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## Area North Committee

**Tuesday 22nd November 2022**

**3.00 pm**

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

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



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The following members are requested to attend this 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 attend, or address the meeting at Public Question Time or regarding a planning application are asked to email **democracy@southsomerset.gov.uk** by 9.00am on Monday 21 November, so that we can advise on the options for accessing the meeting.

For further information on the items to be discussed, please contact [democracy@southsomerset.gov.uk](mailto:democracy@southsomerset.gov.uk)

This meeting will be live streamed and viewable on YouTube by selecting the committee meeting at: [https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF\\_soA](https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA)

This Agenda was issued on Monday 14 November 2022.

**Jane Portman**, *Chief Executive Officer*



**This information is also available on our website**  
**[www.southsomerset.gov.uk](http://www.southsomerset.gov.uk) and via the mod.gov app**

## **Information for the Public**

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

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

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

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

Meetings of the Area North Committee are usually held monthly, usually at 2.00pm, on the fourth Wednesday of the month in the Council Offices, Brympton Way, Yeovil (unless specified otherwise).

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

## **Public participation at committees**

### **Public question time**

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

### **Planning applications**

Consideration of planning applications at this meeting will commence no earlier than the time stated at the front of the agenda and on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered.

Comments should be confined to additional information or issues, which have not been fully covered in the officer’s report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations

are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

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

The order of speaking on planning items will be:

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

If a member of the public wishes to speak at the meeting they should contact Democratic Services ([democracy@southsomerset.gov.uk](mailto:democracy@southsomerset.gov.uk)) by 9.00am on the day prior to the meeting and provide their name and whether they have supporting comments or objections, or who they are representing. If this is not possible and a member of the public wishes to speak, they must inform the committee administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing - this should be done by completing one of the public participation slips available at the meeting.

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

## **Recording and photography at council meetings**

Recording of council meetings is permitted, however anyone wishing to do so should let the Chairperson of the meeting know prior to the start of the meeting. The recording should be overt and clearly visible to anyone at the meeting, but non-disruptive. If someone is recording the meeting, the Chairman will make an announcement at the beginning of the meeting.

Any member of the public has the right not to be recorded. If anyone making public representation does not wish to be recorded they must let the Chairperson know.

The full 'Policy on Audio/Visual Recording and Photography at Council Meetings' can be viewed online at:

<http://modgov.southsomerset.gov.uk/documents/s3327/Policy%20on%20the%20recording%20of%200council%20meetings.pdf>

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# Area North Committee

## Tuesday 22 November 2022

### Agenda

#### *Preliminary Items*

#### 1. Minutes

To approve as a correct record the minutes of the previous meeting held on 22 June 2022. The draft minutes can be viewed at:

<https://modgov.southsomerset.gov.uk/ieListMeetings.aspx?CId=428&Year=0>.

#### 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 Adam Dance and Dean Ruddle.

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

#### 4. Date of next meeting

Councillors are requested to note that the next Area North Committee meeting is scheduled to be held at 2.00pm on **Wednesday 14 December** in the Council Chamber, Council Offices, Brympton Way, Yeovil.

*(This is two weeks earlier than usual due to some meeting dates being brought forward due to the Christmas period).*

5. **Public question time**
6. **Chairman's announcements**
7. **Reports from members**

*Items for Discussion*

8. **Community Grant - East Lambrook School Room Refurbishment (Executive Decision)** (Pages 6 - 13)
9. **Community Grant - Ash Village Hall Car Park - All Ability Access Improvements (Executive Decision)** (Pages 14 - 20)
10. **Area North Committee Forward Plan** (Pages 21 - 22)
11. **Planning Appeals** (Page 23)
12. **Schedule of Planning Applications to be Determined By Committee** (Pages 24 - 25)
13. **Planning Application 22/02539/FUL - Land at Ham Hill, South of Lime Kiln Car Park, Ham Hill, Stoke Sub Hamdon TA14 6RW** (Pages 26 - 44)
14. **Planning Application 22/01298/FUL - Barrington Court, National Trust, Eastfield Lane, Barrington TA19 0NQ** (Pages 45 - 53)

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

**This does not apply to decisions taken on planning applications.**



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## **Community Grant - East Lambrook School Room Refurbishment (Executive Decision)**

Strategic Director: Kirsty Larkins, Director of Service Delivery  
Service Manager: Tim Cook, Locality Manager  
Lead Officer: Adrian Moore, Locality Officer  
Contact Details: adrian.moore@southsomerset.gov.uk or 01935 462409

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### **Purpose of the Report**

Councillors are asked to consider the awarding of a grant of £11,638 towards the East Lambrook School Room Refurbishment.

### **Public Interest**

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

The East Lambrook School Room Management Committee has applied to the Area North community grants programme for financial assistance with the costs of the East Lambrook School Room Refurbishment. The Locality Officer is submitting this report to enable the Area North Committee to make an informed decision about the application and has assessed the application.

### **Recommendation**

It is recommended that Councillors award a grant £11,638 to East Lambrook School Room Management Committee towards refurbishment of the School Room, the grant to be allocated from the Area North capital programme and subject to SSSC standard conditions for community grants (appendix A)

### **Application Details**

Name of applicant:	East Lambrook School Room Management Committee
Project:	East Lambrook School Room Refurbishment
Total project cost:	£23,680
Amount requested from SSSC:	£11,638
% amount requested	49%
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	2
C Supports Environment Strategy	3	2
D Need for Project	10	7
E Capacity of Organisation	15	12
F Financial need	7	5
<b>Total</b>	<b>37</b>	<b>29</b>

## Background

East Lambrook is a small village (part of the parish of Kingsbury Episcopi which also includes the villages of West Lambrook, and Thorney) and has a population of 200 residents.

The School Room is used by all sections of the community and is the only facility of its kind in East Lambrook. It is an historic village hall hosting events and available for hire. It is made available to all ages for various activities such as regular pilates classes, table tennis sessions, drop in lunches, plant sales, coffee mornings and occasional quizzes, training events and other community gatherings.

East Lambrook School Room is a church and community space in the care of St James's Church, East Lambrook, in the benefice of South Petherton with the Seavingtons and the Lambrooks. The East Lambrook School Room Management Committee is a sub-committee of South Petherton, The Seavingtons and the Lambrooks Parochial Church Council Charity.

A committee of the Parochial Church Council deals with the day-to-day management. The committee has clear terms of reference, hiring agreements, and child protection policies all in place. The building is properly insured. The management committee meet quarterly and share the various tasks on a day-to-day basis.

### Parish information

Parish*	Kingsbury Episcopi ( <i>Includes the villages of West Lambrook, East Lambrook and Thorney</i> )
Parish Population	1,307
No. of dwellings	586

## The project

- Upgrade the heating and electrics
- Double glaze extension windows and secondary glaze hall
- Upgrade the two existing toilets and provide disabled provision for one to ensure full accessibility

To update and improve the East Lambrook School Room as an asset for the local community: widen its appeal, usability, and accessibility. This will bring a return to greater use and to enable it to be better self-funded.

## Local support / evidence of need

This hall is well used by the small community who attend regular events. The project has also secured financial support from the Parish Council.

The improvements will make the venue more accessible to all and will reduce on going costs and the carbon footprint. Accessibility work will widen use to a broader demographic.

The group uses Facebook, public notice boards and hand delivered flyers / leaflets to reach as many local people as possible.

The project is to be overseen by the management committee and will seek to use volunteer skills and labour where possible.

## Project costs

<b>Project costs</b>	<b>Cost £ inc VAT</b>
Update heating, electrics and refurbish toilets	11,494
Double glaze extension windows and secondary glaze hall	11,786
Scaffolding	400
<b>Total</b>	<b>23,680</b>

## Funding plan

<b>Funding source</b>	<b>Secured or pending</b>	<b>Amount £</b>
Parish Council	Secured	1,000
Own Funds	Secured	5,642
Additional fundraising events and donations to be received	Pending	400
Other grants	Pending	5,000
SSDC Community Grant	Pending	11,638
<b>Total</b>		<b>23,680</b>



## Conclusion and Recommendation

It is recommended that a grant of £11,638 is awarded.

## Financial Implications

The balance in the Area North Capital programme is £24,356. If the recommended grant of £11,638 is awarded, £12,718 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

Thermal efficiency work e.g., heating and windows will reduce energy use and therefore lower the overall carbon footprint of the Schoolroom.

### Equality and Diversity Implications

<i>An Equality Impact Relevance Check Form has been completed in respect of the Proposal?</i>	Yes
<i>The Impact Relevance Check indicated that a full EIA was required?</i>	No
<i>If an EIA was <b>not</b> required please attach the Impact Relevance Check Form as an Appendix to this report and provide a brief summary of its findings in the comments box below.</i>	
<i>If an EIA <b>was</b> required please attach the completed EIA form as an Appendix to this report and provide a brief summary of the result of your Equality Impact Assessment in the comment box below.</i>	
<b>Additional Comments</b>	
This project positively impacts on all members of the village, especially the elderly, young and anyone with disabilities and long term health conditions. This is due to the improvements to the electrics, heating, windows, and toilets. A full EIA is, therefore, not required.	



**South Somerset**  
District Council

## **Background Papers**

Area North Committee – 24 February 2010

<https://modgov.southsomerset.gov.uk/CeListDocuments.aspx?MID=245&RD=Meeting&DF=24%2f02%2f2010&A=1&R=0>

## 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.

# Equality Impact Relevance Check Form



The Public Sector Equality Duty requires us to eliminate discrimination, advance equality of opportunity and foster good relations with protected groups. This tool will identify the equalities relevance of a proposal, and establish whether a full Equality Impact Assessment will be required.

