



Informal Discussion by Members of Area North Committee

Wednesday 26th May 2021

2.00 pm

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

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

Neil Bloomfield
Malcolm Cavill
Louise Clarke
Adam Dance

Mike Hewitson
Tim Kerley
Tiffany Osborne
Clare Paul

Crispin Raikes
Dean Ruddle
Mike Stanton
Gerard Tucker

Any members of the public wishing to address the virtual consultative meeting during either Public Question Time or regarding a Planning Application, need to email democracy@southsomerset.gov.uk by 9.00am on Tuesday 25 May 2021.

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

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

This Agenda was issued on Tuesday 18 May 2021

Alex Parmley, Chief Executive Officer

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

Information for the Public

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

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

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

For full details and to view the report please see -

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

Area North Committee

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

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

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

Agendas and minutes can also be viewed via the 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 25 May 2021. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

Virtual meeting etiquette:

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

Planning applications

It is important that you register your request to speak at the virtual meeting by emailing democracy@southsomerset.gov.uk by 9.00am Tuesday 25 May 2021. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

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

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

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

The order of speaking on planning items will be:

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

If a member of the public wishes to speak at the virtual meeting they must email democracy@southsomerset.gov.uk by 9.00am on Tuesday 25 May 2021.

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

Recording and photography at council meetings

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

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

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

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

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Informal Discussion by Members of Area North Committee

Wednesday 26 May 2021

Agenda

Preliminary Items

- 1. Apologies for Absence**
- 2. Declarations of Interest**

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

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

Planning Applications Referred to the Regulation Committee

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

Councillors Neil Bloomfield, Malcolm Cavill, Adam Dance and Crispin Raikes.

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

- 3. Date of Next Meeting**

Councillors are requested to note that the next Area North Committee meeting is scheduled to be held at 2.00pm on Wednesday 23 June 2021. Meeting arrangements to be confirmed.

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

Items for Discussion

7. **Community Grant to Langport Transport Group (Executive Decision)** (Pages 7 - 13)
8. **Community Grant to South Petherton Tennis Club (Executive Decision)** (Pages 14 - 19)
9. **Area North - Area Chapter 20/21 Outturn Report** (Pages 20 - 26)
10. **Area North Forward Plan** (Pages 27 - 28)
11. **Planning Appeals (for information)** (Page 29)
12. **Schedule of Planning Applications to be Considered by Committee** (Pages 30 - 31)
13. **Planning Application 20/03631/S73A - Glendale, Butchers Hill, Fivehead.- PLEASE NOTE THIS APPLICATION HAS NOW BEEN DEFERRED TO A FUTURE MEETING DATE** (Pages 32 - 43)
14. **Planning Application 20/02566/ADV - One Stop Community Stores Ltd, 7 - 8 Parrett Close, Langport.** (Pages 44 - 48)

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

Agenda Item 7

Community Grant to Langport Transport Group (Executive Decision)

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

Purpose of the Report

Councillors are asked to consider the awarding of a grant of £6,000 towards a Feasibility Study, Strategic Outline Business Case and Consultations for a new railway station for Langport/Somerton.

Public Interest

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

The Langport Transport Group has applied to the Area North community grants programme for financial assistance with the costs of a Feasibility Study, Strategic Outline Business Case and Consultations for a new railway station for Langport/Somerton. The Locality Officer who is submitting this report to enable the Area North Committee to make an informed decision about the application has assessed the application.

Recommendation

That Councillors recommend to the Chief Executive that a grant of £6,000 be awarded towards a Feasibility Study, Strategic Outline Business Case and Consultations for a new railway station for Langport/Somerton, the grant to be allocated from the Area North capital programme and subject to SSDC standard conditions for community grants (appendix A)

Application Details

Name of applicant:	The Langport Transport Group
Project:	Feasibility Study, Strategic Outline Business Case and Consultations for a new railway station for Langport/Somerton
Total project cost:	£66,500
Amount requested from SSDC:	£6,000
% amount requested	9%
Application assessed by:	Adrian Moore

Community Grants Assessment Score

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

Category	Max Score available	Officer assessment score
A Supports Council Plan/Area Chapter	1	1
B Supports Equalities & Diversity	1	1
C Supports Environment Strategy	3	3
D Need for Project	10	8
E Capacity of Organisation	15	13
F Financial need	7	7
Total	37	31

Background

Langport East and Somerton stations, along with four smaller stations, opened in 1906 when a new stretch of line was built to shorten the Paddington-Exeter route - which until then had been via Bristol. The stations closed in 1962 as part of the Beeching cuts, though the line remains in full service as a major rail trunk route.

