that the amendments are acceptable, by reason of scale, location, design and materials, and do not adversely affect visual amenity or the landscape character in accordance with policy EQ2 of the South Somerset Local Plan.

Residential Amenity:

Objections to overlooking have been raised due to the increase in height of plot 1 and the parish have stated that there are additional opening on the west elevation of the properties that were previously excluded. The submitted plans show that the only change to the west elevation is a ground floor door on the west elevation into the entrance hall, this was original approved as one large glazed area and now will be glazed with a door in it. It is considered that as there was originally approved glazing in this location the change to part of it being a door will not adversely affect residential amenity above and beyond the 2018 approved plan.

As assessed above under visual amenity, plot 1 in its current approved location would practically have been on the same ground level as now proposed, this is apparent when viewed on the section plan, which is now based on the dwelling being pulled south by 6 metres. There are also mature trees in the northwest corner of the site and the landscaping plan indicates the planting of additional trees along the west boundary, all of which will be trees that will reach a decent height at maturity and therefore add further screening.

In addition to the landscaping agreed previously and proposed now there is approximately 30 metres plus from the windows of the proposed dwellings to the rear windows of the properties on Ganges Close. The general standard for window distance on the rear of the properties is 20 metres.

Notwithstanding comments received it is considered that there will be no adverse impact on residential amenity, by reason of the landscaping proposed and distances between properties, in accordance with Policy EQ2 of the South Somerset Local Plan (2006-2028).

Climate change:

Objections to drainage have been raised due to the change in the ground levels. The plans clearly indicate that soakaways will be used and refer to excess runoff going to the stream. This matter has been assessed as part of the original consent and agreed, the raising of the levels does not result in any more dwellings or hard standing which would in turn create more runoff and impermeable surfaces. As such it is considered that the details submitted are adequate. Furthermore the drainage proposed will be dealt with and checked under building regulations.

Objections have been raised due to lack of additional eco elements such as solar panels etc. As this is an application to vary only certain elements of the proposal it would be unreasonable to insist on additional eco elements at this time.

Notwithstanding comments received it is considered that there will be no adverse impact on flooding in accordance with policy EQ1 of the South Somerset Local Plan (2006-2028).

Ecology:

Objections have been received on the adverse impact on ecology due to the site having been cleared. No reports of planning breach had been lodged with this authority prior to this application being made.

The agent has confirmed how works have been carried out on site, stating:

"I can confirm that the staged works have been carried out in accordance with condition 03 and that our client has worked with the retained ecologist (Bronwen Bruce, Abbas Ecology) and arborist (Nick Hellis) in doing so. The only variation has been to the exact time-line which was interrupted partly by the delay in dealing with 19/02672/S73 by the Council and partly because the Covid lockdown interrupted the programme of works. The effect is that whilst the seasonal timing requirements have been observed, there might have been a year's delay in some of the activities."

Ecology and Natural England have been consulted and raised no objection to this application.

The site is within the catchment area for phosphates affecting the Somerset Levels and Moors. There is an extant permission with the same number of dwellings and occupancy level, as such it is considered unreasonable to refuse this proposal due to the impact on the Somerset Levels and Moors, as there will be no increased impact of waste water/phosphates above the level created by the extant consent in place.

Notwithstanding comments made it is considered that there will be no adverse impact on ecology in accordance with policy EQ4 of the South Somerset Local plan and the NPPF.

Highway Safety:

There are comments made in regard to the access having been widened and it not being safe. The submitted plans show no change to the approved access, although the Construction Management Plan refers to the access being temporarily widened. The temporary widening of the access does not need planning permission, as it is temporary, ultimately it should be reinstated to the approved access at completion of the development.

County Highways have referred to standing advice and comments received on the last application. Any conditions previously imposed will be repeated if this application is approved.

Notwithstanding comments received it is considered that the proposal will accord with policies TA5 and TA6 of the south Somerset Local plan (2006-2028)

Other matters:

A number of other matters have been raised that will be addressed below.

Loss of view - unfortunately in planning there is no right to a view and as such this is not a material planning consideration.

Land ownership and covenants - the Parish have made comments in regard to land ownership and covenants on the land. The agent has confirmed the land ownership accords with the red site line. Any dispute over this or covenants on the land are a civil matter and not a material planning consideration.

