



Informal Discussion by Members of Area East Committee

Wednesday 12th January 2022

9.00 am

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

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

Robin Bastable
Hayward Burt
Tony Capozzoli
Nick Colbert
Sarah Dyke

Henry Hobhouse
Charlie Hull
Mike Lewis
Kevin Messenger
Paul Rowsell

Lucy Trimnell
William Wallace
Colin Winder

There are no planning applications to consider this month.

Any members of the public wishing to address the virtual consultative meeting during Public Question Time, need to email democracy@southsomerset.gov.uk by 9.00am on Tuesday 11th January 2022.

The meeting will be 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 Thursday 23rd December 2021.

Jane Portman, *Chief Executive Officer*

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

Information for the Public

In light of the coronavirus pandemic (COVID-19), Area East 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>

Further to the above, at the meeting of Full Council on 8 July 2021, it was agreed to extend the arrangements for a further 6 months to 8 January 2022. For full details and to view the report please see -

<https://modgov.southsomerset.gov.uk/ieListDocuments.aspx?CId=137&MId=3033&Ver=4>

Further to the above, at the meeting of Full Council on 16 December 2021, it was agreed to extend the arrangements for a further 6 months to 8 July 2022 for all meetings apart from Full Council - Full Council will be in person. For full details and to view the report please see -

<https://modgov.southsomerset.gov.uk/ieListDocuments.aspx?CId=137&MId=2991&Ver=4>

Area East Committee

Meetings of the Area East Committee are usually held monthly, at 9.00am, on the second Wednesday of the month (unless advised otherwise). However during the coronavirus pandemic these meetings will be held remotely via Zoom.

Agendas and minutes of meetings are published on the council's website

www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions

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

Public participation at meetings (held via Zoom)

Public question time

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

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

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

If you would like to address the virtual consultative meeting during either Public Question Time or regarding a Planning Application, please email democracy@southsomerset.gov.uk by 9.00am on Tuesday 11th January 2022. 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.

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 East Committee

Wednesday 12 January 2022

Agenda

Preliminary Items

1. Minutes of Previous Meeting

To approve as a correct record the minutes of Area East Informal meeting held on 10th November 2021.

2. Apologies for Absence

3. Declarations of Interest

In accordance with the Council's current Code of Conduct (as amended 26 February 2015), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. Where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council.

Planning Applications Referred to the Regulation Committee

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

Councillors Sarah Dyke, Paul Rowsell and William Wallace.

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

4. Date of next Meeting

Members are asked to note that the next scheduled meeting of the committee will be held virtually using Zoom virtual software on 9th February 2022.

5. Public Question Time

6. Chairman's Announcements

7. Reports from Members

Items for Discussion

8. Community Grant to - Jubilee Park Playground Project (Executive Decision)
(Pages 6 - 11)

9. Area East Forward Plan (Pages 12 - 13)

10. Planning Appeals (For Information) (Pages 14 - 18)

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.

Community Grant to – Jubilee Park Playground Project (Executive Decision)

Strategic Director: Kirsty Larkins, Service Delivery
Service Manager: Tim Cook, Locality Manager
Lead Officer: Terena Isaacs, Locality Officer
Contact Details: Terena.isaacs@southsomerset.gov.uk

Purpose of the Report

Councillors are asked to consider the awarding of a grant of £12,500 towards replacement play equipment at Jubilee Park.

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.

The Town Council has applied to the Area East community grants programme for financial assistance with the costs of replacement play equipment at Jubilee Park Playground. The Locality Officer who is submitting this report to enable the Area East Committee to make an informed decision about the application has assessed the application.

Recommendations

It is recommended that Councillors award a grant of £12,500 (35% total costs), the grant to be allocated from the Area East capital programme and subject to SSDC standard conditions for community grants (appendix A)

Application Details

Name of applicant:	Bruton Town Council
Project:	Jubilee Park Playground
Total project cost:	£35,500
Amount requested from SSDC:	£12,500
% amount requested	35%
Application assessed by:	Terena Isaacs

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	2
D Need for Project	10	7
E Capacity of Organisation	15	11
F Financial need	7	4
Total	37	26

Background

To replace much needed play equipment at Jubilee Park play area. Play equipment is limited at the park, three items had become unsafe and not fit for purpose. These items had to be removed to ensure the safety of the community.

Parish Information

Parish*	Bruton
Parish Population	2907
No. of dwellings	1239

*Taken from the 2011 census profile

The Project

The project is to install new play equipment at the Jubilee Park play area. The play equipment is required as the previous items had become unsafe so had to be removed as a matter of urgency. 5 suppliers were asked to provide 2 possible sets of equipment to replace the multi-unit, the roundabout and the seesaw.

