
Informal Discussion by Members of Area West Committee

Wednesday 15th June 2022

5.30 pm

A virtual consultative meeting via Zoom meeting software

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

Jason Baker
Mike Best
Ray Buckler
Dave Bulmer
Martin Carnell
Brian Hamilton

Ben Hodgson
Val Keitch
Jenny Kenton
Paul Maxwell
Tricia O'Brien
Sue Osborne

Robin Pailthorpe
Oliver Patrick
Garry Shortland
Martin Wale

Any members of the public wishing to address the virtual consultative meeting during either Public Question Time or regarding a Planning Application, need to email democracy@southsomerset.gov.uk by 9.00am on Tuesday 14th June 2022.

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

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

This Agenda was issued on Tuesday 7th June 2022.

Jane Portman, *Chief Executive Officer*

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

Information for the Public

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

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

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

For full details and to view the report please see -

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

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

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

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

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

Area West Committee

Meetings of the Area West Committee are usually held monthly, at 5.30pm, on the third Wednesday of the month (unless advised otherwise). However during the coronavirus pandemic these meetings will be held remotely via Zoom.

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

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

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

Public participation at meetings (held via Zoom)

Public question time

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

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

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

If you would like to address the virtual consultative meeting during either Public Question Time or regarding a Planning Application, please email democracy@southsomerset.gov.uk by 9.00am on Tuesday 14th June 2022. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

Virtual meeting etiquette:

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

Planning applications

It is important that you register your request to speak at the virtual meeting by emailing democracy@southsomerset.gov.uk by 9.00am on Tuesday 14th June 2022. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

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

Comments should be confined to additional information or issues, which have not been fully covered in the officer's report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

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

The order of speaking on planning items will be:

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

If a member of the public wishes to speak at the virtual meeting they must email democracy@southsomerset.gov.uk by 9.00am on Tuesday 14th June 2022.

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

Recording and photography at council meetings

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

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

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

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

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Informal Discussion by Members of Area West Committee

Wednesday 15 June 2022

Agenda

Preliminary Items

1. Minutes

To approve as a correct record the minutes of the previous meeting held on 18 May 2022. The draft minutes can be viewed at:

<https://modgov.southsomerset.gov.uk/ieListMeetings.aspx?CId=426&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 Jason Baker, Paul Maxwell, Sue Osborne and Martin Wale.

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 meeting of the Area West Committee is scheduled to be held at 5.30pm on Wednesday 20th July 2022.

5. Public Question Time

6. Chairman's Announcements

Items for Discussion

- 7. Grant to East Chinnock Parish Council - Play Area Upgrade (Executive Decision)**
(Pages 7 - 12)
- 8. Grant to Ilminster Sports Club - New Play Area (Executive Decision)** (Pages 13 - 19)
- 9. Grant to Merriott Village Hall - Refurbishment of Kitchen (Executive Decision)**
(Pages 20 - 25)
- 10. Chard Regeneration Progress Update** (Page 26)
- 11. Chard Flooding Update** (Pages 27 - 112)
- 12. Area West Committee - Appointment of Members to Outside Organisations for 2022/23 (Executive Decision)** (Pages 113 - 116)
- 13. Scheme of Delegation - Development Control - Nomination of Substitutes for Chairman and Vice-Chairman for 2022/23 (Executive Decision)** (Pages 117 - 118)
- 14. Area West Forward Plan** (Pages 119 - 120)
- 15. Planning Appeals (for information)** (Page 121)
- 16. Schedule of Planning Applications to be Considered** (Pages 122 - 123)
- 17. Planning Application 21/01562/FUL - Laurdine, Howley, Chard, Somerset, TA20 3DU** (Pages 124 - 135)
- 18. Planning Application 21/02333/FUL - Land At Beetham, Higher Beetham, Whitestaunton, Chard, Somerset, TA20 3PY** (Pages 136 - 144)

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

Grant to East Chinnock Parish Council – Play Area Upgrade (Executive Decision)

Strategic Director: Kirsty Larkins, Director of Service Deliver
Service Manager: Tim Cook, Locality Manager
Lead Officer: Nathan Turnbull, Locality Officer
Contact Details: Nathan.Turnbull@southsomerset.gov.uk or 01935 462369

Purpose of the Report

Councillors are asked to consider the awarding of a grant of £5,769.92 towards East Chinnock's Parish Councils play area upgrade.

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.

East Chinnock Parish Council has applied to the Area West community grants programme for financial assistance with the costs of upgrading the East Chinnock Parish Council play park. The Locality Officer is submitting this report to enable the Area West Committee to make an informed decision about the application and has assessed the application.

Recommendation

It is recommended that Councillors award a grant £5,769.92, the grant to be allocated from the Area West capital programme and subject to SSDC standard conditions for community grants (appendix A).

Application Details

Name of applicant:	East Chinnock Parish Council
Project:	Upgrade to the East Chinnock Parish Council play park
Total project cost:	£11,539.84
Amount requested from SSDC:	£5,769.92
% amount requested	50%
Application assessed by:	Nathan Turnbull

Community Grants Assessment Score

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

Category	Max Score available	Officer assessment score
A Supports Council Plan/Area Chapter	1	1
B Supports Equalities & Diversity	1	1
C Supports Environment Strategy	3	1
D Need for Project	10	10
E Capacity of Organisation	15	12
F Financial need	7	4
Total	37	29

Background

Following the signing of a new 20 year lease the Parish Council are upgrading the site with new Play Area equipment, they have removed an old fence and damaged goal post to open up the space. Funding has also been secured for raised beds, adult gym equipment, picnic benches and an outdoor table tennis table.

This play area facility is extremely popular due to it being near the village hall and Multi Use Games Area. The play area provides a safe and fun environment for all the children of the village.

Parish information

Parish*	Coker
Parish Population	5,310
No. of dwellings	2,476

*Taken from the 2011 census profile

The project

New and improved cradle swing, seesaw, rubber balancing tree stumps, and springers.

Local support / evidence of need

By upgrading and modernising the play equipment, it will help to encourage children to take part in physical activity and develop healthy habits and lifestyles. It will provide a fun focus for parents and children to play together and forge relationships with other local families.



South Somerset District Council

The project includes play equipment that is designed to be inclusive for all abilities which will allow all children to play together in a rich and engaging way.

The new play area will be promoted via the village newsletter and on the Parish Council website.

The Project is supported by the Parish Council

Project costs

Project costs	Cost £
Re-surfacing of safety surfaces under slide and swing	£4602.84
Tree Stump Balancing items on safety surface pathway	£2100.00
Bird's Nest Swing including delivery, installation and safety surface	£3306.00
Helicopter Springer including delivery, installation and safety surface	£1531.00
Total	£11539.84

Funding plan

Funding source	Secured or pending	Amount £
Parish/Town Council	Secured	£5769.92
SSDC Community Grant	Pending	£5769.92
Total		£11539.84

Conclusion and Recommendation

It is recommended that a grant of £5,769.92 is awarded

Financial Implications

The balance in the Area West Capital programme is £55,714. If the recommended grant of £5,769.92 is awarded, £49,944.08 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 4 – Places where we live

To enable housing and communities to meet the existing and future needs of residents and employers, we will work to:



South Somerset District Council

- Enable the delivery of good quality housing in appropriate places across all tenures, to meet community needs
- Maximise the provision of affordable housing
- Support rural communities and economies through delivery of affordable housing
- Prevent people losing their home and supporting people who are homeless to have a place they can call home
- Support communities to identify any housing need in their parish and support them to meet this demand, including supporting Community Land Trusts
- Support provision of housing for Life long independent living
- To deliver sustainable communities where people want to live and thrive
- Proactively identify adaptable housing and community solutions responding to the consequences of the Covid-19 pandemic
- Promote and encourage environmentally sustainable housing, including to protect the Somerset Levels and Moors when determining planning submissions following advice from Natural England.

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 not 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 was 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>	
Additional Comments	
The improvements to the existing play area aims to provide for children of all abilities in the local community.	

Background Papers

None

Appendix A

Standard conditions applying to all SSDC Community Grants

The applicant agrees to: -

- Notify SSDC if there is a material change to the information provided in the application.
- Start the project within six months of the grant offer and notify SSDC of any changes To the project or start date as soon as possible.
- Confirm that all other funding sources have been secured before starting the project, if these were not already in place at the time of the application.
Acknowledge SSDC assistance towards the project in any relevant publicity about the project (e.g. leaflets, posters, websites, and promotional materials) and on any Permanent acknowledgement (e.g. plaques, signs etc.).
- Work in conjunction with SSDC officers to monitor and share the success of the Project and the benefits to the community resulting from SSDC's contribution to the Project.
- Provide a project update and/or supply before and after photos if requested
- Supply receipted invoices or receipts which provide evidence of the **full** cost of the Project so that the grant can be released.
- Complete an evaluation survey when requested after the completion of the project.
- Note that they cannot apply for another community grant for the same project within a 3 year period of this award.

Standard conditions applying to buildings, facilities and equipment

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

Additional conditions applying to Play & Facilities

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

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 Chinnock Parish Council
Type of proposal (new or changed Strategy, policy, project, service or budget):	Community Grant
Brief description of the proposal:	Refurbishment of play equipment
Name of lead officer:	Nathan Turnbull

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)	NO
Could your proposal negatively impact staff with protected characteristics? (i.e. reduction in posts, changes to working hours or locations, changes in pay)	NO

Is a full Equality Impact Assessment required?	NO
If Yes, Please provide a brief description of where there may be negative impacts, and for whom. Then complete a full Equality Impact assessment Form	
If No, Please set out your justification for why not.	
Refurbished lay park has been designed to include equipment that can be accessed by children of all abilities. The roundabout has no lips on it and provides a flat service that enable direct access on to the roundabout base. Nest swings are being installed which are great for all abilities as they enable people to sit or lay down in a various positions and more than one person can swing at once. In view of the provision of specialised accessible equipment the project delivers positive impacts for disabled children and their care givers therefore a full EIA is not required.	
Service Director / Manager sign-off and date	Tim Cook - 01/06/22
Equalities Officer sign-off and date	Dave Crisfield 6 th June 2022

Grant to Iminster Sports Club – New Play Area (Executive Decision)

Strategic Director: Kirsty Larkins, Director of Service Deliver
Service Manager: Tim Cook, Locality Manager
Lead Officer: Nathan Turnbull, Locality Officer
Contact Details: Nathan.Turnbull@southsomerset.gov.uk or 01935 462369

Purpose of the Report

Councillors are asked to consider the awarding of a grant of £12,500 towards Iminster Sports Club Play Area.

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.

Iminster Sports Club has applied to the Area West community grants programme for financial assistance with the costs of £12,500. The Locality Officer is submitting this report to enable the Area West Committee to make an informed decision about the application and has assessed the application.

Recommendation

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

Application Details

Name of applicant:	Iminster Sports Club
Project:	New Play Area
Total project cost:	£25,000
Amount requested from SSDC:	£12,500
% amount requested	50%
Application assessed by:	Nathan Turnbull

Community Grants Assessment Score

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

Category	Max Score available	Officer assessment score
A Supports Council Plan/Area Chapter	1	1
B Supports Equalities & Diversity	1	1
C Supports Environment Strategy	3	1
D Need for Project	10	10
E Capacity of Organisation	15	12
F Financial need	7	4
Total	37	29

Background

The play park will be located next to The Archie Gooch Pavilion, which was built in 2016. The Pavilion is used as a multi-use building, it is home to Ilminster Football club who has Men's, Women's and Youth teams, it is also used as a Community Hub for baby groups, slimming groups, fitness groups and Age uk who run sessions on site. It is also available to hire for Private events.

Parish information

Parish*	Ilminster
Parish Population	6,017
No. of dwellings	2,804

*Taken from the 2011 census profile

The project

Ilminster Sports Club Play Area project is to build a play park next to The Archie Gooch Pavilion. They envisage the pavilion becoming a social hub for the community, a play area will enable them to provide this by having a safe enjoyable play area for families to use whilst also having the use of their pavilion for refreshments and toilets. They are situated in a prime green space that is utilised by families for dog walking, recreational sports and this could add to enticement for families to be more active and go outdoors. Ilminster Sports Club have various children's groups that use the pavilion during the day and this will also provide another space for them to carry out activities to enhance their groups.

The design will be in a fenced area that will include a Premier Robinia Swing, Robinia See-Saw, Robinia Beetle Bridge Unit and a Back-to-Back Roundabout.

Local support / evidence of need

Iminster Town Sports Club completed a Consultation stage with users and a high number suggested that an onsite play area would be a great idea.

This project will benefit the community by providing an area to improve physical and mental health and wellbeing as per the council plan 2020 -2024.

The project includes play equipment that is designed to be inclusive for all abilities which will allow all children to play together in a rich and engaging way.

Promotion will be via social media and newsletters.

Project costs

Project costs	Cost £
1 No NFC Premier Robinia Swing, 2.4m High with Steel Top Bar, Steel Feet, Flat Seat, Cradle Seat and Nest Seat and installation	£6,446.00
42 m2 Supply and Lay 1.0m x 1.5m Eco-Smart Grass Tiles	£1,680.00
1 No Robinia See-Saw and installation	£1,762.00
6 m2 Supply and Lay 1.0m x 1.5m Eco-Smart	£ 240.00
1 No Robinia Beetle Bridge Unit and installation	£8,342.00
49.5 m2 Supply and Lay 1.0m x 1.5m Eco-Smart Grass Tiles	£ 1,980.00
1 No SWD170 Back-to-Back Roundabout And Installation	£2,532.00
18 m2 Supply and Lay 1.0m x 1.5m Eco-Smart Grass Tiles	£ 720.00
Delivery	£ 1,775.00
Lifting Gear, Skip, Site Welfare and Independent Post Installation Inspection	£2,100.00
Sub Total Cost	£ 27,577.00
Less Special Discount	£ -2,577.00
Total	£ 25,000.00

Funding plan

Funding source	Secured or pending	Amount £
Parish/Town Council	Secured	£500.00
Own Funds	Secured	£12,000
SSDC Community Grant	Pending	£12,500
Total		£25,000

Conclusion and Recommendation

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

Financial Implications

If the previous grant to East Chinnock Parish Council play area project is awarded, the balance in the Area West Capital programme will be £49,944.08. If the recommended grant of £12,500 is awarded, £37,444.08 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 4 – Places where we live

To enable housing and communities to meet the existing and future needs of residents and employers, we will work to:

- Enable the delivery of good quality housing in appropriate places across all tenures, to meet community needs
- Maximise the provision of affordable housing
- Support rural communities and economies through delivery of affordable housing
- Prevent people losing their home and supporting people who are homeless to have a place they can call home
- Support communities to identify any housing need in their parish and support them to meet this demand, including supporting Community Land Trusts
- Support provision of housing for Life long independent living
- To deliver sustainable communities where people want to live and thrive
- Proactively identify adaptable housing and community solutions responding to the consequences of the Covid-19 pandemic
- Promote and encourage environmentally sustainable housing, including to protect the Somerset Levels and Moors when determining planning submissions following advice from Natural England.

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 not 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 was 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>	
Additional Comments	
The new play area aims to provide for children of all abilities in the local community.	

Background Papers

None

Appendix A

Standard conditions applying to all SSDC Community Grants

The applicant agrees to: -

- Notify SSDC if there is a material change to the information provided in the application.
- Start the project within six months of the grant offer and notify SSDC of any changes To the project or start date as soon as possible.
- Confirm that all other funding sources have been secured before starting the project, if these were not already in place at the time of the application.
Acknowledge SSDC assistance towards the project in any relevant publicity about the project (e.g. leaflets, posters, websites, and promotional materials) and on any Permanent acknowledgement (e.g. plaques, signs etc.).
- Work in conjunction with SSDC officers to monitor and share the success of the Project and the benefits to the community resulting from SSDC's contribution to the Project.
- Provide a project update and/or supply before and after photos if requested
- Supply receipted invoices or receipts which provide evidence of the **full** cost of the Project so that the grant can be released.
- Complete an evaluation survey when requested after the completion of the project.
- Note that they cannot apply for another community grant for the same project within a 3 year period of this award.

Standard conditions applying to buildings, facilities and equipment

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

Additional conditions applying to Play & Facilities

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

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	Ilminster Sports Club Play Area
Type of proposal (new or changed Strategy, policy, project, service or budget):	Community Grant
Brief description of the proposal:	New Play area next to Archie Gooch Pavilion
Name of lead officer:	Nathan Turnbull

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)	NO
Could your proposal negatively impact staff with protected characteristics? (i.e. reduction in posts, changes to working hours or locations, changes in pay)	NO

Is a full Equality Impact Assessment required?	NO
If Yes, Please provide a brief description of where there may be negative impacts, and for whom. Then complete a full Equality Impact assessment Form	
If No, Please set out your justification for why not.	
New play park has been designed so that all ages and abilities can use the Equipment. The roundabout has no lips on it and provides a flat service that enable direct access on to the roundabout base. Nest swings are being installed which are great for all abilities as they enable people to sit or lay down in a various positions and more than one person can swing at once. In view of the provision of specialised accessible equipment the project delivers positive impacts for disabled children and their care givers therefore a full EIA is not required.	
Service Director / Manager sign-off and date	Tim Cook - 01/06/22
Equalities Officer sign-off and date	Dave Crisfield 6 th June 2022

Grant to Merriott Village Hall – Refurbishment of Kitchen (Executive Decision)

Strategic Director: Kirsty Larkins, Director of Service Deliver
Service Manager: Tim Cook, Locality Manager
Lead Officer: Nathan Turnbull, Locality Officer
Contact Details: Nathan.Turnbull@southsomerset.gov.uk or 01935 462369

Purpose of the Report

Councillors are asked to consider the awarding of a grant of £5,477 towards Refurbishment of the Village Hall Kitchen

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.

Merriott Village Hall has applied to the Area West community grants programme for financial assistance with the costs of £5,477. The Locality Officer is submitting this report to enable the Area West Committee to make an informed decision about the application and has assessed the application.

Recommendations

It is recommended that Councillors award a grant of £5,477, the grant to be allocated from the Area West capital programme and subject to SSDC standard conditions for community grants (appendix A)

Application Details

Name of applicant:	Merriott Village Hall
Project:	Refurbishment of Village kitchen
Total project cost:	£22,428.12
Amount requested from SSDC:	£5,477.00
% amount requested	24.4%
Application assessed by:	Nathan Turnbull

Community Grants Assessment Score

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

Category	Max Score available	Officer assessment score
A Supports Council Plan/Area Chapter	1	1
B Supports Equalities & Diversity	1	1
C Supports Environment Strategy	3	1
D Need for Project	10	9
E Capacity of Organisation	15	13
F Financial need	7	4
Total	37	29

Background

Merriott Village Hall is a lovely, spacious and characterful village hall with a large hall that has a production stage, PA system, hearing loop, an extra meeting room, kitchen and ample parking to the rear with designated disabled parking. There is very good access for wheelchair users at both front and rear doors, together with disabled toilets.

The main hall can accommodate up to 220 people and is light and airy. There is also the Blake Room, which is perfect for meetings and smaller groups and can be used as a waiting room, bar, cloak room or changing room amongst other things. It is an excellent venue for wedding receptions, parties, wakes and other large functions. Regular groups include; Badminton, Short Mat Bowls, Bridge Club, Baby Sensory Classes, Pilates, Zumba, Yoga and Dance Clubs.

In 2019 the hall was awarded Hallmark standards I, II and III by the Community Council for Somerset.

Parish information

Parish*	Merriott
Parish Population	1,979
No. of dwellings	900

*Taken from the 2011 census profile

The project

The Project Is to refurbish the Hall Kitchen by installing a new range of Cabinets, new sinks, new fridge and commercial dishwasher and a new water heater. New ovens and



South Somerset District Council

cooker top will be installed together with an extraction fan, the kitchen, main hall and Blake room will be re painted.

Local support / evidence of need

Just prior to the pandemic, the regular Hall users were asked to give their views on a range of Hall improvements, the top responses were solar panels and batteries and kitchen refurbishment. The solar project was seen as a priority as this would lower the costs of running the hall and maintain hire costs without an increase for a longer period, this project has now been completed.

The second priority is the kitchen refurbishment, the current kitchen is tired, with cabinets decaying and aged equipment for meal preparation, this in time would be a health and safety issue and this would cause the kitchen to be condemned and users would be unable to use it, this in time would mean a loss in income.

The Parish Council is fully supportive of this project.

Project costs

Project costs	Cost £
Materials,ovens,cabinets and worktops	£7926.08
Fitting of units and equipment	£1885.00
Electrical alterations and connections	£1757.04
Underfloor repair	£1500.00
Vinyl flooring	£1000.00
Commercial dishwasher	£3120.00
Water Heater	£600.00
Making good walls and tiling	£1500.00
Decoration	£3140.00
Total	£22428.12

Funding plan

Funding source	Secured or pending	Amount £
Parish/Town Council	Secured	£100.00
Own Funds	Secured	£7040.12
Awards For All	Pending	£9811.00
SSDC Community Grant	Pending	£5477.00
Total		£22428.12

Conclusion and Recommendation

It is recommended that a grant of £5,477 is awarded

Financial Implications

If both previous grants to East Chinnock Parish Council and Ilminster Sports club play areas are awarded, the balance in the Area West Capital programme will be £37,444.08. If the recommended grant of £5,477 is awarded, £31,967.08 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

Healthy, self-reliant Communities – Priority 2

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

- Work with partners to keep our residents safe and feel safe in their homes and communities
- Collaborate with local partners to reduce the impact of social isolation and create a feeling of community
- Work with local partners to support people in improving their physical and mental health and wellbeing and reduce inequalities
- Enable quality and inclusive cultural, leisure and sport activities
- Proactively support residents facing hardship and tackle the causes of economic & social exclusion, poverty and low social mobility

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>	Yes
<i>If an EIA was not 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 was 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>	
Additional Comments	
The project aims to provide for people across all age and interest groups in the local community.	

Background Papers None

Appendix A

Standard conditions applying to all SSDC Community Grants

The applicant agrees to: -

- Notify SSDC if there is a material change to the information provided in the application.
- Start the project within six months of the grant offer and notify SSDC of any changes To the project or start date as soon as possible.
- Confirm that all other funding sources have been secured before starting the project, if these were not already in place at the time of the application.
Acknowledge SSDC assistance towards the project in any relevant publicity about the project (e.g. leaflets, posters, websites, and promotional materials) and on any Permanent acknowledgement (e.g. plaques, signs etc.).
- Work in conjunction with SSDC officers to monitor and share the success of the Project and the benefits to the community resulting from SSDC's contribution to the Project.
- Provide a project update and/or supply before and after photos if requested
- Supply receipted invoices or receipts which provide evidence of the **full** cost of the Project so that the grant can be released.
- Complete an evaluation survey when requested after the completion of the project.
- Note that they cannot apply for another community grant for the same project within a 3 year period of this award.

Standard conditions applying to buildings, facilities and equipment

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

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	Merriott Village Hall
Type of proposal (new or changed Strategy, policy, project, service or budget):	Refurbishment
Brief description of the proposal:	New Kitchen Refurb at the Village Hall
Name of lead officer:	Nathan Turnbull

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)	NO
Could your proposal negatively impact staff with protected characteristics? (i.e. reduction in posts, changes to working hours or locations, changes in pay)	NO

Is a full Equality Impact Assessment required?	NO
If Yes, Please provide a brief description of where there may be negative impacts, and for whom. Then complete a full Equality Impact assessment Form	
If No, Please set out your justification for why not.	
The project has considered all age groups and abilities ensuring the hall facility will be inclusive for the whole community to use and appreciate	
Service Director / Manager sign-off and date	
Equalities Officer sign-off and date	



Chard Regeneration Progress Update

Strategic Director: Peter Paddon, Acting Director Place & Recovery
Contact Details: peter.paddon@southsomerset.gov.uk or 01935 462445

The Acting Director Place & Recovery will be attending Area West Committee to give a progress update on Chard Regeneration.

Chard Flooding Update

Strategic Director:	Nicola Hix, Support, Strategy & Environmental Services
Assistant Director:	James Divall, Support, Strategy & Environmental Services
Service Manager:	Jess Power, Lead Specialist Strategic Planning
Contact Details:	jessica.power@southsomerset.gov.uk or 01935 462300
Lead Local Flooding	Jon Doyle, Strategic Manager – Somerset County Council
Authority Contact:	jydoyle@somerset.gov.uk

Purpose of the Report

1. This report is to update the Area West Committee on the contents of the Section 19 Flood Investigation Report produced by the Lead Local Flood Authority (LLFA) at Somerset County Council (SCC) following the extreme weather event in and around Chard on 28 June 2021. The Strategic Manager at Somerset County Council has provided this report.

Public Interest

2. Flooding took place in Chard in June 2021. As a result of the flooding a Section 19 investigation commenced by the Lead Local Flood Authority.
3. A number of agencies are involved in the flood risk management in Somerset and these are listed in the Section 19 report as Appendix 5. The role and responsibility for South Somerset District Council is to assist with the planning of local flood risk management and carry out works on minor watercourses (outside of Internal Drainage Board (IDB) areas).

Recommendations

4. That the Committee note and provide comment upon the draft Section 19 investigation report into the flooding in and around the Chard area during June 2021. In particular drawing Members attention to:-
 - a. The recommendations for improving the communication flow between the public and multi-agencies in an event such as this to avoid duplication of effort as set out on page 34;
 - b. The work that is required on the culverts, gullies and other assets as set out on page 35;
 - c. The future local planning policy standards for flood risk on page 36 will need to be factored in to future Strategic Flood Risk Assessments and the Somerset-wide Local Plan and;
 - d. That South Somerset District Council will continue to provide support to the LLFA regarding on-going investigations and any associated actions not mentioned above.

5. That the public are encouraged to comment on the draft Section 19 report directly to LLFA@somerset.gov.uk by 15th July 2022.

Background

6. Flooding occurred in Chard on the 28th June 2021.
7. The Strategic Duty Officer at South Somerset District Council received the initial call and liaised with the relevant services to provide a response to the residents of Chard. Sand bags were distributed to residents where possible from the Guild Hall in Chard.
8. The function of a Section 19 report is to gather information on the happenings during a particular flood event. They are known as a Section 19 report because they are required under Section 19 of the Flood and Water Management Act 2010.
9. The legislation says:

Section 19: Local authorities: investigations

(1) On becoming aware of a flood in its area, a lead local flood authority must, to the extent that it considers it necessary or appropriate, investigate—

- (a) which risk management authorities have relevant flood risk management functions, and
- (b) whether each of those risk management authorities has exercised, or is proposing to exercise, those functions in response to the flood.

(2) Where an authority carries out an investigation under subsection (1) it must—

- (a) publish the results of its investigation, and
- (b) notify any relevant risk management authorities.

Section 19 Update

10. The Flooding was widespread across Chard and surrounding villages on 28 June 2021. Chard itself was extensively flooded, especially across the centre of the town, the Furnham Road area, Glynswood, and roads on the western side of the town. The flood waters were deep enough to prevent traffic moving around the town, especially in the High Street and around Furnham Road, and many houses and businesses were flooded internally. Elsewhere Forton,



South Somerset District Council

Tatworth, Wambrook and Higher Wambrook, Wadeford, Coombe St Nicholas, and Scrapton Lane were all affected by property flooding. Whitestaunton also suffered road damage, as did Scrapton lane.

11. The effect on many has been devastating. Homes and businesses have seen property damaged and belongings destroyed. Businesses have been prevented from trading and are now finding insurance hard to secure. Some people found themselves in life threatening situations or in fear of personal harm. Many were recovering when another flood incident occurred the following October (this will be covered in a separate report).
12. The overarching problem was the sheer volume of rainfall. This was well beyond what any residents of the area had seen in their lifetimes. This combined with the topography of Chard to funnel large volumes of water across Chard and down through many villages and hamlets at great speed and depth.
13. The attached report examines the response of the Risk Management Authorities and the sources and causes of the flooding, how the infrastructure coped with the exceptional volume of rainfall and provides recommendations for what can be done to reduce the effects of extremely high rainfall events in future.

Financial Implications

14. There are no direct financial implications as a result of this report.

Council Plan Implications

15. The report supports the Council Plan Priority 1 Environment through proposed collective actions included in the draft Section 19 report as recommendations.

Carbon Emissions and Climate Change Implications

16. The draft Section 19 report aims to help improve flood resilience and reduce flood risk through the various recommendations included across multi-agencies.

Equality and Diversity Implications

17. As this report is for information and no decisions are being asked from Members an equality impact assessment is not required.

Background Papers

18. Section 19 Investigation Report.

Section 19 Investigation Report

As the Lead Local Flood Authority for Somerset, we have a duty to investigate flood incidents as outlined within Section 19 of the Flood & Water Management Act 2010.