What is the proposal?	
Name of the proposal	East Lambrook School Room Refurbishment
Type of proposal (new or changed Strategy, policy, project, service or budget):	Community Grant
Brief description of the proposal:	Update heating, electrics, toilets, double and secondary glazing
Name of lead officer:	Adrian Moore

You should consider whether the proposal has the potential to negatively impact on citizens or staff in the following ways:

- Access to or participation in a service,
- Levels of representation in our workforce, or
- Reducing quality of life (i.e. health, education, standard of living)

A negative impact is any change that could be considered detrimental. If a negative impact is imposed on any citizens or staff with protected characteristics, the Council has a legal duty to undertake a full Equality Impact Assessment.

Could your proposal negatively impact citizens with protected characteristics? (This includes service users and the wider community)	<b>NO</b>
Could your proposal negatively impact staff with protected characteristics? (i.e. reduction in posts, changes to working hours or locations, changes in pay)	<b>NO</b>

<b>Is a full Equality Impact Assessment required?</b>	<b>NO</b>
<b>If Yes,</b> Please provide a brief description of where there may be negative impacts, and for whom. Then complete a full Equality Impact assessment Form	
<b>If No,</b> Please set out your justification for why not.	
This project positively impacts on all members of the village, especially the elderly, young and anyone with disabilities and long term health conditions. This is due to the improvements to the electrics, heating, windows, and toilets. A full EIA is, therefore, not required.	
Service Director / Manager sign-off and date	Tim Cook - 10/11/22
Equalities Officer sign-off and date	David Crisfield 10 <sup>th</sup> November 2022



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## **Community Grant - Ash Village Hall Car Park - All Ability Access Improvements (Executive Decision)**

Strategic Director: Kirsty Larkins, Director of Service Delivery  
Service Manager: Tim Cook, Locality Manager  
Lead Officer: Adrian Moore, Locality Officer  
Contact Details: adrian.moore@southsomerset.gov.uk or 01935 462409

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### **Purpose of the Report**

Councillors are asked to consider the awarding of a grant of £3,750 towards All Ability Access Improvements to Ash Village Hall Car 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.

Ash Parish Council has applied to the Area North community grants programme for financial assistance with the costs of All Ability Access Improvements to Ash Village Hall Car Park. The Locality Officer is submitting this report to enable the Area North Committee to make an informed decision about the application and has assessed the application.

### **Recommendation**

It is recommended that Councillors award a grant of £3,750 to Ash Parish Council towards all ability access improvements to Ash Village Hall Car Park, 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:	Ash Parish Council
Project:	All Ability Access Improvements to Ash Village Hall Car Park
Total project cost:	£7,500
Amount requested from SSDC:	£3,750
% amount requested	50%
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 available	Score	Officer assessment score
A Supports Council Plan/Area Chapter	1		1
B Supports Equalities & Diversity	1		2
C Supports Environment Strategy	3		1
D Need for Project	10		7
E Capacity of Organisation	15		12
F Financial need	7		4
<b>Total</b>	<b>37</b>		<b>27</b>

## Background

Ash is a small rural village in South Somerset, 1 mile from Martock and 6 miles north-west of Yeovil and the surrounding hamlets of Milton, Witcombe, Highway and Durnfield, all of which are in the Parish of Ash.

Currently there are no compliant disabled parking spaces in Ash Village Hall Car Park, which is owned by the Parish Council. This can make it difficult for people with disabilities to access the Millennium Woods, which is a vital community asset, and also the Village Hall. Further, there is no wheelchair access from the car park to the Village Hall. There are also capacity issues in the car park, especially at busy times.

Making the two existing parking spaces compliant will reduce the overall spaces by one, but this can be mitigated by removing unnecessary standouts, and re-spacing and repainting existing spaces. The entrance to the car park will also be improved to facilitate better entry and exit at busy times.

### Parish information

Parish*	Ash
Parish Population	626
No. of dwellings	261

\*Taken from the 2011 census profile

## The project

All Ability Access Improvements to Ash Village Hall Car Park

This proposal will expand the two existing disabled spaces, so that they are compliant, and will create a drop kerb and tarmac path from the car park to the existing pavement, giving full wheelchair access to the Village Hall, and to pavements leading to the rest of the village. A fence will be installed to prevent children from running from path into the car park.

## Local support / evidence of need

This project will be for the benefit of everyone in the village and any visitors to the Millennium Wood. It will particularly benefit the disabled, wheelchair users and elderly residents who will be able to access the Village Hall and other facilities from the village car park.

## Project costs

<b>Project costs</b>	<b>Cost £</b>
Removal and making good of standouts, and improving of entrance kerbing	3,800
Burning off existing lines & repainting of lines and disabled bays	1,300
Signage - including for disabled bays	400
Creation of path and dropped kerb	1,200
Fence and gate between path and car park	800
<b>Total</b>	<b>7,500</b>

## Funding plan

<b>Funding source</b>	<b>Secured or pending</b>	<b>Amount £</b>
Parish Council Funds	Secured	3,750
SSDC Community Grant	Pending	3,750
<b>Total</b>		<b>7.500</b>

## Conclusion and Recommendation

It is recommended that a grant of £3,750 is awarded.



## Financial Implications

If East Lambrook School Rooms is awarded £11,638 before this grant, then the balance in the Area North Capital programme will be £12,718. If the recommended grant of £3,750 is awarded, £8,968 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



## South Somerset District Council

- 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

<i>An Equality Impact Relevance Check Form has been completed in respect of the Proposal?</i>	Yes
<i>The Impact Relevance Check indicated that a full EIA was required?</i>	No
<i>If an EIA was <b>not</b> required please attach the Impact Relevance Check Form as an Appendix to this report and provide a brief summary of its findings in the comments box below.</i>	
<i>If an EIA <b>was</b> required please attach the completed EIA form as an Appendix to this report and provide a brief summary of the result of your Equality Impact Assessment in the comment box below.</i>	
<b>Additional Comments</b>	
This project directly improves access for people of all abilities and specifically disabled users with mobility impairments using mobility aids such as wheelchairs etc. A full EIA is, therefore, not required.	

### 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.

# Equality Impact Relevance Check Form



The Public Sector Equality Duty requires us to eliminate discrimination, advance equality of opportunity and foster good relations with protected groups. This tool will identify the equalities relevance of a proposal, and establish whether a full Equality Impact Assessment will be required.

<b>What is the proposal?</b>	
Name of the proposal	Ash Village Hall Car Park
Type of proposal (new or changed Strategy, policy, project, service or budget):	COmmunity Grant
Brief description of the proposal:	All Ability Access Improvements to Ash Village Hall Car Park
Name of lead officer:	Adrian Moore

You should consider whether the proposal has the potential to negatively impact on citizens or staff in the following ways:

- Access to or participation in a service,
- Levels of representation in our workforce, or
- Reducing quality of life (i.e. health, education, standard of living)

A negative impact is any change that could be considered detrimental. If a negative impact is imposed on any citizens or staff with protected characteristics, the Council has a legal duty to undertake a full Equality Impact Assessment.

Could your proposal negatively impact citizens with protected characteristics? (This includes service users and the wider community)	<b>NO</b>
Could your proposal negatively impact staff with protected characteristics? (i.e. reduction in posts, changes to working hours or locations, changes in pay)	<b>NO</b>

<b>Is a full Equality Impact Assessment required?</b>	<b>NO</b>
<b>If Yes,</b> Please provide a brief description of where there may be negative impacts, and for whom. Then complete a full Equality Impact assessment Form	
<b>If No,</b> Please set out your justification for why not.	
This project directly improves access for people of all abilities and specifically disabled users with mobility impairments using mobility aids such as wheelchairs etc. A full EIA is, therefore, not required.	
Service Director / Manager sign-off and date	Tim Cook - 10/11/22
Equalities Officer sign-off and date	David Crisfield 10 <sup>th</sup> November 2022



## Area North Committee - Forward Plan

Senior Lead Officer: Jill Byron, District Solicitor and Monitoring Officer  
Officer: Becky Sanders, Case Officer (Strategy & Support Services)  
Contact Details: [democracy@southsomerset.gov.uk](mailto:democracy@southsomerset.gov.uk)

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## 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](mailto:democracy@southsomerset.gov.uk)

Items marked in italics are not yet confirmed.

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background / Purpose</b>	<b>Lead Officer</b>
<i>TBC</i>	<i>Community Grants</i>	<i>To consider any requests for funding.</i>	<i>Locality Officer</i>



## Planning Appeals

Strategic Director: Kirsty Larkins, Service Delivery  
Lead Specialist: John Hammond, Principal Planner  
Contact Details: john.hammond@southsomerset.gov.uk

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## 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 note the report.

## Appeals Received

None.

## Appeals Dismissed

None

## Appeals Allowed

None.

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# Agenda Item 12

## Schedule of Planning Applications to be Determined by Committee

Director: Kirsty Larkins, Service Delivery  
Lead Officer: John Hammond, Lead Specialist (Built Environment)  
Contact Details: john.hammond@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 3.15pm.**

Any members of the public wishing to address the meeting regarding a planning application are asked to contact [democracy@southsomerset.gov.uk](mailto:democracy@southsomerset.gov.uk) by 9.00am on Monday 21 November 2022 so that we can advise on options for accessing the meeting.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
13	HAMDON	22/02539/FUL	Construction of Visitor Centre and associated works.	Land at Ham Hill, South of Lime Kiln Car Park, Ham Hill, Stoke Sub Hamdon TA14 6RW	Katy Menday, SSDC
14	BURROW HILL	22/01298/FUL	Installation of property gates.	Barrington Court, National Trust, Eastfield Lane, Barrington TA19 0NQ	National Trust

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.