Local support / evidence of need

Jubilee play area has had reduced play equipment for some time limiting play for the children of the community. To ensure the right play equipment has been sourced a consultation was arranged with children from Bruton Primary School, Ladybirds Preschool and Community Kids. At the Community Fete residents were invited to vote for their favourite set of equipment. This data was then presented to Bruton Town Council who voted to proceed with the supplier favoured by the community. The

selected equipment extends the age group that can make use of it to younger residents.

The equipment is aimed at children from 2 upwards and promotes a range of development goals such as coordination, imaginative and social play, sensory and tactile, balancing and climbing. For toddlers this will contribute positively to their physical and mental development.

Project Costs

Project costs	Cost £
UniMini Edsberg multi-play unit, installation, ecosurface	23,970.43
Swingo, installation, ecosurface	5,321.57
Rota-roka, installation, ecosurface and removal of roundabout (500)	5,921.43
Carriage, site security etc, Post installation inspection	3,197.26
Less specila project discount	(2,910.69)
Total	35,500

Funding Plan

Funding source	Secured or pending	Amount £
Town Council	Secured	10,000.00
Lottery Funding	Secured	£6,208.00
S106 Funding	Secured	£6792.00
SSDC Community grant	Pending	£12,500.00
Total		£35,500.00

Conclusion and Recommendation

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

Financial Implications

The balance in the Area East Capital programme is £64,124.20. If the recommended grant of £12,500 is awarded, £51,624.20 will remain.

Grants are awarded subject to all other funding being secured before the commencement of the project and are on a 35% 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.



South Somerset District Council Council Plan Implications

Council Plan themes and Areas of focus for 2021/22

- Enable quality cultural, leisure and sport activities

Area Chapter Implications for 2021/22

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

Carbon Emissions and Climate Change Implications

No Implications

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.

Additional conditions applying to Play & Facilities.

- All play equipment considered for purchase will have passed an EN1176 test.
- All play equipment installed will have Impact Absorbing Surfacing (safety surfacing) installed to EN1177 standard.
- All play equipment installed will have a Post Installation Inspection completed by a fully trained person.
- Ensure that the play area is inspected and maintained in accordance with EN1176 or a successive standard



South Somerset District Council

Special conditions

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



Area East Forward Plan

Director: Nicola Hix, Strategy and Support Services
Agenda Coordinator: Michelle Mainwaring, Case Officer (Strategy & Commissioning)
Contact Details: Michelle.mainwaring@southsomerset.gov.uk

Purpose of the Report

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

Recommendations

Members are asked to note and comment upon the proposed Area East Forward Plan as attached, and to identify priorities for any further reports

Area East Committee Forward Plan

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 Committee agenda, where members of the Area Committee may endorse or request amendments. 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 Area Committee, the focus for topics should be on issues where local involvement and influence may be beneficial, and where local priorities and issues raised by the community are linked to SSDC corporate aims and objectives.

Further details on these items, or to suggest / request an agenda item for the Area East Committee, please contact one of the officer's names above.

Background Papers

None.

Area East Committee Forward Plan

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

Further details on these items, or to suggest / request an agenda item for the Area East Committee, please contact the agenda coordinator at democracy@southsomerset.gov.uk

Meeting Date	Agenda Item	Lead Officer
February 2022	Update on the CAT bus	Terena Isaacs, Locality Officer
<i>TBC</i>	<i>Phosphate & Nitrate river pollution update</i>	<i>Lead Principal Planner</i>
<i>TBC</i>	<i>Update on Wincanton Sports Ground</i>	<i>Tim Cook – Locality Team Manager</i>



Planning Appeals

Director: Kirsty Larkins, Service Delivery
Lead Officer: John Hammond
Contact Details: John.hammond@southsomerset.gov.uk

Purpose of the Report

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

Recommendations

That the report be noted.

Background

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

Report Detail

Appeals Received

Appeal Reference: 21/01735/PAMB
Proposal: Notification of prior approval for conversion of agricultural barns into 5 residential dwellings (C3 use) and ancillary works.
Location: Maperton Dairy Unit Maperton Wincanton Somerset BA9 8EN
Decision made by: Delegated decision

Appeals Allowed

Appeal Reference: 21/01026/HOU
Proposal: Demolition of side store and the erection of a single storey detached garage
Location: Hardings Bungalow Camp Road Henstridge Templecombe BA8 0TF
Decision made by: Delegated decision

Background Papers

Decision Notices attached.