Removal/rewording of conditions 8 and 10 to remove the need for communal area - The Parish object to this, however the agreed discharge of conditions application for the last consent accepted that there was no need to agree the conditions as plots 1 and 2 are to be sold off with their title showing land west to east on the site and plot 3 to have ownership of land to the south. Condition 8 controlled the

landscaping scheme to be approved and maintenance etc. In its removal it is considered reasonable to place on a standard landscaping condition that requires the landscaping plan to be adhered to and any trees etc. that die or are removed in shall be replaced, this shall be in perpetuity. This will ensure each land owner has responsibility for the landscaping within their plot.

Damage and works to The Pound - the parish have objected to damage to the Pound and the works carried out to repair it. The Pound is not within the red site line and as such works to it cannot be controlled through this planning application. If damage has occurred and not been rectified then this is a civil matter to be dealt with by the landowners.

Discharge of conditions details not published - the Parish have raised this issue and it is a current process that is under review within the planning department. It is not a material planning consideration of this application.

Conclusion:

The principle of housing in this location has previously been accepted and the access agreed. The proposed alterations put forward in this section 73 application are considered to be acceptable, subject to the relevant conditions being reworded or new ones added.

RECOMMENDATION

Approve with conditions

01. The proposed variation of conditions are deemed to be acceptable as the amendments, by reason of its size, scale, design and materials, preserve and protect the character and appearance of the area and will cause no unacceptable harm to local ecology, residential amenity, flooding or highway safety, in accordance with the aims and objectives of policies SD1, SS2, TA5, TA6, EQ1, EQ2, EQ4 and EQ5 of the South Somerset Local Plan and the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING:

01. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from the commencement of the use hereby approved.

Reason: To comply with Section 73A of the Act.

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

DSGN0087_P_LS01_Rev C (Proposed Location & Site Plan),
DSGN0087_S73_BP01_Rev E (Block Plan),
DSGN0217_S73_P01_Rev D (Proposed Floor Plans & Elevations Plot 1)
DSGN0087_S73_P02_Rev B (Proposed Floor Plans & Elevations Plot 2),
DSGN0087_S73_P03_Rev C (Proposed Floor Plans & Elevations Plot 3)
DSGN0087_S73_P04_Rev A (Proposed Carports and Officers for Plots 1,2 & 3 and Bat Roost).
DSGN0217_S73_P05_Rev A (Site levels and Section)
188/Lan_02d dated November 2020 (Landscape plan)

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

03. The development hereby permitted, in respect to landscaping and ecological conservation, protection and mitigation, shall be carried out in strict accordance with the specifications identified within the submitted Landscape Management Plan (188/LAN_01e) and accompanying Landscape Proposals Plan (188/LAN_02b) and Construction Environmental Management Plan (Ref AE/3550), received 2nd October 2018.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the area, and for the conservation and protection of species of biodiversity importance in accordance with NPPF and policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981 and The Habitats Regulations 2017.

04. The scheme of tree protection and tree work measures as prepared by Hellis Arboriculture & Landscape Design (Ref: 16/11/188/NH) shall be fully adhered to and monitored throughout the development in accordance with the details submitted with this application and discharged details under application 20/01196/DOC, in relation to planning approval 19/02672/S73. The approved tree and hedgerow protection requirements shall be implemented in their entirety (inclusive of the submitted requirement for phased arboricultural supervision) for the duration of the construction of the development and the protective fencing and signage may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve the health, structure and amenity value of existing landscape features (protected trees) in accordance with the policies EQ2, EQ4 and EQ5 of The South Somerset Local Plan and the aims and objectives of the National Planning Policy Framework.

05. The approved access shall be properly consolidated and surfaced in accordance with the details submitted and discharged under application 20/01196/DOC in relation to planning approval 19/02672/S73. Such approved details shall be carried out prior to any of the dwellings hereby approved being first occupied and maintained thereafter.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan and the aims and objectives of the National Planning Policy Framework.

06. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with the details submitted and discharged under application 20/01196/DOC in relation to planning approval 19/02672/S73.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan and the aims and objectives of the National Planning Policy Framework.

07. Surface water drainage to serve the development, shall be carried out in accordance with the details submitted and discharged under application 20/01196/DOC in relation to planning approval 19/02672/S73 and as indicated on the approved block plan. Such approved drainage details shall be completed and become fully operational before any part of the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: In the interests of highway safety and to ensure that the development is served by a satisfactory system of drainage, in accordance with policies TA5, EQ1 and EQ2 of the South Somerset Local Plan) aims and objectives of the National Planning Policy Framework.