Date of Incident	28 th June 2021	Date of Report Version – 5.0 08/06/22 Status
Site / Catchment Location:	Chard, Coombe St Nicholas / Wadeford, Wambrook, Nimmer, Tatworth & Forton, Chaffcombe	

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Introduction

The function of a Section 19 report is to gather information on the happenings during a particular flood event. They are known as a Section 19 report because they are required under Section 19 of the Flood and Water Management Act 2010. The legislation says:

Section 19: Local authorities: investigations

(1) On becoming aware of a flood in its area, a lead local flood authority must, to the extent that it considers it necessary or appropriate, investigate—

- (a) which risk management authorities have relevant flood risk management functions, and
- (b) whether each of those risk management authorities has exercised, or is proposing to exercise, those functions in response to the flood.

(2) Where an authority carries out an investigation under subsection (1) it must—

- (a) publish the results of its investigation, and
- (b) notify any relevant risk management authorities.

In addition, a Section 19 report will often detail any ongoing work with regards to flooding in the area, and will signpost additional work that should be considered, usually in the form of investigations to be done.

It is not the function of a Section 19 to provide concrete solutions for flooding. This requires far more detailed technical work, liaison with landowners, and decision making about schemes in concert with the public and other stakeholders, although the Section 19 report can help in demonstrating the need for this work and securing future funding. Also, it is impossible to prevent absolutely *all* flooding in *all* circumstances – rainfall events vary widely in intensity, and whatever drainage systems or flood mitigation schemes are put in place, there is always the possibility, however remote, that an extreme rainfall event will overwhelm them. We can, however, plan for the vast majority of rainfall events, and in the course of doing so, make extreme events less impactful. Even a small difference in the final height or path of flood water can be the difference for some between their homes flooding and not, so even small schemes can have value in an extreme rainfall event.

The usual way to describe the severity of rainfall events is to talk in terms of '1 in X years'. If we take the example of a 1 in 100 year event, this is an event of a size that will be equalled or exceeded *on*

average once every 100 years. This means that over a period of 1,000 years you would expect the one in 100 year event would be equalled or exceeded ten times. But the distribution of events is not even over the 100 years - several of those ten times might happen within a few years of each other, and then none for a long time afterwards. This report deals with a rainfall event of 1 in 300 year intensity, so the flooding in terms of extent and depth was much worse than that resulting from a 1 in 100 year event, which is shown on Environment Agency flood maps.

The appendices to this report show selected photographs sent in by residents showing flooding in progress, and maps showing more detail of the area. We are grateful to residents for the information they have provided which has enabled the compilation of this report.

Area Information

Chard is a town of approximately 13,000 people in south Somerset. It sits on the eastern edge of the Blackdown Hills, and as such has steep slopes to the west and north/west. It sits on a watershed, a ridge of land which separates water flowing to different rivers, with most the drainage in the town heading towards the River Isle, but some drains are connected to the River Axe.

There are a number of surrounding villages, many sitting along the route of the River Isle and other watercourses. Several of these, especially Wadeford, were badly affected by the weather event

This report covers the heavy rainfall incident on 28th June 2021, and the subsequent flooding in Chard and surrounding villages and hamlets.



Figure 1 - Site Plan of Chard Town showing neighbourhoods

Maps of the villages around Chard and their important features can be seen via the following link:

[Link – Maps of villages](#)

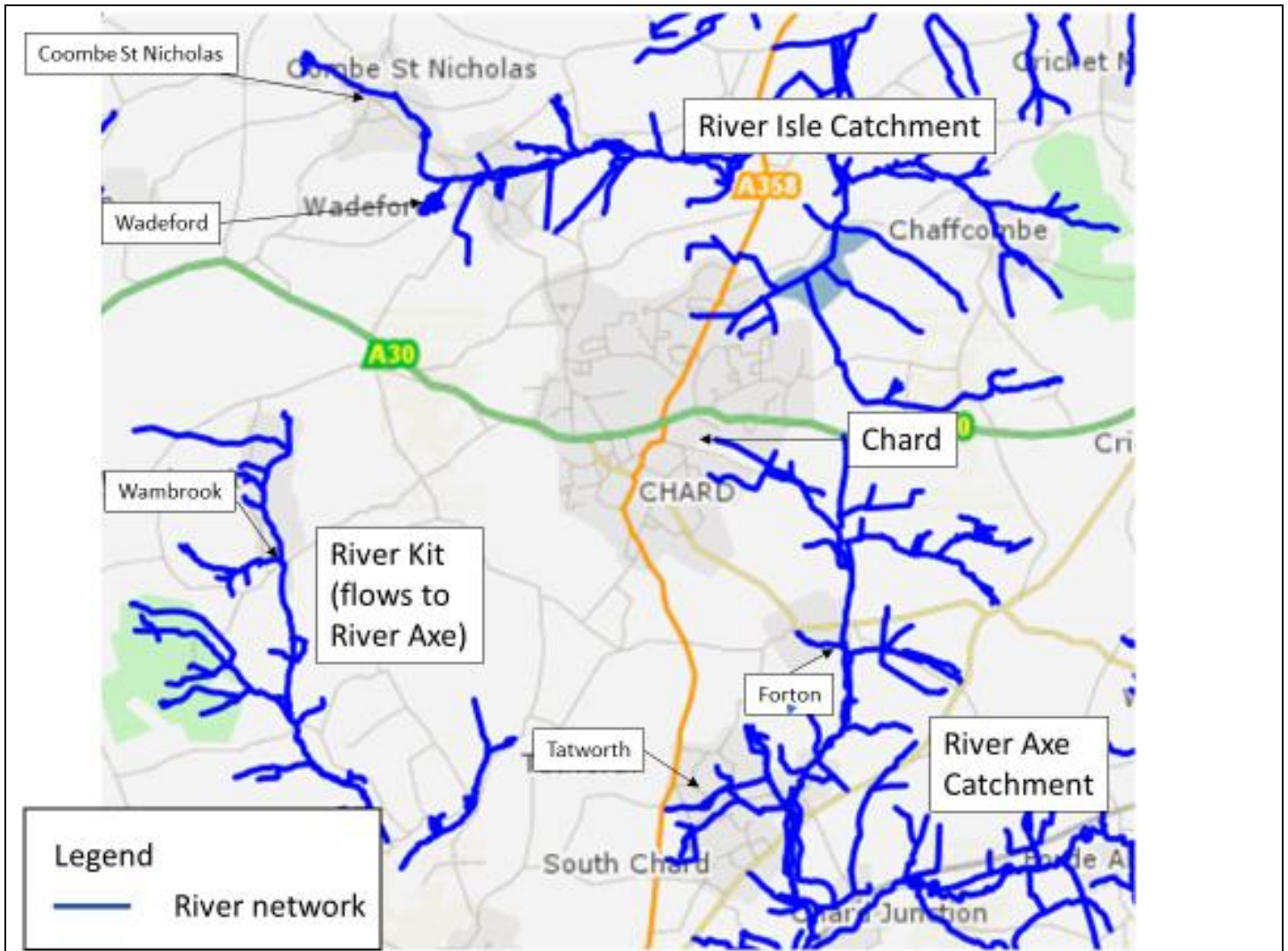


Figure 2: Detailed river network

This map shows the river network around Chard and surrounding villages. The villages labelled are some of those affected by the flooding. There is a short stretch of main river, heading northwards from Chard Reservoir, towards Ilminster. Main rivers are those under the responsibility of the Environment Agency in terms of maintenance and improvement. The other rivers and streams shown are ordinary watercourses. These are usually the responsibility of the riparian owners – those who own property which is next to the watercourse or has the watercourse run through it – unless there are legal documents which state otherwise.

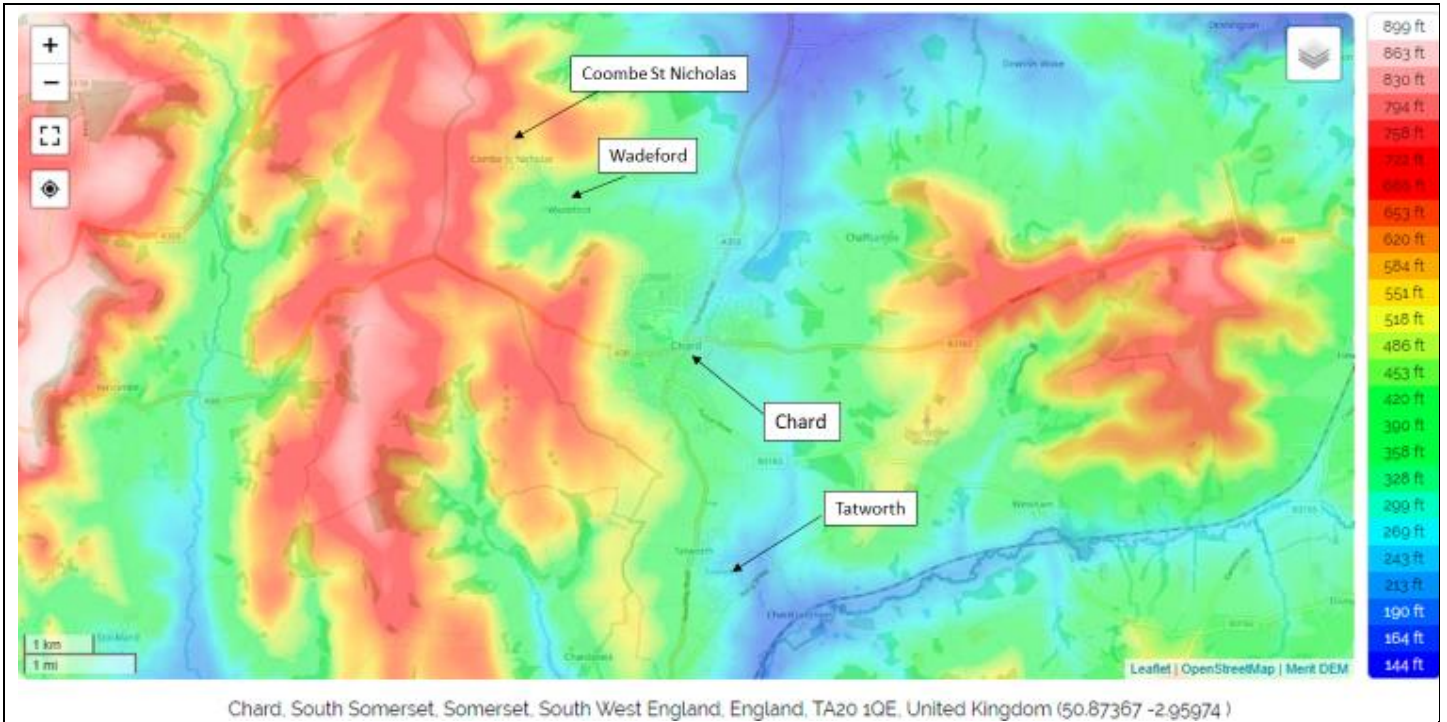


Figure 3: Topography.

This shows the form and, most importantly, height of the land surrounding Chard. Pink and red land is the highest, with blue at the lowest points. From this we can see that there are substantial hills to the west and east of Chard (the Blackdown Hills), and very steep slopes down into the low points around Chard reservoir and Tatworth.¹

¹ [Chard topographic map, elevation, relief \(topographic-map.com\)](https://topographic-map.com)

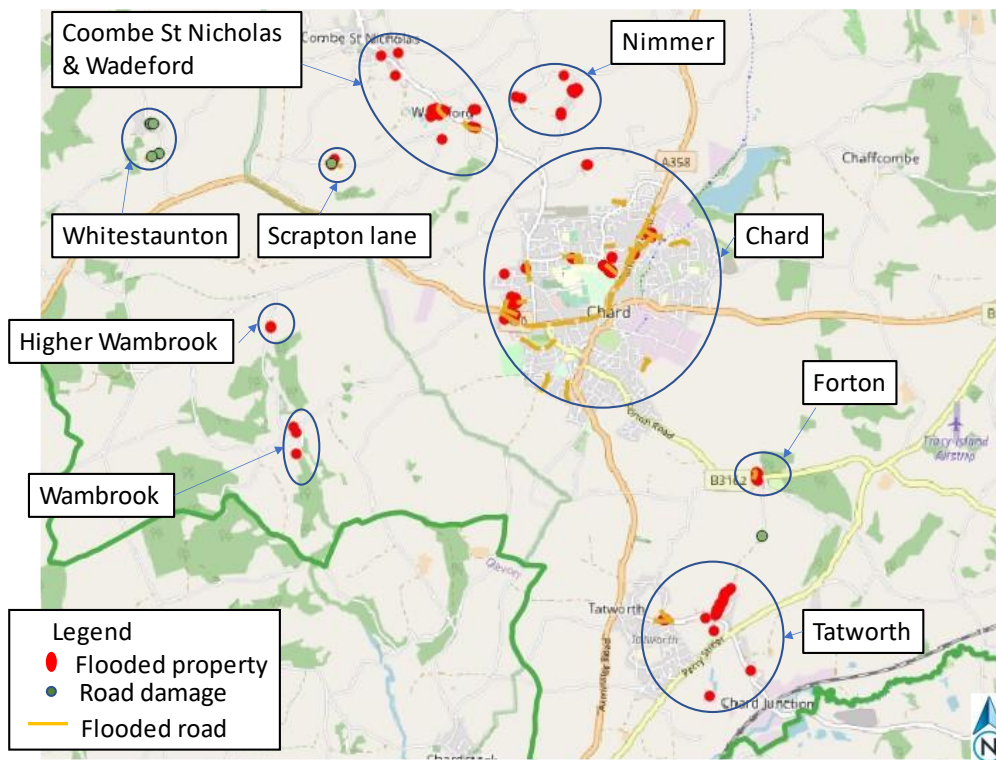


Figure 4: Areas Affected by flooding in June 2021

These are the main areas reported as being affected by flooding in June 2021. Flooded farmland or forestry is not shown.

<p>Impact and Extent of Flooding - Summary</p>	<p>Flooding was widespread across Chard and surrounding villages on 28th June 2021. Chard itself was extensively flooded, especially across the centre of the town, the Furnham Road area, Glynswood, and roads on the western side of the town. The flood waters were deep enough to prevent traffic moving around the town, especially in the High Street and around Furnham Road, and many houses and businesses were flooded internally. Elsewhere Forton, Tatworth, Wambrook and Higher Wambrook, Wadeford, Coombe St Nicholas, and Scampton Lane were all affected by property flooding. Whitestaunton also suffered road damage, as did Scampton lane.</p> <p>The effect on many has been devastating. Homes and businesses have seen property damaged and belongings destroyed. Businesses have been prevented from trading and are now finding insurance hard to secure. Some people found themselves in life threatening situations or in fear of personal harm. Many were recovering when another flood incident occurred the following October (this will be covered in a separate report).</p> <p>The overarching problem was the sheer volume of rainfall. This was well beyond what any residents of the area had seen in their lifetimes. This combined with the topography of Chard to funnel large volumes of water across Chard and down through many villages and hamlets at great speed and depth. This report will examine how the infrastructure coped with this exceptional volume of rainfall, and question whether anything can be done to reduce the effects of extremely high rainfall events in future.</p>
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<p>Impact and Extent of Flooding</p>	<p>Over the 28th June 2021, flooding was extremely widespread in Chard and the surrounding area. In an incident of this nature, it is difficult to collate exact numbers of properties affected, and whether flooding was internal, or external. From reports, we know that at least 100 properties were affected.</p> <p>The main cause of flooding in Chard was the high volume of rain, and the resultant overland flow of rainwater. This entered Chard from several locations, coming in from high ground to the west and north in particular, and working its way east to accumulate in the topographical low points at the north-east and south-east of town.</p> <p>A variety of agencies were present on the night of the event, fulfilling their statutory duties. The Fire Brigade were attending life threatening emergencies, the Police were out closing roads and assisting with emergencies, South Somerset District Council and The Civil Contingencies Unit had duty officers out who opened a flood relief centre and organised the distribution of sandbags. Members of Town and Parish councils were out helping residents to protect their homes and get to safety. Highways had no statutory duties on the night, but teams were out trying to clear drains wherever possible. Over the following days they visited various sites where debris has been washed into the road, to clear up and identify road areas which needed repair. The Environment Agency fulfilled their statutory duty on the night by issuing flood warnings on main rivers.</p> <p>Furnham Road, Furnham Road Industrial Estate, and parts of Glynswood were badly flooded. Furnham road was particularly badly flooded outside B&Q. Furnham road suffered particularly deep flooding, believed to be over a metre in depth.</p> <p>Flooding around the High Street was shallower, but fast flowing on the highways. There were reports of houses flooding in the High Street but which ones has not been firmly ascertained.</p> <p>Flooding around Crimchard Road was shallow, but flowed with sufficient speed and force to carry rocks and debris down the road. Water came down past Park Cottages and Catchgate Lane, from the direction of Wadeford and Foxdon Hill.</p> <p>The main access route across Chard – consisting of the High Street and Furnham Road, was closed by Police as being too dangerous to try and traverse by car. The</p>
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flooding along this route caused issues for the emergency services, as the route could not be crossed by normal emergency vehicles.

At Glynswood there was some fluvial flooding. A stream which runs across the open area bordering the leisure centre and Holyrood Academy, enters a culvert at the eastern end of Glynswood. This culvert, which has a trash screen, was reported to have been blinded due to the volume of debris coming through and may have contributed to flooding downstream.

Many road drains also became blocked during the event, as debris was swept in from the surrounding area and from damage to roads and property. The high volumes of water also overwhelmed the drainage system – they are not designed to cope with an event of this unusual intensity

Areas where detail is known:

At **Snowdon Heights**, some properties have been flooded externally, or placed under threat of flooding, by considerable surface water flows coming down the hill to the west of Chard. Flows progress down Cotley Lane, some go down the High Street, and some cross the field and impacts houses on Snowdon heights. Local topography will make this difficult to tackle effectively. It was reported that gullies were blocked prior to the event particularly on Cotley Lane. Again, these drains would have been overwhelmed by the sheer volume of water had they been clear and free running.

At **St Marys Close**, surface water ran across fields and into houses and gardens. It was reported that the bungalows in the central block of the Close were most badly affected, but specific numbers and addresses were not provided. Previous flooding led to a recommendation to install a flood alleviation feature – a drain or similar – approximately across the back of numbers 21 to 28 St Marys Close. During the site visit, no evidence of this feature could be found.

Laurel gardens - the bridlepath has been identified as a flow path for surface water emanating from farmland. There are four relatively new highways gullies in situ, but they appear to have been overwhelmed during the incident by the sheer volume of water. These gullies have been seen by residents to function appropriately during normal and severe events.

The area around **Furnham Road Industrial Estate, Beeching Close Industrial Estate** and Chard reservoir saw extensive flooding. The businesses in Furnham Road Industrial Estate were flooded internally. It is uncertain whether certain units in Beeching Close were flooded internally or externally. Local topography drains water down Furnham Road, and also across Glynswood and down Furnham Road, into this area, meaning that water entering this area has originated from rural hills to the west and north. There is also considerable overland flow from Coker Way, a residential area adjacent to Furnham Road Industrial estate. This area is hydrologically complex due to the presence of the reservoir, the remains of the old Chard canal and the decommissioned railway, a piped exit from an old sewage works, no longer in use, and a high groundwater table.

Cuttesford Door is an area where surface water flows off the surrounding hills to cause flooding. Issues with highways drains were reported here.

Crimchard had large amounts of stones swept onto the highway by the force of the water. Surface water sweeps into Crimchard mainly from the Catchgate Lane area, having come down from Wadeford and Foxdon Hill.

Silver Street, in Chard town centre, experienced fairly deep flooding, blocking/entering the access to a block of flats and the neighbouring Red House. This area is a low point in the local topography, and the entrance to the flats is lower than the road. Water ran into this area from all sides, both down the high street and from the south west.

There is a culvert in **Glynswood** with a trash screen. It was reported that it became blinded with debris during the storm incident and may have caused water to back up, flooding part of the open space adjacent to Academy and leisure centre. The condition of this culvert is not known, and it apparently runs into the sewerage system. Surface water drained into this area from Elizabeth Way. Responsibilities here are complex, with one party owning the open area, another party owning the trash screen, and yet another the culvert.

Another property in Glynswood reported flooding to a height of about 2 feet against their back door, and surcharging from the foul sewage manhole cover in their back garden.

On **Bews Lane**, near the Redstart School, there was a flow of water along the road and across the school site. It was reported that there is a drain, culvert, or similar

structure just off Bews Lane which may have been blocked and/or overwhelmed by the amount of water.

[Link – photographs from Chard](#)

People living in Mill Lane, Bryer Close, Furnham Close, Alun Rees Way, Furnham Road, St Mary's Close, Bewley Court, Wadeford Hill, High Street, Gillingham Court, Coker Way, Glynswood, Oak End Way, Lower Touches, Crib Close, and Furzehill were all affected.



Figure 5: Flooded properties in Chard

[Link: Photos from Wadeford](#)

[Link: Flooded properties in the villages and outlying areas.](#)

Several properties in **Nimmer** flooded, mostly around the tributaries of the River Isle which runs through the village. Again, the main flooding mechanism in

Nimmer, as reported by the Parish Council, was the overland flow of surface water from nearby fields to topographical lowpoints. Residents near the river explicitly stated that they were flooded from overland flow, not from the river rising. Blocked drains and the blocking of a culvert have been implicated as contributing to the problem, as water could not flow away effectively. It was stated that the culvert was installed by 'the council' (it is not clear which one) in 2009, and that residents are constantly having to clear it out. However, the engineer for the installation stated that a culvert had been installed in the late 1990's under MAFF Grant Aid. It should be checked whether there are one or two culverts and whose responsibility they are. Gullies in the area were reported as not draining, and may have been blocked, or overwhelmed by the amount of water. There is also a stream in the area which has become overgrown and needs clearing.

Several houses were flooded in **Wadeford**, and **Coombe St Nicholas**. The houses flooded in Wadeford were all near where the River Isle runs through the village. The main mechanism of flooding in Coombe St Nicholas, according to Parish Council reports, was surface water running downhill off nearby fields, and down Wadeford Hill / Combe Hill. They also reported that a small watercourse in the centre of the village rose in level, and that some properties were affected by both flooding mechanisms. The properties in Wadeford were affected by runoff across farmland on surrounding hills. The village is at a topographical lowpoint.

In **Wadeford** the road flooded outside Goblin Hollow. The culvert was reported as being partially blocked. They also reported that gullies outside are either damaged or have been buried within the access road. During the flood there was a sudden rise in water level in Wadeford, and this has led to allegations within the village that it was linked to the breaching of containment of a series of ponds of fairly recent construction.

Wadeford around Court Mill Lane has a system of mill streams, leats, and sluice gates. These extend downstream into Pudleigh. The sluice owner at Pudleigh also reported a collapsed culvert.

The Haymaker pub in **Wadeford** was also reported as being flooded– it was reported that surface water came straight from the field opposite, onto the road and down the eastern side of the pub, into the car park. From here it flowed through the gardens of the houses to the north. Surface water also flowed straight

into the pub via the side entrance. There is a small drain there which crossed under the road which was working but it exceeded capacity.

Properties that were flooded in **Forton** are situated next to the Forton Brook. Reports identified the flooding as coming largely from surface water runoff from across neighbouring fields. There was some flooding from the brook, and culverts were raised as an issue, though it is unknown if these were blocked or acting as a pinch point in waterbodies over capacity. The flood also acted to scour the bridge and deposit the debris from this in the watercourse. A resident observed a general rise in water levels in the Brook over the past few years.

Several houses in **Tatworth** were flooded in the region of Fore Street, near the Loveridge Lane junction. Residents observed that water entered around the back of the houses, after running overland across the field to the West and North. A Parish Councillor reported seeing manhole covers which had been lifted by the force of the water, and that the profile of the road had been changed by the force of the water. Councillors went to the watercourse the day after and saw a lot of rubbish along the banks. Some of this was cleared by SSDC Land Drainage team.

In **Wambrook** three properties were flooded, but residents did not give information on likely flood mechanisms. They are, however, all next to the Brook, so a fluvial source is likely to be at least a part of the source of flooding.

There have been no reports thus far of houses flooding in **Whitestaunton**, but there have been reports of extensive road damage. This has apparently resulted from the force of the overland pluvial flow down White Ash Lane and Mill Lane.

In **Lower Coombes**, Parish Councillors reported that 20 houses in the village were flooded and one had a toilet back up.

A rapid rise in level was reported in the Forton Brook which runs behind the majority of the affected properties, and it was observed that this is where most of the water which affected properties came from. Parish Councillors who were out on the night reported that the water seemed to be running off fields, towards the brook, which was also rising, leading to some people getting hit from both sides.

The Parish Council have also stated that Highways gullies required clearing. On Waterlake Road there is a culvert which became blocked during the event. It was reported that pressure build up caused the culvert to partially collapse and create a

3 foot hole in the road, and that water had been running across people's property rather than down the usual path of the stream ever since. Concerns have also been raised about farming practices in the area and the growing of crops which allow/encourage large amounts of runoff.

In **Scrapton lane** two houses were affected and the road surface badly torn up. Videos submitted by residents show a huge volume of water rushing down Scrapton Lane with tremendous force. This apparently came off surrounding fields. It was reported that there is a possible blocked culvert here, and that drain gullies required clearing. There is also an open drain/watercourse of unknown ownership which is not marked on the maps.

[Link: Photos of road damage](#)

In **Chaffcombe** it was reported that the main problem is that they are at the bottom of a very wide hill, and that the flash flood water rolled down the hill from two directions and joined at the junction of the village where it completely overwhelmed the drainage system. The drainage in the village is reported to be many years old.

In **Cricket St Thomas, Winsham** parish Council reported that some houses had been flooded, but not specifically which ones.

<p>Catchment Area</p>	<p>Chard sits at the edge of the Blackdown Hills. The natural path of surface water is down from the hills to the west of Chard, into central Chard, and then down to the low point at Chard Reservoir via Furnham Road and Beeching Close. The reservoir overflows into the River Isle to the east of the town. Surface water from the areas of Coombe St Nicholas, Wadeford and Nimmer run down into the River Isle. South East Chard, Wambrook, Higher Wambrook, and Coombses/Tatworth/South Chard areas sit in a different catchment – that of the River Axe – and surface water from there will run into the brooks and away to the Axe.</p> <p>The only 'main' river is a stretch of the Isle, down through Knowle St Giles into Chard Reservoir. A main river is classed as a river which the Environment Agency maintains in terms of flood risk. A flood warning was issued for this stretch, but it has not been implicated in any property flooding. The rest of the waterbodies in this report will be ordinary watercourses. These are under the responsibility of riparian owners (those who own the land the river flows through) unless there is a legal document or agreement stating otherwise.</p> <p>The area is not covered by an Internal Drainage Board (IDB). An IDB is a public body that manage water levels in an area, known as an internal drainage district, where there is a special need for drainage. IDBs undertake works to reduce flood risk to people and property, and manage water levels for agricultural and environmental needs within their district.</p>
<p>Historical Information</p>	<p>District Council records are time limited. Historic flooding episodes are listed in the appendix: Wadeford and Coombe St Nicholas in particular have a history of flooding.</p> <p>Historic</p>

**Drainage
Assets**

The drainage assets of concern here are the gulleys in the road and their connecting drainage pipes, plus any culverts and connections to the sewerage system or surface water bodies. The local authority keeps records of drainage under their care, mostly belonging to the Highways Department. Private drainage is not generally recorded. The drainage network around the affected areas is extensive, as figure 36 shows. However, significant problems with draining the accumulated rainfall during the incident have been noted by many parties.

For the most part, this is due to the severity of the rainfall – during a flooding incident, it is very difficult to tell if a gully is blocked, or if it just being overwhelmed by the sheer volume of water. Many gullies reported as blocked by residents could have been due to this overwhelming effect. Many residents took photographs and videos of gullies during the event, and blockages were not visible; they could be absent, or around the bend of the drain. Further investigation of the drainage system would be required to ascertain the exact problem in each case.

Current design standards for highways drainage require drains to cope with a 1 in 5 year event plus 20% allowance for climate change, and that a 1 in 100 year event not exceed the bounds of the highway. This event was a 1 in 300 year rainfall event. Drainage meeting this standard would not have coped with the intensity of rainfall during the flood event, and would have overflowed or failed to drain all the water away even without any obstruction.

When a new housing estate is built, planning policy states that the outflow from any surface water collection system should not be greater than the volumes of water which flowed from that site as a green field.

However, these standards only apply to modern sites. Previously, housing and highways drainage were built on principles of coping with average rainfall, and were designed for the rainfall levels and groundwater levels of the time. With the action of climate change over the years, many of these installations are no longer adequate for even average rainfall, let alone the 1 in 300 year event that occurred on 28th June.

Blocked drainage gullies were an issue on the night. In part, this is fairly inevitable during a storm situation, as much of the debris blocking the gullies has been washed into place by the storm itself. However, there were also places (Holyrood Street (Eastern End) Church Street and Forton Road in Chard, Lower Coombses,

amongst others) where it was observed that drains were not draining during the incident. This could be because they were blocked, or it could be that they were simply overwhelmed by the volumes of water and not able to get all of it away. There are also reports that gullies have been cleaned out, but that the drainage pipes between them were blocked.