Appeal Decision

Site visit made on 2 December 2021

by Mr A Spencer-Peet BSc(Hons) PGDip.LP Solicitor (Non Practising)

an Inspector appointed by the Secretary of State

Decision date: 09 December 2021

Appeal Ref: APP/R3325/D/21/3280558

Hardings Bungalow, Camp Road, Henstridge BA8 0TF

- 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 Jakub Samulak VelSemczuk against the decision of South Somerset District Council.
 - The application Ref 21/01026/HOU, dated 24 March 2021, was refused by notice dated 7 July 2021.
 - The development proposed is the demolition of side store and erection of single storey detached garage.
-

Decision

1. The appeal is allowed and planning permission is granted for the demolition of side store and erection of single storey detached garage at Hardings Bungalow, Camp Road, Henstridge BA8 0TF in accordance with the terms of the application, Ref 21/01026/HOU, dated 24 March 2021, subject to the conditions in the attached schedule.

Preliminary Matters

2. In the interests of accuracy and consistency, I have amended the original description of development to reflect that provided within the Council's Decision Notice and as stated at Section E of the Appeal Form.

Main Issue

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

Reasons

4. The appeal site comprises a detached bungalow, single storey garage and other outbuildings with associated land, located at the north western edge of a trading and industrial estate. The bungalow and existing garage are set back from the adjacent highway and accessed from a trackway which connects with the Hardings Business Centre located east of the site. To the south of the appeal site there are further substantially sized trading and industrial units.
5. The appeal proposal seeks to demolish a modestly sized store which is attached to the existing single storey garage and erect a relatively substantially scaled detached garage at the site, set back away from the host bungalow and adjacent to the existing single storey garage. The proposed garage would have a greater overall height and footprint than the host building.

6. Nonetheless, the proposed detached garage would be set back from the highway and host dwelling, and in views from the surrounding area the appeal scheme would be seen in the context of the adjacent substantially scaled industrial and trading units which are highly prominent, and which dominate the nearby surrounding landscape. The design and materials to be used in the construction of the proposed garage would respect the context of the site and the surroundings such that it would not appear incongruous and, consequently, would not be harmful to the character or appearance of the surrounding area.
7. In terms of the effect of the proposed development on the character and appearance of the host dwelling, whilst the proposed building would not appear subservient to the host dwelling by reason of its scale and height, I again find no harm in this respect, given the separation distance between the host dwelling and the proposed garage and due to views from within and outside of the site being dominated by the existing industrial and trading buildings which adjoin the site.
8. For the above reasons, the proposed development would not be harmful or detrimental to the character and appearance of the surrounding area or to the host building. Consequently, the appeal scheme would comply with Policy EQ2 of the South Somerset Local Plan (March 2015) (the Local Plan) and Section 12 of the National Planning Policy Framework (July 2021) (the Framework), which seek, among other things, to ensure that development will be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district, reinforces local distinctiveness, respects local context and takes into account local character and site specific considerations.

Other Matters

9. Interested parties have raised concerns regarding water drainage from the site. In this respect, by reason of the footprint and spread of the proposed building, I find it would be reasonable and necessary to require that details of a scheme for surface water drainage be submitted and approved by the Council. Such a requirement would be secured by a condition which is described further below.

Conditions

10. The Council has suggested a number of conditions in the event that planning permission is granted. Other than the standard time limit condition, it is also necessary to ensure that the development is carried out in accordance with the approved plans for the reason of certainty.
11. For the reasons given above, it is also necessary and reasonable to include a condition which requires that details of the surface water drainage be submitted and approved by the Council, prior to the first use of the proposed development, to ensure a satisfactory means of surface drainage and to reduce the risk of flooding. Furthermore, in the interests of preserving the character and appearance of the area, it is reasonable to include a condition that stipulates the materials to be used in the construction of the proposed garage. It is also reasonable to include a condition requiring the provision of a bat box having regard to Policy EQ4 of the Local Plan and relevant guidance contained within the Framework.

Conclusion

12. For the reasons given above I conclude that the appeal should be allowed.

Mr A Spencer-Peet

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) The development hereby approved shall in all respects accord strictly with drawing numbers: 21/019/01 Location Plan, 21/019/02 Block Plan, 21/019/04 Proposed Arrangements and 21/019/05 Roofs and Sections, dated February 2021.
- 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.
- 4) Prior to the first use of the development hereby approved, a Beaumaris Woodstone maxi bat box or similar will be mounted under the apex and away from windows on either the east or west elevation of the garage and maintained thereafter.
- 5) Prior to the first use of the development hereby approved, surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.