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# Agenda Item 13

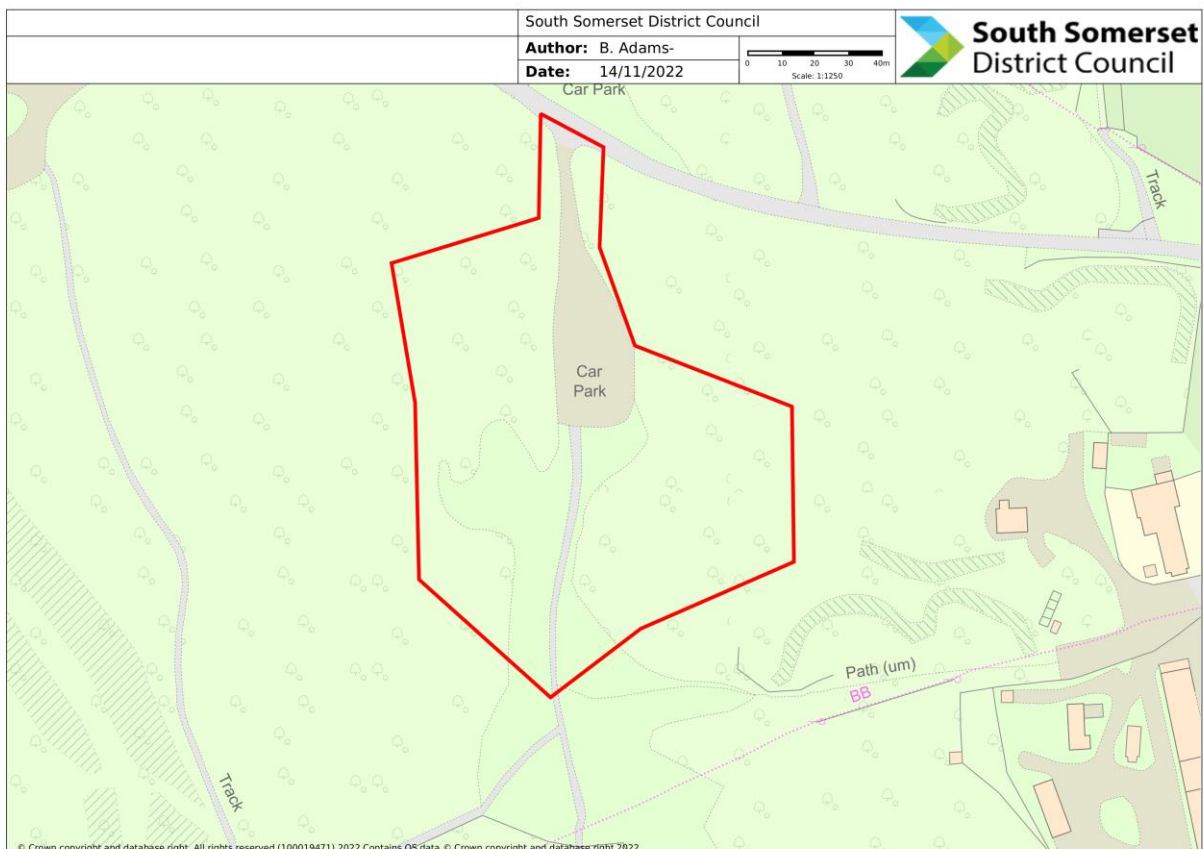
## Officer Report On Planning Application: 22/02539/FUL

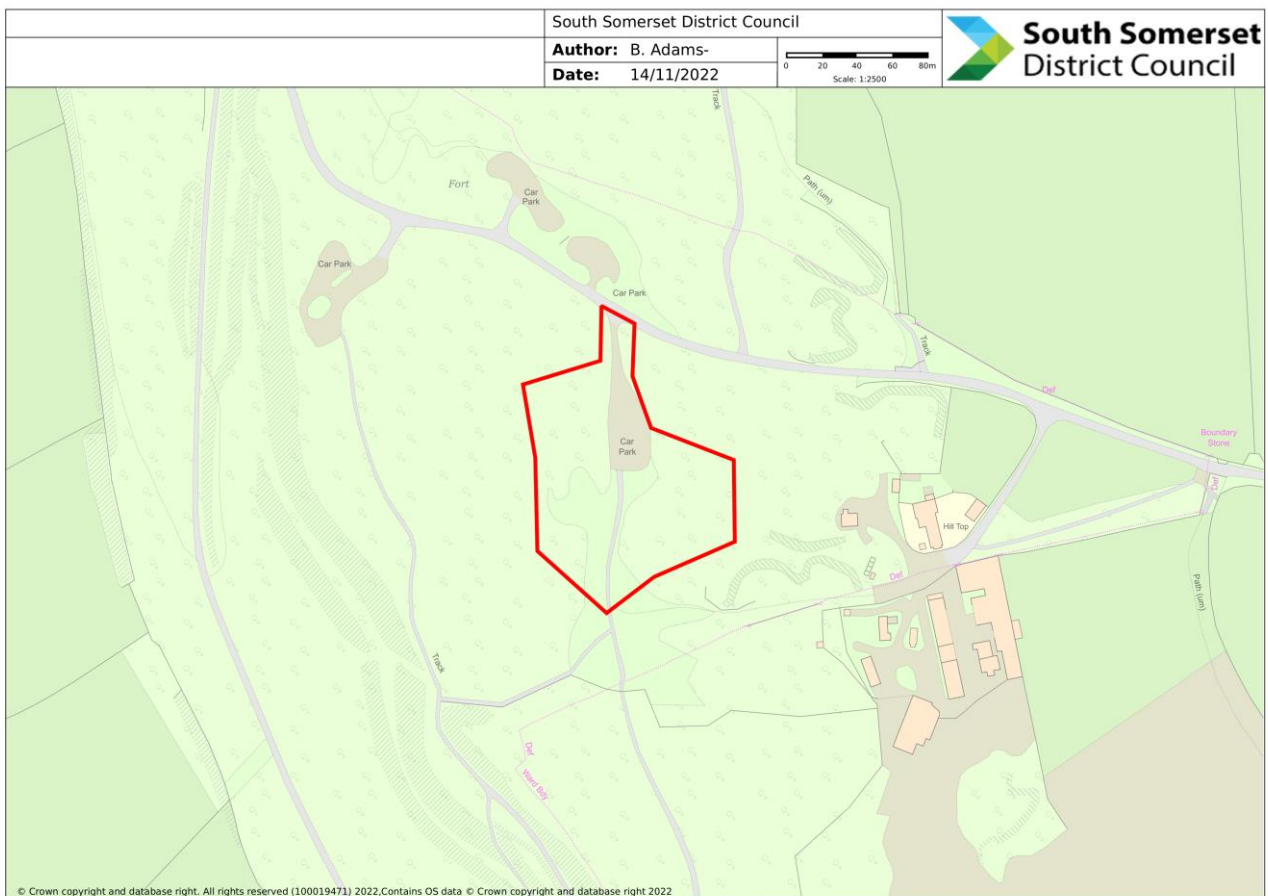
<b>Proposal :</b>	Construction of Visitor Centre and associated bin store, with provision of services and drainage works, and associated car park and highway improvements
<b>Site Address:</b>	Land At Ham Hill, South Of Lime Kiln Car Park, Ham Hill, Stoke Sub Hamdon, Somerset, TA14 6RW
<b>Parish:</b>	Norton Sub Hamdon
<b>HAMDON Ward (SSDC Member)</b>	Cllr Mike Hewitson
<b>Recommending Case Officer:</b>	Colin Begeman (Principal Specialist) Tel: 01935 462476 Email: colin.begeman@southsomerset.gov.uk
<b>Target date :</b>	9th November 2022
<b>Applicant :</b>	Ms Katy Menday
<b>Agent: (no agent if blank)</b>	
<b>Application Type :</b>	Minor Other less than 1,000 sq.m or 1ha

### REASON FOR REFERRAL TO COMMITTEE

This is an application by South Somerset District Council and as such, under the Scheme of Delegation, this application falls to be decided by the Area North Committee.

### SITE DESCRIPTION AND PROPOSAL





The site is located within Ham Hill Country Park accessed from and to the southwest of Lime Kiln Car Park on a recent historical site of a car park. This historical car park is now covered in short grass and scrub and is of low ecological value. It is located 100m away from the nearest section of the Hill Fort ramparts.

This site has been carefully selected in conjunction with Historic England following intrusive site investigations to ascertain suitability.

It is proposed to erect a semi-circular timber-clad single storey building to house a visitor centre which would enable SSDC staff to engage with visitors more effectively than is currently possible, leading to positive changes in usage of the site, as visitors start to feel a sense of 'ownership' of Ham Hill.

The Visitor Centre will function as a 'hub' for those coming to the Country Park, offering a café, interpretation, a small shop, and both temporary and permanent exhibitions. The ground floor area measures approximately 235m<sup>2</sup> and the building would be positioned so that it would be partially visible from the car park, but far enough away, and on slightly elevated ground, to enjoy its own landscape setting. A Blue Badge parking area would be positioned at the south end of the car park, nearest the Visitor Centre, and cycle parking and a bin store area would be located between the car park and the proposed building. Electric Vehicle charging points are also included in the new layout for the car park.

The application includes a 5 Year Management Plan on how the Country Park will be managed and enhanced going forward.