There are places where there appear to be gaps in the council record of the gully network, for instance, around the [Furnham Road](#) industrial estate, around the Holyrood [Academy Campus](#) in Chard, large areas in the very centre of [Chard](#), and the centre of the village of [Forton](#). This may be because there are private gullies in place (as there are in Furnham Road Industrial Estate), or this could be an issue with the completeness of council records.

Certain culverts have also been highlighted as potentially contributing to flooding, as they were reported as become blocked or damaged during the flood event, or to have created a bottleneck for flowing water. There are a lot of culverts under and around Chard, many of which are not entirely mapped, and their precise locations and condition are unknown. This includes culverted watercourses running from Mitchell Gardens to Millfield, another to the south of Millfield, from Glynswood to Furnham Road area, and another approaches Furnham Road from the south. There is a wide and varied network, some have been lost due to building works, and owners may not be aware of their responsibilities.

The sewage network also drains surface and groundwater. Some older properties have their surface water drainage (usually from roofs and downpipes) connected into the sewage system. Surface water can potentially enter the system via holes in manhole covers, and there were reports during the event of people lifting sewage system manhole covers to try and get accumulated water to drain away. These factors would have acted on the night of the incident to fill and potentially overwhelm the sewage system.

Rainfall
Information

The rainfall in the study area during the June event was extremely severe. This was the sort of quantity and intensity of rain that has a 0.3% chance of happening in any one year, based on past rainfall figures. Officers on the ground in Chard during the event commented that the rainfall was so intense that visibility was down to about 5 yards, and that it was 'like working in fog'. Emergency services working in Chard were unable to cross the central area around High Street and Furnham Road, and had to set up control points on either side of Chard to enable them to get to everyone affected.

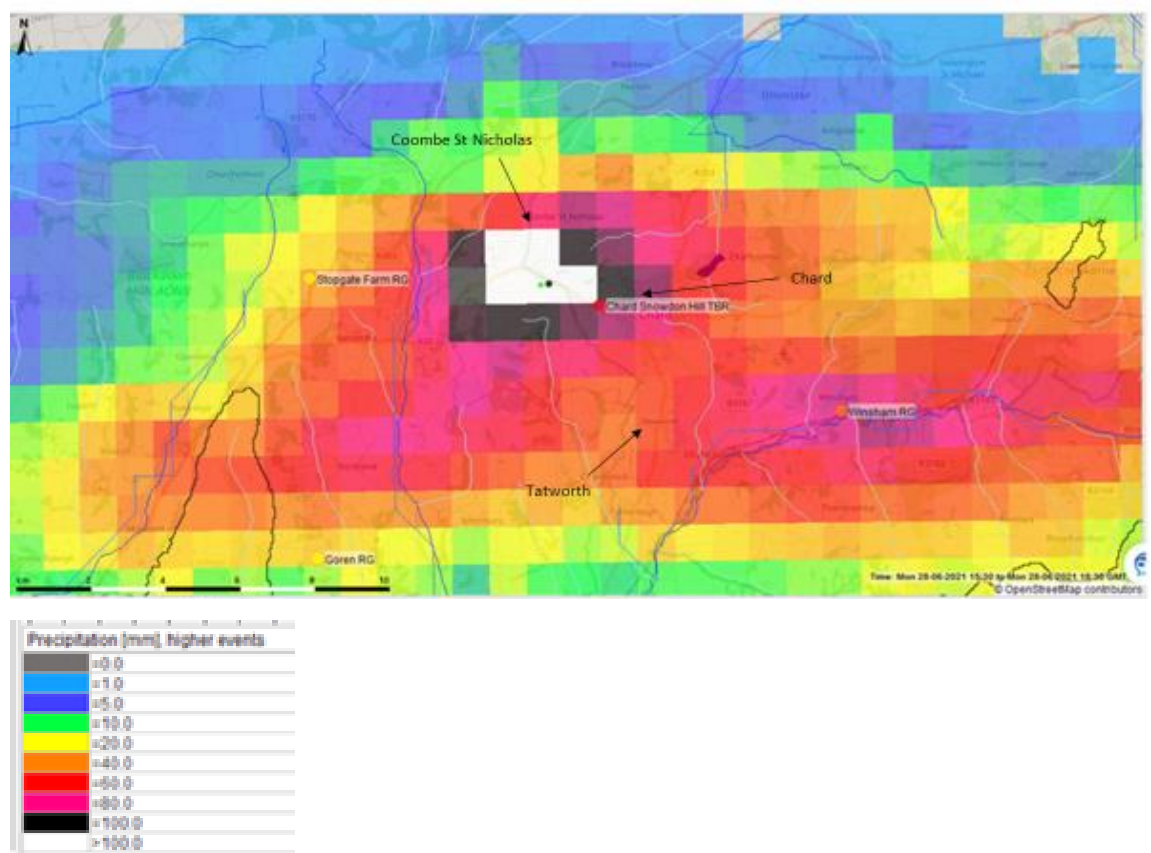


Figure 6: Rainfall radar showing cumulative rainfall over Chard, Monday 28th June 2021, 15:30 to 18:30. The white area indicates rainfall of over 100mm in the 3 hour period.

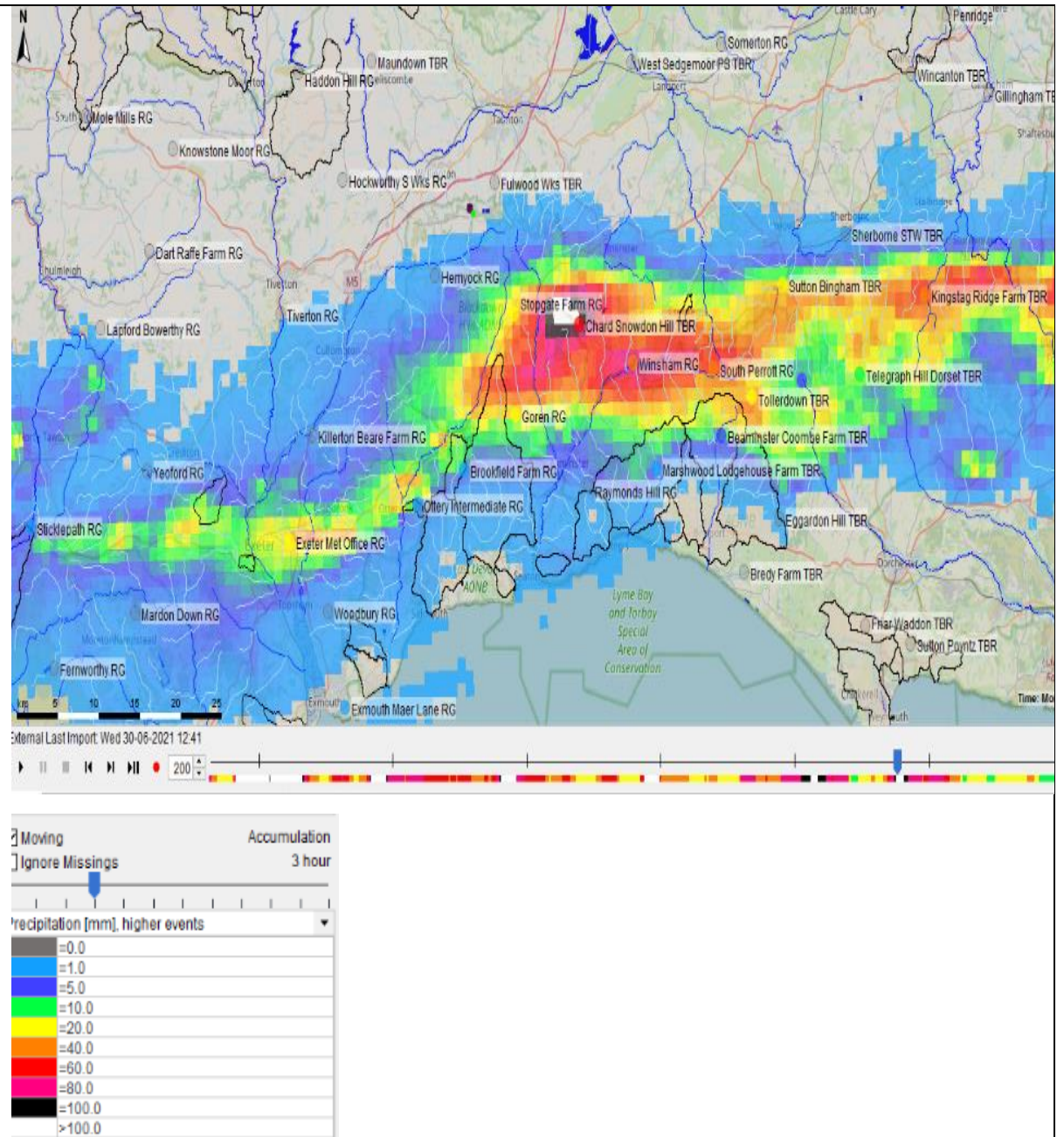


Figure 7: Rainfall radar showing cumulative rainfall over a wider area, Monday 28th June 2021, 15:30 to 18:30.

Figure 6 shows the location of the rain gauge at Chard Snowdon Hill. This recorded 32mm of rain in the 24 hours immediately before the event. The maximum rain recorded at Chard was 95mm in 2.5hr, between 5pm and 7:30pm BST on 28th Jun 2021.

	<p>A private rain gauge recorded 50mm in 2 hrs at Chardstock.</p> <p>Below is an excerpt from EA Monthly water situation report for Wessex:</p> <p>"The first half of June was dry, followed by two main periods of rainfall over 16 – 21 June and 24 – 28 June, when 43% and 51% of the month's rain fell respectively. The majority of south catchments received 'above normal' rainfall. Cumulative rainfall since the start of the water year (October 2020) remains high at 117% LTA."</p> <p>Rainfall for the catchment including Chard was at 144% of long term average rainfall for June, and had been consistently at above normal levels for the last 12 months. The nearest river flow gauging station, on the River Isle at Ashford Mill, had flows at 170% of long-term average for June. Although this was not directly implicated in the June flooding event, it gives some idea of the volumes of rainfall around at the time.</p> <p>It is difficult to overstate just how extreme an event this was. The flood maps we are used to looking at from the Environment Agency show an intensity of rainfall with a 1% chance of happening in any one year. This event has a 0.3% chance of happening in any one year. As against the 1 in 100 year maps, the areas that flooded during this incident were more extensive, and flooded to a greater depth. The sheer size of this event makes it difficult to propose solutions that would completely cope and totally prevent flooding when an event of this magnitude happens again. It is possible to mitigate, it is possible to have an impact, it is possible to make future flooding 'less bad', but on the rare occasion that that this volume of water falls from the sky again, there will inevitably still be flooding.</p>
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<p>Surface Water</p>	<p>Most of the flooding seen around Chard and surrounding villages during the event was due to heavy rainfall gathering and moving across the land – this is usually referred to a pluvial or surface water flooding.</p> <p>The basic mechanism appeared to be the movement of overland flow downhill, and as the centre of Chard and most of the surrounding villages are in valleys, heavy flooding was experienced in these topographically low areas. Chard suffered particularly as it is in a wide valley with considerable hills either side, forming a large ‘bowl’ effect. There are also low areas within Chard, particularly around Furnham Road and Millfield. These attracted considerable amounts of surface water runoff.</p> <p>Flows in transit also caused significant flooding and damage to roads and property, blocking drains in the process.</p> <p>Link: EA Surface water flood risk mapping.</p> <p>The area affected was more extensive than shown in the EA surface water flooding map shown – this map illustrates the extent of flooding with a 1% chance of happening in any one year, as opposed to the 0.3% chance of the 28th June event.</p> <p>The EA map also shows predicted depths of flooding due to a 1 in 100 year event, however, in this incident depths were much greater than these maps illustrate. For instance, the map shows extensive pluvial flooding predicted around the Furnham Road industrial estate, Furnham road itself, and the small residential roads in the vicinity, including Touchstone Meadows. The pattern of flooding in a 1 in 100 year rainfall event is very similar to what we believe actually occurred, however this photograph shows the flooding, particularly in the industrial estate, was up to window level on a Transit-sized van. This is about 120cm off the ground, and so was significantly deeper than the 300mm to 900mm predicted for a 1 in 100 year rainfall event.</p>
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Fluvial	<p>The study area has a network of smaller streams and drainage ditches, as opposed to main rivers. Many of these watercourses are under riparian ownership. In several areas these watercourses were directly implicated by residents in flooding: In Lower Coombses some properties near the river were caught between rising surface water on the lane at the front, and a rising brook behind their houses. In Wadeford, Nimmer and Lower Coombses, public comments were made that watercourses had not been properly kept clear, reducing capacity to convey water. Anecdotal evidence suggests that many riparian owners are unaware of their rights and obligations with regards to their watercourses.</p>
Coastal	<p>There is no risk of coastal flooding in this area.</p>
Groundwater	<p>Most of Chard is on bedrock of sandstone (the Upper Greensand Formation), apart from Furnham Road and the associated industrial estates, which are on mudstone. Borehole logs indicate a layer of clay beneath the greensand. There are also shallow deposits of mixed clay, sand, and gravel. Upper Greensand is porous and will absorb water, however mudstone will not. The shallow sands and gravels will variably absorb water depending on the percentage of clay it contains.</p> <p>The effect of this layering is that rainwater will absorb into the ground in most of Chard, down to about 120 feet. This generates a layer of fairly shallow groundwater, which generally responds quite quickly to rainfall with a rise in groundwater level. In the Furnham Road area, the presence of mudstone nearer the surface means that rain is poorly absorbed, only really into the overlying thin layer of sands and gravels, and as such rainwater cannot locally 'get away' as easily. It is much more likely, once the sands and gravels are saturated, to combine with surface water to form significant overland flows, of the kind seen entering the Furnham Road industrial estate.</p>

<p>Soil Moisture Deficit</p>	<p>Soil moisture deficit is the difference between the amount of water actually held in the soil, and how much water the soil can hold. A low soil moisture deficit means that the ground is almost saturated and cannot readily absorb more water. For the Chard catchment in this time period was in the region of 11 to 40mm. This is between 26 and 50mm below the long term average, so even though there had been considerable spring rainfall, when the flooding incident occurred, the soil was still fairly dry. As such, some of the rainfall from the event would have been absorbed into the soil.</p>
<p>Risk Management Authority Responsibilities</p>	<p>The Flood and Water Management Act places a duty on all flood risk management authorities to co-operate with each other, to ensure flood management activities are well co-ordinated, and work in partnership to reduce the severity and impact of flooding.</p> <p>See Appendix</p>

<p>Risk Management Authority Actions During And Immediately After The Event</p>	<p>Somerset County Council (in their roles as LLFA and Highways Authority)</p> <p>Highways Authority:</p> <p>Had no direct responsibilities on the night. They exercised their statutory duty by:</p> <ul style="list-style-type: none"> • 3x Highways Superintendents inspecting and where necessary actioning defects and/or formalising road closures. • 4x safety gangs assigned to this area to respond Highways Superintendents requests. • Scrapton Lane, Combe St Nicholas, roads in Whitestaunton, and Court Mill Lane, Wadeford, were closed as impassable. • Major clear up required in Whitestaunton. Resource was assigned to this task rapidly. • 1x SCC (Milestone) sweeper operational in Chard area. Considerable debris to be removed from the carriageway across the area. Temporary use of the Chipping landing on the nearby A30 (Windwhistle – north of Chard) approved to deposit arisings. • General clearing of mud and debris from roads. <p>They also sent street cleaners through Chard the following day to clear up road debris</p> <p>In the following days they assessed and prioritised work to rebuild the damaged roadways, and began a programme of works to rapidly bring the damaged roads back into use.</p> <p>LLFA: commissioned section 19 and began to gather information from residents and other RMAs about their activities, and when, where and how flooding occurred.</p>
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**Risk
Management
Authority
Actions During
And
Immediately
After The
Event**

Environment Agency

Fulfilled their statutory duty by issuing flood warnings for main rivers as follows:

DATE	AREA	CODE	WARNING / ALERT AREA NAME	TYPE
28/06/2021	Wessex - North	112WAFTSSR	South Somerset Rivers, Upper Reaches	Flood Alert
28/06/2021	Wessex - North	112WAFTSES	South East Somerset Rivers, Upper Reaches	Flood Alert
28/06/2021	Wessex - North	112FWFISL10A	River Isle from Chard Reservoir to Hambridge	Flood Warning

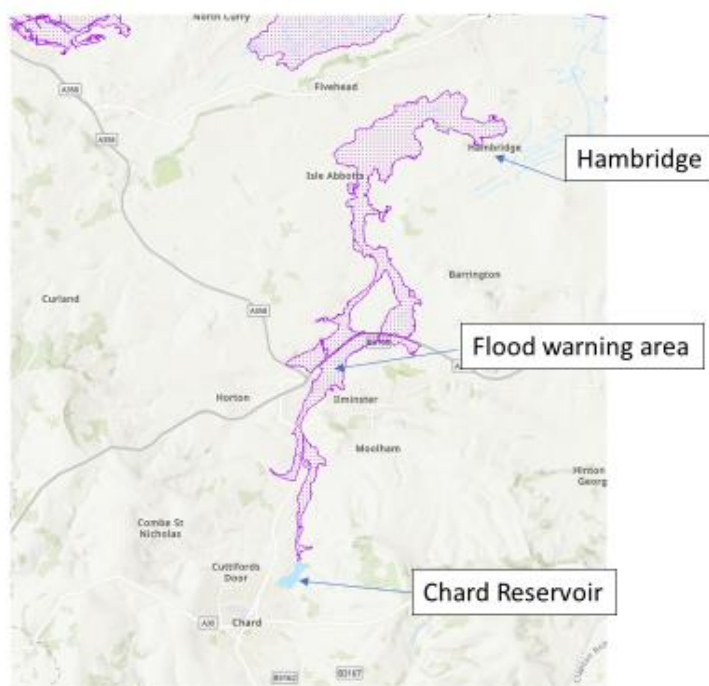


Figure 8: Flood warnings

None of the flooding in or around Chard has been traced to a main river, although non-main river watercourses have been implicated.

Wessex Water

Took 12 calls on the night. Mostly due to external flooding but one was due to the internal flooding of a property. The calls were mostly for blocked and backed up sewerage systems. They fulfilled their statutory duty by having two crews out working to deal with sewage incidents. Crews came back to affected properties the next day to follow up and complete works as needed. Wessex Water reported that their main issues were in Furzhill and Glynswood where pluvial flooding was inundating the sewers.

<p>Risk Management Authority Actions During And Immediately After The Event</p>	<p>Somerset Rivers Authority (SRA)</p> <p>Community engagement officers do not have statutory duties, but they assisted partners by supporting the LLFA in managing public correspondence and providing info and support to parishes around property resilience.</p> <hr/> <p>Devon and Somerset Fire and Rescue Service</p> <p>Fulfilled their statutory duty by taking charge of the emergency and responding to calls for help from the public.</p> <p>Twenty two calls were reported by 7:30pm and they were deploying high capacity pumps to pump out houses at this point in time.</p> <p>Took 90 calls overnight. They had to prioritise calls where life was at risk due to the numbers needing help.</p> <p>Set up two forward command points, because Chard itself could not be crossed safely – one at Honiton and one and Chard Fire Station. Each dealt with incidents on the half of Chard accessible to them. Multi-agency representation was present at both command points, so these effectively operated as ‘gold control’. In general, very good communications were reported between the Fire Service and the District Council.</p> <p>Returned to normal control/methods at 1:30am on the 29th.</p> <hr/> <p>Civil Contingencies Unit: (Partnership between SSDC and SCC)</p> <p>Report from Duty Civil Contingencies Officer:</p> <p>The Duty Officer was aware of incoming rainfall. They received a phone call from the Police at 7:30pm on the 28th. Their first duty was to ensure there were places of safety for the public, to which end they opened The Guildhall as a refuge. In the end no-one needed to use it as a refuge, but it was a useful base for distributing sandbags and generally co-ordinating their efforts. A multi-agency meeting was held at 9:45pm on the 28th.</p> <p>Contingencies Officers reported that rain happened very quickly and overwhelmed the highways piped drainage system. Officers also reported that residents were calling all sorts of agencies to try and get help and find out what was happening,</p>
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	<p>which reduced the ability to co-ordinate centrally. Sandbags were available, and the Town Council were advertising their availability on Facebook.</p> <p>Officers identified a wider and more strategic issue with Chard being on the edge of the county and all the civil contingencies equipment being held more centrally. The CCU have since been talking to other agencies and community members about community resilience arrangements, supporting Parish Councils with the development of community resilience plans, and developing grant applications for resilience equipment.</p> <p>Officers fulfilled their statutory duty by assisting partners and the public during the incident.</p>
	<p>South Somerset District Council:</p> <p>Opened the Guildhall as a place of respite for affected residents, and as a general co-ordination and recovery centre. The duty officer also went to a co-ordination centre set up by the Sainsburys at the crossroads.</p> <p>Two locality officers were out on the night and took gel sandbags over to the Guildhall for wider distribution. Officers fulfilled their statutory duty by assisting partners and the public during the incident.</p>
	<p>Avon and Somerset Police</p> <p>Reported in incident to the Duty Civil Contingencies Officer at 7:30pm.</p> <p>Reported that there was flooding in the High Street and Furnham Road. That there was water in the houses in the High Street and they were helping people to move upstairs. They were closing the main route through town.</p> <p>There was a further operational multi-agency call phone call around 7:30pm, at which point the incident was downgraded from 'major' to 'significant'.</p> <p>Officers fulfilled their statutory duty by assisting partners and the public during the incident.</p>

	<p>Tatworth and Forton Parish Council</p> <p>At Tatworth:</p> <p>Councillors delivered sandbags to the village, sourced from the Town Hall. Helped residents (some very elderly) upstairs to safety.</p> <p>Councillors assisted in getting debris from the flood cleared from people's property.</p> <p>At Lower Coombses:</p> <p>Councillors were out on site at Coombses helping people upstairs to safety.</p> <p>Councillors reported that 20 houses in the village were flooded and one had a toilet back up.</p> <p>Councillors who were out on the night reported that the water seemed to be running off fields, towards the brook, which was also rising, leading to some people being affected by both flooding mechanisms.</p> <p>Parish councils do not have statutory duties.</p>
	<p>South West Water</p> <p>Information about their activities on the night have been requested but not received.</p>

<p>Flooding Mechanism</p>	<p>Examination of flow paths of rainwater and information from local residents has established several probable causes for flooding, acting together in different parts of the area.</p> <p>The essential issue is that Chard sits in a bowl in the hills (see topographic map), and rainfall runs off the surrounding farmland and into the streets of Chard.</p> <p>To the West of Chard there is a large area of farmland on the edge of the Blackdown Hills with a considerable slope to it. Examination of flow paths has shown that rainfall runs off these slopes at some speed and enters the town via roadways and paths to the west such as Touchstone Lane and Crimchard.</p> <p>To the north of Chard, the topography acts to funnel runoff water down Furnham Road. This comes with sufficient speed to bring rocks and debris, causing further issues with keeping drains etc clear. This also spills over into roads such as Furzehill, causing additional flooding.</p> <p>The main issue across Chard is surface water running across the town, picking up speed, more water, and debris as it goes.</p> <p>In Glynswood surface water runs down into a brook which runs through the open space near Holyrood Academy. This brook enters a culvert to run under properties at the eastern end of Glynswood and enter the drainage system. This culvert is a potential bottleneck for flows, especially if it becomes blinded.</p> <p>Furnham Road industrial estate presents a complex and multi-layered issue. There are issues with surface water runoff and drains not clearing. Photos and video taken during the flood show significant amounts of water entering the estate overland from the adjacent housing estate, around Coker Way.</p> <p>Issues in the Millfield industrial estate are also believed to be due to inadequate capacity in an intermittently culverted watercourse.</p> <p>The design specifications of the drainage systems in Chard and surrounding villages are currently poorly understood. Many are very old and not up to modern standards for coping with above average rainfall. Many gullies were reported as being blocked; however they would not have coped with an event of this intensity, and many could just have been overwhelmed by the volume of water.</p>
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	<p>Foul drainage system: Some drains which are apparently surface water drains actually connect into the sewerage system – either due to mis-connections, or because in properties of a certain age, this was the standard method. This type of connection was, in certain areas of the UK, used up until the 1970's. On the 28th June, people were lifting drain covers in the foul system to try and get water to flow away. However, as this water moved through the system under gravity, it resulted in manhole surcharging and more flooding at the Furnham Road end of town. Wessex Water reported that on the night the main issues were in Furnham and Glynswood, where pluvial flooding was inundating the sewers, and then causing the sewers to surcharge. Together, this points to a sewage system being overwhelmed with rainwater, causing it to surcharge.</p> <p>Flooding mechanisms in surrounding villages were not dissimilar. High volumes of water flowed down sloped roads in Coombe St Nicholas, Wadeford, Scrapton, Wambrook and Higher Wambrook. Lower lying areas such as Nimmer, Tatworth and Lower Coombses received a lot of this water, which collected at low points, and were also threatened by rising water levels in brooks running through the villages.</p> <p>Modelling of flood flows in Chard has provided a map of the likely water movement during the event, which corresponds with reported experience on the ground. The map below (figure 9) is representative of a 1 in 375 year rainfall event, and so is somewhat more severe than the 1 in 300 event experienced. However, the flow directions seem to hold true, even if the extents of flooding shown are a little greater than what actually occurred.</p>
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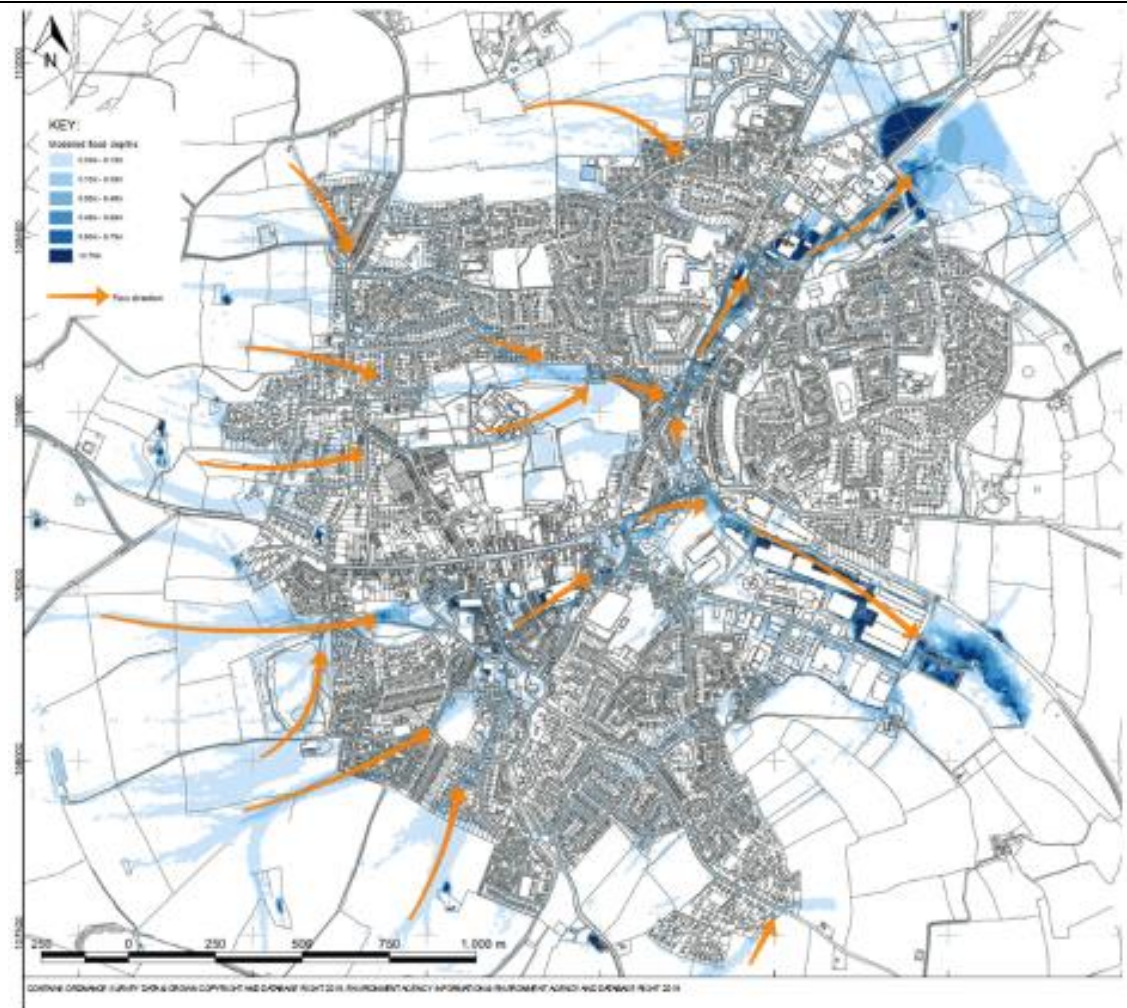


Figure 9: Model mapping of 1 in 375 year rainfall event.