08. The scheme of landscaping shall be carried out in full accordance with approved drawing no. 188/LAN_02d and the Landscape Management plan ref: 188/LAN_01e, and implemented in the first planting and seeding season following the first occupation of the dwellings or the completion of the development, whichever is the sooner; and shall be maintained and retained in perpetuity. Any trees or hedging which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of visual and residential amenity, in accordance with Policy EQ2 of the South Somerset Local Plan.

09. Prior to first occupation of any of the dwellings hereby permitted, 16amp electric charging points for electric vehicles shall be provided adjacent to the parking spaces shown on the approved plans. Sufficient electric charging points for at least one per dwelling shall be provided in this way. Once installed such parking points 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 development hereby permitted shall be carried out strictly in accordance with the submitted Construction Traffic Management Plan dated December 2020 and all agreed temporary work, such as widening of the access, shall be fully reinstated to reflect the approved plans following the first occupation of all the dwelling hereby approved.

Reason: In the interests of visual and residential amenity and highway safety, in accordance with policies TA5, EQ2 and EQ3 of the South Somerset Local Plan and the aims and objectives of the National Planning Policy Framework.

11. The areas allocated for parking and turning on the approved plans shall be provided prior to the occupation of the dwelling for which each parking space is provided and thereafter shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with policies TA5 and TA6 of the South Somerset Local Plan and the aims and objectives of the National Planning Policy Framework.

12. At the proposed access, there shall be no obstruction to visibility greater than 600mm above adjoining road level forward of the visibility splays indicated on the approved plans. Such visibility splays shall be provided prior to any of the dwellings hereby approved first being occupied and shall thereafter be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan and the aims and objectives of the National Planning Policy Framework.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), the use of any garage hereby permitted, as part of this development shall not be used other than for the parking of domestic vehicles and not further ancillary residential accommodation, or any other purpose whatsoever.

Reason: In the interests of highway safety, in accordance with policies TA5 and TA6 of the South Somerset Local Plan and the aims and objectives of the National Planning Policy Framework.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no alterations to the approved windows and doors once built, and no additional windows, including dormer windows, or other openings (including doors) shall be formed in the dwellings hereby permitted without the prior express grant of planning permission.

Reason: In the interests of residential, in accordance with policy EQ2 of the South Somerset Local Plan and the aims and objectives of the National Planning Policy Framework.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the roofs of the buildings hereby permitted shall not be used as a roof terrace or as any other area of domestic amenity space, without the prior express grant of planning permission.

Reason: In the interests of residential, in accordance with policy EQ2 of the South Somerset Local Plan and the aims and objectives of the National Planning Policy Framework.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to the building and no buildings or other structures including walls, fences and ponds to be built within the application site as a whole without the prior express grant of planning permission.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the area, and for the ongoing conservation and protection of species of biodiversity importance in accordance with NPPF and policies EQ2, EQ4 and EQ5 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981 and The Habitats Regulations 2017

Informatives:

01. Please be advised that approval of this application by South Somerset District Council will attract a liability payment under the Community Infrastructure Levy. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice.

You are required to complete and return Form 1 Assumption of Liability as soon as possible and to avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place. Please complete and return Form 6 Commencement Notice.

You are advised to visit our website for further details <https://www.southsomerset.gov.uk/cil> or email cil@southsomerset.gov.uk.

02. Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation of the new access will require a Section 184 Permit. This must be obtained from the Highway Service Manager for the South Somerset Area at The Highways Depot, Mead Avenue, Houndstone Business Park, Yeovil BA22 8RT, Tel No 0845 345 9155. Application for such a permit should be made at least four weeks before access works are intended to commence.