- Improvements to paths and bridleways, to encourage exploration, and stabilise and protect the historic ramparts;
- Better interpretation, site signage and way-finding, to give confidence to first-time visitors and highlight some of the site's key features such as the Deep Quarry;
- Improvements to Ham Hill Road which can represent a barrier to movement, and to the car parks alongside it, to reduce traffic speeds and create safer crossing points;
- Habitat improvements which will include restoration of the dry stone walls marking field boundaries;
- An enhanced setting for a new Visitor Centre, and
- Selective tree and scrub clearance of the ramparts alongside grazing and mechanical vegetation management .

Many of the details shown do not require planning permission and can be carried out under Permitted Development Rights set out Schedule 2 Part 12 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended 31/07/2021)

The application initially included the proposal to reduce the speed limit of the main road through the Country Park to 40mph. This would require a Traffic Regulation Order that is subject to external consultation of which the outcome cannot be assured. County Highways have agreed, in consultation with the applicant, that the proposed development's acceptability does not depend on the speed reduction and that this is not required to be part of the planning application.

It is still the applicants wish to apply for a Traffic Regulation Order to reduce the speed to 40mph and will do this outside of the remit of this planning application.

## **PLANNING HISTORY**

No relevant history

## **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.

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

SD1 - Sustainable Development

SS1 - Settlement Strategy

SS2 - Development in Rural Settlements

EP8 - New and Enhanced Tourist Facilities

TA1 - Low Carbon Travel

TA5 - Transport Impact of New Development

TA6 - Parking Standards  
EQ1 - Addressing Climate Change in South Somerset  
EQ2 - General Development  
EQ3 - Historic Environment  
EQ4 - Biodiversity

### National Planning Policy Framework 2021

Chapter 2 Achieving Sustainable Development  
Chapter 6 Building a strong, competitive economy  
Chapter 9 Promoting Sustainable Transport  
Chapter 12 Achieving Well-Designed Places  
Chapter 15 Conserving and enhancing the natural environment  
Chapter 16 Conserving and enhancing the historic environment

### Planning Policy Guidance

Somerset County Council Parking Strategy (March 2012)

## **REPRESENTATIONS**

This is a summary of representations received and are available in full on the Council's application website.

### **36 letters of support:**

- Much needed facility to help better understand Ham Hill
- Improves access for all
- Will enable greater use for cultural events and activities, including outdoor performances and events, that will improve health and well being for residents and visitors
- Adding an extra cafe and parking spaces would add an extra dimension and would certainly compliment what is already an amazing natural area
- Providing a visitors centre at Ham Hill would encourage more people to come and provide an area that can display important information regarding the site, teaching generations of people the importance of the area
- This is a beautiful park and the visitor experience will be much enhanced by this centre.
- Ham Hill and the surrounding areas are a fantastic asset to this part of our glorious County and we should use it to our best advantage; offering a new, purpose built visitors centre would I have no doubt do exactly that.
- Long overdue
- The Ham Hill country park is an amazing space and will benefit and prosper with any additional facilities that can be placed there. That particular car park is far enough from the Prince of Wales and other parking to allow development without compromising parking and countryside.
- As a Scout Leader at West Coker Scout Group we would very much support the new visitor centre, not only as a place to meet, parents to wait and socialise whilst we are doing activities but as an educational centre for our scouts to learn, experience nature and support the wide variety of high adventure activities that we do.
- Having visited Ham Hill since a young child, it's such an amazing outdoor space but it is

severely lacking in facilities. A new Ranger centre, tourist hub and cafe facilities will provide a valuable income to reinvest in the park for everyone to benefit.

- Having this facility will make it possible for people of all ages from anywhere to visit the site and enjoy all it can offer.
- It's genius that they've managed to find a spot for the centre which is easily accessible, and no doubt will be greatly used, yet does not spoil the beauty of Ham Hill Country Park.
- I live in Stoke sub Hamdon just below the Country Park and have always felt that a site with such strong historical, archaeological and ecological qualities deserved to be enhanced and brought to the attention of the wider public.
- The Jurassic Coast Trust strongly support the proposal for improved visitor facilities and access at Ham Hill Country Park. The nationally important geology of Ham Hill is protected as a SSSI and underpins much of the rich history of the area as it fundamentally defines the relationship people have had with the site for thousands of years.
- A new visitors centre and overall improvements to the visitor experience proposed in this application would provide more effective interpretation of the exceptional geology of Ham Hill and its links to landscape, people and the wider world. It deserves to be celebrated properly.
- Writing in my professional capacity of Heritage Co-Ordinator, I have enjoyed the privilege to be part of hugely beneficial community projects with Countryside colleagues at Ham Hill. The thoughtfulness of the plan with the new facility, increased access while consideration given to the natural environment offers an inspiring vision for the future.
- Creating a heritage venue and making the Countryside Park more official with better wayfinding and road signage will no doubt improve respect for the sites use and access to this precious monument
- Living Options Devon is a user led charity which runs a range of initiatives to enable people with disabilities and Deaf people who use British Sign Language to live the life they choose, state their support for the inclusion of a number of aspects which are focused on making the experience accessible.
- The proposed visitor centre will make good use of already disturbed ground, and in so doing avoid interference with existing sensitive habitats. The investment in new facilities will help the Ranger and Volunteer teams in their work monitoring, informing and explaining, while new and improved paths and car parks will improve accessibility for all while also helping to tackle existing parking issues.

## **2 letters commenting:**

### **Somerset Wildlife Trust**

We have noted the above mentioned Planning Application as well as the supporting Environmental Impact Assessment provided by Clarkson and Woods. Due to the location of the development within the Ham Hill SSSI and LWS, this is an extremely sensitive proposal. It is therefore essential that all of the proposals for Mitigation and Enhancement as outlined in Section 3 are included in the Planning Conditions if it is decided to grant Planning Permission.

Speaking on behalf of Stoke sub Hamdon parish council I do not understand why we have not been consulted during the planning process as the majority of visitors to ham hill access through the village and the site is right on the parish border. In a recent survey on traffic many villagers expressed concerns at the volume of traffic & as the plans includes a coach turning circle can we expect an increase in large vehicles including the HGV's associated with the building

process?

**6 letters objecting:**

- It will encourage the wrong sort of people into the area that been a Haven for Wild life.
- This is absolutely ridiculous as its a Country Park and there is already a Pub the Prince of Wales that's been trading for many many years.
- Loss of trees
- Destroying a place of Beauty
- What provision has been made for the extra traffic expected to pass through Stoke Sub Hamdon to access this amenity? The existing road system already struggles to cope with the increase in traffic seen over the last few years.
- In principle it will be brilliant, but, I am having trouble coming to terms with the already increased traffic going through Stoke sub Hamdon.
- The centre of Stoke sub Hamdon is very busy at the best of times. Cars go through at speed also the pavement is very narrow.
- The amount of traffic currently along Ham Hill Road can be excessive, even though it is a 30 the speeds vehicles travel is mostly excessive, from the National speed limit
- A cafe will also be detrimental to local businesses including the Prince Of Wales and Priory House Café
- It will create minimal new employment and the rubbish created will also be detrimental to the surroundings.
- I do not like objecting to such a positive project, but feel that this project must consider the implications of traffic increase through Stoke sub Hamdon more carefully before it goes ahead.
- There has been NO CONSULTATION with the community of Stoke Sub Hamdon
- The building materials will have to be transported to the site, this will mean large lorries, traffic lights or road closures.

**CONSULTATIONS**

**Norton Sub Hamdon Parish Council:**

No response

**Adjoining Parish Stoke sub Hamdon**

No response

**Highway Authority:**

No objection subject to conditions.

All works which affect routes shown on the Definitive Map of Public Rights of Way must be agreed with Somerset County Council's PROW Team.

Whilst Ham Hill Lane is not a major road, the use of it by visitors to the Country Park has been a long-standing matter of fact. The collision data held by this Authority does not show any which imply the width of the route to be inherently dangerous. The proposal may lead to intensification in use of the route but this is not considered to be severe, and the mitigation package is considered appropriate to accommodate the additional traffic.

On the basis that SSDC and SSC will be a single unitary authority prior to works starting a Memorandum of Understanding shall be entered into instead of a s106 Agreement to secure

the following mitigation matters:

- New boundary 'gateway' features - prior to occupation
- Improved access to car parks - prior to occupation
- New footways and informal crossing points - prior to occupation
- New crossing points, and works to the existing Public Rights of Way - prior to occupation

The Memorandum of Understanding will be signed both by Leisure & Recreation, and the Highway Authority which:

- Summarises why the MoU is necessary
- Describes the process which will be worked through
- Initial Notification
- Project Development Phases
- Design and Build for different sizes of scheme
- Corporate Property Actions
- Highway Authority Actions
- Approved Contractor Actions
- After the official signature boxes there are then two annexes:
- 1 - The technical details required, and procedural matters
- 2 - Details of why planning conditions may be requested, and what they are aiming to secure/achieve

It is also noted that additional works to improve facilities are proposed:

- Limekiln Car Park works - surfacing, laying out, security gate, electric vehicle charging points, blue badge spaces, and cycle parking
- Improved visibility splays throughout
- Notwithstanding the details shown in the submitted information, where works are to be constructed within the highway, either roads or public rights of way, the materials used shall be agreed with this Authority via the technical approval phase of the aforementioned Memorandum of Understanding.
- Conditions:
- In the event of permission being granted, I would recommend that the following conditions are imposed: -
- Before the new development is brought into use, the new pedestrian and cycle arrangements to include cycling and walking access across the site shall be laid out, constructed and drained in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority, once constructed they shall remain in perpetuity.
- Prior to first occupation of the visitors' centre hereby permitted the proposed car park accesses over at least the first 6 metres of their lengths, as measured from the edge of the adjoining highway, shall be properly consolidated and surfaced (not loose stone or gravel) and drainage installed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Once constructed the access shall thereafter be maintained in that condition in perpetuity. NOTE: As approval of the construction either on or directly adjacent to the highway will require an Agreement or Licence with this Authority, no discharge of this condition will be agreed until either technical approval or the licence has been granted.