<p>Recommendations</p>	<p>The intensity of this event makes adaption and mitigation challenging. It is difficult to mitigate against this type of severe weather event purely with civil engineering – it was extensive, with significant intense rainfall and with different flood mechanisms for each of the communities. Just building higher defences and bigger drains will not be enough, a more creative and sustainable programme of measures is needed.</p> <p>In Chard itself, local topography and historic road/ town layout is a contributing factor to the flood mechanisms, as is drainage capacity.</p> <p>Catchment topography in the villages is highly significant, as well as old watercourse systems which have limited capacity and cannot be readily altered.</p> <p>Riparian responsibilities need to be understood at the community level and appropriate emergency planning and property level flood protection measures need to be in place. There is much opportunity in the upper catchment to slow flows and intercept and redirect pluvial flows. This can make flooding 'less bad', and reduce road and property damage and hazard to life by slowing the speed at which the water arrives from surrounding high areas. But communities need to recognise that there will always be flood risk in certain areas of Chard and the surrounding communities. However we construct drainage and flood defences of any kind, they will always have their limits.</p> <p>As we now know that the centre of Chard is not readily crossable during a flood event, civil contingency operations should prepare for having control centres on either side of Chard. This should include having two safety centres for the public, two places from which to distribute sandbags and other temporary property level flood protection devices, and two control points for emergency services.</p> <p>The net of who to include in the multi-agency calls and civil contingency co-ordination needs to be cast wider. Parish Councils in particular were very active during the event, but were not on the multi-agency call and were out of the loop. Water companies were also not included.</p> <p>There needs to be a better conduit for public contact during events. The public were reported as contacting a variety of agencies, creating confusion and inefficiencies. Civil contingency bodies should consider having, and publicising, a</p>
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	<p>single point of contact for non-life threatening situations which can then be referred to the appropriate bodies for action.</p> <p>SCC Highways are currently auditing their gully and drain cleaning management regime to see what improvements can be made.</p> <p>Work is currently ongoing to identify flood mitigation measures which can be installed around Chard and surrounding areas – items such as flood storage basins. This work is to be continued. It should be expanded to look at natural flood management measures such as ‘slow the flow’ and reconnecting rivers and flood planes in more appropriate and less damaging locations.</p> <p>Work on the area around Furnham Road should continue, to develop appropriate drainage and flood mitigation schemes.</p> <p>The source of the sudden rise in water level in Wadeford should be investigated. If this was down to a containment breach or similar, as is alleged locally, the landowner should be advised on appropriate reinstatement or alternative measures.</p> <p>A protocol should be developed for the mill and sluice gate owners on the River Isle near Wadeford and Pudleigh so that they act in a co-ordinated way to minimise flood risk during flood events.</p> <p>There have been concerns in Lower Coombses about the crops being grown in the area creating high levels of runoff. Engagement should take place with the community, FWAG and local farmers on this issue.</p> <p>The following culverts, gullies and other assets need to:</p> <ul style="list-style-type: none"> • Have their owner identified or confirmed. • Be checked for damage or blockage. • Be repaired and/or cleared as necessary. <ul style="list-style-type: none"> ○ Flood alleviation feature at the back of St Marys Close, Chard. ○ Culvert and trash screen in the open area in Glynswood. ○ Drain or culvert on Bews Lane. ○ Culvert in Dellshore Close. ○ Culvert(s) in Nimmer, reported as being installed by the council in 2009, and/or under MAFF funding in the late 1990’s. ○ Culvert and gullies near Goblin Hollow, Wadeford.
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	<ul style="list-style-type: none"> ○ Culvert around the junction of Wadeford Hill and Court Mill Lane, Wadeford. ○ Drainage pipes around the Haymaker Pub, Wadeford. ○ Culvert on Waterlake Road, Lower Coombses. ○ Culvert(s) and watercourse on Scampton Lane. ○ Drainage system in Chaffcombe. <p>Changes in local planning policy should be considered. Currently the standard requirement for drainage in a housing development is to cope with a 1 in 5 year event for highways drains, and to cope with greenfield runoff rates for surface water drainage. Consideration should be given to adopting a higher standard, and/or specifying a policy of betterment.</p> <p>There are areas on the Highways gully map that are sparsely populated. These areas should be surveyed, and the locations of any private drainage arrangements should be recorded for information purposes.</p> <p>A full modelling study for the villages around Chard, similar to that being undertaken for Chard, should be considered.</p> <p>There should be events and materials to educate riparian owners around Chard as to their rights and responsibilities.</p>
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<p>Planned Developments</p>	<p>The planned development at Blackdown heights has naturally raised concerns about the destination of surface water from this development. The full plan is available via South Somerset District Council's Planning Portal. The natural flow path of water from this site is towards the east.</p> <p>Full planning permission has been granted and development has begun. The full details are available under planning permission number 19/00074/FUL, but moving from outline to full planning permission being granted was conditional on a number of things, including:</p> <ul style="list-style-type: none"> • Surface water shall not discharge onto the highway. • Surface water details to serve the development shall be submitted and approved by the Local Planning Authority. <p>The developers have proposed to meet these conditions by installing a surface water attenuation area (sustainable urban drainage basin) and ecological habitat enhancement at the east end of the site.</p> <p>According to the developers: "The Flood Risk Assessment and Drainage Strategy confirm that the site is not within an identified floodplain or an area at risk of flooding. Surface water will be controlled and managed to existing local watercourses and existing drains to the east and west. A sustainable urban drainage basin proposed at the east end of the site will accommodate runoff arising from the development during periods of extreme rainfall.</p> <p>The Environment Agency (and previously the Council's Engineer) have assessed the Flood Risk Assessment (FRA) and are satisfied that surface water can be satisfactorily controlled to ensure that the risk of flooding downstream of the site is not increased. Whilst the evidence received from residents clearly shows that the local area has and continues to suffer from flooding, the FRA has demonstrated, with the agreement of the Environment Agency, that this development can be adequately mitigated to ensure that there is no increase in terms of flood risk to adjacent and other sites."</p> <p>There is a further development awaiting a decision which is Land East Of Mount Hindrance Farm, near Crimchard and Cuttifords Door. This is for 295 dwellings. Again, in order to have full planning permission granted, the developer will need to</p>
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	<p>submit and have approved a drainage strategy for the site which will make flooding in the area no worse.</p> <p>The Holbear development on the south extent of Chard is also causing concern amongst local residents. Modelling has shown that the surface water draining from this development will drain into the watercourse that heads towards Foreton. The following condition has been imposed on the planning permission:</p> <p>'No development shall be commenced until details of the surface water drainage scheme, based on sustainable drainage principles, ... have been submitted to and approved in writing by the Local Planning Authority. ... The drainage scheme shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes.' So far, the developers have not proposed a suitable scheme to meet this condition.</p> <p>Dialogue is ongoing between the Local Authority, Lead Local Flood Authority, the developers, and other stakeholders to ensure that whatever the developers propose will meet this criteria.</p> <p>In both cases, proper implementation of the planning conditions should ensure that, at the very least, the developments will not worsen existing flooding.</p>
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<p>Ongoing Works</p>	<p>Wessex Water has announced million pound investments to tackle storm overflows. Storm overflows have not been identified as an issue in this flooding incident</p> <p>This includes upgrades at 42 water recycling centres and a 25% reduction in the number of hours of storm overflow discharges by 2025. Their report with more detail on proposed works is available via this website: Multimillion pound investment to tackle storm overflows (wessexwater.co.uk)</p> <p>Work is currently ongoing to model surface water flow paths around Chard, with a view to identifying and prioritising potential flood mitigation solutions.</p> <p>Following this, the study on Chard will be expanded to other settlements in the area.</p>
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<p>Planning Policy and Future Development</p>	<p>The pillar of planning policy on surface water is that developments must not increase flood risk elsewhere or cause risk to people and properties. As referred to in the Planned Development section above, incoming planning applications have conditions applied to them which ensure that runoff from the development is attenuated on site. No more surface runoff water should leave the site than did while it was an undeveloped, grassed field (the 'greenfield rate'). This should ensure that no development makes flooding in the area around it worse. This is in accordance with 'The National Planning Policy Framework Section 14; Meeting the challenge of climate change, flooding and coastal change', and also the Government standards for SUDS, published on the .gov.uk website. It is required that runoff must not increase due to the development, and all runoff should be first restricted to the greenfield 1 in 1-year runoff rate during all events up to and including the 1 in 100-year rainfall event, with 40% added for climate change on top of previous rainfall figures. If this cannot be met from infiltration and site design, long term storage of surface water needs to be added to allow water to be released gradually from site. There should also be a full maintenance and operational management schedule for the development confirming the body who will maintain the system for the lifetime of the development. We would expect to see full a full operational and maintenance schedule, confirmation and adoption arrangements before planning permission is fully granted.</p> <p>In order for the Local Authority to require any stricter standards to be applied (such as accounting for events at greater than 1 in 100 years return period, or requiring runoff at less than greenfield rates), this needs to be stated in local planning policy.</p> <p>It is recommended that further work be undertaken with a view to requiring stricter standards to be applied to surface water management by developers in affected areas in and around Chard.</p>
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Appendix 1: Figures

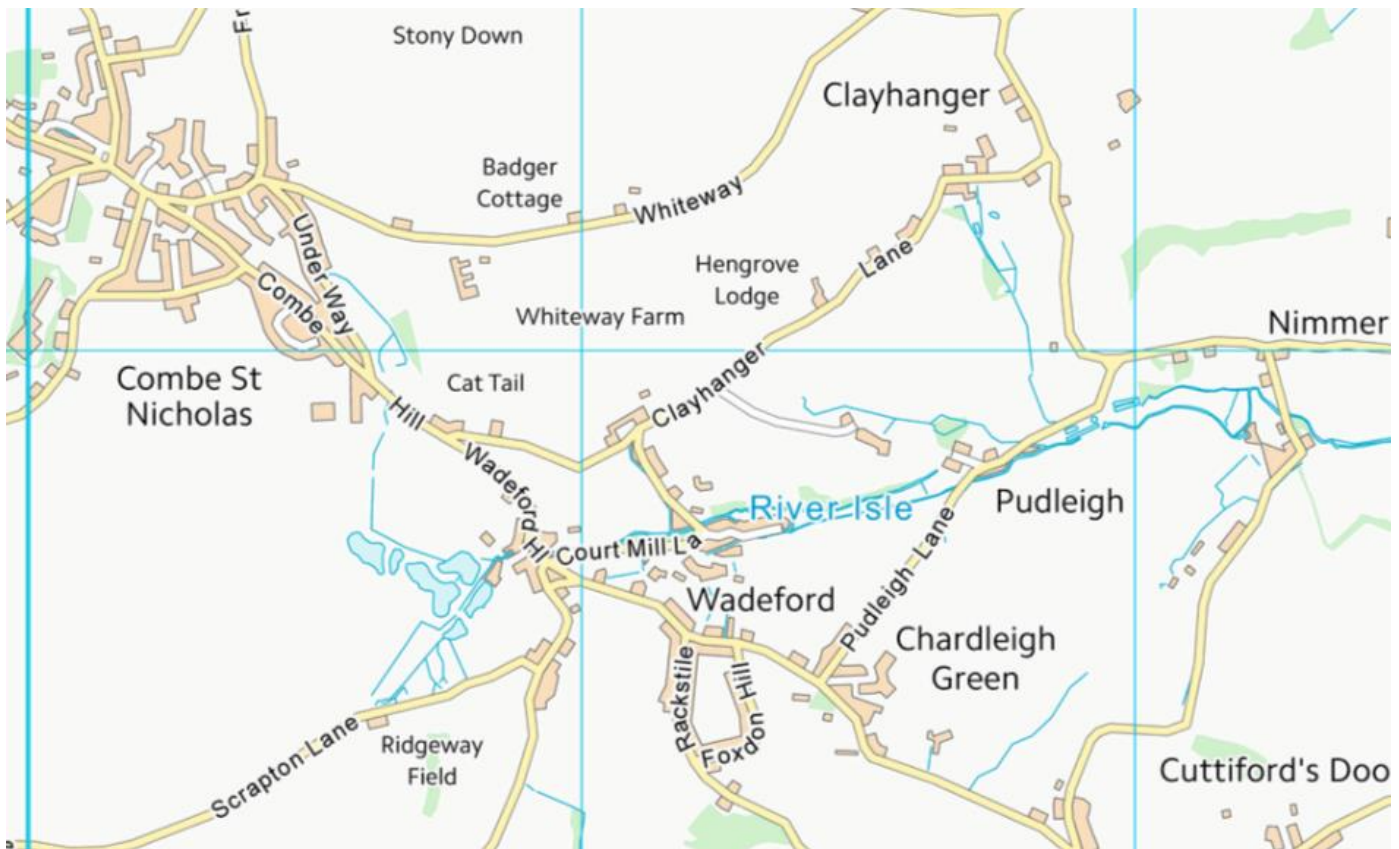


Figure 10: Wadeford, Combe St Nicholas and Nimmer



Figure 11: Coombeses and Tatworth

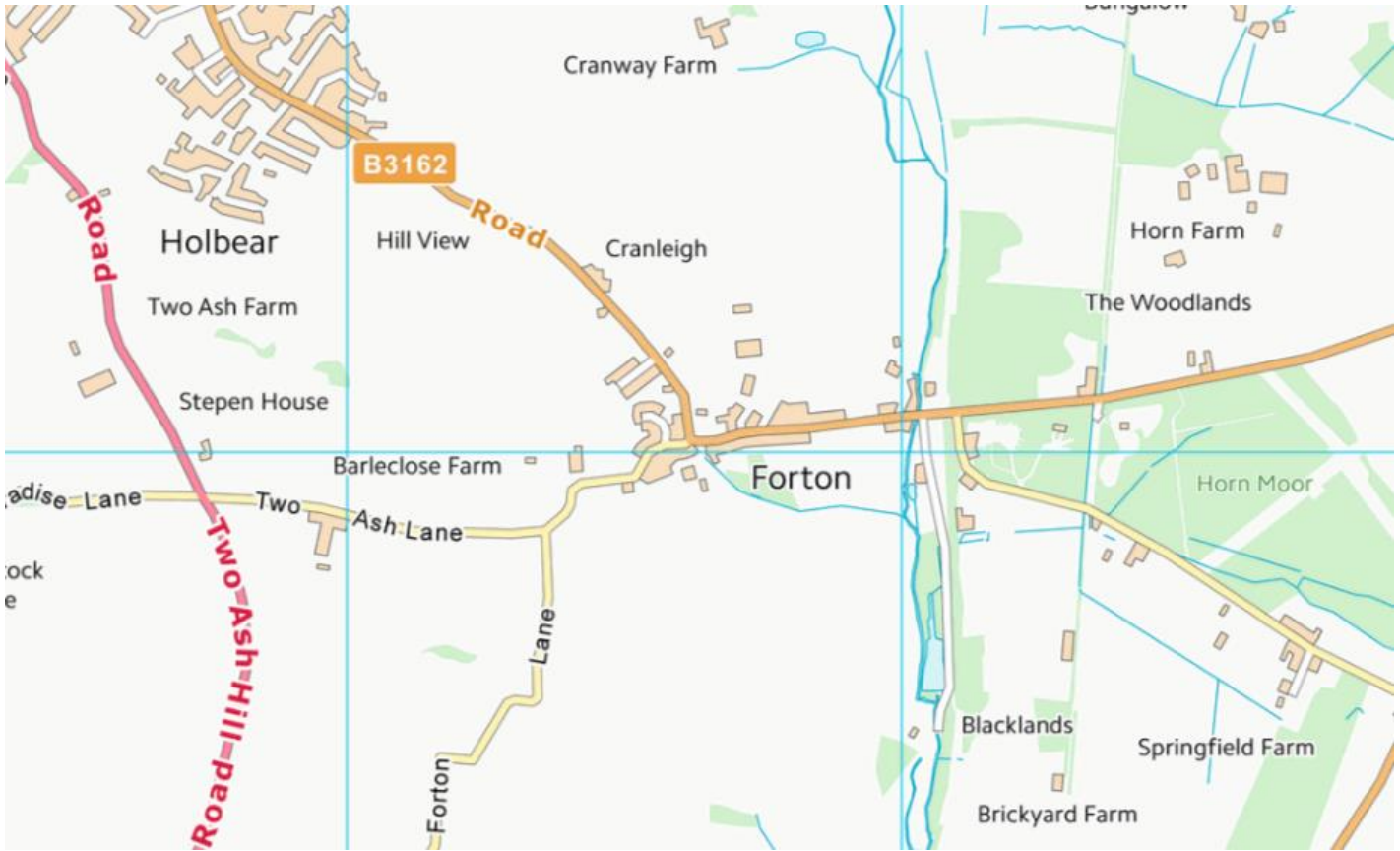


Figure 12: Forton.

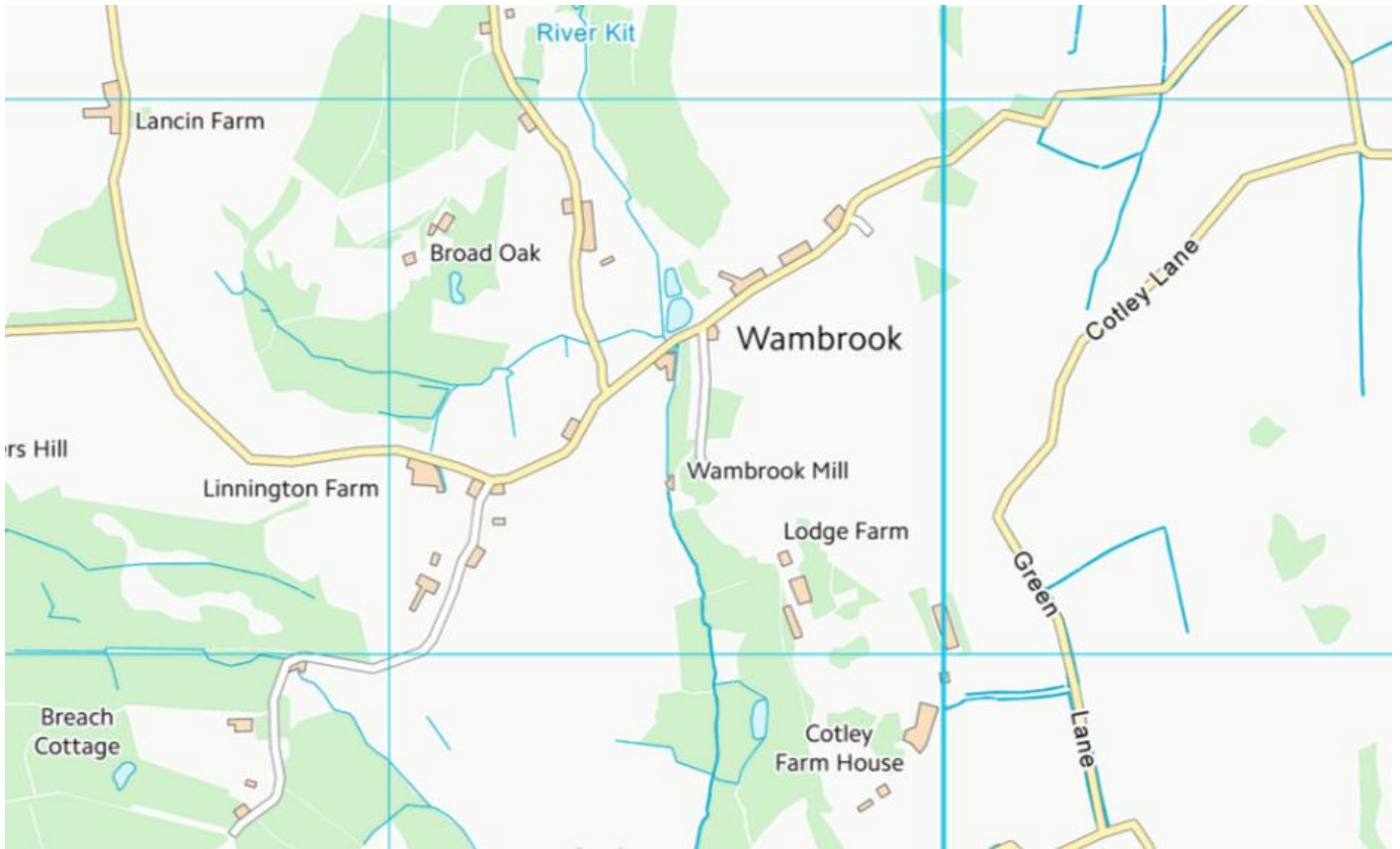


Figure 13: Wambrook

Photos from Chard:



Figure 14: East Street, Chard. Just off the High Street.



Figure 15: Crimchard Road, Chard.



Figure 16: High Street, Chard



Figure 17: Mitchell Gardens, Chard



Figure 18: Mitchell Gardens, Chard



Figure 19: Outside B&Q, Furnham Road, Chard.



Figure 20: Surface water entering Furnham Road Industrial Estate from Coker Way, a residential area to the south. Photo supplied by Turnweld Engineering.



Figure 21: Furnham Road Industrial estate. Picture from Chard and Ilminster News. bit.ly/3Jaijxn

Photos from Wadeford:



Figure 22: The front of a house on Court Mill Lane – note that the water is up over the window ledges. Photo supplied by Parish Clerk.



***Figure 23: Main road Wadeford Bends taken from bedroom of a house at Chapel Triangle.
Photo supplied by Parish Clerk.***





Figure 26: Flooded properties in Nimmer.

Again, here the main flooding mechanism, as reported by the Parish Council, was the overland flow of surface water from nearby fields to a topographical lowpoint. Residents near the river explicitly stated that they were flooded from overland flow, not from the river rising. Blocked drains and blocking of a culvert installed in 2009 were implicated as contributing to the problem.



Figure 27: Flooded properties in Combe St Nicholas

The main mechanism of flooding here, according to Parish Council reports, was surface water running downhill off of nearby fields, and down Wadeford Hill / Combe Hill. The village is at a topographical lowpoint. They also reported that the watercourse in the centre of the village rose in level, and that some properties were affected by both flooding mechanisms.

Extent of flooding in Forton:



Figure 28: Flooded properties in Forton.



Figure 29: Flooded properties in Tatworth and Lower Coombes

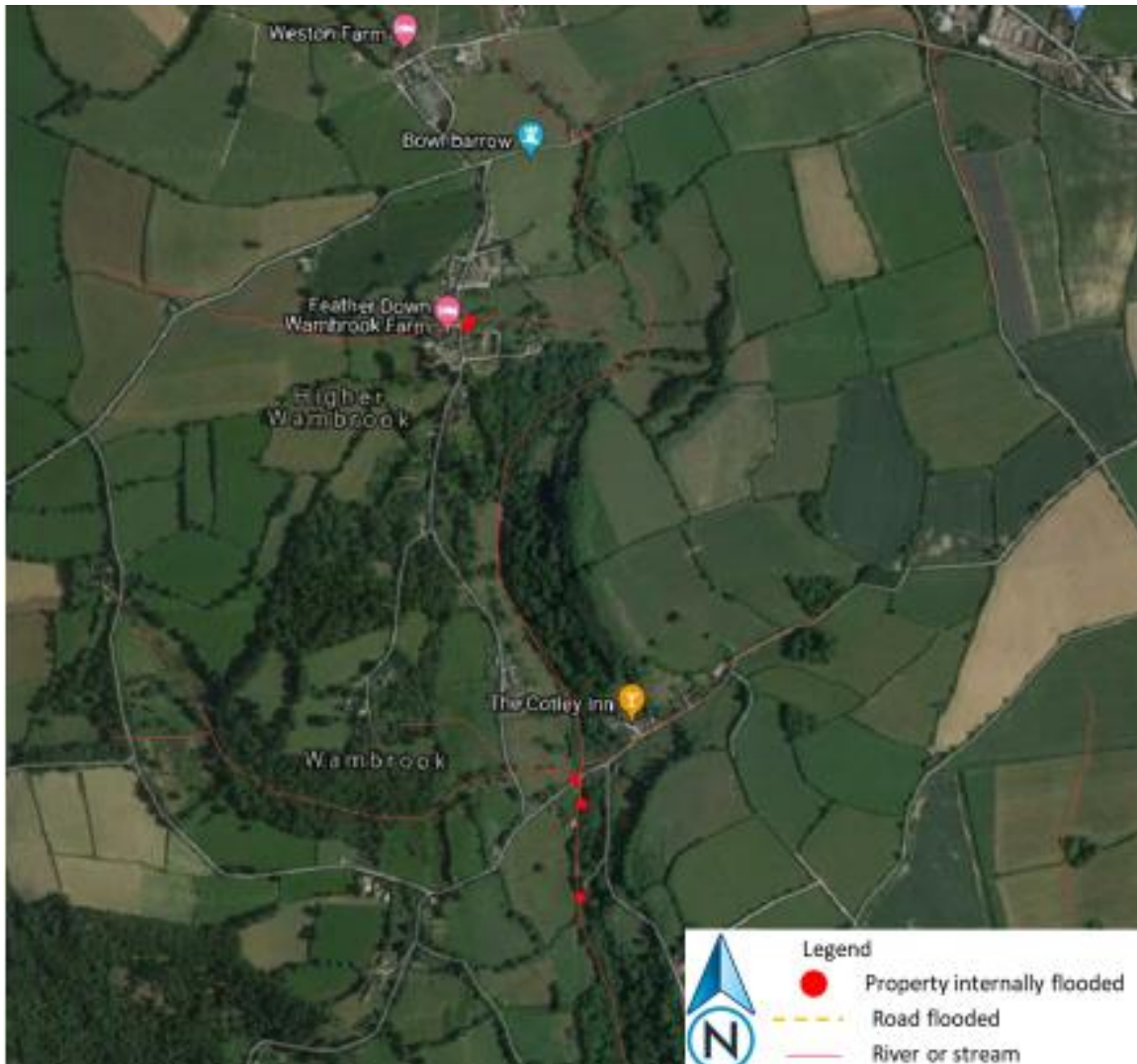


Figure 30: Flooded properties in Wambrook.

Outlying areas:



Figure 32: Flooded properties and road damage in Scampton Lane



Figure 32: Flooded areas and damaged roads in Whitestaunton.

Note that the report for flooding and damage outside the settlement only named 'White Ash Lane'. The area shown is the steepest section, and therefore thought most likely to have sustained damage



Figure 33: Flooded properties in Chard



Figure 34: Damage to Scampton lane. From
[Chard flooding aftermath leaves roads completely destroyed - Somerset Live.](#)



Figure 35: Road damage in Whitestaunton. Photo from [Access restored as Highways teams respond to flash flooding damage / Somerset County Council Newsroom \(somersetnewsroom.com\)](#).

Appendix 2: Historical information.

Date	Location	Receptor
July 1968	Wadeford	2 houses
October 1994	Nimmer	2 houses
January 1995	Wadeford	Road
	Knowle St Giles	Road
	Thorndon Park Drive, Chard	2 houses
May 2011	Whatley	Road
October 2011	Furnham Road, Chard	Road
November 2011	Coombe St Nicholas	Road
May 2012	Winsham	Road
August 2012	Winsham	Road
September 2012	Knowle St Giles	Road
November 2012	Crimchard Road	Road
	Chard Junction	2 houses
October 2013	Coombe St Nicholas	Road
	Wadeford	Road
December 2013	Bath Street, Chard	1 commercial property
January 2014	Crewkerne Road, Chard	Road in two places
	Dening Close, Chard	Road
	Combe Street, Chard	1 house

Appendix 3: Drainage pipes in Chard

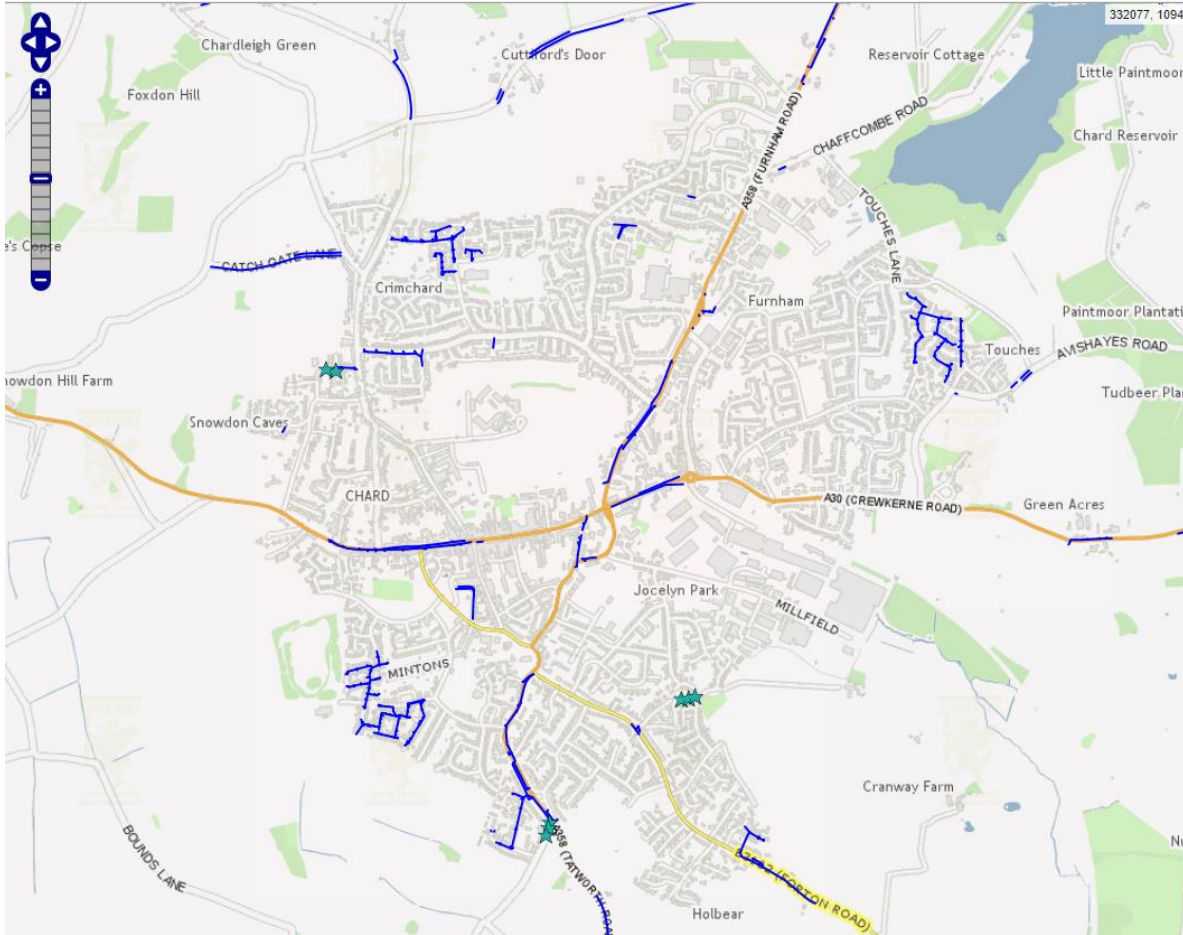


Figure 36: Surface water drainage pipes in Chard.