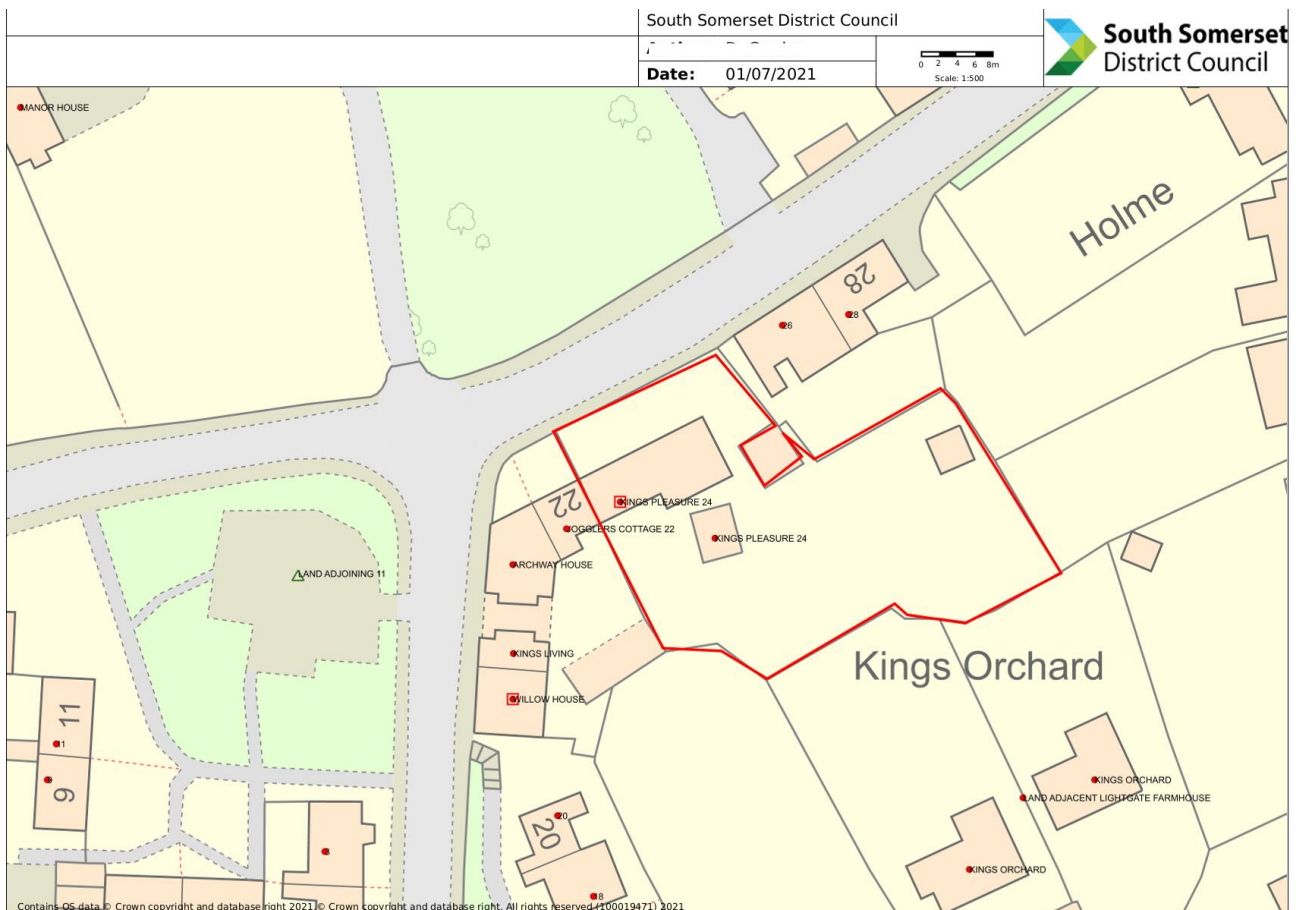
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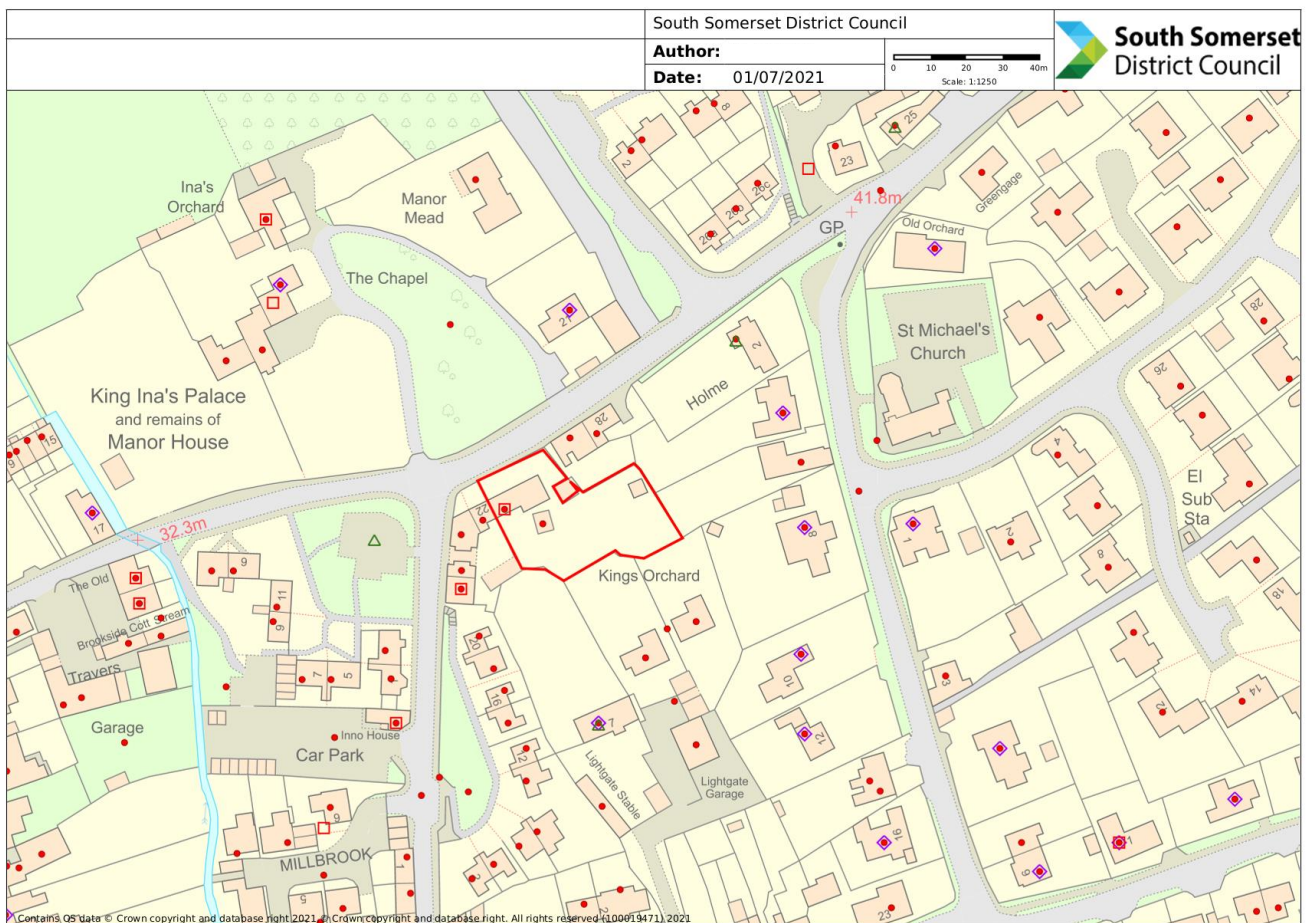
Officer Report on Planning Application: 21/01245/HOU