This proposal is to seek support from SSDC for the reinstatement of a railway station to serve the towns of Langport and Somerton on the existing dual track Great Western Line between London Paddington and the South West.

An initial assessment of the case for provision of a new station has been made by the Langport Transport Group. To progress the scheme further, a feasibility study is required to examine the implications of constructing a new station to identify a suitable train service for the station and to assess the passenger demand and economic case, should a new station and train service be provided.

Parish information

Parishes*	Langport and Huish Episcopi (excl Turn Hill)
Parish Population	3,400
No. of dwellings	1,600

Parish*	Somerton
Parish Population	5,700
No. of dwellings	2,700

*Estimates based on 2011 census and subsequent new homes built to date

The project

In February 2020, the Department for Transport launched an initiative for an 'Ideas Fund' to restore lost rail connections to communities and invited Members of Parliament, local authorities and community groups to propose how they could use funding to reinstate axed local services and stations. A proposal for Langport and Somerton was prepared by the Langport Transport Group and was one of 110 bids submitted in two rounds by June 2020. The scheme has the support of the local Member of Parliament.

An announcement was made on 26th November 2020 that the Langport Transport Group was one of the 15 successful bidders. The success of the bid means that the Department for Transport will fund up to £45,000 to help fund a Feasibility Study, Strategic Outline Business Case and Consultations. Assuming a cost of no more than £66,500 for the feasibility study, the Langport Transport Group are therefore

looking to raise £21,500, with the balance to be made up by the Government. Langport Transport Group have approached local Town and Parish Councils for financial support with a high degree of success.

Langport Transport Group are now working with officials from the Department for Transport as well as District and County Councils together with Network Rail and Great Western Railway in order to take the project forward. A Steering Group with representatives from each of these organisations has been established. In addition, Somerset County Council have agreed to be a collaborative partner with the Langport Transport Group satisfying the s.151 responsible Officer requirements. Langport Transport Group - a working group of Transition Langport - remains the lead promoter.

Somerset County Council has a preferred contractor under a procurement framework agreement namely - WSP Parsons Brinkerhoff. In October 2016, Somerset County Council issued a brief to its contractors – WSP - to prepare a proposal for a commission to conduct a demand assessment. A lump sum proposal was subsequently prepared by WSP in October 2016 to complete a demand assessment, taking account of known development proposals and abstraction from existing stations. However, due to lack of funds at the time the commission was not executed.

Indications from Somerset County Council's initial engagement with WSP on the current project's behalf indicates it is prudent to allow for a budget estimated at £66,500 for the demand and economic assessment study and consultations. It is anticipated that the Feasibility Study, Strategic Outline Business Case and Consultations will commence in June or July 2021.

Local support / evidence of need

The closure of Langport and Somerton stations in the 1960s left a 28mile stretch of the existing Great Western Railway line between Castle Cary and Taunton without a rail station. The dual track line is serviced by, on average, an hourly service throughout the day with a mixture of fast (stops at Reading only) and semi-fast services. Thus, although the market towns of Langport and Somerton are currently bisected by a working railway line the trains on that line do not stop at either of the two towns.

The opportunity is therefore for a new station and service on the existing working railway line to restore lost rail connections to the towns of Langport and Somerton and their surrounding communities. This would open up rail connections not only with the county town of Taunton but with other stations on the Great Western Railway network including Exeter, Bristol and London as well as with interchange to other rail lines at Castle Cary, Westbury and Reading.

The project has the support of local residents. The re-opening of Langport Station was one of the two top improvements Langport residents would most like to see (based on a consultation exercise conducted by Langport Town Council in 2012).