Figure 37: Gullies in Chard



Figure 38: Surface water drains in Furnham Road Industrial Estate.

The absence of any apparent gullies around the Furham Road industrial estate needs to be looked at and the location of private gullies recorded, along with their ownership.

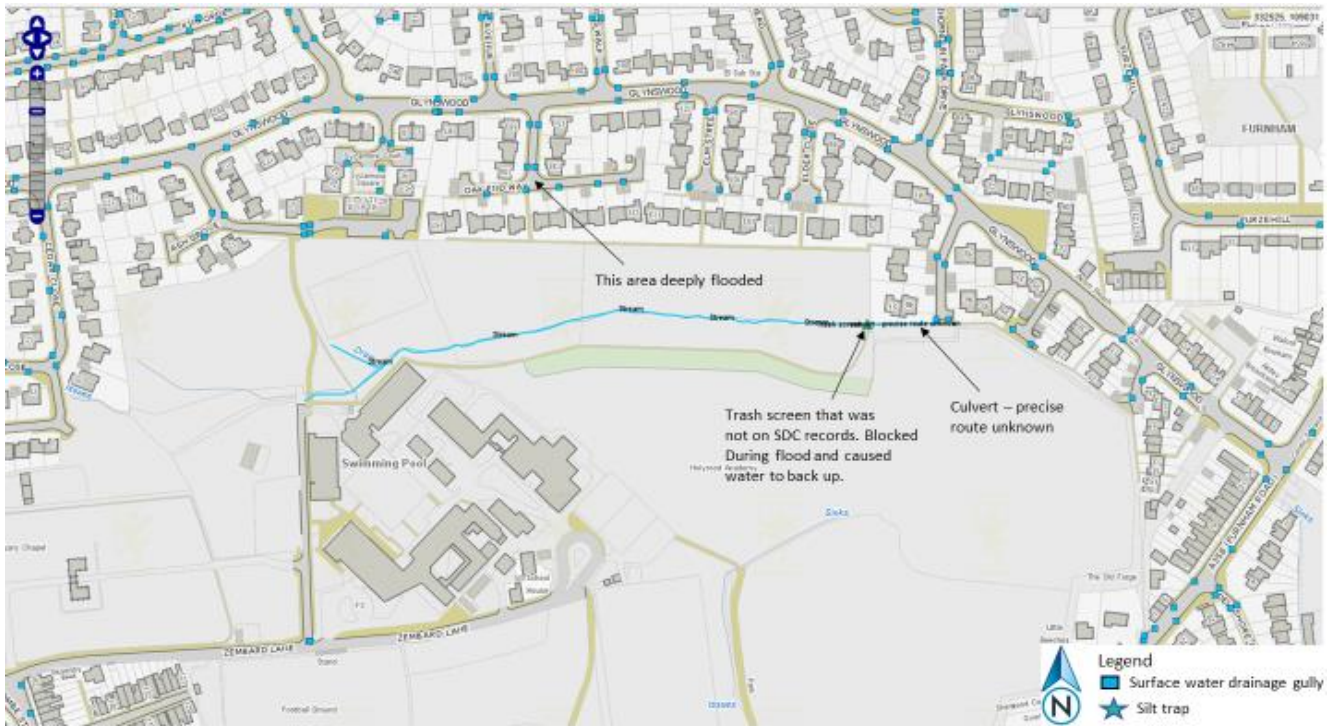


Figure 39: Surface water drains in Glynswood.

The absence of gullies around the Academy and leisure centre needs to be looked at.

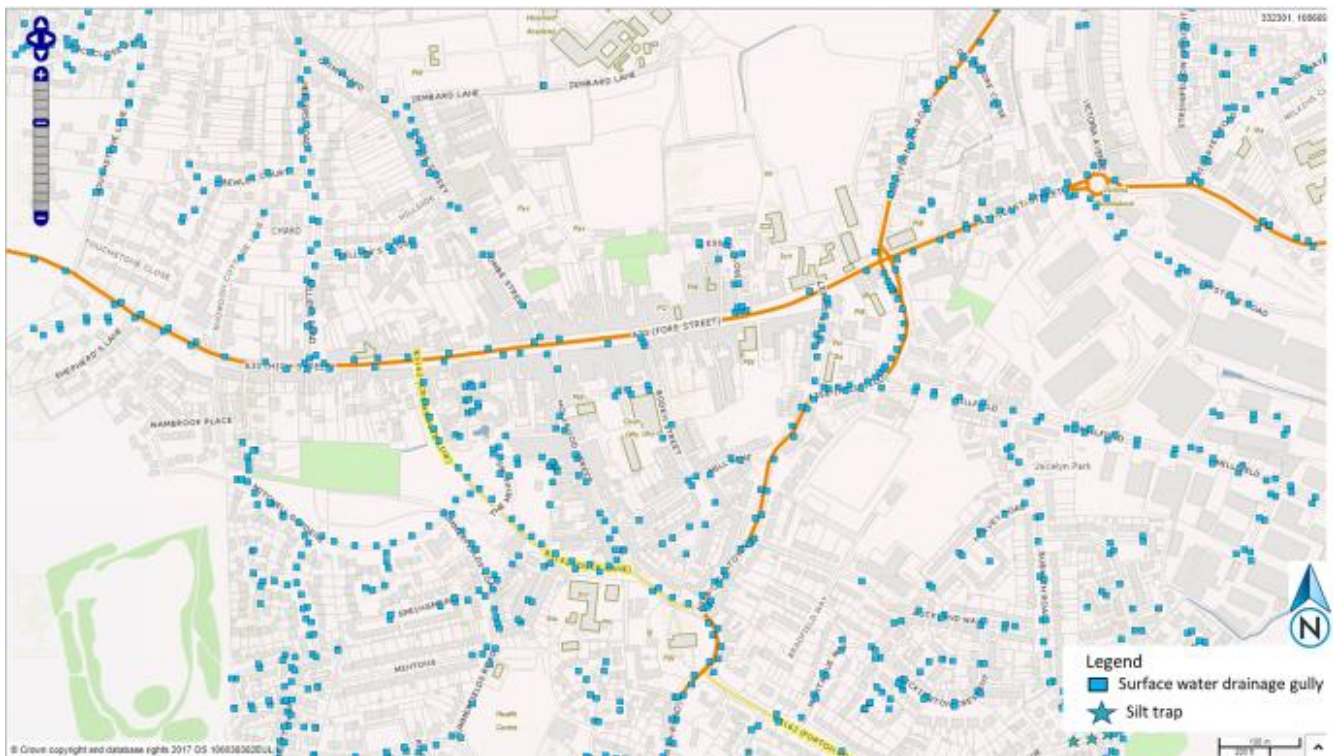


Figure 40: Surface water drainage around the High Street and East Street.

There are large areas here with no apparent gullies. Again, this needs to be looked at and any gullies and their ownership recorded.

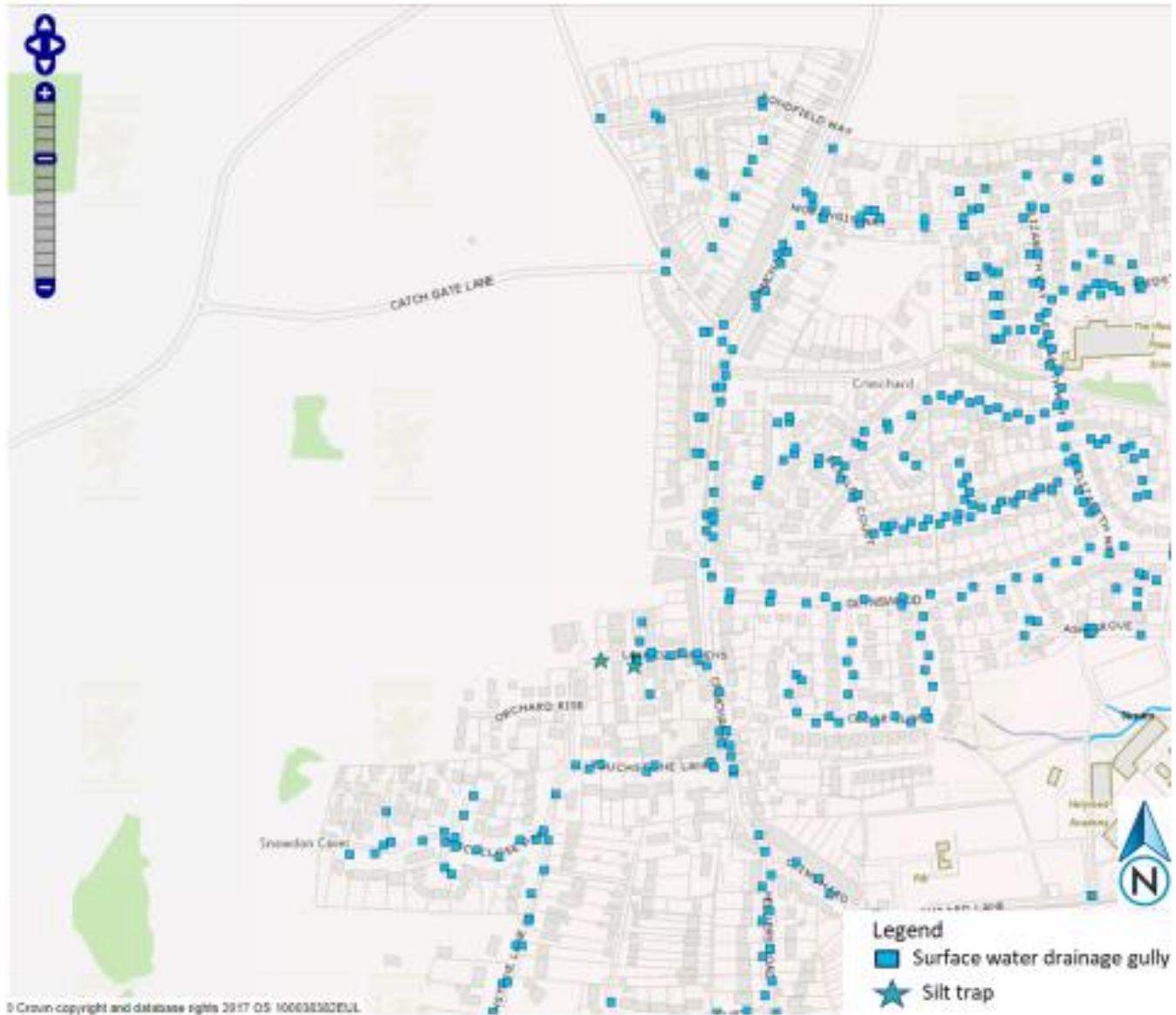


Figure 41: Surface water drainage around Crimchard and Touchstone Lane.

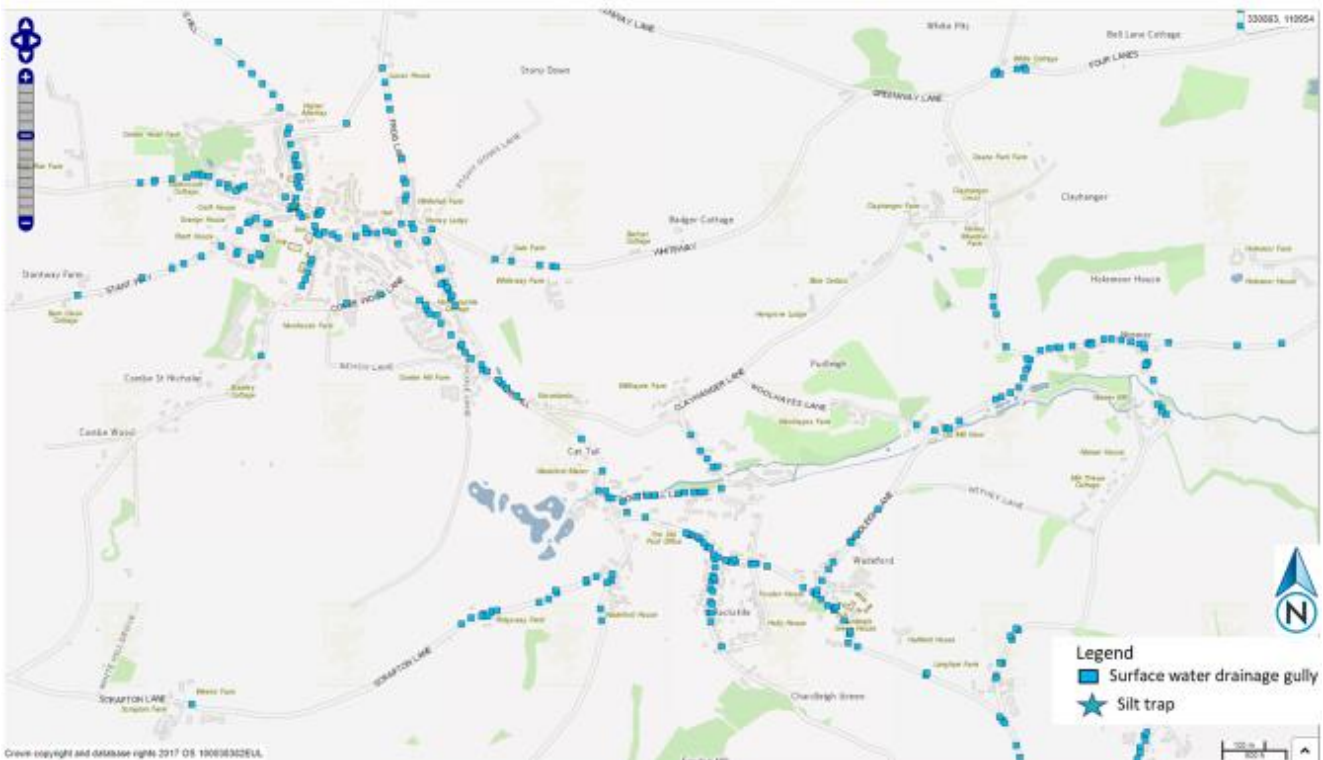


Figure 42: Surface water drainage in Coombe St Nicholas, Wadeford and Nimmer.

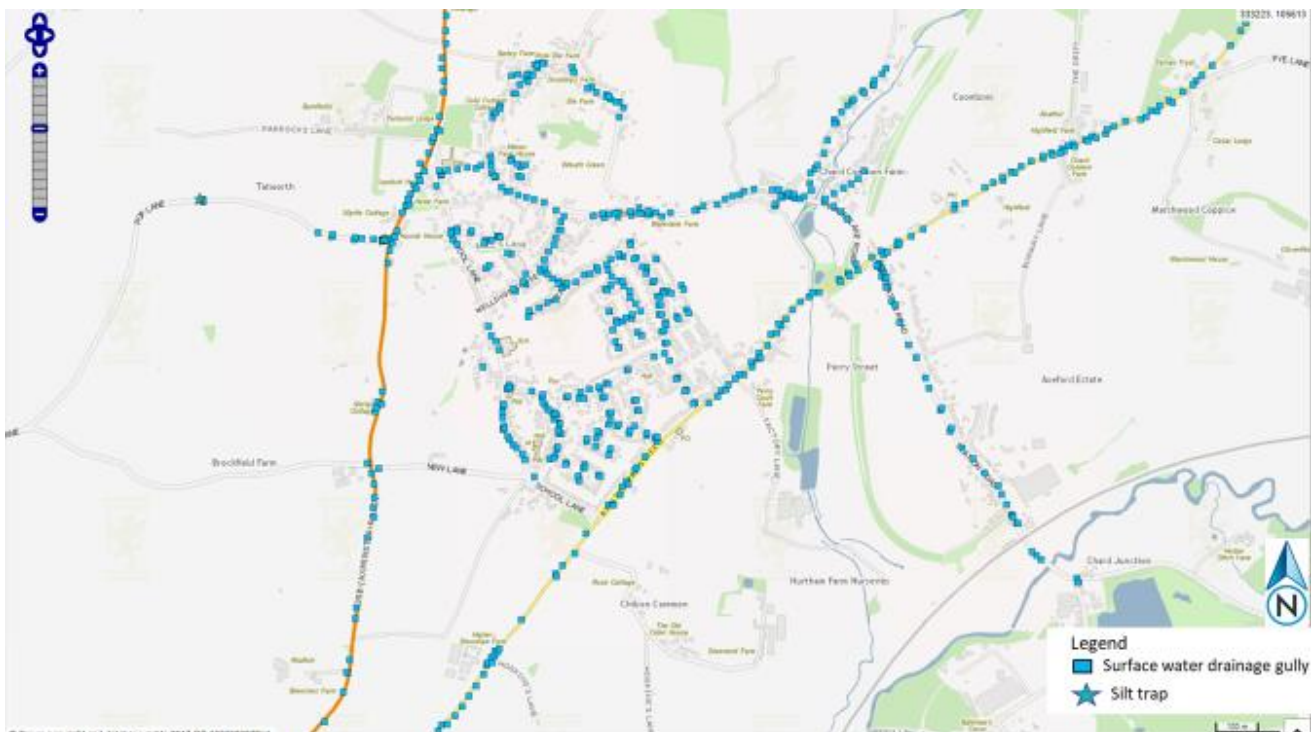


Figure 43: Surface water drainage in Coombses and Tatworth.



Figure 44: Surface water drainage in Foreton.

There are no gullies in the centre of the village. This needs to be looked at and confirmed.

Appendix 4: EA Surface water flood mapping.

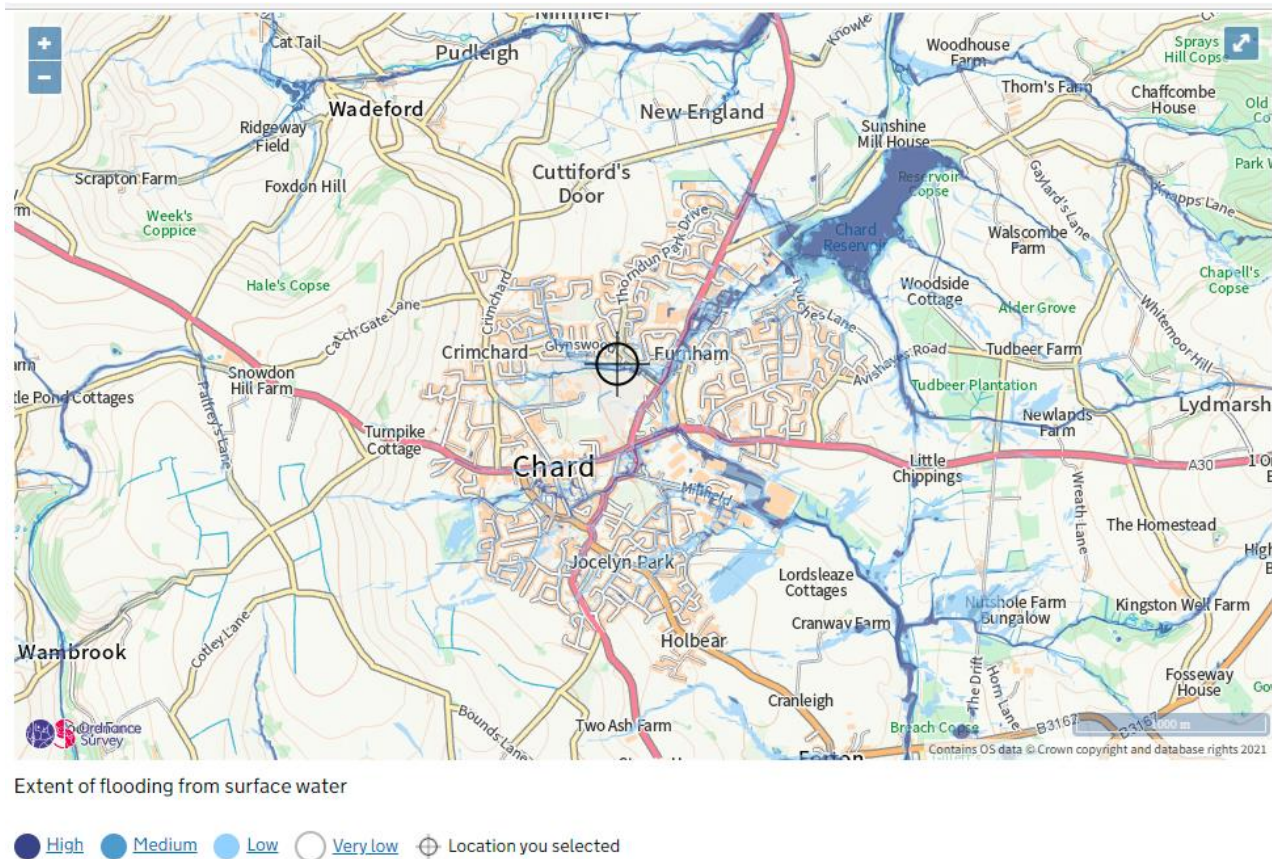


Figure 46: Surface water flood risk map for the whole of Chard

Surface water flood risk maps show the risk of flooding from pluvial sources – from rainfall accumulating and forming an overland flow. It considers the drainage systems in the area. It does not show predicted fluvial flooding – that is, flooding resulting from rising levels in rivers and streams. However, the two effects often occur together, as both pluvial flow and rivers and streams will naturally locate in the lowest topographical points.

The maps show four different grades or frequencies of flooding – dark blue areas (high risk) will flood most frequently, with an average 3.3% chance of flooding in each year.

Mid blue areas (medium risk) will flood only after heavier rainfall – in these areas there is an average chance of flooding between 1% and 3.3% each year.

Light blue areas (low risk) only flood after very heavy rain – here there is an average chance of flooding of between 0.1% and 1% per year.

Areas with no colouration have an average chance of flooding each year of less than 1%.

To put this in context, the rainfall event that fell on Chard in June 2021 has a 3% chance of occurring every year. That is extremely heavy rainfall, and is too heavy to be covered by this map. If the map was reworked to cover a 3% annual chance of flooding, the blue coloured area would be larger than it is now, and new areas would appear. As such, not every area which flooded during the June event will be shown on this map.

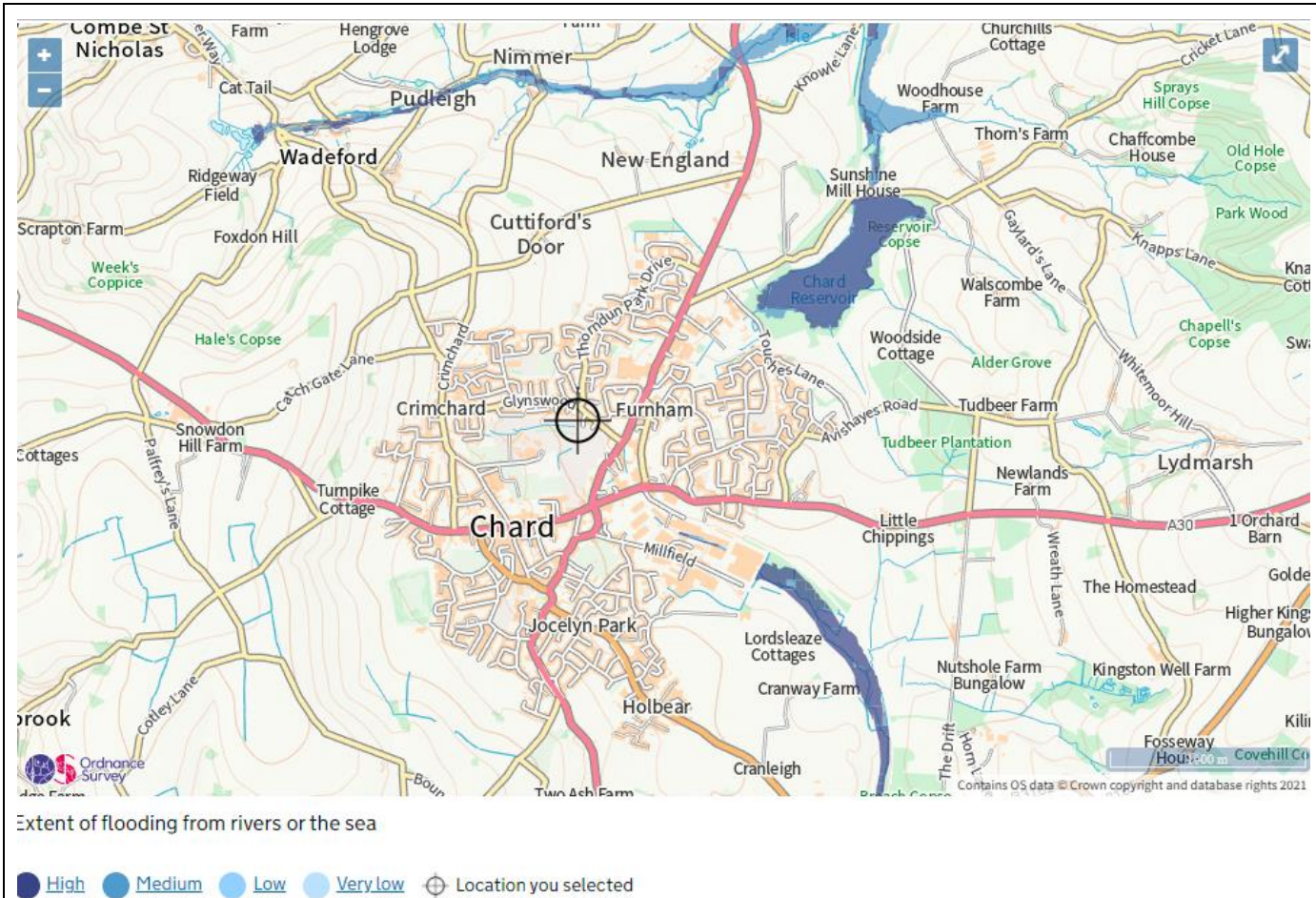


Figure 47: Fluvial flood risk map, whole of Chard

The nearest main river is approximately 1km from the fringes of Chard, in a north easterly direction. These are not implicated in the flooding event of the 28th. All waterbodies within Chard that may have been involved in the flood event are ordinary watercourses.

Although not implicated in the June flooding event, the fact that the River Isle at Ashford Mill was at 170% of long term average levels during June, gives some idea of the amount of water that was around in the catchment.

Very little fluvial flooding is predicted for within Chard itself, indicating that the flooding that occurred in June is likely mainly pluvial. Fluvial flooding is predicted for the centre of the villages of Wadeford and Nimmer. Some properties in Wadeford were described by the Parish Council as being affected by both pluvial and fluvial flooding. In Nimmer, properties on the main river Isle reported a blocked culvert being an issue – suggesting that rivers levels were rising and causing concern, if not actual

flooding, however residents on side stream reported that their flooding came entirely from overland flow.