#### For Norton Car Park

- There shall be no obstruction to visibility greater than 600 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 33 metres either side of the access. Such visibility shall be fully provided before the development hereby permitted is occupied and shall thereafter be maintained in perpetuity.
- For Twin Car Park West, Twin Car Park East, and Limekiln Car Park
- There shall be no obstruction to visibility greater than 600 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43 metres either side of the access. Such visibility shall be fully provided before the development hereby permitted is occupied and shall thereafter be maintained in perpetuity.
- For Limekiln Car Park, prior to occupation the parking spaces including the electric vehicle charging infrastructure is provided in accordance with the submitted plan and retained as such in perpetuity
- The Development hereby permitted shall not be occupied until the parking spaces for the Limekiln Car Park have been provided, marked out and surfaced within the site in accordance with details shown in the submitted plans. Such parking spaces shall be kept clear of obstruction in perpetuity and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.
- Any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 9 metres from the highway edge and shall thereafter be maintained in that condition in perpetuity.
- No works to the Visitors' Centre shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The plan/statement shall provide for:
  - 24 hour emergency contact number;
  - Hours of operation;
  - Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
  - Routes for construction traffic;
  - Locations for loading/unloading and storage of plant, waste and construction materials;
  - Method of preventing mud being carried onto the highway;
  - Measures to protect vulnerable road users (cyclists and pedestrians)
  - Any necessary temporary traffic management measures;
  - Arrangements for turning vehicles;
  - Arrangements to receive abnormal loads or unusually large vehicles;
  - Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

#### **Crime Prevention Design Adviser**

I have reviewed this application and I have no objections to make on behalf of Avon and Somerset Police.

## **Historic England**

We have previously provided pre application advice to South Somerset Council regarding the proposals for a new visitor centre at Ham Hill, Somerset. Hamdon Hill Camp known locally as Ham Hill is a scheduled monument and one of the largest hillforts in England (NHLE 1003678). The current facilities are inadequate and the aspiration at Ham Hill is to move the ranger base and toilets and build a purpose-built staff/volunteer building with visitor facilities. Through the National Lottery Heritage Fund (NLHF) funded project "Uncovering Ham Hill's Past for its Future" the proposed visitor centre will contribute to enhance the visitor experience with the added benefit of improving the wildlife habitat, conserve and repair archaeological features as well as increase volunteer and staff numbers and on this nationally important scheduled site, Ham Hill.

Historic England has no objection in principle to the proposal, providing it can be achieved in a way that avoids or minimises loss and harm to the significance of Ham Hill. Historic England is supportive of the aims and objectives of a project that will support the long term sustainable public access to the land and management of this outstanding site. We understand that the project funding will support landscape management and wildlife enhancement as well as specific heritage conservation projects such as vegetation clearance on the ramparts and restoration of the historic lime kiln.

We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 199, 200, 202. Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

## **SSDC Tourism**

This project will result in a much-improved level of facilities, including those for disabled visitors (the Changing Place would be a superb addition, as locally they are sparse), it will offer new employment opportunities and be an excellent addition to the current tourism offer for the district.

## **Somerset Industrial Archaeological Society**

On this occasion we have no observations to make and welcome the concept of a new visitor centre for the Country Park and trust that this will include information on the geology, quarrying, and limeburning.

## **Ecology**

The submitted Ecology Impact Assessment has been independently reviewed by Ecus an external ecology company instructed by the Council. The review found the EIA to be sound and raised no objections.

Phosphates:

Further to discussions with Natural England, the proposed application, with associated low levels of Phosphate production, is unlikely to add significantly to nutrient loading on the

Somerset Levels and Moors Ramsar site; therefore, a Likely Significant Effect under The Conservation of Habitats and Species Regulations 2017 (and as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019) can be ruled out.

### **Natural England**

Ham Hill SSSI is located within the redline boundary of the proposal This site is designated due to its unique geology, restricted area of exposed Ham Hill stone and associated important assemblage of fossils, originating from the early Jurassic period.

With regards to potential impacts on the SSSI, due to the nature of the development and the designation being for geological features, we do not have concerns that the integrity of the site and it's features would be damaged by the proposal.

### **Other Biodiversity Interests**

We note from the Ecological Impact Assessment that an area of unimproved calcareous grassland will be directly lost, as a result of the proposed works. We would encourage compensation of this habitat on site and support the proposed habitat creation/enhancement measures suggested in the Ecology report.

### **Wessex Water**

Wessex Water has no objections to this application.

### **South West Heritage Trust**

The site lies within the Scheduled Monument (SM) of Ham Hill, a very large multivallate Iron Age hillfort with Roman and later occupation of considerable archaeological value and significance. The proposed new visitor centre has been carefully sited to ensure minimum impact on the setting of the designated asset and early engagement has taken place with both Historic England and the SWHT to ensure that the centre has as little impact on buried archaeology as possible. The applicant has carried out archaeological assessment, both desk-based and a field evaluation in line with the requirements of the NPPF paragraph 194. This assessment has resulted in a full understanding of the significance of the buried remains, the impacts on the archaeology and the impacts on the setting of the monument.

The SWHT fully supports this proposal as the new visitor facilities offer an enhancement to the site through public engagement to provide better understanding of the site and its historic context. Although development on a SM is a rare occurrence, this proposal will have a positive effect on visitor enjoyment and comprehension of the SM and lead to further projects associated with the site and its environs. Therefore, any impact on archaeology is fully justified in terms of public benefit and is in line with the considerations of the NPPF paragraph 202.

Due to the potential to impact on limited archaeological remains it is advised that a condition is attached to permission to ensure any archaeology is recorded as per the requirements of the NPPF paragraph 205. The applicant will also have to obtain SMC from the DCMS as noted in Historic England's comments.

Therefore I recommend that the developer be required to archaeologically investigate the

heritage asset and provide a report on any discoveries made as indicated in the National Planning Policy Framework (Paragraph 205). This should be secured by the use of the following condition attached to any permission granted.

"Programme of Works in Accordance with a Written Scheme of Investigation (POW)  
Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority. The WSI shall include details of the archaeological investigation, the recording of the heritage asset, the analysis of evidence recovered from the site and publication of the results. The development hereby permitted shall be carried out in accordance with the approved scheme."

## **CONSIDERATIONS**

### **PRINCIPLE OF DEVELOPMENT**

South Somerset has a rich and diverse historic environment with evidence of settlement dating back to prehistoric times. There are many Iron Age and Bronze Age sites of which Ham Hill is an outstanding example.

The Local Plan recognises that there is a strong link between the environmental quality and productivity of the area and the success of the local economy, through commerce, recreation, tourism and providing an environment where people want to work and live. The aim of the Local Plan is to ensure these are retained.

Part of South Somerset's Local Plan Strategic Objectives is to create a natural and built environment able to attract and retain visitors, a vibrant tourism industry and encourage inward investment of high-quality sustainable businesses.

Local Plan Policy EP8: New and Enhanced Tourist Facilities states that in order to sustain the vitality and viability of tourism in the district, new and enhanced tourist facilities will be supported where:

- They are of a scale appropriate to the size and function of the settlement within which they are to be located;
- The proposal ensures that the district's tourist assets and facilities are accessible through sustainable modes of travel including cycling and walking;
- They do not harm the district's environmental, cultural or heritage assets;
- They ensure the continued protection and resilience of the district's designated nature conservation features;
- They benefit the local community through access to facilities and services; and
- There is no adverse impact on Natura 2000 and other internationally and nationally designated sites There must be an identified need for tourist facilities in the open countryside, which is not met by existing facilities.

It is considered that the proposal meets these criteria in that:

- It is of an appropriate scale and function for its location
- The site is accessible by alternative means of travel however it is acknowledged that

while public transport is limited the nature of the site and its location reduce the type and frequency of transport available.

- The proposal assists in promoting and protecting the districts environmental, cultural heritage assets
- The proposal ensures the long terms protection of designated conservation features
- The proposal serves the enhance and provide access to facilities for local communities.
- While the site is not located within a settlement the nature of the facility cannot be provided anywhere other than in this location.

Paragraph 85 of the NPPF 2021 states that:

Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.

At Paragraph 84 - Supporting a prosperous rural economy - relevant to this application is section c) that state planning policies and decisions should enable: sustainable rural tourism and leisure developments which respect the character of the countryside;

Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)

Paragraph 190 states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Policy SD1 of the Local Plan also recognises that, when considering development proposals, the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the NPPF and seek to secure development that improves the economic, social and environmental conditions within the District.

Given the support to tourist and heritage related developments as set out in the NPPF, SSDC Local Plan the principle of the proposed development is supported.

## APPEARANCE AND DESIGN

The scale of the proposed visitor centre is modest and well located in terms of its impact on the wider setting of the landscape and is not considered to result in harm to the character of the area.

The proposed visitor centre is located immediately to the southwest of Lime Kiln car park within a natural clearing. It is known that the ground was previously incorporated within a once larger car park. The site is well screened by trees and is not visible from Ham Hill Road due to its setback from the highway. The proposed new building will only become visible once inside the car park or from within the clearing when approaching by foot from the south-west or east.