Proposal :	Greenhouse in upper part of garden
Site Address:	Kings Pleasure 24 Silver Street South Petherton
Parish:	South Petherton
SOUTH PETHERTON Ward (SSDC Members)	Cllr A Dance Cllr C Raikes
Recommending Case Officer:	David Alabi (Specialist) Tel: 01935 462279 Email: david.alabi@southsomerset.gov.uk
Target date :	8th June 2021
Applicant :	Mr Michael Stanton
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

The applicant is a member of the Council and therefore under Council procedures this application is to be heard at Committee to allow for full discussion in the public interest.





SITE DESCRIPTION AND PROPOSAL

The application property is a Grade II Listed two storey dwellinghouse situated off Silver Street and within the conservation area of South Petherton.

Planning permission is sought for the erection of a detached greenhouse located to the south eastern corner of the garden.

The garden extends to the rear of the property at a higher level and to the east behind a pair of semi-detached dwellinghouses fronting Silver Street which are separated from the application site by a mature hedge.

The proposed greenhouse will be of standardised glazed greenhouse design and appearance with a glazed pitched roof over. The greenhouse will measure approximately 2.5m x 2.5m with a height of 2.5m high.

HISTORY

- 17/0381/FUL - Erection of a summerhouse - Approved
- 03/00789/LBC - Internal alterations - Granted

POLICY

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

Relevant Development Plan Documents

South Somerset Local Plan (2006-2028):

EQ2 - General Development

EQ3 - Historic Environment

National Guidance

National Planning Policy Framework (2019)

Chapter 12 - Achieving well-designed places

Chapter 16 - Conserving and enhancing the historic environment

National Planning Practice Guidance

- Design
- Conserving and enhancing the Historic Environment

CONSULTATIONS

South Petherton Parish Council: The Planning Committee has no objection to this application, but has sympathy with the neighbour's comments and would like to see the build move further away from the neighbour's property.

SSDC Conservation Advisor: No objections.

SSDC Highway Authority: No observations.

SSDC Highway Consultant: No highways issues - no objection.

SSC Archaeology: No objections.

REPRESENTATIONS

Ten neighbours notified and site notice displayed. No representations have been made to date.

CONSIDERATIONS

The main considerations in this case relate to residential amenity, visual amenity, impact on the character and appearance of conservation area.