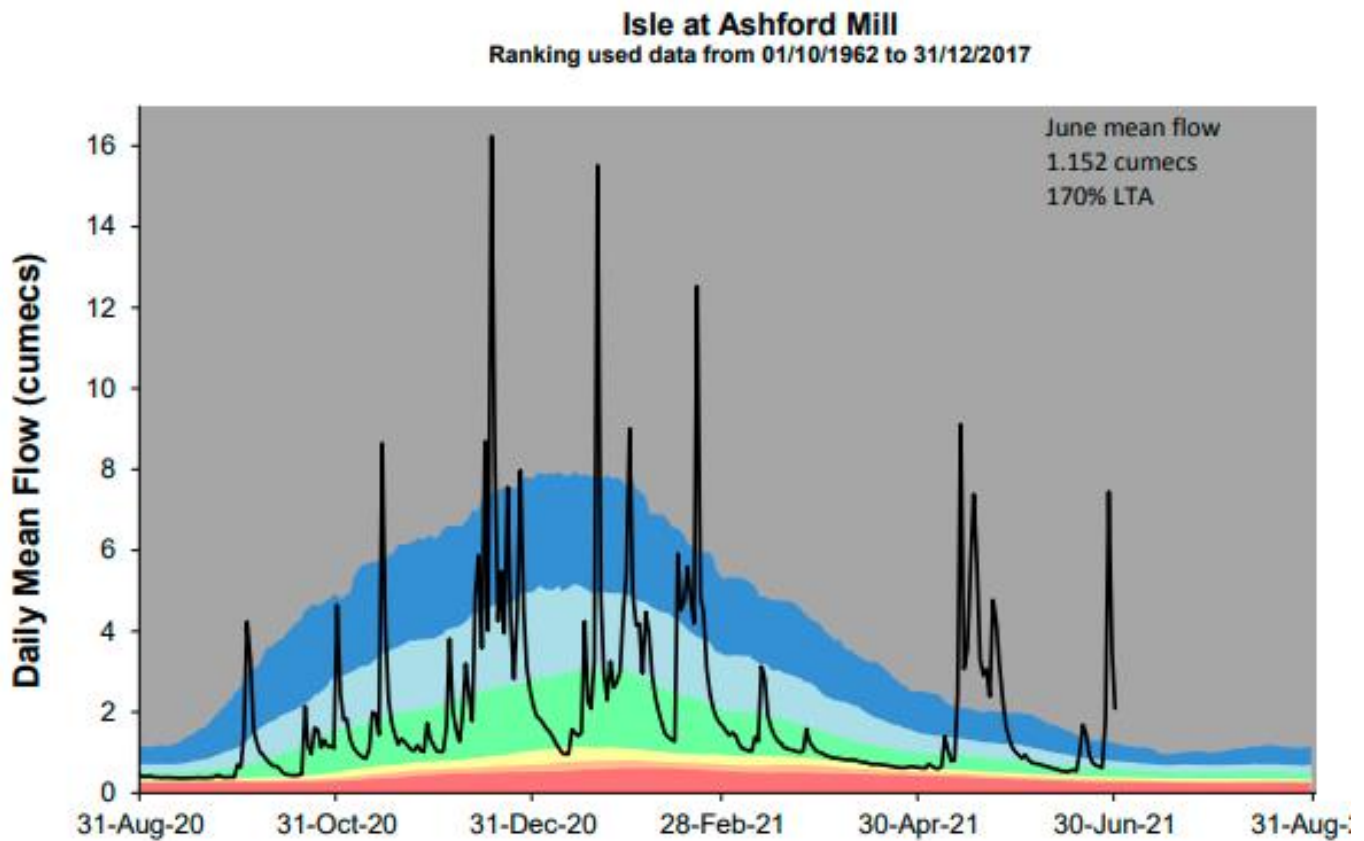


Figure 48: Daily Mean flow on the River Isle.

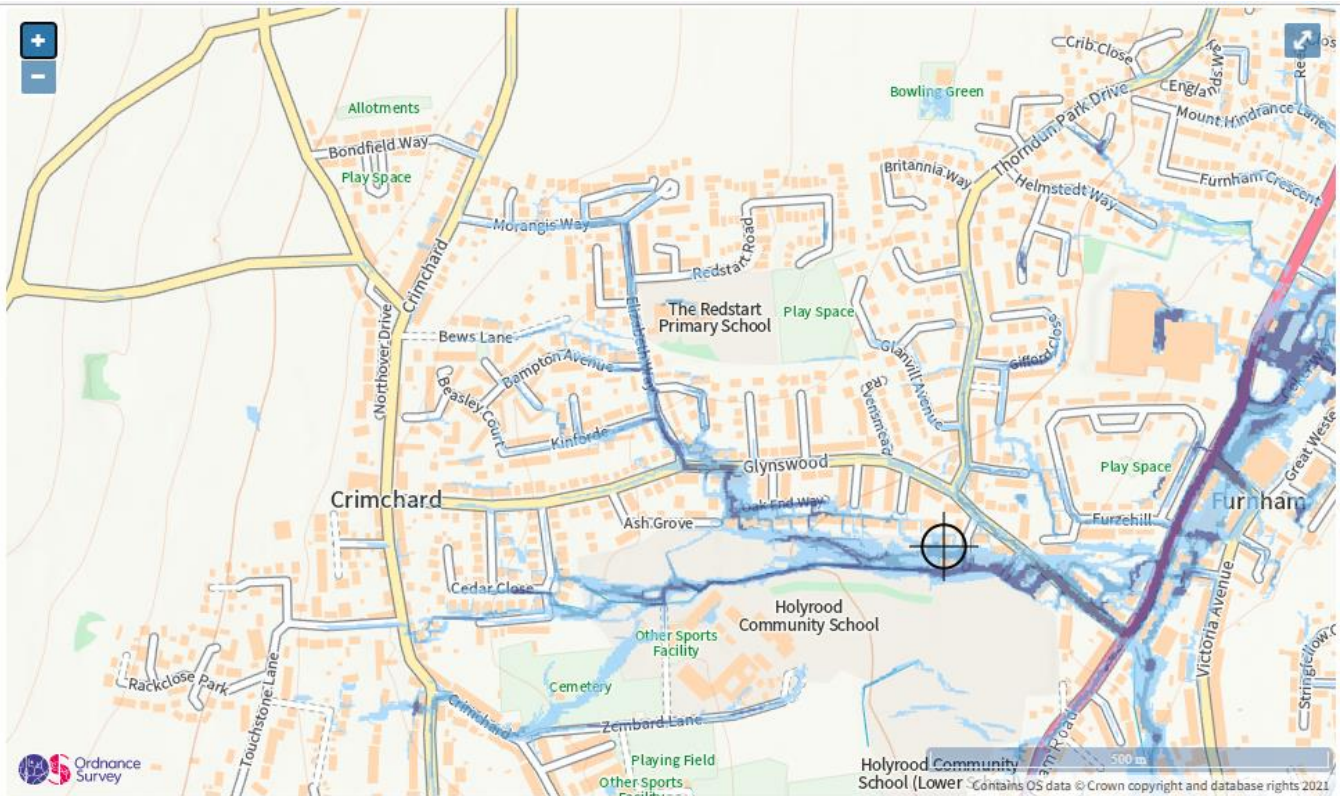
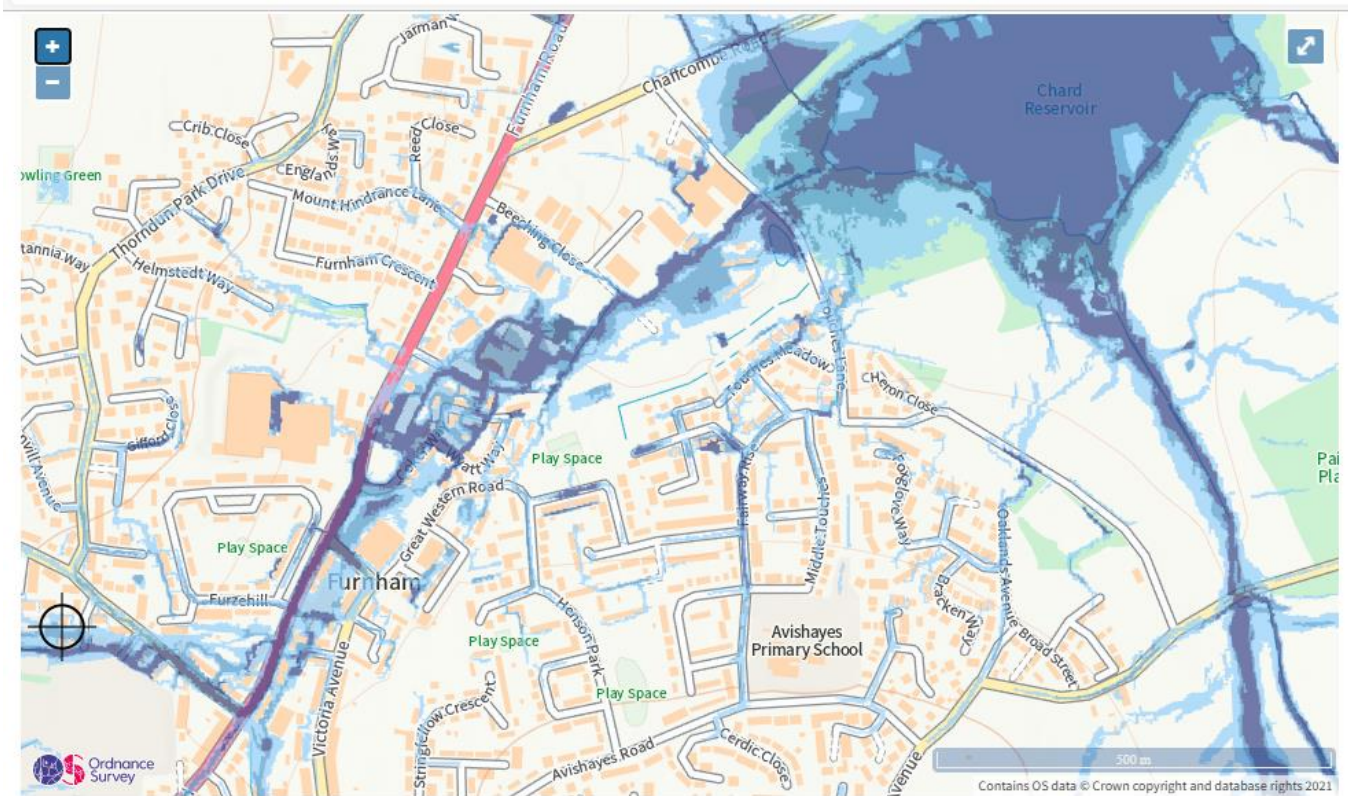


Figure 49: Surface water flood risk map for Glynswood



Extent of flooding from surface water

● High
 ● Medium
 ● Low
 Very low
 ⊕ Location you selected

Figure 50: Surface water flood risk map for Furnham

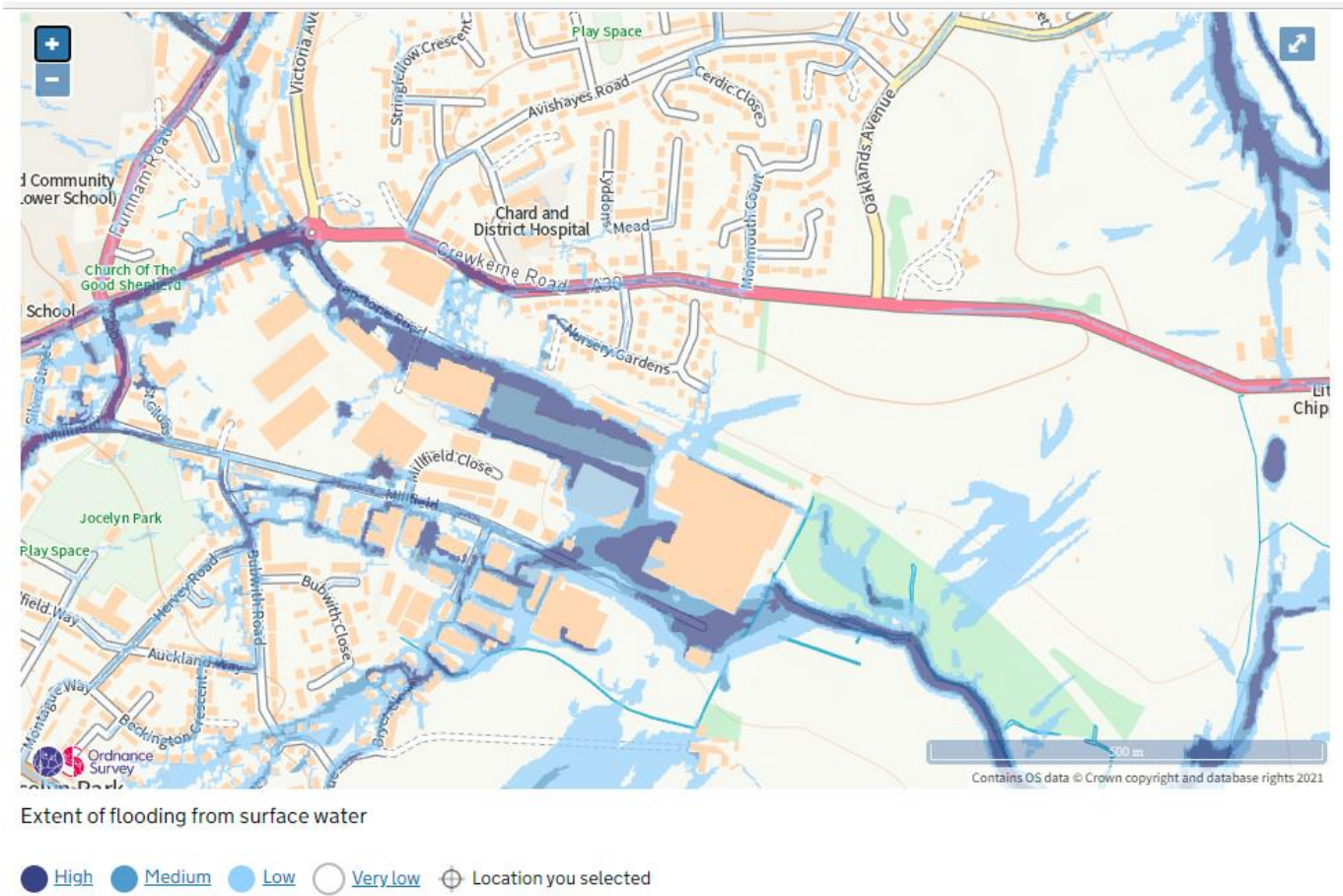


Figure 51: Surface water flood risk map for Crewkerne Road

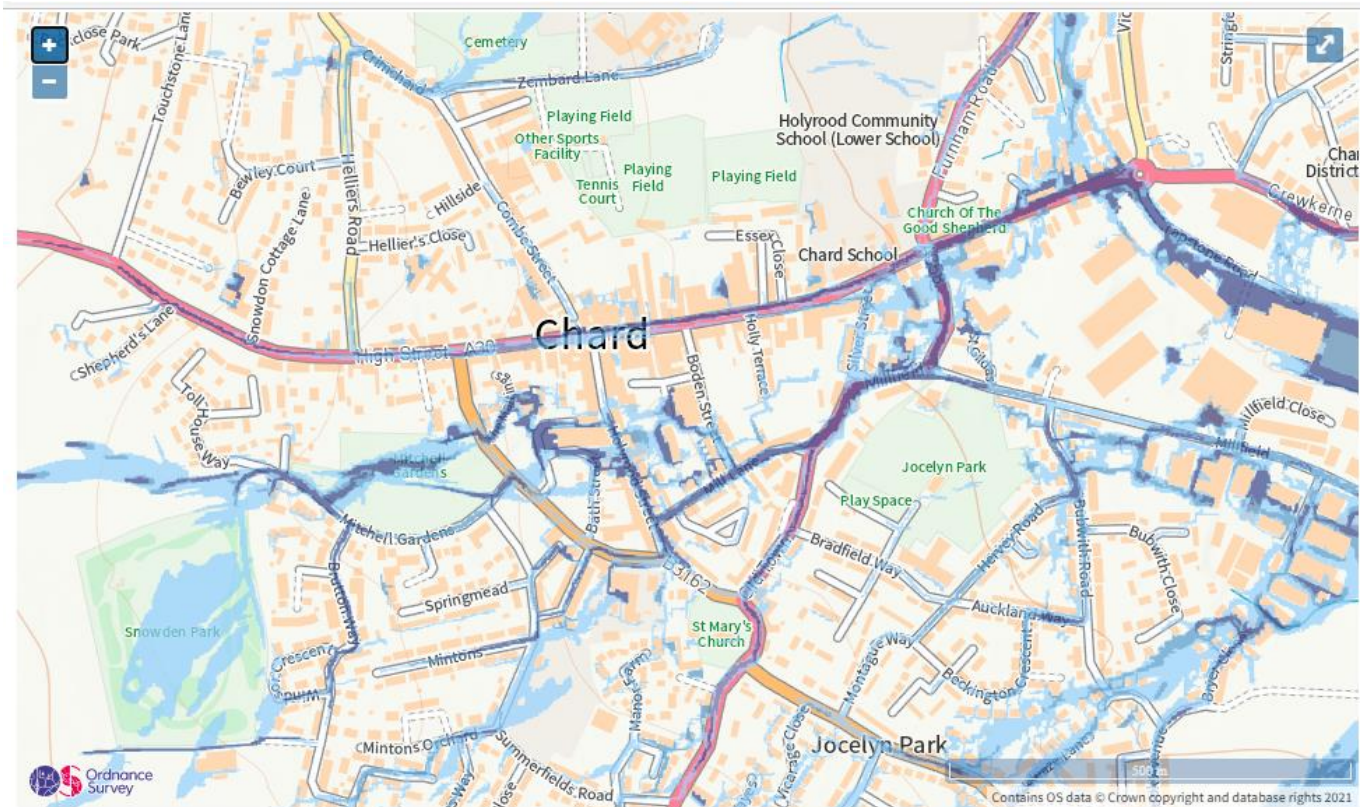


Figure 52: Surface water flood risk map for High Street

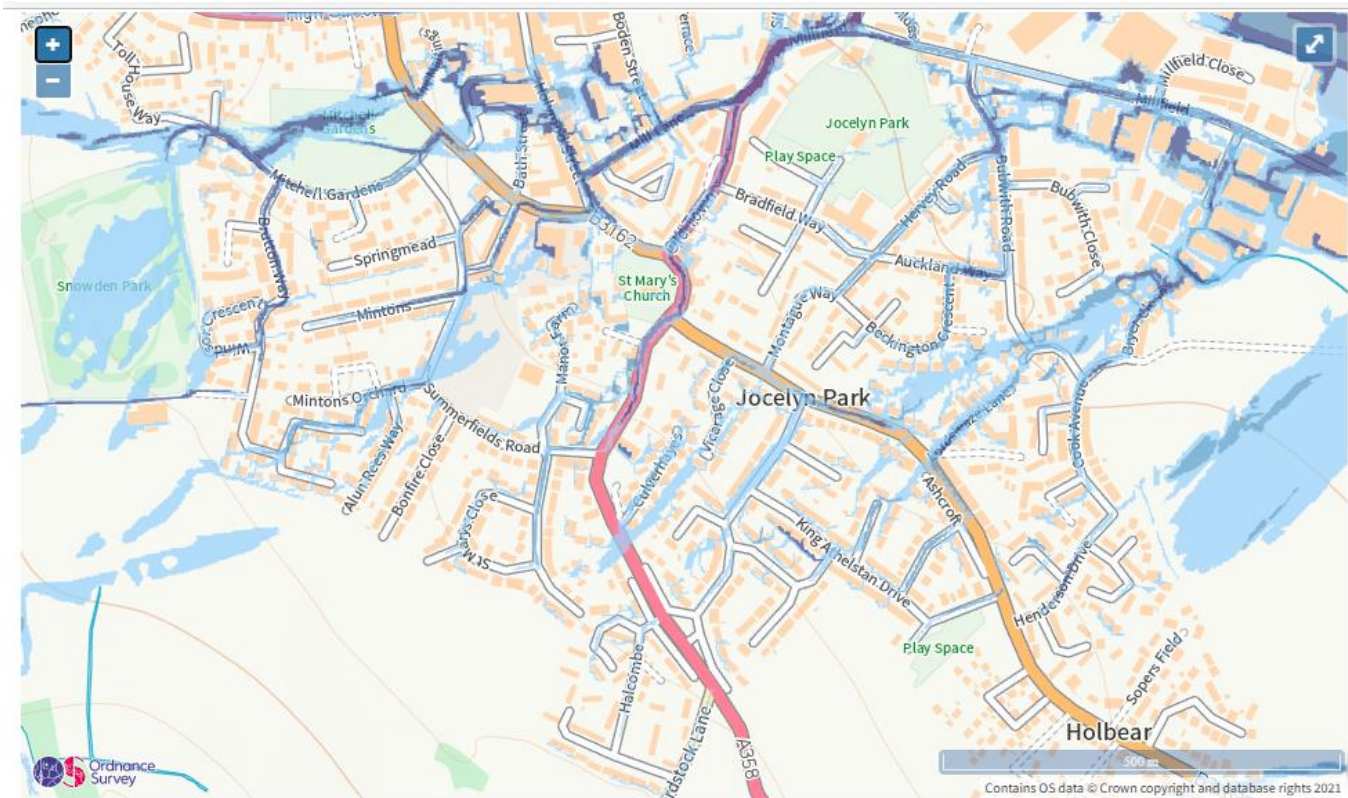
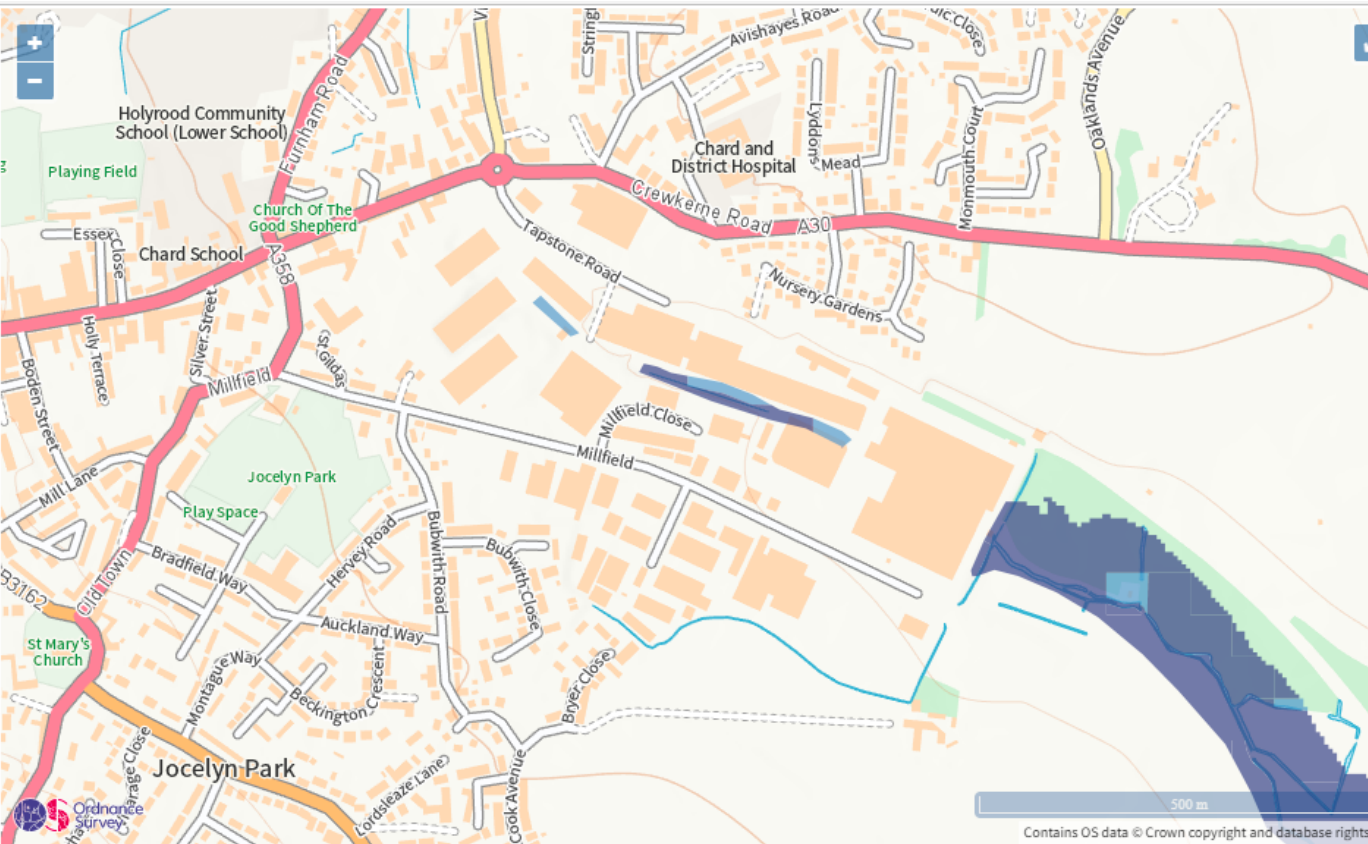


Figure 53: Surface water flood risk map for Jocelyn Park

Detailed fluvial flood risk maps:



Extent of flooding from rivers or the sea

[High](#)
 [Medium](#)
 [Low](#)
 [Very Low](#)
 Location you selected

Figure 54: Fluvial flood risk map, Millfield

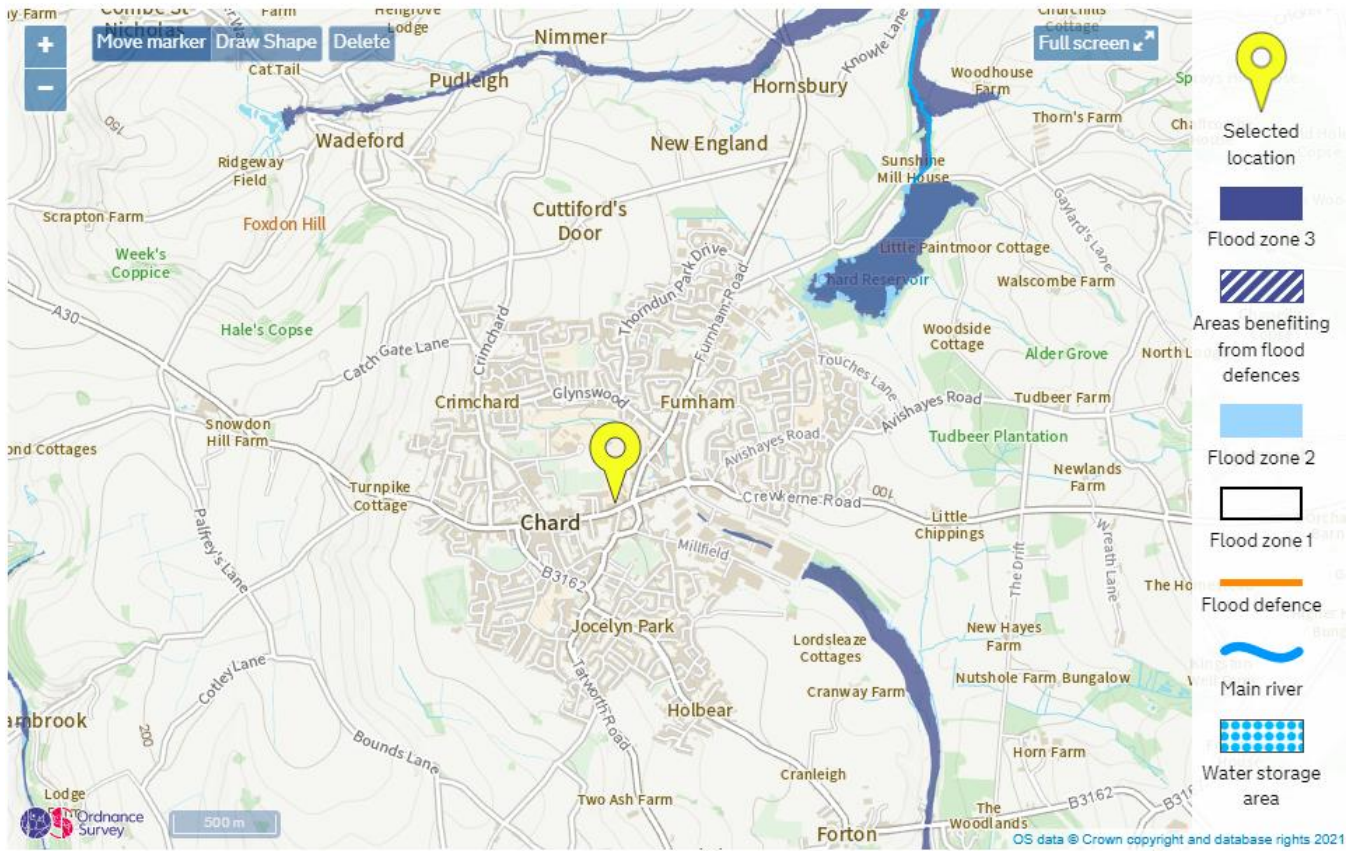


Figure 55: EA Flood Map for Planning. Note that this only shows flood risk from fluvial sources.