The proposed visitor centre is single storey and circular in form set on piles that minimises excavations and the need to remove spoil from the site. It is subdivided into components which can be operated independently. A shared external terrace and canopy element unifies the components and provides space for outdoor learning events and visitors to gather. A central congregating space within the circle and the roof of the building slopes inwards towards the middle to lessen the mass and bulk. Steps and a ramp incorporated into the circular form, a curved terrace which connects all the building elements and the curved canopy/brise soleil which offers protection from solar gain in the summer months.

It is proposed that the main structure of the building will be laminated timber beams, with locally sourced timber cladding and a zinc roof.

Windows are a mixture of timber to the inner face and aluminium to the outer face.

## AMENITY

The site is located a considerable distance from residential properties, the nearest being 500m to the south, and therefore considered that there is no perceived harm relating to privacy, light, outlook or other recognised amenity considerations.

## HIGHWAYS

The application is accompanied by a full Transport Statement that has been assessed by the County Highway Authority who is satisfied that the development will not give rise to any harm to highway safety.

The development meets established parking standards and the location of the parking area is acceptable. The provision of cycle stations, EV charging points and security gates at the access are considered by Highways to be acceptable.

There is ample visibility at the entrance to the car parks and with the proposed highway features and parking improvements safety will be further enhanced.

The Highway Authority have suggested a number of conditions to be included in any decision issued.

In light of the fact that before works starts on this project SSDC and SSC will become part of a

new unitary authority entering into a S106 agreement would not be possible. The Highway Authority has suggested that entering into a Memorandum of Understanding is how SSC currently deal with internal departmental agreements and it is suggested that the same procedure should follow in this case.

As mentioned previously the application initially included the proposal to reduce the speed limit of the main road through the Country Park to 40mph, however given the difficulties in assuring the outcome of a Traffic Regulation Order County Highways have agreed, in consultation with the applicant, that this is not required to be part of the planning application.

It is still the applicants wish to apply for a Traffic Regulation Order to reduce the speed to 40mph and will do this outside of the remit of this planning application.

It is therefore considered that the proposal is acceptable in regard to access and highway safety.

## ECOLOGY AND BIODIVERSITY

An ecological appraisal has been provided with the application that has been independently assessed by an external ecology company, Ecus, instructed by the Council. Ecus have agreed with the findings of the Ecological Impact Assessment and the recommended mitigation.

The Ecological Impact Assessment concludes that:

Mitigation and enhancement measures have been proposed in accordance with NPPF (2019) and to ensure compliance with local planning policies and strategies. Where implemented, recommended mitigation measures will, as far as possible, minimise impacts resulting from the proposed development and would retain the high value of the habitats and ecological function on Site to ensure residual impacts do not remain. This includes the preparation of Risk Avoidance Method Statements for protected species and the preparation of a Biodiversity Mitigation Enhancement Plan (BMEP) to be implemented during development and beyond. This mitigation strategy will also include full details of the BNG requirements once further surveys have been carried out.

Conditions are to be imposed that take into account the recommendations of the EIA.

The application site is within the Somerset Levels catchment area however tourist facilities such as this development are screened out of the requirement to provide phosphate mitigation and therefore assessment and mitigation with regard to phosphate output is not required.

Having regard to the above, it is considered that the proposed development will not give rise to any significant adverse harm to the Somerset Levels and Moors Ramsar sites and that a likely significant effect can be ruled out.

## HERITAGE

Ham Hill retains a significant amount of its evidence of past use as an Iron Age hill fort and hidden through buried archaeology providing evidence of occupation and use of the site from Iron Age, to Roman, through Medieval to Modern. Ham Hill is also an extremely large Hill Fort, although its past use is not known to many.

In summary Ham Hill is highly significant historically, recognised by its Scheduled Monument status which acknowledges that such large multivallate hillforts are rare.

The visitor centre location has been chosen after extensive thought and discussion on a location previously disturbed by extensive quarrying and which has minimal visual impact. The location also draws visitors away from the 'honey-pot' northern spur area, spreading visitor impact and erosion. The expansion of the Country Park since its beginnings has spread the landholdings to the south and east, with no alteration to the location of toilets and refreshments. The re-focus of the Country Park will improve its management of visitors and impact on the heritage.

The Visitor Centre design is appropriate to the location providing a sensitive and light touch facility that is open and welcoming to visitors. Its use of local and natural materials provides an in-keeping approach that minimises environmental impacts from its construction and use.

The National Lottery Heritage Project is poised to implement a 'step-change' in the management of the Country Park developing a holistic approach to improved management of all of its heritage assets.

## **CONCLUSION**

The proposed Visitor Centre is a much needed asset for the Country Park. At present there is no visitor welcome and orientation point, particularly important for new visitors and those unaccustomed to visiting the countryside. The proposal is respectful and responds appropriately to its natural setting whilst enhancing the visitor appreciation and understanding of Ham Hill Country Park.

It is considered that the application has been justified in regard to the requirements of Policy EP8 New and Enhanced Tourist Facilities of the South Somerset Local Plan Policy EQ3: Historic Environment and policy guidance contained within the National Planning Policy Framework.

The development, by virtue of its design, scale and siting will not be materially harmful to its historic setting either visually or physically. There will be no impact on residential amenity in the area and the means of access is considered to be acceptable. The proposals are of high-quality design and will result in an enhancement to local facilities and the character and appearance of the application site.

The development will not give rise to any adverse effect upon the Somerset Levels and Moors Ramsar sites or with the ecology within the Country Park.

The development is considered to be sustainable and justified is therefore acceptable and recommended for approval.

## **RECOMMENDATION**

GRANT permission for the following reason:

01. The scheme represents a well thought out proposal that will bring significant local benefits. Subject to the use of appropriate conditions there will be no demonstrable harm



to visual amenity, residential amenity, highway safety, biodiversity, heritage assets or archaeology in compliance with Local Plan Policies SD1 Sustainable Development, EP8 New and Enhanced Tourist Facilities, EQ2 General Development, EQ3: Historic Environment, EQ4 Biodiversity and TA5 Transport Impact of New Development and policy guidance contained within the National Planning Policy Framework.

**SUBJECT TO THE FOLLOWING:**

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

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

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

23-010 Location Plan  
1326 Structural drawings  
23 060 - Cross Section  
23 052 - Elevations  
23 051 - Elevations  
23 040 - Roof Plans  
23 030 - Floor Plans  
23 050 - Elevations  
23 020 - Site Plan  
23 070 - Bin Store  
BTC20068 - Transport Statement  
Amended drawing BTC20068 GA\_04 P4  
Ecological Impact Assessment - August 2022  
Landscape Proposals- July 2022

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

03. A Memorandum of Understanding shall be entered into with the Highway Authority to secure the following mitigation matters are achieved prior to the occupation of the visitor centre:

- o New boundary 'gateway' features
- o Improved access to car parks
- o New footways and informal crossing points
- o New crossing points, and works to the existing Public Rights of Way

Reason: In the interest of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

04. Before the new development is brought into use, the new pedestrian and cycle arrangements to include cycling and walking access across the site shall be laid out, constructed, and drained in accordance with a detailed scheme to be submitted to and

approved in writing by the Local Planning Authority, once constructed they shall remain in perpetuity.

Reason: In the interest of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

05. Prior to first occupation of the visitors' centre hereby permitted the proposed car park accesses over at least the first 6 metres of their lengths, as measured from the edge of the adjoining highway, shall be properly consolidated and surfaced (not loose stone or gravel) and drainage installed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Once constructed the access shall thereafter be maintained in that condition in perpetuity.

Reason: In the interest of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

06. For Norton Car Park - There shall be no obstruction to visibility greater than 600 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 33 metres either side of the access. Such visibility shall be fully provided before the development hereby permitted is occupied and shall thereafter be maintained in perpetuity.

Reason: In the interest of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

07. For Twin Car Park West, Twin Car Park East, and Limekiln Car Park. There shall be no obstruction to visibility greater than 600 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43 metres either side of the access. Such visibility shall be fully provided before the development hereby permitted is occupied and shall thereafter be maintained in perpetuity.

Reason: In the interest of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

08. For Limekiln Car Park, prior to occupation the parking spaces including the electric vehicle charging infrastructure is provided in accordance with the submitted plan and retained as such in perpetuity

Reason: In the interest of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

09. The Development hereby permitted shall not be occupied until the parking spaces for the Limekiln Car Park have been provided, marked out and surfaced within the site in accordance with details shown in the submitted plans. Such parking spaces shall be kept clear of obstruction in perpetuity and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interest of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

10. Any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 9 metres from the highway edge and shall thereafter be maintained in that condition in perpetuity.

Reason: In the interest of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

11. No works to the Visitors' Centre shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The plan/statement shall provide for:
- 24 hour emergency contact number;
  - Hours of operation;
  - Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
  - Routes for construction traffic;
  - Locations for loading/unloading and storage of plant, waste and construction materials;
  - Method of preventing mud being carried onto the highway;
  - Measures to protect vulnerable road users (cyclists and pedestrians)
  - Any necessary temporary traffic management measures;
  - Arrangements for turning vehicles;
  - Arrangements to receive abnormal loads or unusually large vehicles;
  - Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interest of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

12. The proposals for Mitigation and Enhancement as set out in Clarkson and Woods Ecological Impact Assessment August 2022 shall be implemented prior to occupation of the visitor centre.

Reason: For the conservation and protection of species of biodiversity importance in accordance with NPPF and Policy EQ4 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981 and The Habitats Regulations 2010.

13. "Programme of Works in Accordance with a Written Scheme of Investigation (POW) Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority. The WSI shall include details of the archaeological investigation, the recording of the heritage asset, the analysis of evidence recovered from the site and publication of the results. The

development hereby permitted shall be carried out in accordance with the approved scheme."