A small domestic outbuilding around this size and nature does not normally require planning permission as it can be considered permitted development. Planning permission is required in this instance as the summerhouse is proposed within the curtilage of the listed building.

Considerations relating to the listed building is addressed in the associated report for listed building consent.

Visual Amenity and Conservation Area

The proposed summerhouse will be well contained within the garden of the dwellinghouse as a result of the mature hedging surrounding the proposed siting. It will not be readily visible from public vantage points whilst the design, scale and the glazing proposed provides a neutral effect which is considered sympathetic to the setting.

It is considered the character and appearance of the conservation area will be maintained and the visual amenity of the area would be unharmed by the proposal.

Residential Amenity

The siting of the summerhouse would be to the south east corner of the garden to the rear of the adjacent pair of semi-detached dwellings "Kings Orchard" to the south of the application site. It is proposed to be located in excess of 2 metres off the boundary which is lined by mature hedging. In addition all doors and windows of the summerhouse will face onto the application site.

It is considered that the location of the summerhouse would be acceptable in relation to the neighbouring occupiers with regard to scale and siting. The proposal would be neighbourly and as such would comply with policy EQ2 of the South Somerset Local Plan 2006-2028.

Conclusion

Having regard to the above, it is considered that the proposal would be acceptable in terms of its visual impact, effect on the conservation area and on the amenities of neighbouring occupiers. This is in accordance with Policy EQ2 of the South Somerset Local Plan (2006-2028) and the National Planning Policy Framework (2012).

RECOMMENDATION

Approve with conditions

01. The proposal, by reason of its siting, scale, design and materials, will cause no adverse impact to visual amenity or significant harm to the residential amenity of neighbouring occupiers, will preserve the character and appearance of the conservation area in accordance with the aims and objectives of Policies EQ2 and EQ3 of the South Somerset Local Plan (2006 - 2028) and the policies of the National Planning Policy Framework (2019).

SUBJECT TO THE FOLLOWING:

1. 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.

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

1:1250 Survey Plan
Site Location Plan
Elevations
Floor Plan

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

3. The external surfaces of the development shall be of materials as indicated in the application form and no other materials shall be used without the prior written consent of the local planning authority.

Reason: To ensure the proposed development is completed in accordance with Policy EQ2 of South Somerset Local Plan and the provisions of the National Planning Policy Framework 2019.