Appendix 5: Risk Management Authority Responsibilities

<p>Risk Management Authority Responsibilities</p>	<p>Somerset County Council (in their roles as LLFA and Highways Authority)</p>	<p>As the LLFA they are required to develop a strategy to tackle local flood risks, involving flooding from surface water, 'ordinary watercourses', for example ditches, dykes, and streams, groundwater, canals, lakes and small reservoirs.</p> <p>Along with all LLFAs, they are required to:</p> <ul style="list-style-type: none"> investigate all significant flooding incidents; maintain a register of flood defence assets; act as a statutory consultee in the planning process on surface water for major developments; and build partnerships and ensure effective working between authorities that have control over flood risk.
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		<p>They also have to undertake specific tasks associated with the Flood Risk Regulations, and this includes completing a Preliminary Flood Risk Assessment and identifying flood risk areas.</p> <p>As the highways authority they have the lead responsibility for providing and managing highway drainage and roadside ditches under the Highways Act 1980. The owners of land adjoining a highway also have a common-law duty to maintain ditches to prevent them causing a nuisance to road users.</p>
	Environment Agency	<p>The Environment Agency has a strategic overview of all sources of flooding and coastal erosion (as defined in the Flood and Water Management Act 2010). It is also responsible for flood and coastal erosion risk management activities on main rivers and the coast, regulating reservoir safety, and working in partnership with the Met Office to provide flood forecasts and warnings.</p> <p>The study area runs across one of their internal borders. Chard, Coombe St Nicholas, Wadeford, Nimmer, and points north of the southern edge of Chard are handled by the Wessex office. South of this, including Tatworth and Forton, are handled by the Devon office.</p>
	Wessex Water	<p>They manage the risk of flooding to water supply and sewerage facilities and flood risks from the failure of their infrastructure. Their southernmost border is tight around the south side of Chard, so they are responsible for water and sewage in Chard itself, and the northern settlements such as Wadeford, Coombe St Nicholas, and Nimmer.</p>
	Somerset Rivers Authority (SRA)	<p>Somerset Rivers Authority's main aim is to give Somerset greater flood protection and resilience.</p> <p>Somerset Rivers Authority focuses heavily on providing additional maintenance and improvements to rivers and their catchments, roads prone to flooding, and structures such as culverts and drains.</p>
	Devon and Somerset Fire	<p>The Fire Brigade is typically the lead responder for a flooding incident. The Fire Brigade role includes saving life and carrying out</p>

	and Rescue Service	rescue of casualties or persons stranded by flooding, including by boat. They may pump out floodwater.
	Avon and Somerset Police	The police co-ordinate the emergency services during a major flood and help with evacuation of people from their homes where necessary. They also close roads and take other actions to ensure public safety.
	South Somerset District Council	They are key partners in planning local flood risk management. They can carry out flood risk management works on minor watercourses (outside of IDB areas).
	South West Water	They manage the risk of flooding to water supply and sewerage facilities and flood risks from the failure of their infrastructure. Their northernmost border is tight to the south side of Chard, so they are responsible for water and sewage in Tatworth and Forton.
	All bodies are required to work in partnership to support the local flood risk strategy, to ensure flood management activities are well co-ordinated, and work in partnership to reduce the severity and impact of flooding.	

Area West Committee - Appointment of Members to Outside Organisations for 2022/23 (Executive Decision)

Strategic Director: Nicola Hix, Strategy & Support Services
Specialist: Angie Cox, Specialist – Democratic Services
Lead Officer: Jo Morris, Case Officer – Strategy & Commissioning
Contact Details: Jo.morris@southsomerset.gov.uk or 01935 462055

Purpose of the Report

As the Council has entered a new municipal year, the Committee is asked to review the appointment of its members to serve on outside organisations within Area West, having regard to the policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies, which was adopted by District Executive on 1st May 2014.

Recommendation

That Area West Committee considering appointing members to serve on outside organisations within Area West for 2022/23.

Outside Organisations

The organisations which representatives have been appointed by this Committee are set out below. Members will be aware that they reviewed this list of organisations and made several recommendations towards the final policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies, which was adopted by District Executive on 1st May 2014.

Members are asked to review and appoint members to the outside bodies for 2022/23, having regard to the adopted policy.

Organisation	Representation 2021/22
A Better Crewkerne & District (ABCD)	Mike Best
Blackdown Hills AONB	Martin Wale
Chard Museum	Jenny Kenton
Ile Youth Centre Management Committee (Ilminster)	Brian Hamilton
Ilminster Forum	Val Keitch
Meeting House Arts Centre, Ilminster	Val Keitch
Stop Line Way Steering Group	Sue Osborne

Financial Implications

None for the Area West Committee. Mileage claimed by Councillors attending meetings of outside bodies to which they are appointed is approximately £1,000pa and

is within the existing budget for Councillors travelling expenses held by Democratic Services. There may be a small saving resulting from any decision to reduce the number of SSDC appointed outside bodies, however, a number of Councillors do not claim any mileage for their attendance at these meetings.

Council Plan Implications

Council Plan 2020 – 2024 – Council Values:

Getting things done - Empowering dedicated and flexible employees and elected members focussed on delivery.

Working collaboratively - Working with partners to enhance outcomes for our communities.

Carbon Emissions and Climate Change Implications

None

Equality and Diversity Implications

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

Background Papers

Minute 14, Area West Committee, 19 June 2013

Minute 184, District Executive, 1 May 2014

SSDC Policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies.

AREA WEST OUTSIDE ORGANISATIONS INFORMATION

Name of Organisation	Number of Council Nominees	Period of Appointment	Aims & Objectives	Legal Status	Status of Councillor	Frequency of Meetings	Venue of Meetings
ABCD (A Better Crewkerne & District)	1	1 Year	The promotion of regeneration and the provision, improvement and preservation of amenities for Crewkerne and district.	Registered Charity	Member of Steering Group	Every other month	Crewkerne Heritage Centre
Blackdown Hills AONB Partnership	1	1 Year	To safeguard the distinctive landscape, wildlife, historical and architectural character of the Blackdown Hills whilst fostering the social, economic well being of its people.	Partnership	Member of Management Group	Quarterly	Village Halls in the Blackdown Hills
Chard Museum	1	1 Year	The advancement of education, learning and knowledge by the provision and maintenance of a Public Museum. The exhibition of artefacts, pictures, maps, letters and other items of historical, geographical or geological interest.	Charitable Trust	Trustee	Quarterly	Chard Museum
Ile Youth Centre	1	1 Year	To help and educate young people through their leisure time & activities so as to develop their physical, mental & spiritual capacities that they may grow to full maturity as individuals & members of society.	Management Committee	Committee Member	Every three months.	Ile Youth Centre
Ilminster Forum	1	1 Year	To work for the benefit of the community of Ilminster and promote, enhance and	Company Limited by Guarantee	Voting Member	Monthly	Various

Name of Organisation	Number of Council Nominees	Period of Appointment	Aims & Objectives	Legal Status	Status of Councillor	Frequency of Meetings	Venue of Meetings
			further the quality of life of its community in response to their needs.				
Meeting House Arts Centre, Ilminster	1	1 Year	To provide a financially self-supporting centre for the use and enjoyment of the people of Ilminster. To encourage involvement in the organisation by an increasing range of members and non-members.	Company Limited by Guarantee with Charitable Status	Observer	Quarterly	Meeting House Arts Centre, Ilminster
Stop Line Way Steering Group	1	Not limited	To guide development of Stop Line Way Cycle Route	Advisory Group	Member	As needed	Various

Scheme of Delegation – Development Control – Nomination of Substitutes for Chairman and Vice-Chairman for 2022/23 (Executive Decision)

Strategic Director:	Kirsty Larkins, Director - Service Delivery
Lead Specialist:	John Hammond, Lead Specialist – Built Environment
Contact Details:	john.hammond@southsomerset.gov.uk

Purpose of the Report

As the Council has entered a new municipal year, the Committee is asked to review the appointment of two members to act as substitutes for the Chairman and Vice-Chairman in the exercising of the Scheme of Delegation for planning and related applications. The previous member substitutes were Cllrs. Mike Best and Paul Maxwell.

Recommendation

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

Background

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

“A ward member makes a specific request for the application to be considered by the Area Committee and the request is agreed by the Area Chairman or, in their absence, the Vice-Chairman in consultation with the Development Manager. (This request must be in writing and deal with the planning issues to ensure that the audit trail for making that decision is clear and unambiguous). In the absence of the Chairman and Vice-Chairman there should be nominated substitutes to ensure that 2 other members would be available to make decisions. All assessments and decisions to be in writing.”

Financial Implications

None from this report.

Council Plan Implications

None from this report.

Carbon Emissions and Climate Change Implications

None from this report.

Equality and Diversity Implications

None from this report.

Background Papers

Minutes 36, Council meeting of 21st July 2005

Area West Committee Forward Plan

Strategic Director: Nicola Hix, Strategy & Support Services
Agenda Coordinator: Jo Morris, Case Officer (Strategy & Support Services)
Contact Details: jo.morris@southsomerset.gov.uk

Purpose of the Report

This report informs Members of the agreed Area West Committee Forward Plan.

Recommendations

Members are asked to:

- a. Comment upon and note the proposed Area West Forward Plan as attached;
- b. Identify priorities for further reports to be added to the Area West Forward Plan.

Area West Committee Forward Plan

The Forward Plan sets out items and issues to be discussed by the Area West Committee over the coming few months.

The Forward Plan will be reviewed and updated each month in consultation with the Chairman. It is included each month on the Area West Committee agenda and members may endorse or request amendments.

To make the best use of the Area Committee, the focus for topics should be on issues where local involvement and influence may be beneficial, and where local priorities and issues raised by the community are linked to SSDC corporate aims and objectives.

Councillors, service managers, partners and members of the public may request that an item is placed within the forward plan for a future meeting by contacting the agenda co-ordinator.

Background Papers

None.

Notes

- (1) Items marked in italics are not yet confirmed.
- (2) Further details on these items, or to suggest / request an agenda item for the Area Committee, please contact the Agenda Co-ordinator; Jo Morris, 01935 462055 or e-mail jo.morris@southsomerset.gov.uk

Meeting Date	Agenda Item	Lead Officer(s) SSDC unless stated otherwise
<i>20th July 2022</i>	<i>Chard Eastern Development Area Eastern Relief Road Options</i>	<i>Peter Paddon, Acting Director Place & Recovery / Lead Specialist Economy</i>
<i>20th July 2022</i>	<i>Grant to Broadway Playing Field</i>	<i>Nathan Turnbull, Locality Officer</i>
<i>TBC</i>	<i>Historic Buildings at Risk</i>	<i>John Hammond, Lead Specialist Built Environment</i>
<i>TBC</i>	<i>S106 Obligations</i>	<i>Tim Cook, Locality Team Manager</i>
<i>TBC</i>	<i>Community Grants – to consider any requests for funding</i>	<i>Nathan Turnbull, Locality Officer</i>
<i>TBC</i>	<i>Parrett Trail Tunnel</i>	<i>TBC</i>
<i>TBC</i>	<i>Iminster Flooding report</i>	<i>Jessica Power, Lead Specialist Strategic Planning</i>

Planning Appeals

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

Purpose of the Report

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

Recommendation

That members note the report.

Background

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

Appeals Received

21/02841/PAMB - Notification of prior approval for conversion of an agricultural barn into two dwellings.
Barn At Mill Farm Mill Lane Dinnington Hinton St George Somerset
(Officer delegated decision)

Appeals Dismissed

None

Appeals Allowed

None

Background Papers

None

Schedule of Planning Applications to be determined by Committee

Director: Kirsty Larkins (Service Delivery)
Lead Specialist: 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 West Committee at this meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 5.30pm

The meeting will be viewable online by selecting the committee at:

https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

Any member of the public wishing to address the virtual meeting regarding a Planning Application need to email democracy@southsomerset.gov.uk by 9.00 am on Tuesday 14th June 2022.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
17	BLACKDOWN, TATWORTH & FORTON	21/01562/FUL	Erection of replacement two storey dwelling and garage/home office together with remodelling of the site levels.	Laurdine, Howley, Chard, Somerset, TA20 3DU	Mr and Mrs Fred and Margo Coate
18	BLACKDOWN, TATWORTH & FORTON	21/02333/FUL	Agricultural livestock building	Land At Beetham, Higher Beetham, Whitestaunton, Chard, Somerset, TA20 3PY	Mr K Parris

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

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

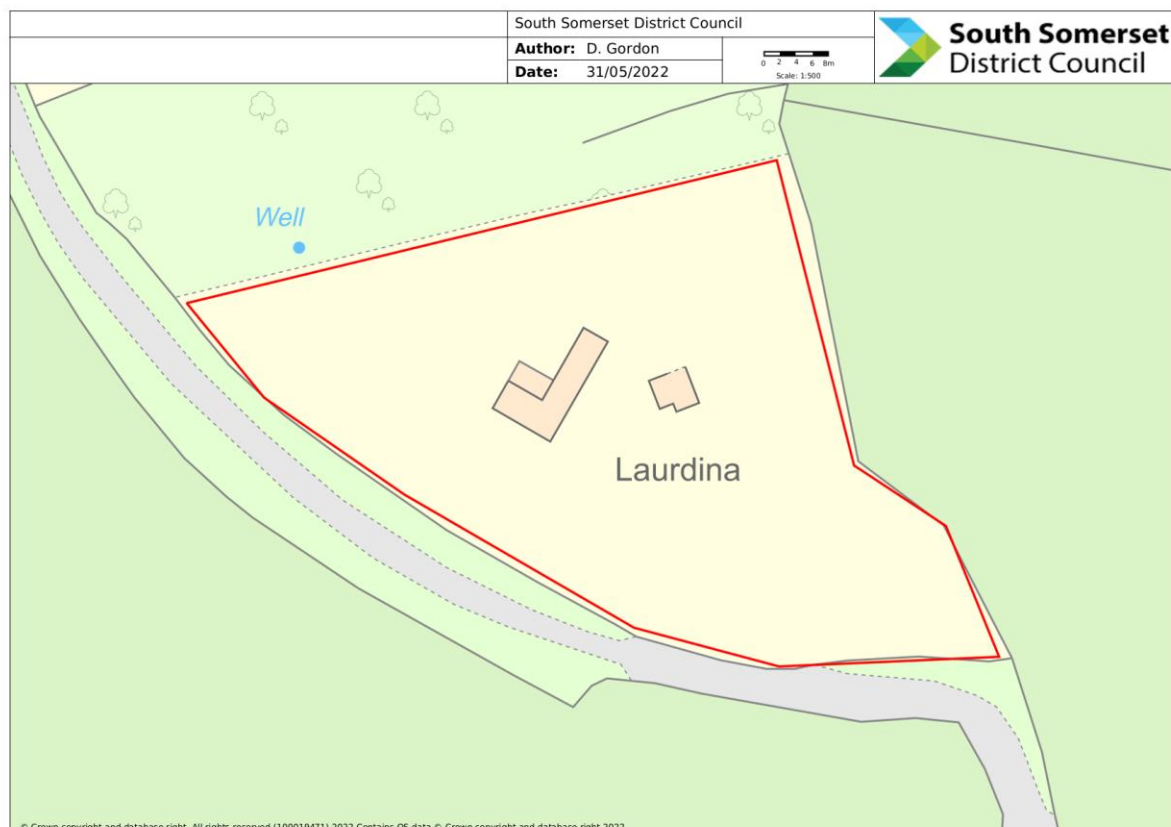
Agenda Item 17

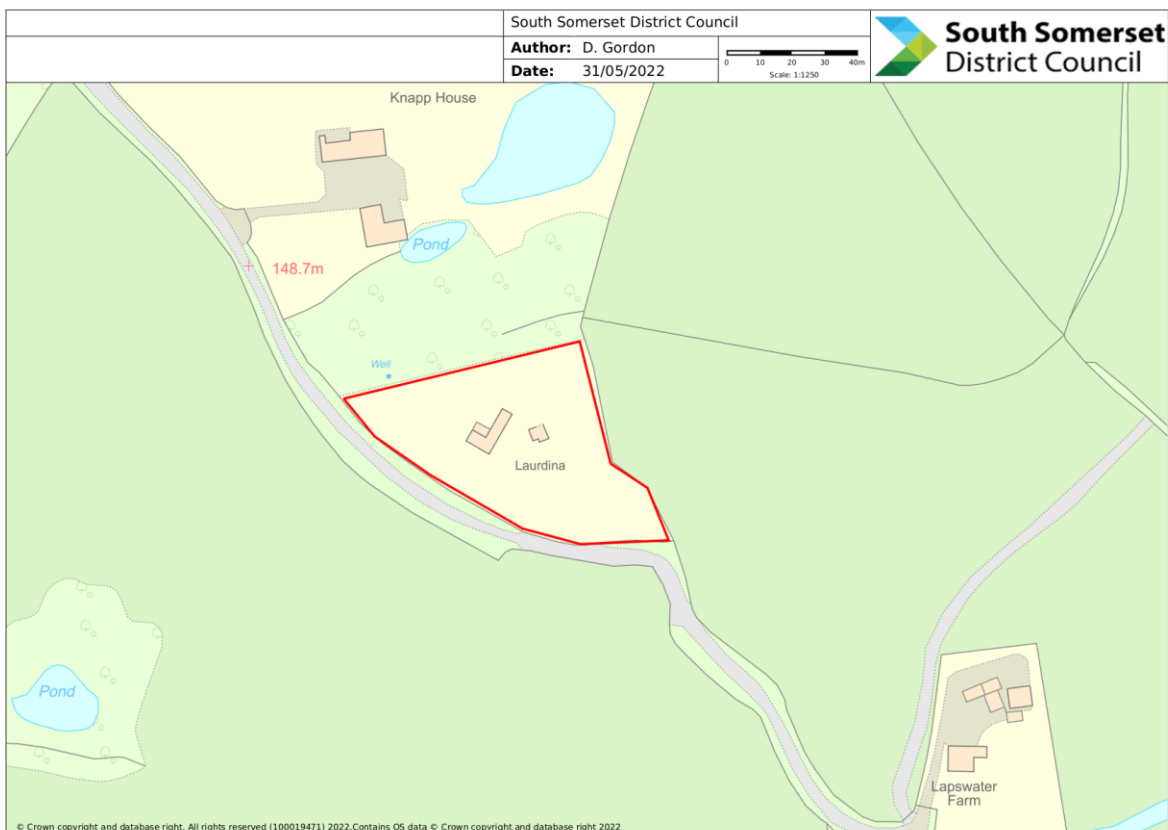
Officer Report On Planning Application: 21/01562/FUL

Proposal :	Erection of replacement two storey dwelling and garage/home office together with remodelling of the site levels.
Site Address:	Laurdine, Howley, Chard, Somerset, TA20 3DU
Parish:	Whitestaunton
BLACKDOWN, TATWORTH & FORTON Ward (SSDC Member)	Cllr M Wale Cllr J Kenton
Recommending Case Officer:	Tel: 01935 462531 Email: john.hammond@southsomerset.gov.uk
Target date :	24th August 2021
Applicant :	Mr and Mrs Fred and Margo Coate
Agent: (no agent if blank)	Mr Steve Reading Collier Reading Architects Coach House Studio 34A Chamberlain Street, Wells, BA5 2PJ
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

This application has been referred to committee because the Ward Councillors & Chairman consider the proposals merit committee referral in light of the views of the Blackdown Hills AONB officer's comments and likely impact of the proposed development.





SITE DESCRIPTION AND PROPOSAL

The application site comprises an existing bungalow Laurdine/a (there are various spellings of its name) set within generous grounds to the north of Howley. The landform rises to the north with the site sloping up to the north and east away from the road.

The site is located in open countryside and within the Blackdown Hills Area of Outstanding Natural Beauty.

The site's roadside and northern boundary are defined by mature tree planting.

The property has a grassed gated access from the highway to the north west of the site's roadside boundary.

The south east of the site is Lapswater Farm set at the foot of the valley. From here the road rises steeply to the north west and serves 3 properties, including the application site, Knapp House and Alcazar before linking to the A.303 at Marsh. Each of the properties is set within generous grounds and the boundaries are well landscaped, reducing the visual impact of the 3 properties within the wider landscape.

The application proposes to replace the existing bungalow with a 2 storey dwelling together with detached double garage and workshop with accommodation over the ground floor space. The application proposes to excavate into the natural slope of the site to create the dwelling albeit with ground being made up to the south of the site.

The application proposals have been reduced in height from the initial submission by some

1.7m, reducing a central range and the various extensions from full two storey height to 1 ½ storey forms with first floor accommodation partly contained within the roofspace.

HISTORY

There is no planning history for the application site. The land to the north west of this site, including both Knapp House and Alcazar both have long planning histories although neither directly impacts upon the application site.

POLICY

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

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

South Somerset Local Plan (2006-2028) Policies:

SD1 - Sustainable Development
TA1 - Low Carbon Travel
TA5 - Transport Impact of New development
TA6 - Parking Standards
EQ2 - General development
EQ3 - Historic Environment
EQ4 - Biodiversity
EQ5 - Green Infrastructure
HG8 - Replacement dwellings in the countryside

National Planning Policy Framework

Chapter 2: Achieving sustainable development
Chapter 12: achieving well designed places
Chapter 15: conserving and enhancing the natural environment
Somerset County Council Highways Development Control - Standing Advice (June 2017)

CONSULTATIONS

Parish Council: No observations received

Ecologist: Sought additional information to include a further bat survey, assessment of the grassland sward within the site to include habitat survey and details of biodiversity net gain.

Blackdown Hills AONB Partnership: Object. The application has been considered against the

provisions of policy PD2 (Planning and Development) of the AONB Management Plan 2019 - 2024. The existing dwelling is typical of the scale & simplicity of the AONB. Whilst there may be a case for replacement the replacement dwelling should reflect the simple design and this approach should extend to the curtilage dealing with the detail of outbuildings. Gates, enclosures, surfacing and driveways to maintain the rural character. The scale of the proposed dwelling would appear contrary to local plan policy and together with extensive earthworks are not characteristic of the local area.

SCC Highways: Standing advice applies

SSDC Highways: No highway issues, no objection.

REPRESENTATIONS

Representations received from 2 properties.

Resident of Knapp House (adjoining)

Support the scheme design & use of traditional materials. Consider it will enhance the site.

Resident of Alcazar (North of Knapp House)

- Confirms planning history of Alcazar & Knapp House were the subject of S.106 Agreements that restricted development to 2 plots within the (approximately) 23 acres within the S.106. Significant comment upon the evolution of the S.106, earlier agreements and the planning history to these two properties has been provided.
- Query why resident of Alcazar was not provided with notification of the application's submission.
- Indicates that Laurdina was previously an old poultry building and should be demolished.
- Confirms no planning permission exists for Laurdina.

CONSIDERATIONS

The main issues to assess as part of this application are:

Planning history to the site and adjoining land

Further to the range of comments regarding the planning history to the area and the role of S.106 Agreements with SSDC, the following is of relevance.

Planning permission 760770 (granted 29/06/1976) approved an agriculturally tied dwelling. The dwelling, known as Devon View was associated with Knapps Copse Farm. For clarification, Devon View was replaced by Alcazar & is located to the north of this application site.

Planning permission 20/01535/FUL approved the removal of an agricultural tie (Condition 3) of planning permission 760770.

The permission was accompanied by a Section 106 agreement (S.106) dated 25/09/2020.

This S.106 covered land attached to Devon View and the dwelling known as Knapp House but did not include land at Laurdina. The S.106 plan extends to approximately 21.5 acres. (The contributor refers to the S.106 relating to 23 acres.)

The S.106 required the removal of a number of agricultural buildings and the landscaping of

the site. Again, the site controlled by the S.106 is to the north of Laurdina and does not include it.

Upon execution of the 2000 S.106, earlier agreements from 1976 and 1991 were cancelled and of no further effect.

The S.106 plan clearly defines the extent of land covered by the 2020 Agreement and this does not include the curtilage of Laurdina. As such the agreement and its provisions do not impact upon the land the subject of this application.

The dwelling Laurdina does not have a planning history as noted above. Of itself this is not uncommon for older properties which have not been significantly altered. Planning records indicate the occupant of Laurdina was in correspondence with officers in relation to the 2000 application to lift the agricultural tie on the land to the north referred to above.

Landscape impact of the proposed dwelling

Policy EQ2 deals with both development design and local character:

This requires attention to the following key points.

Development will achieve a high quality, promoting local distinctiveness and preserves or enhances the character and appearance of the district and should address:

Sustainable construction principles:

Advice relating to sustainable construction for dwellings was set out at Policy EQ1 of the 2006-2028 Local Plan. The standard required was however subsequently withdrawn.

Creation of quality places:

The dwelling is well designed and adopts a rural and traditional design form, using high quality natural materials.

Conserving and enhancing the landscape character of the area:

The dwelling sits within a large plot, although the replacement will be more prominent than the dwelling it replaces it will retain a 2 storey form and the use of regressive materials, particularly the slate roof will blend with the backdrop of existing tree planting.

Reinforcing local distinctiveness and respect local context:

The design form is rural reflecting a dwelling with subsequent extensions. Whilst a new version of this form it does reflect styles to be found at the edge of local settlements.

Creating safe environments addressing crime prevention and community safety:

As a single replacement dwelling with a single point of access there is limited scope to address this issue.

Having regard to South Somerset District Council's published Development Management advice and guidance:

There are none published.

Making efficient use of land:

As a one for one replacement in open countryside this is satisfactory.

Housing demand and need:

The authority will seek a mix of housing to meet local needs on larger sites but not single replacement dwellings.

Infrastructure and service availability:

As a single replacement dwelling this is not a relevant issue.

Accessibility:

As a single replacement dwelling this is not a relevant issue.

Local area character;

The design breaks up the building's mass and uses local natural materials as well as recesses window openings. The character of the local area is for larger dwellings within generous plots. This scheme will reflect that character.

Site specific considerations:

The development is excavated into a sloping site & will be screened by both roadside foreground planting and the mature landscape planed backdrop when viewed from the south and west which represent the clearest views towards the plot.

Development must not risk the integrity of internationally, nationally or locally designated wildlife and landscape sites. Ecology is dealt with further on in the report.

Further guidance in relation to development within AONB's is provided at paragraphs 176 and 177 of the National Planning Policy Framework:

This requires that great weight should be given to conserving and enhancing landscape and scenic beauty in AONB's The scale and extent of development within designated areas should be limited to avoid or minimise adverse impacts on the designated areas. (Para 176)

Permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. (Para 177, the development is not of major scale)

The application site currently accommodates a small, single storey dwelling with a footprint of some 83m². The overall plot extends to some 0.38 Ha.

The proposed dwelling has a footprint of some 337m² with a garage of 112m². The challenge of Para 176 is to avoid or minimise adverse impacts on the designated area.

The scheme has been re-designed following initial submission to reduce the height of the main element of the dwelling such that it now adopts a 1 ½ storey height with a plan form that suggests an original central build with subsequent additions. This design approach is a common solution to reduce the scale of built form and to disperse the building's mass.

The design form adopts a generally traditional theme with a rectangular, central element with a

ridge of some 8.5m from which a number of apparent extensions project to the south and north elevation.

The south facing elevation (the one that is most visible when approaching the site from Howley) is some 0.8m above natural ground level, however by comparison, as the site rises to the north, the dwellings north elevation is excavated some 0.75m into the natural level, the garage is excavated some 0.7m into the natural level.

The use of gable extensions to the dwelling serve to reduce the bulk of the building. The south facing elevation adopts a 1 ½ storey form with a central dormer and parallel gable extensions with first floor windows set within the eaves. From this view, the eaves to the gable projections are set at 4m above ground level whilst the main roof plane eaves are some 2.7m above ground level. This elevation is finished in a mix of natural stone plinth, horizontal timber cladding and render under a slate roof.

The window openings on the south facing elevation are significantly recessed from the external elevation whilst the central glazed ground floor windows are set back some 2m from the outer face of the enclosing gable wings. The impact of these recesses is to provide shadowing to the openings to reduce the impact of glazing when viewed from the south.

The west facing elevation which presents to the adjoining road comprises a natural stone gable under slate roof with a mix of natural stone and render to the front and rear gable projections.

The overall design seeks to reduce the impact of what is clearly a significantly larger building than the dwelling it seeks to replace, however the combination of retained roadside mature tree and hedge planting, the backdrop of rising ground and woodland planting defining the skyline, the use of natural, regressive materials such as slate, timber cladding and natural stone will serve to tone down the impact of the dwelling within the wider landscape.

In addition to its objection to the scale of the proposed dwelling, the AONB Partnership had objected to the treatment of boundaries and enclosures surfacing and driveways. The proposals does formalise the driveway which is currently a grassed access only, however the excavation that will achieve this and will necessitate the use of a retaining wall to the northern boundary of the drive, will be undertaken wholly within the application site & by reason of the degree of excavation of between 0.8m to 2m will be generally set back and down from the site's western boundary. As such this work would only be apparent from within the site itself.

It will however be important to secure details of the landscape treatment to the western boundary as well as the gate design to ensure that these remain naturalistic and typical of a rural rather than urban setting.