Reason: In the interests of protecting any buried archaeology

**Informatives:**

01. Before this development can commence, a European Protected Species Mitigation Licence (under The Conservation (Natural Habitats, &c.) Regulations 2010) will be required from Natural England. You will need to liaise with your ecological consultant for advice and assistance on the application for this licence. Natural England will normally only accept applications for such a licence after full planning permission has been granted and all relevant (protected species) conditions have been discharged.
-

# Agenda Item 14

## Officer Report On Planning Application: 22/01298/FUL

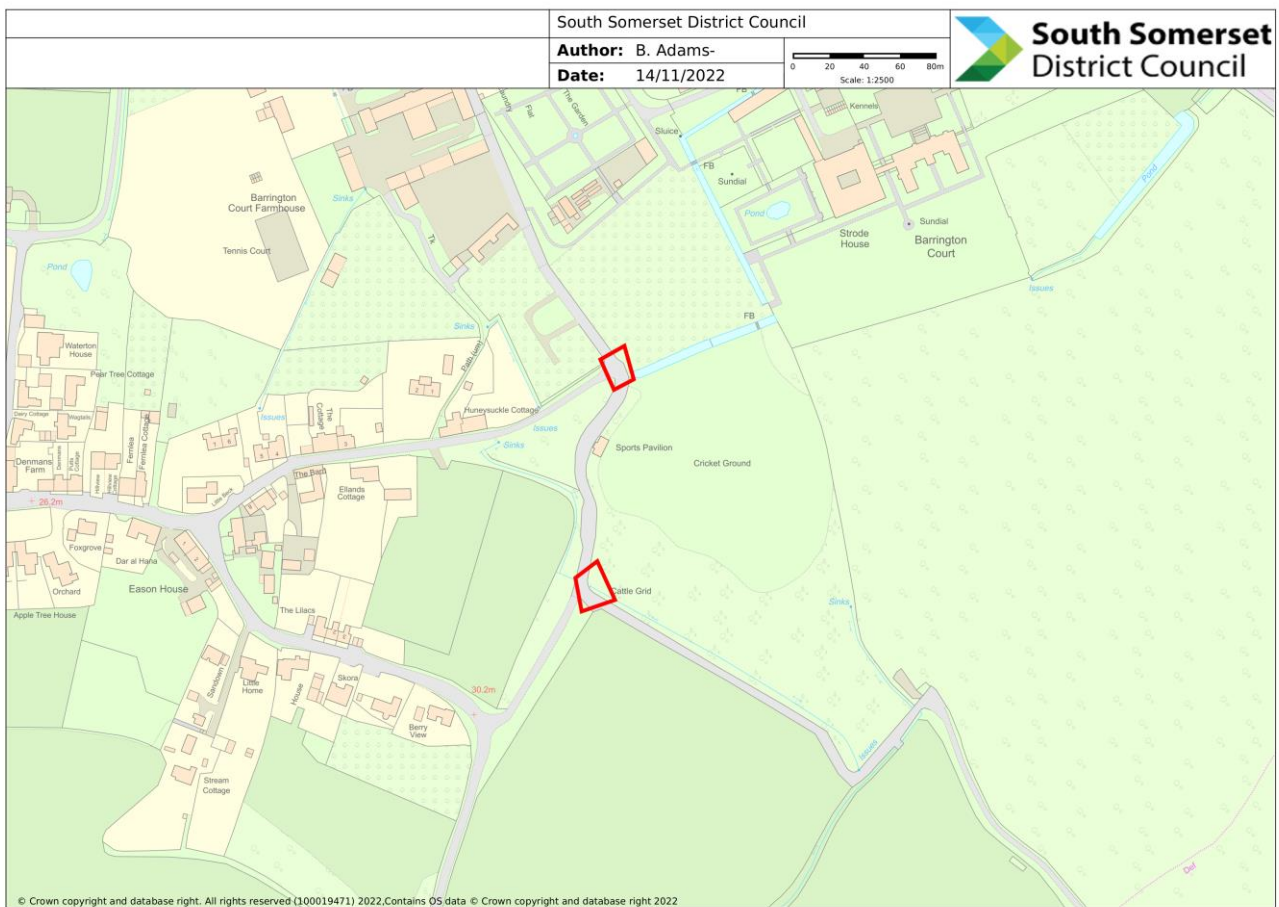
<b>Proposal :</b>	Installation of property gates at the end of Water Street and along the access drive to Barrington Court.
<b>Site Address:</b>	Barrington Court, National Trust, Eastfield Lane, Barrington, Ilminster, Somerset, TA19 0NQ
<b>Parish:</b>	Barrington
<b>BURROW HILL Ward (SSDC Member)</b>	Cllr M Stanton
<b>Recommending Case Officer:</b>	Tracey Meachen (Specialist) Tel: 01935 462295 Email: tracey.meachen@southsomerset.gov.uk
<b>Target date :</b>	1st August 2022
<b>Applicant :</b>	National Trust
<b>Agent: (no agent if blank)</b>	Portus And Whitton 58 Ashcroft Road Cirencester GL71QX
<b>Application Type :</b>	Minor Other less than 1,000 sq.m or 1ha

### REASON FOR REFERRAL TO COMMITTEE

This application is reported to the Committee due to the officer recommendation being contrary to the objections raised by the Parish Council and the number of objections received from members of the public, which indicates that the application appears to be contentious, and therefore requires Committee consideration.

### SITE DESCRIPTION AND PROPOSAL





The application site is within the grounds of Barrington Court, a National Trust property which comprises Grade II\* listed gardens and Grade I, II\*, and II listed buildings. The site is within the Barrington Conservation Area.

The application seeks permission for the installation of property gates to two points:

- at the end of Water Street which shall remain locked apart from 'very occasional use' and
- along the access drive to Barrington Court which shall be open from 10:30 to 17:00 each day only.

At the pre-application stage, it was proposed for there to be a turning head at the top of Water Street, but the idea was discontinued in February to avoid the excavation of a bank and the removal of a number of trees and hedgerows.

The gates are intended to secure the site outside of opening hours. Also, along the visitor route, bollards and estate panels are also proposed to separate pedestrians from vehicles when walking from the reception point to the car parking area.

## HISTORY

18/03270/FUL - Change of use of land to form additional car parking and a visitor route from the car park. Modification of existing car parking facilities to reduce impact on listed buildings and enhance visitors' experience. Application Permitted with Conditions.

2/02353/FUL: Creation of vehicular access from private access road into field and erection of a metal gate and timber fencing (retrospective). Application permitted with conditions.

99/00902/FUL: Installation of entrance gates and associated alterations to railings. Application permitted with conditions.

99/00589/LBC: Installation of new entrance gates to the estate with associated modifications to railings. Application permitted with conditions.

78344/A: Erection of a private garage, erection of a screen fence, provision of a turning space, and formation of vehicular access

## **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.

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

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

Policy SD1 - Sustainable Development

Policy SS2 - Development in Rural Settlements

Policy EQ2 - General Development

Policy EQ3 - Historic Environment

Policy EQ4 - Biodiversity

Policy TA1 - Low Carbon Travel

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

### National Planning Policy Framework - March 2018

Planning Practice Guidance (PPG)

### Other

Somerset County Council Highways Development Control - Standing Advice (June 2015)

## **CONSULTATIONS**

Barrington Parish Council - objects

Barrington PC have OBJECTED to the application as the introduction of gates are going to cause a significant problem for all traffic that enters Water Street, including necessary service vehicles and emergency vehicles. They would be minded to support the application should a turning 'area' be agreed with the applicant to be located close to the gates.

SSC Highways - Standing advice applies

SSDC Highways Consultant - No objection  
The gates would be erected on private land.

Historic England - no comments

We suggest that you seek the views of your specialist conservation and archaeological advisers.

Conservation Officer - no objection

I am content that the proposal is consistent with previously agreed design principles and materials and confirm that in my view there are no objections to the proposal on heritage grounds.

The Gardens Trust - No comment

The designs are fine

## **REPRESENTATIONS**

31 neighbouring properties nearest the access points were notified in writing, and a site notice and press notice advertised the application more widely. 12 objections were received and 2 letters of support.

Objections raised the following points:

- National Trust comments are selective and misleading,
- Would not be to the benefit of the local community,
- Denmans, Gibbs and Eastfield Lane are not made for a higher volume of traffic being single track roads with no passing places, and used by horses and pedestrians - conflict of use,
- emergency access issues, and the re-diversion will add at least 5 minutes onto arrival times - will lead to delays,
- the entrance to this conservation village has already been visually spoilt by the building of the car park - a turning head would also spoil its appearance,
- a turning head has not been provided at the northern end of Water Street,
- Would make Water Street a cul-de-sac with nowhere to turn around,
- a turning circle is required and a pedestrian access at the bottom of Water Street,
- the Water Street gates are on top of the water course,
- Traffic congestion would just be relocated elsewhere,
- This gate prevents villagers access to footpaths they have used for decades it is a physical barrier that will further alienate the village from Barrington Court,
- No need for gates at all which are anti-social. Do residents get a key for emergencies?

Support:

- but the gates should have the proposed pedestrian access retained / pedestrian gate should be installed too.



## **CONSIDERATIONS**

### Principle of Development

The principle of development is acceptable.

The proposal has been submitted on the basis of gates added to two points to the south west of the grounds which will restrict vehicular movements in the area, as well as pedestrian access when the grounds are shut. An access at Eastfield Lane will stay open to provide access for residents of properties within the grounds, which is located to the north west of the grounds.