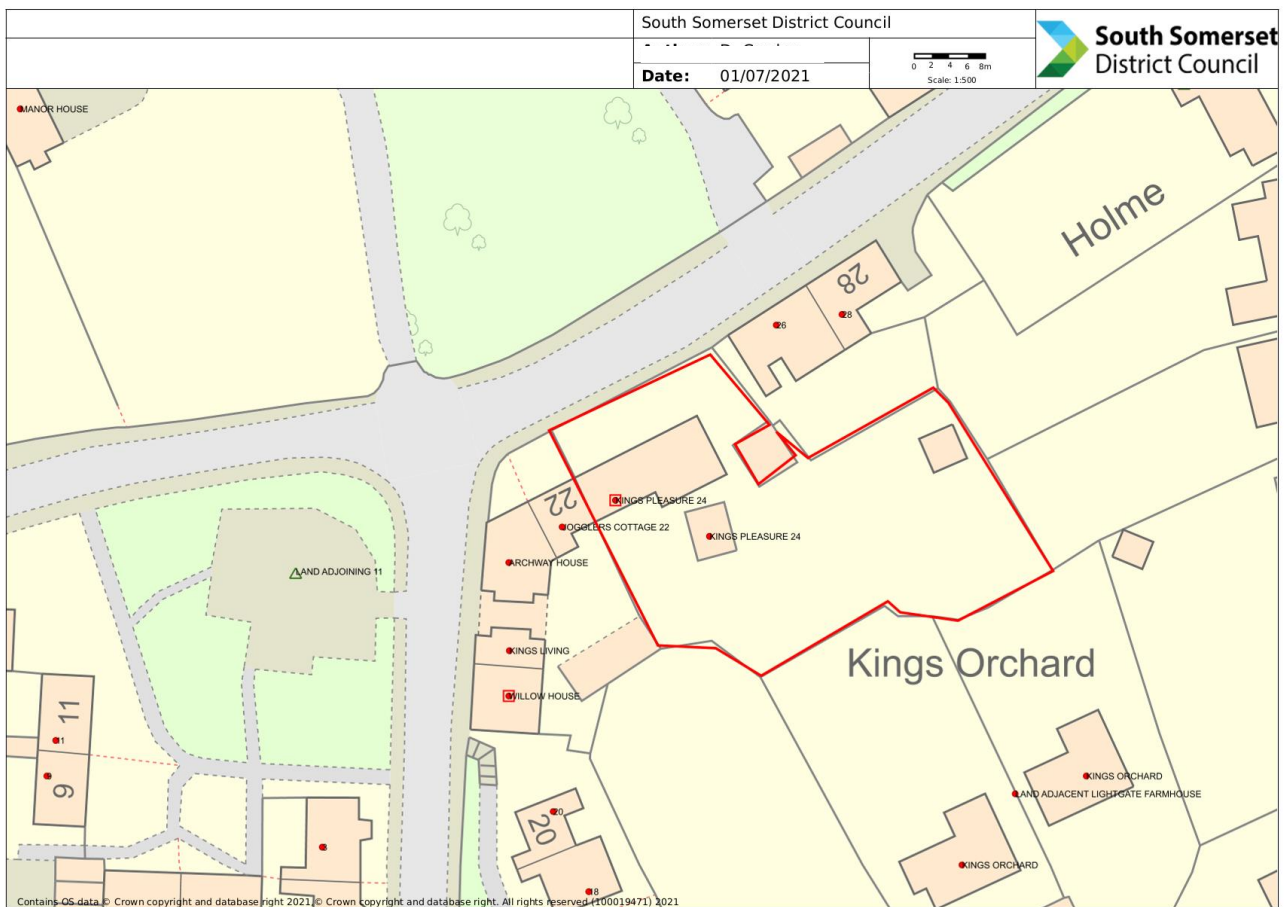
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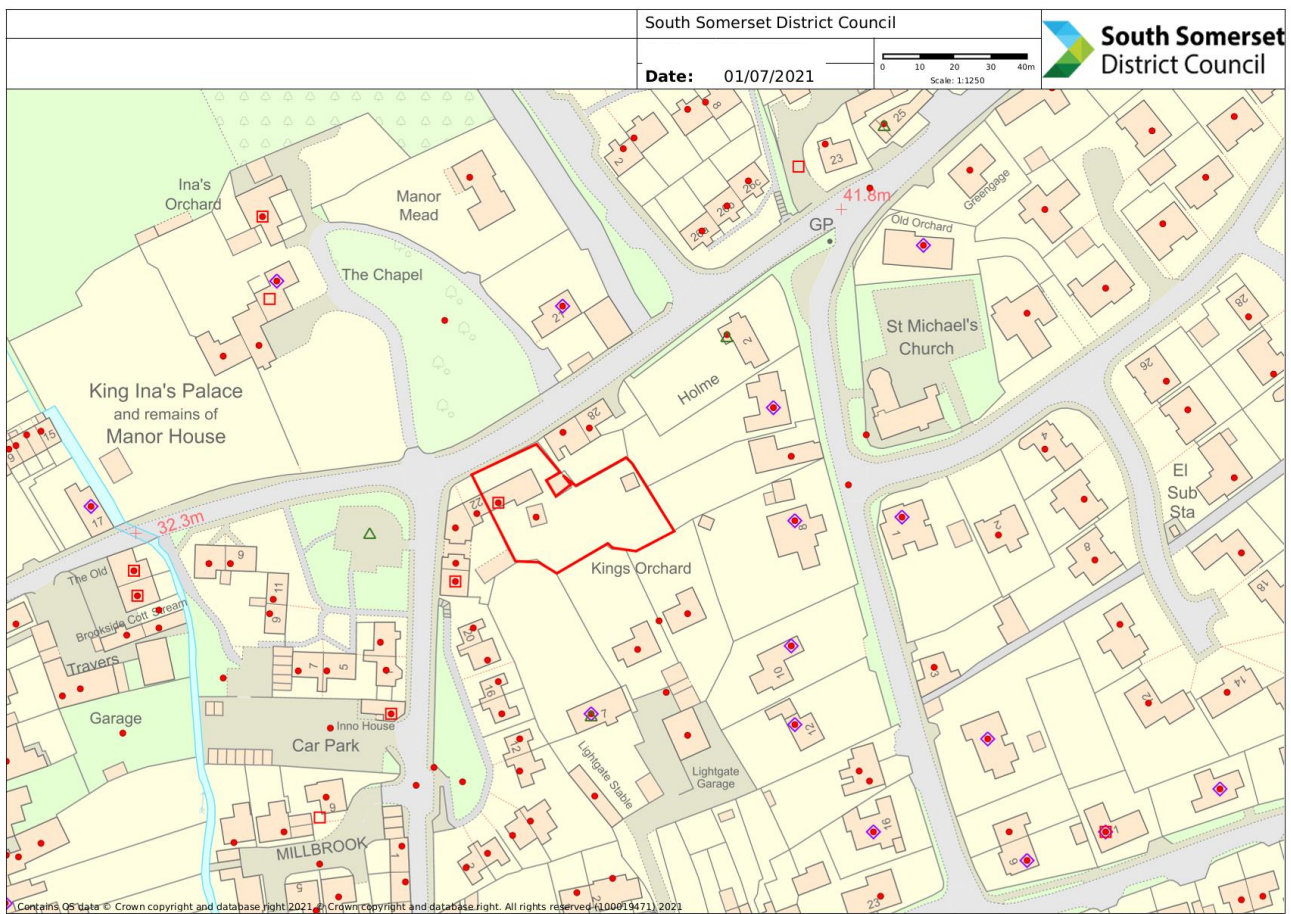
Officer Report on Planning Application: 21/01246/LBC