Replacement dwelling policy

Policy HG8 states:

The replacement of existing dwellings in the countryside will only be permitted where:

The scale of the replacement would not result in an unacceptably large increase in the height or size of the original dwelling; and

The development is compatible with and sympathetic in scale, design, materials, layout and siting to the character and setting of adjoining buildings, and to the landscape character of the location; and

The replacement is on a one for one basis and evidence is provided that the use of the existing dwelling has not been abandoned.

The AONB Partnership has suggested the development may be contrary to the provisions of Policy HG8.

In this respect the questions are, is the increase from a single to two storey dwelling (acknowledging there are two floors, albeit the first floor is partly contained within the roof) unacceptable?, is the increase in footprint unacceptable and cumulatively is the increase in scale unacceptable?

The existing modest bungalow is part of a local character which is characterised by building either taller and or of greater footprint than the existing bungalow. The closest dwellings to north and south are two storey properties. There is no justification, other than additional height leading to increased visibility therefore that indicates a taller dwelling is out of character with the setting.

The increased footprint is significant, however it is designed around a plan form that adopts a central range element comprising a 1 ½ storey core building with a width of circa 15m and depth of 7.5m from which extend 2 x extensions to the south and 1 to the north.

Within a plot of some 0.38 Ha the dwelling would not appear cramped or over development notwithstanding its increase in scale over the original property. The use of the extensions to north and south with first floor accommodation partly within the roof space and ridges set down from the main ridge line will reduce the overall scale of the building.

The retention of existing planting to the roadside and to the rear (northern boundary) of the site will screen, frame and provide a skyline backdrop of native planting for the new building.

Ecology & biodiversity

In response to the original submission, the ecologist sought further survey work and proposals for biodiversity enhancement. These requirements were addressed by the submission of a further site assessment that set out proposals for habitat and biodiversity enhancement.

Other matters

The requirement for issuing neighbour notifications is set out in the General Development Management Procedure Order and requires a combination of site notices, press notices and notifications to adjacent neighbours. The provisions were met for this application.

Conclusion

The proposed re-development of this site will, by reason of its design approach, use of materials, levels and location within a large curtilage serve to respect the landscape character of the local area and wider Area of Outstanding Natural Beauty, in accordance with the provisions of Paragraph 176 of the NPPF, together with the provisions of Policies HG8 and EQ2 of the South Somerset Local Plan 2006 - 2028.

RECOMMENDATION

Approve, subject to conditions:

01. The proposed re-development of this site will, by reason of its design approach, use of materials, levels and location within a large curtilage serve to respect the landscape character of the local area and wider Area of Outstanding Natural Beauty, in accordance with the provisions of Paragraph 176 of the NPPF, together with the provisions of Policies HG8 and EQ2 of the South Somerset Local Plan 2006 - 2028.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

S6309/002,
S6309/100A,
S6309/101A,
S6309/102,
S6309/103A,
S6309/104B

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

03. No development above damp proof course shall commence until samples of the materials to be used in the construction of external surfaces of the development hereby approved have been submitted to and approved in writing by the local planning authority. Development shall be carried out in complete accordance with the approved materials.

Reason: To ensure that the external appearance of the development is appropriate to its surroundings in accordance with Policy EQ2 of the adopted South Somerset Local Plan 2006 - 2028.

04. The finished levels, including finished ground floor levels of the driveway, patio, dwelling and garage shall accord with those levels indicated on drawing S6309/103A

Reason: For the avoidance of doubt and to clarify the finished ground levels of the development to accord with Policy EQ1 of the adopted South Somerset Local Plan 2006 - 2028.

05. The proposed access shall be constructed in accordance with details shown on the submitted plan, drawing number S6309/104B, and shall be available for use prior to first occupation. Once constructed the access shall be maintained thereafter in that condition at all times.

Reason: In the interests of highway safety and the maintenance of the public highway in accordance with Policies TA5 and EQ2 of the adopted South Somerset Local Plan 2006 - 2028.

06. No development (other than the works required by this condition) shall take place until works have been undertaken to ensure that there shall be no obstruction to visibility greater than 600 millimetres above adjoining road level within the visibility splays shown on the submitted plan. (Drawing No S6309/104B) Having been provided the visibility splay shall be maintained in perpetuity.

Reason: In the interests of highway safety and the maintenance of the public highway in accordance with Policies TA5 and EQ2 of the adopted South Somerset Local Plan 2006 - 2028 This is a pre-commencement condition to ensure that throughout the development of the site it is provided with a safe means of access.

07. In accordance with the submitted Clark Landscape Design Arboricultural Impact Assessment recommendations, prior to commencement of the development, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree and hedgerow protection measures must be prepared by a competent Arboriculturist in accordance with British Standard 5837: 2012 - Trees in relation to design, demolition and construction (in accordance with item 6.3, the scheme must include a sequenced scheme of supervisory monitoring of the installation and maintenance of protective measures and the supervision of specialist working techniques - by a competent Arboriculturist) and the prepared scheme must be submitted to the Council for their approval in-writing. Upon receipt of the Council's approval in-writing, the appointed Arboriculturist must inspect and confirm in-writing to the Council (contact us at planning@southsomerset.gov.uk - quoting the Planning or DOC Reference number) that the approved tree and hedgerow protection measures (in particular, any required fencing, signage, and ground-protection installations) are installed to a satisfactory standard, prior to development works taking place. The approved protection requirements must remain implemented in accordance with the approved scheme throughout the duration of the construction of the development (inclusive of hard and soft landscaping measures) and may only be moved, removed, or dismantled with the prior consent of the Council in-writing.

Reason: To preserve existing landscape features (trees and hedgerows) in accordance with the Council's policies as stated within The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Biodiversity & EQ5: Green Infrastructure. This is a pre-commencement condition because the works comprising the development have the potential to harm retained trees and therefore these details need to be agreed before work commences.

08. No development above damp proof course shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include where relevant:-
- i. proposed finished levels or contours;
 - ii. means of enclosure including retaining walls and structures together with any boundary enclosure and the entrance gates;

- iii. hard surfacing materials;
 - iv. proposed and existing functional services above and below ground (e.g. drainage power,
 - v. communications cables, pipelines etc. indicating lines, manholes, supports.);
- Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Reason: In the interest of visual and natural amenity, in accordance with Policies EQ5 and EQ6 of the adopted South Somerset Local Plan 2006 - 2028.

09. In this condition a "retained tree" means an existing tree which is to be retained in accordance with the approved plans. Paragraphs (a) and (b) below shall have effect until the expiry of FIVE years from the date of occupation of the building for its permitted use.
- a). no retained tree shall be cut down, uprooted, or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans unless agreed otherwise in writing by the local planning authority. Any lopping or topping shall be carried out in accordance with British Standard BS3998 Tree Work.
 - b). If any retained tree is removed, uprooted, or destroyed or dies, another tree shall be planted at the same place and the specification of the replacement tree shall be agreed in writing by the local planning authority.
 - c). The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans before any equipment, plant machinery or materials are brought onto the application site for the purposes of implementing the development hereby approved. Such fencing shall be maintained in situ for the duration of the construction works. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within the areas protected by the fencing shall not be altered in any way without the prior written agreement of the local planning authority.

Reason: In the interest of visual and natural amenity, in accordance with Policies EQ5 and EQ6 of the adopted South Somerset Local Plan 2006 - 2028.

10. No development shall commence until a scheme for biodiversity enhancement associated with the proposed development, based upon the principles set out in the Greena Ecology Consultancy Report of 29th December 2021, Section 7, to include management proposals for the lifetime of the development, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme must demonstrate a net gain in biodiversity unless it can be demonstrated that it is not possible to achieve. The scheme must be prepared in the context of the relevant advice in the Government's Planning Practice Guidance and any other relevant best practice. Thereafter, the site shall be developed and maintained in accordance with the approved management proposals.

Reason: In the interests of nature conservation in accordance with the provisions of the National Planning policy Framework and policy EQ4 of the adopted South Somerset Local Plan 2006 - 2028. This is a condition precedent because in order to establish the net gain it is important that the scheme is based upon the pre-development context.

11. All window openings on the south elevation of the approved dwelling (excluding the dormer window) shall be recessed by not less than 150mm from the outer face of the wall enclosing the window.

Reason: To reduce the level of light reflection from the openings and to maintain the integrity of the building design in accordance with Policy EQ2 of the South Somerset Local Plan 2006 - 2028.

12. Other than site clearance and the creation of the site access, the approved development shall not commence until a drainage scheme for the site, showing how surface water and land drainage will be dealt with, has been submitted to and agreed in writing by the Local Planning Authority. No part of the development shall be brought into use until the approved drainage systems have been constructed and completed in accordance with the approved plans.

Reason: To ensure that effective drainage facilities are provided for the proposed development given the sites topography and relationship to the surrounding landform, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policy EQ2 of the adopted South Somerset Local Plan 2006 - 2028. This is a condition precedent because it is necessary to understand the drainage scheme in detail prior to any initial construction works which may prejudice the foul and surface water drainage strategy.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking, and re-enacting that Order with or without modification), there shall be no enlargement or extension of the dwelling hereby permitted, including any additions or alterations to the roof, without the prior written approval of the Local Planning Authority.

Reason: To safeguard the dwelling's landscape setting and impact within the wider AONB in accordance with Policy EQ2 of the adopted South Somerset Local Plan 2006 - 2028.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking, and re-enacting that Order with or without modification), no enclosure along the roadside boundary (other than any screening approved as part of Condition 8 above) shall be erected within the application site without the prior written approval of the Local Planning Authority.

Reason: To ensure that the public appearance of the application site is defined by retained planting rather than fencing and walls in the interests of the wider landscape character of the development and the surrounding area in accordance with Policy EQ2 of the adopted South Somerset Local Plan 2006 - 2028.

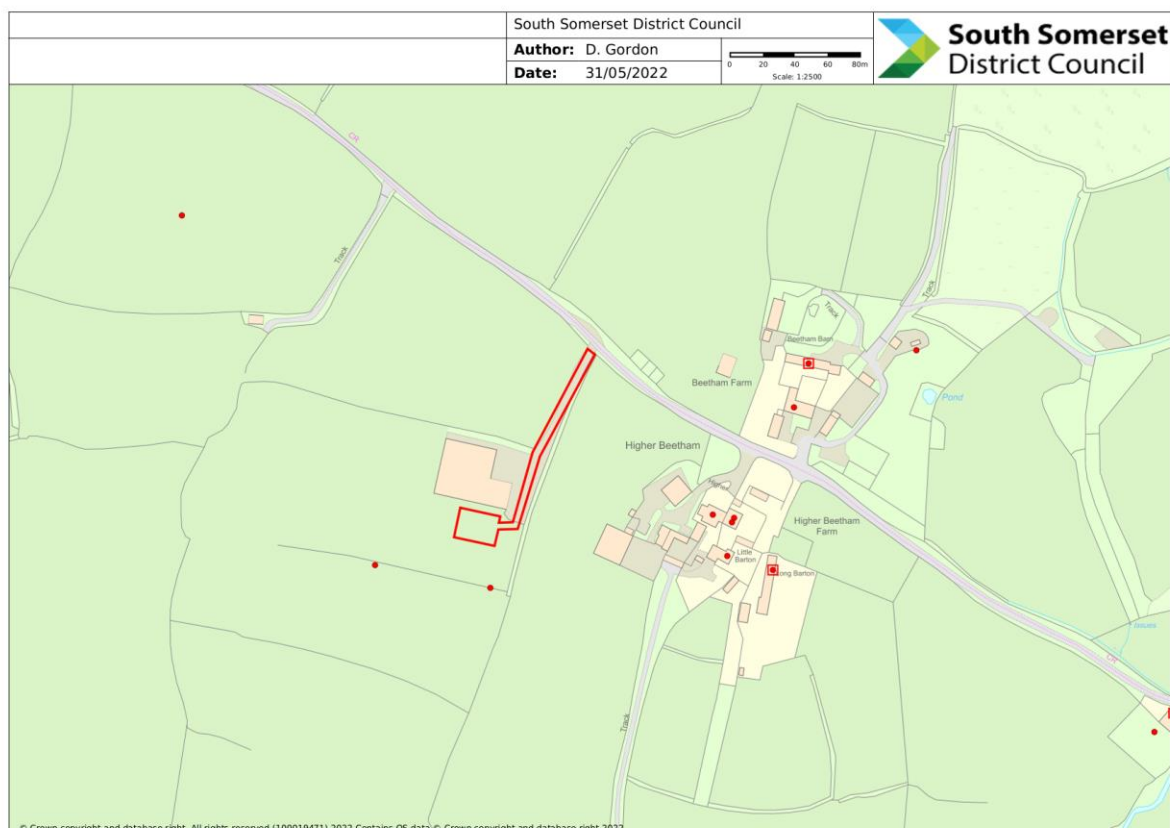
Agenda Item 18

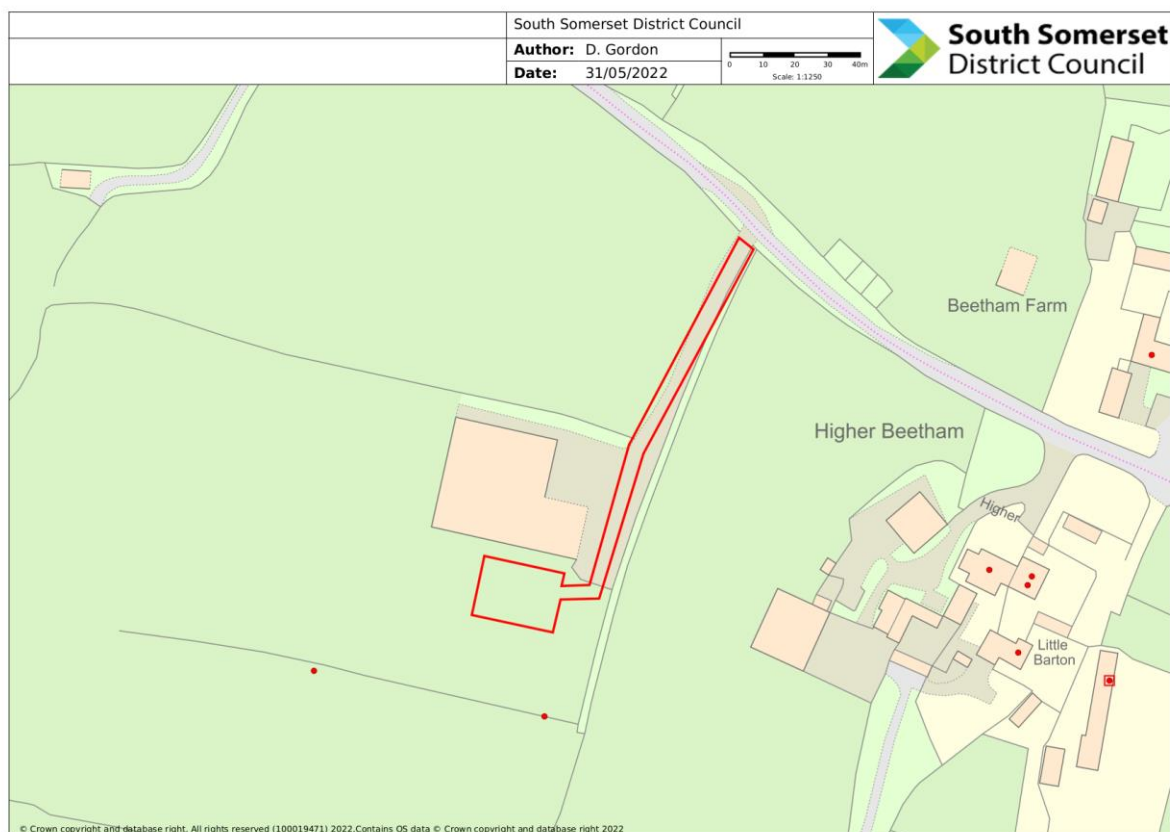
Officer Report On Planning Application: 21/02333/FUL

Proposal :	Agricultural livestock building
Site Address:	Land At Beetham, Higher Beetham, Whitestaunton, Chard, Somerset, TA20 3PY
Parish:	Whitestaunton
BLACKDOWN, TATWORTH & FORTON Ward (SSDC Member)	Cllr M Wale Cllr J Kenton
Recommending Case Officer:	David Alabi (Specialist), Tel: 01935 462279 Email:david.alabi@southsomerset.gov.uk
Target date :	20th September 2021
Applicant :	Mr K Parris
Agent: (no agent if blank)	Mr Sheamus Machin Windover Farm Barn Madford, Hemyock, Cullompton, EX15 3QX
Application Type :	Minor Other less than 1,000 sq.m or 1ha

REASON FOR REFERRAL TO COMMITTEE

This application has been referred to Committee because the Ward Councillors consider the increase in size of this development within the ANOB to not be acceptable, with reference made to the to AONB Officer's comments and a past Planning Inspectors decision that suggested further development should be restricted, as well as the fact that planning permission has repeatedly been refused due to the impact on the AONB and the site's isolated position. The Chairman has confirmed his agreement with the Ward Members decision to call the application in.





SITE DESCRIPTION AND PROPOSAL

This is an application seeking planning consent for an extension to an existing livestock building at land at Higher Beetham Farm, Higher Beetham. The site is located in open countryside and is within the Blackdown Hills Area of Outstanding Natural Beauty (AONB). It is located in the open countryside to the west of Higher Beetham Farm. There are several dwellings approximately 120 metres to the east of the site.

The agent has confirmed that the development is proposed to enable the existing livestock to be more extensively accommodated in the buildings i.e. the numbers will remain constant.

HISTORY

18/02808/FUL: erection of general purpose agricultural building - refused and dismissed at appeal

17/02164/FUL: the erection of an extension to existing building to house livestock - refused

17/02165/FUL: The erection of an extension to existing building to house livestock - refused

17/01722/FUL: The erection of an agricultural building to be used for livestock accommodation and straw storage. Approved subject to conditions.

13/03145/FUL: The erection of an agricultural building (Revised Application of 12/01733/FUL). (GR /FUL: 327552/112007)- Allowed on appeal (Reference 2216466).

12/01733/FUL: Erection of an agricultural building - Refused.

09/04232/FUL: The erection of an agricultural building (Revised Application) - Refused.

08/01978/FUL: The erection of an agricultural building - Application withdrawn.

01/00388/OUT: Erection of an agricultural building and a slurry store - Application withdrawn.

POLICY

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

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

South Somerset Local Plan (2006-2028)

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy EP4 - Expansion of an existing business in the countryside

Policy EQ2 - General Development

Policy EQ3 - historic environment

Policy EQ4 - Biodiversity

Policy EQ7 - Pollution control

Policy TA5 - Transport impact of new development

Policy TA6 - Parking Standards

National Planning Policy Framework

Chapter 2: Achieving sustainable development

Chapter 6: Building a strong, competitive economy

Chapter 12: Achieving well designed places

Chapter 15: Conserving and enhancing the natural environment

National Planning Practice Guidance

Design

Policy-related Material Considerations

Somerset County Council Parking Strategy (September 2013)

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

National Design Guide - September 2019

ENVIRONMENTAL IMPACT ASSESSMENT

None required

CONSULTATIONS

Whitestaunton Parish Council:

No comments received, no formal parish council

Blackdown Hill AONB:

The AONB Partnership recognises the requirements of farm businesses operating in the

Blackdown Hills, however there is a need to balance these requirements with the need to conserve and enhance the natural beauty of the AONB - the primary objective of AONB designation. Reasons for the designation of the Blackdown Hills AONB include that the area has retained a sense of remoteness with long ranging views, is sparsely settled and is largely unspoilt by modern development. As such the AONB Partnership believes that any development proposal in an isolated location requires very careful consideration of landscape and visual impact, and have regard to demonstration of need and necessity, siting, scale, design and environmental considerations in order to conserve and enhance the natural beauty of the area.

It is fair to say that since the first application for a building here in 2013 we have noted our concern that there should be no assumption of further development at this site as any large modern structure will have an impact on this attractive, unspoilt, rural landscape. The continued incremental growth of this site has therefore been of concern, and the cumulative effect of this further application relative to the holding, the local landscape and the nearby hamlet requires careful consideration, including whether the smaller size of the building proposed overcomes the reasons for the appeal being dismissed in 2019.

SSCC Highways:
Standing Advice

SSDC Highway Consultant:
No significant highway issues

Environmental Health:
No objections
National Grid:
No objection

Rights of Way:
No objection

Natural England:
Somerset Levels & Moors Ramsar Site

Our current evidence indicates that the proposed development site is outside the catchment of the Somerset Levels & Moors Ramsar Site. However, some schemes outside the catchment could still be enabling damaging activities within it. It is for your authority determine whether this application could enable damaging activities within the catchment, carrying out a Habitats Regulations Assessment if necessary.

Freshmoor Site of Special Scientific Interest (SSSI)

The proposed extension to the livestock building is in close proximity to Freshmoor SSSI, which is sensitive to impacts from aerial pollutants. The consultation documents provided do not give any indication as to whether the extension will house existing livestock or whether it will enable an increase in livestock numbers.

Manure stores, slurry lagoons and livestock sheds are a major source of emissions of ammonia

which is directly toxic to vegetation and especially to lower plants (mosses, liverworts and lichens). Ammonia is also a major contributor to the deposition of nitrogen, which reduces habitat biodiversity by promoting the growth of a relatively small number of the more vigorous plant species which then out-compete the other species present.

If the proposal does not increase the number of livestock to be housed in the building, then no assessment will be required. Likewise, if it enables an increase in livestock numbers, an assessment of air quality impacts should be completed (e.g. Simple Calculation of Atmospheric Impact Limits (SCAIL) model: <http://www.scail.ceh.ac.uk/>).

Should the proposal require screening for air quality impacts, please consult Natural England when that screening has been completed."

Ecology:

"From inspecting the site photos the barn to be extended and the surrounding grassland and yard look to contain negligible potential to support protected species.

However, due to the opportunistic behaviour of some bats species, including pipistrelles, and passerine nesting birds, along with the site's location set within habitats that will support bats and birds, please attach the following informatives to any planning permission granted:

- The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during implementation of this permission it is recommended that works stop and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.
- The developers are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during implementation of this permission it is recommended that works stop until the young have fledged or then advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.

Biodiversity Enhancement (Net Gain)

As enhancement and compensation measures, and in accordance with National Planning Policy Framework (NPPF), please apply the following conditions to any planning permission granted.

- The following will be integrated into the design of the buildings and site plans:
 - Installation of 1 X Kent bat box, purchased or built, on to the existing barn, facing south or west, at a height above 3m.
 - Installation of 1 X standard bird boxes, purchased or built, on to the existing barn, facing east or north, at a height above 3m.

Photographs of the installed features will be submitted to and agreed in writing by the Local Planning Authority prior to occupation.

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

Provided the above condition and informatives are applied as worded, I have no objection to this application."

REPRESENTATIONS

The application has been advertised by press and site notice for the requisite period. Letters of objection have been received from six residents. The following points are made:

- Impact on living conditions by reason of odours and noise
- Concerns over contamination of drinking water
- Encroachment of development within the AONB where it should be controlled, no evidence of other sites being explored.
- Damage to lanes and mud on the road from farm traffic
- 15% is still a significant increase in development that is already oversized
- No business justification for the development

CONSIDERATIONS

The main issues to assess is the principle of development and its impact on visual amenity, the AONB, residential amenity, ecology and highway safety.

Principle of Development:

The proposal is for agricultural development and as such is considered to be acceptable in principle as the justification for the use is made in connection with a current farming business and for the land on which it is situated on. The agent has stated that the extension is "to enable the existing number of livestock to be more extensively accommodated in the buildings i.e the numbers will remain constant. Plus some of the existing space will be used for extra storage of fodder/bedding/machinery." The proposal is considered in accordance with Policy EP4 of the adopted Local Plan.

In this instance the site is deemed to be more sensitive than the average location due to the concerns over the impact on water supply and the location within the Blackdown Hills AONB. The acceptability of the proposal depends on the assessment against the relevant development plan policies.

Visual Amenity, Landscape character and AONB:

The proposed extension will be on the northern barn and located on the west elevation. The scale proposed is a significant reduction in what has previously been applied for and refused at committee and dismissed at appeal.

The height, width and materials for the proposed extension will match that of host building. The AONB have raised concerns regarding the cumulative impact of the proposals, however it's overall mass and form is not considered to be harmful in terms of overall landscape impact on the AONB, and it is considered that a refusal on these grounds could not be justified.

Given the existing built form it is considered that the proposed extension will not cause significant harm to the AONB or character of the area and as such is in accordance with the aims and objectives of policy EQ2 of the South Somerset Local Plan and NPPF.

Residential Amenity:

Objections have been received in regard to noise and odour from the site and the impact on a private water supply.

It is accepted that there would be a degree of noise and odour as a result of development, however it is noted that odours from cattle buildings are not generally of the same intensity as those from other livestock operations such as intensive pig and poultry farming and these impacts are expected to a point within the countryside. In addition the agent has confirmed that the proposed extension is not proposed in order to increase livestock numbers, therefore the impact is unlikely to be above and beyond the current situation for which planning consent already exists. It is considered that the relatively significant distance to the nearby dwellings of approximately 160 metres is sufficient to limit the impact to an acceptable degree.

Under previous applications there has been substantial discussion of the impact on the water supplies of nearby properties. There are two spring fed water supplies approximately 400 metres to the south east of the site which supply water to 5 nearby dwellings. This is of particular relevance as the bedrock of the hills is an extensive outcrop of Upper Greensand which has a sandy, porous structure. Water percolates through the Greensand and emerges along the spring line at the above location. There are many properties on the Blackdown Hills with spring fed water supplies.

The concerns relate to the potential impact of a pollution incident on the water supply of these nearby dwellings, however it has not been proven either way whether a pollution incident in this location would result in contamination. This could only be ascertained with a reasonable degree of certainty by carrying out a full drainage path investigation which would involve techniques such as dye tracing.

The issue was considered by the planning inspector at appeal (2013) that pollution can be controlled at source and that this is central to ensuring that these water supplies are not adversely affected. The following paragraphs (18 and 19) of the Inspectors decision are relevant:

"Whilst noting the concerns of local residents, no conclusive evidence was submitted to demonstrate that the new building and its use would adversely impact on private water supplies."

Notwithstanding comments received it is considered that the proposed development will not adversely affect residential amenity, by reason of odour, noise or impact on water supply in accordance with policies EQ2 and EQ7 of the South Somerset Local Plan (2006-2028)

Ecology:

Natural England has requested an air quality assessment, but only where there is to be an increase in livestock numbers. The planning Agent has confirmed that there will be no increase in livestock numbers and as such an assessment is therefore not required.

Ecology have raised no objection subject to a condition in relation to biodiversity gain and informatives regarding bat and bird protection.

Notwithstanding comments received it is considered that there will be no adverse impact on ecology, subject to conditions for biodiversity gain, in accordance with policy EQ4 of the South Somerset Local plan (2006-2028)

Highway Safety:

County highway have referred to Standing Advice and the SSDC Highways Consultant has raised no objection. Objections have been raised to farm traffic damaging the lanes and leaving mid on the roads.

The proposed extension is to be located in a field that already benefits from an existing access and is already used in relation to the agriculture taking place on the land. The proposal will not result in a significant enough increase in vehicular movements to and from the site to warrant refusal on these grounds.

Notwithstanding comments received it is considered that the proposal will have no adverse impact on highways safety in accordance with policy TA5 of the south Somerset Local Plan.

CONCLUSION

Overall, there is considered to be adequate justification for the proposed extension and it is also deemed that due to its location in relation to the existing built form, the proposal will not have a detrimental impact on local landscape character and the natural beauty of the AONB. It is also considered that there will be no adverse impact on highway safety or on residential amenity of local residents. As such, it is considered appropriate to recommend approval of the proposed scheme.

RECOMMENDATION

Approve with conditions

01. The proposal, by reason of its size, siting, materials and design, would not adversely affect the character of the area and would not result in demonstrable harm to visual and residential amenity or highway safety in accordance with Policies SD1, EQ2, 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:

Existing site plan 3513/01
Location plan SM1
Proposed site plan 3513/02
Elevations 3513/03
Floor roof plan 3513/04
Site survey 3513/05
Elevations 3513/06

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

03. The external surfaces of the development hereby permitted shall be of materials as indicated on the approved plans and no other materials shall be used without the written consent of the Local Planning Authority.

Reason: In the interests of visual amenity to accord with Policy EQ2 of the South Somerset Local Plan (2006-2028).

04. The building hereby permitted shall only be used to accommodate existing livestock or for agricultural storage and shall not be used to accommodate any significant increase in livestock numbers or for any other purpose.

Reason: In order to minimise the impact of the development on the surrounding area and to ensure that the development accords with the Habitats Regulations 2017, paragraph 175 (a) of the National Planning Policy Framework and Policies EQ2 and EQ4 of the Somerset Local Plan 2006-2028.

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no external means of illumination installed on the application site without the prior express grant of planning permission.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the area, in accordance with saved policies EQ2 of the South Somerset Local Plan (2006-2028).