The impacts of the proposal will be considered on the historic environment and visual amenity, residential amenity, highways safety, and other matters.

### Visual and Heritage Impact

The Conservation Officer has been heavily involved with this site having made repeated visits and been involved in discussions regarding the detailing for a previous application. Having considered the details of the proposal, the Conservation Officer agrees the proposal is consistent with other previously agreed designs, principles and materials and therefore confirms there are no objections to the proposal on heritage grounds.

Any visual impact would, in any case, be balanced by the public benefit of securing and protecting the larger heritage assets of Barrington Court and gardens which are grade II\* listed, and other structures within the grounds which are grade II listed such as the walled garden and gateways, walled kitchen garden, store and barn, etc. The gates are to be positioned at the edge of the grounds, over 100 metres from any listed structure within. Existing trees and landscaping within the site would limit views of the gates which are not expected to be of detrimental impact to the setting of the listed buildings. The proposal therefore complies with Policy EQ3 of South Somerset Local Plan and requirements contained within chapter 16 of the NPPF.

### Residential Amenity

The impact on residential amenity of the gates themselves as a structure would be negligible in terms of, overshadowing, overbearing and overlooking. While the gates are locked, the local residents may find it quieter at times. However, noise and disruption may occur as a result of highways issues when the gates are locked and vehicles are unable to access Barrington Court. This has the potential to cause traffic chaos at various times which will impact residential amenity in the short term, as discussed in the Highways section.

It is acknowledged that there will be an impact to residential amenity, but there are no planning reasons to refuse the application. There are issues with delays caused by the blockage of the route, but planning cannot prevent the blocking of an access through what is private land. Other routes are available to the north west of the site for use by dwellings located in this area.

The application therefore complies with policy EQ2 which seeks to protect the residential amenity of neighbouring properties. It is recognised that there are still vehicle and pedestrian routes through the main highway network without resorting to access across private land.

### Ecology / Trees

Provided that the gates proposed are not located above the adjacent watercourse and no wall

foundations or trenching are to be implemented within the Root protection areas of the nearby trees or hedgerows, it is considered that no impacts are anticipated from an ecological point of view.

This is further reinforced by the comments made at the pre-application stage by the Tree Officer at SSDC, who stated that, unless automation and associated trenching for services was proposed that would affect the adjacent trees, no impact on the trees is anticipated and there would be no requirements for a Tree survey / AIA for these proposals. Details of electricity routing for automatic gates has not been provided as the gates will be manually operated. A condition could be placed on the application to ensure these details are controlled should the applicants wish to change the gates from manual operation to electronically operated.

### Open Space

Policy EC5 states 'existing Green Infrastructure will be protected against any adverse impact of development proposals. If loss of existing green infrastructure assets is unavoidable in order to accommodate necessary development, appropriate mitigation for the loss will be required'. No existing green infrastructure has been lost as a result of this application, but its use would be more controlled. Day time use would be unaffected.

### Highways

The gates would prevent everyone travelling between Water Street and Silver Street once the grounds are closed for the day, and the top of Water Street would be closed off most of the time. Bollards are also proposed to separate vehicles and pedestrians when accessing Barrington Court between the car park and reception point. This is intended to improve highway safety.

Highways have made no objection to the above application as the gates would be on private land only. The main impact would be at the top of Water Street. SSDC Highways Consultant commented:

'I note that Water Street is a highway maintainable at public expense as far as the give way lines at its far eastern end where it meets the private road serving Barrington Court. It would appear that the proposed gates in this location would be erected on private land (i.e., the Barrington Court access road) with the gates opening over the access road as opposed to the publicly maintained highway, and as such I do not believe the highway authority is likely to have any significant concerns with the scheme although it may be worthwhile checking this with SCC'.

Highways did point out, however, that 'Vehicular traffic using the private access road approaching this location from the south may round the bend to be confronted with gates opening out across their path, but I assume the National Trust would have carried out its own Risk Assessment in this respect?'

With regards to Silver Street, 'I do have some sympathy with the comment made by a third party in that the installation of the gates at the end of Water Street may prevent service, delivery and emergency vehicles, serving the residents of Water Street, from being able to turn at the eastern end of Water Street, but such turning movements would presumably have involved manoeuvring on private land (i.e., the private access road) which have required the permission of the National Trust. However, the National Trust may wish to consider this representation.'

The National Trust have pointed out that the land belongs to them, and they have the right to

secure the heritage building when the site is not open to the public. The issue does not lie with them, but with Highways who need to resolve the issue within the public realm. Therefore, there is no obligation by the National Trust to secure a turning head or other solution on their land. Properties located within the estate do have other access routes available to them..

Therefore, although every sympathy is extended to local residents regarding the disruption and issues the gates may cause, there are no planning issues which would lead to a refusal, and the National Trust does have the legal right to control when the public comes onto what is private land so long as any legal obligations, such as Public Rights of Way, have been correctly addressed. It does not cause Highway safety issues even though traffic turning around from a blocked entrance would be inconvenient and difficult. There are already traffic signs in place which indicate no through traffic. Highways may need to consider other measures if necessary. However, the proposed development complies with Policy TA5 as it does not jeopardise existing highways infrastructure, secures safe and convenient transport links relating to the needs of the site, and the use of the site is well established within the strategic road network. The only issues are regarding those wishing to make use of the private road network outside the restricted hours.

### Right of Way

It is obvious there will be an impact on local residents when Barrington Court is closed at the two points which are subject of this application between the hours of 5pm to 10:30am. Objections have pointed out that access to two parallel public footpaths which pass directly through the estate, and which will prevent villagers access to footpaths they have used for decades. The Public Rights of Way Officer has made no objection, but an informative will be added to remind the applicant that works which will impact the rights of way should not be started, and therefore the public use should be kept open for 'public use until the necessary Order (temporary closure/stopping up/diversion) or other authorisation has come into effect/ been granted'.

Because the PROW would be made less convenient for continued public use, the proposed development would require a temporary closure order and a suitable alternative route to be provided. However, this does not prevent the stopping up of the access points as requested within this application so long as the necessary stopping up order has been applied for and granted by Somerset County Council.

### Phosphates

Phosphate levels will not be impacted by these proposals due to the nature of the proposals.

### **Conclusion**

The hours of restriction would be of benefit to the listed buildings but it is also acknowledged that local residents would be prohibited from using well established vehicle and pedestrian routes within the site at certain times which will cause inconvenience.

Highways have not objected as they recognise the restrictions are on private land, and the Rights of Way Officer has pointed out that an Order to temporarily close, stop up or divert the route would be required.

The safety of pedestrians, cyclists and horseriders using public roads would not be put at risk due to heavier traffic use so long as everyone follows the Highway code, especially at junctions.

Blocking Water Street without a turning head being in place may cause some traffic mayhem initially as Water Street is not wide enough for traffic to turn around if the gates are closed, especially with parked cars to the side of the road.

The overall planning balance, however, rests in favour of the erection of the gates which restricts when the public can use the existing access points and secures the long term interests of the site which is of some significant architectural and historic significance.

### **Recommendation**

Approve

01. The proposal, by reason of its size, siting, materials and design, has no adverse impact on the character or historic integrity of the listed building and causes no unreasonable harm to visual and residential amenity or to highway safety in accordance with Policies SD1, EQ2, EQ3, TA5 & TA6 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework 2021.

### **SUBJECT TO THE FOLLOWING:**

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

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

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

1463 L24 Gates Location Plan  
1463 L26B Gates Proposed General Arrangement Plan  
1463 L29 Proposed gate 1 arrangement  
1463 L30 Proposed gate 2 arrangement

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

03. The gates, bollards and 'estate bollards' hereby approved are to be constructed of metal and painted black. The design, material and colour shall be retained and adequately maintained thereafter.

Reason: To retain the character and appearance within the curtilage of a listed building in accordance with Policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028).

04. The gates are to be retained as manually operated gates unless details have first been agreed in writing with the Local Planning Authority, which for the avoidance of doubt, shall include the routing of any cabling.

Reason: To protect the roots of trees in accordance with Policy EQ4 of the South Somerset Local Plan (2006-2028).

## **Informatives:**

01. **Development, insofar as it affects the rights of way should not be started, and the rights of way should be kept open for public use until the necessary Order (temporary closure/stopping up/diversion) or other authorisation has come into effect/ been granted. Failure to comply with this request may result in the developer being prosecuted if the path is built on or otherwise interfered with.**

The health and safety of the public using the PROW must be taken into consideration during works to carry out the proposed development. Somerset County Council (SCC) has maintenance responsibilities for the surface of a PROW, but only to a standard suitable for the public use. SCC will not be responsible for putting right any damage occurring to the surface of a PROW resulting from vehicular use during or after works to carry out the proposal. It should be noted that it is an offence to drive a vehicle along a public footpath, public bridleway or restricted byway unless the driver has lawful authority (private rights) to do so.

If it is considered that the development would result in any of the outcomes listed below, then authorisation for these works must be sought from Somerset County Council Rights of Way Group:

- A PROW being made less convenient for continued public use.
- New furniture being needed along a PROW.
- Installing any apparatus within or across the PROW.
- Changes to the surface of a PROW being needed.
- Changes to the existing drainage arrangements associated with the PROW.

If the work involved in carrying out this proposed development would:

- make a PROW less convenient for continued public use; or
- create a hazard to users of a PROW,
- then a temporary closure order will be necessary and a suitable alternative route must be provided. For more information, please visit Somerset County Council's Rights of Way pages to apply for a temporary closure: <https://www.somerset.gov.uk/roads-and-transport/apply-for-the-temporary-closure-of-a-right-of-way/>