Proposal :	Greenhouse in upper part of garden
Site Address:	Kings Pleasure, 24 Silver Street, South Petherton.
Parish:	South Petherton
SOUTH PETHERTON Ward (SSDC Member)	Cllr A Dance Cllr C Raikes
Recommending Case Officer:	David Alabi (Specialist) Tel: 01935 462279 Email: david.alabi@southsomerset.gov.uk
Target date :	8th June 2021
Applicant :	Mr Michael Stanton
Agent: (no agent if blank)	
Application Type :	Other LBC Alteration

Reason For Referral To Committee

The applicant is a member of the Council and under Council procedures the application is to be heard at Committee to allow full discussion in the public interest.





SITE DESCRIPTION AND PROPOSAL

The application property is a Grade II Listed two storey dwellinghouse situated off Silver Street and within the conservation area of South Petherton.

Listed Building Consent is sought for the erection of a detached Greenhouse in the south eastern corner of the garden.

The garden extends to the rear of the property at a higher level and to the east behind a pair of semi-detached dwellinghouses fronting Silver Street which are separated from the application site by a mature hedge.

The proposed Greenhouse will be of standardised glazed design and appearance with a pitched roof.

HISTORY

- 21/01245/HOU - Erection of Greenhouse in upper part of garden -Pending Consideration
- 17/0381/FUL - Erection of a summerhouse - Approved
- 03/00789/LBC - Internal alterations - Granted

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A

of the Town and Country Planning Act 1990 and requires that decisions must be made in accordance with relevant Development Plan documents unless material considerations indicate otherwise.

Relevant Development Plan Documents

South Somerset Local Plan (2006-2028):

EQ2 - General Development
EQ3 - Historic Environment

National Guidance

National Planning Policy Framework (2019)

Chapter 12 - Achieving well-designed places
Chapter 16 - Conserving and enhancing the historic environment

National Planning Practice Guidance

- Design
- Conserving and enhancing the Historic Environment

CONSULTATIONS

South Petherton Parish Council: No observation received.

SSDC Conservation Advisor: No objections.

SSDC Highway Authority: No observations.

SSDC Highway Consultant: No highways issues - no objection.

South West Heritage Trust Archaeology: No objections.

REPRESENTATIONS

Ten neighbours notified and site notice displayed. No representations have been made to date.

CONSIDERATIONS

The principle consideration relates to the impact of the proposal on the setting of listed building.

Considerations relating to planning have been addressed in the associated application reference 21/01245/HOU.

The greenhouse will be well contained within the garden of the dwellinghouse and would be well separated from the listed house in the south eastern corner of the garden. It will not be readily visible from public vantage points whilst the design, scale and the glazing proposed provides a neutral effect which is considered sympathetic to the setting.

It is considered the character and appearance of the listed building will not be affected by the proposed

greenhouse and no objections have been raised by the Council's Heritage Advisor. The proposal is considered acceptable in terms of its impact on the setting of the listed building and as such would comply with policy EQ3 of the South Somerset Local Plan 2006-2028.

RECOMMENDATION

Grant Consent

01. The proposal, by reason of its siting, scale, design and materials, will cause no adverse effects on the setting of the listed building of the listed building, and will be in accordance with the aims and objectives of Policy EQ3 of the South Somerset Local Plan (2006 - 2028) and the policies of the National Planning Policy Framework (2019).

SUBJECT TO THE FOLLOWING:

1. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