Further local community support was demonstrated in 2015 by the "Back on Track" campaign and petition run by the Western Gazette newspaper.

Over the years, ministerial support has been expressed by several Secretaries and Ministers for Transport, including Secretary for Transport Patrick McLoughlin in 2014 and Rail Minister Claire Perry who visited the station sites in 2016. The then Chancellor of the Exchequer George Osborne mentioned a station in his budget speech of 2015. "The government will run a further round of the New Stations Fund with up to £20million in total available for projects, and consider proposals including any put forward for a new station between Castle Cary and Taunton".

Re-opening a local rail station in the Langport/Somerton area is consistent with local policies as part of a wider community transport project in the South West of England.

The scheme aligns with local plans and policies. The project is also in line with Government’s national rail transport policies. The Department for Transport’s strategy paper “Connecting people: a strategic vision for rail”, November 2017, states; “In the coming decade we will be expanding the network, selecting routes that benefit housing and economic growth, relieve urban congestion and meet future demand. We will fund the reopening of a number of stations closed in the 1960s, as well as building brand-new ones.”

The roads within the Somerset towns of Taunton and Yeovil are becoming increasingly congested, as are the interurban routes that serve them and other towns and cities in the South West corridor. A new station on the main line between London and the South West will assist in relieving pressure on both the urban and interurban road networks as well as supporting the ongoing growth in housing and development in Langport, Huish Episcopi and Somerton in terms of capacity, accessibility and sustainability.

With the nearest stations at Taunton, Castle Cary, Bridgwater and Yeovil Junction, all 12-15 miles away, Langport and Somerton lie in the centre of a large area of central Somerset denied easy access to the rail network. There is no bus to Castle Cary station or to Taunton station - (it is a half a mile walk from the bus station).

The County and District Councils have indicated their support for developing rail services throughout the region in their respective transport plans. Somerset County Council wrote in their passenger transport strategy up to 2026 - “We will work in partnership with the rail industry and other stakeholders to encourage more people to travel by train. We will support better services, facilities, security, integration and improvements in the way people see train travel.” In the local plan in 2018 SSDC noted that there are high levels of congestion in Yeovil, Crewkerne and Chard and that bus services in the district are very poor. This leads to a heavy reliance on the car for journeys to work and local services. SSDC has indicated that a strategic objective is to promote walking, cycling and non-car based transport. Local Town and Parish Councils have also indicated their support and in several cases have pledged financial support for the Feasibility Study, Strategic Outline Business Case and Consultations.

Project costs

Project costs	Cost £
Feasibility Study, Strategic Outline Business Case and Consultations for a new railway station for Langport/Somerton (Estimate)	66,500
Total	66,500

Funding plan

Funding source	Secured or pending	Amount £
Restoring Your Railway - Department for Transport	Secured	45,000
Local Town & Parish Councils (Martock, Somerton, Huish Episcopi, Curry Rivel, Langport)	Secured & Pending	15,000
Owns Funds	Secured	500
SSDC Community Grant	Pending	6,000
Total		66,500

Conclusion and Recommendation

It is recommended that a grant of £6,000 is awarded.

Financial implications

The balance in the Area North Capital programme is £134,125. If the recommended grant of £6,000 is awarded, £128,125 will remain.

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

Council Plan Implications

Improved transportation links for our residents supports the work in the Council Plan themes and Areas of focus for 2021/22

Focus 1: High quality cost effective services

- Transform customer services through technology.
- Provide access to services to suit our customers' needs
- Actively manage assets and resources to ensure the best financial or community return.
- Seek business opportunities for the council.
- Work with partners to achieve economies, resilience and influence.

Focus 2: Economy

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

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

Focus 3: Environment

To keep South Somerset clean, green and attractive we will work in partnership to:

- Promote recycling and minimise waste
- Promote the use of 'green' technology
- Maintain and promote access to our Country Parks and open spaces to promote good mental and physical health.
- Keep streets and neighbourhoods clean and attractive.
- Continue to support long term flood resilience.
- Promote a high quality built environment in line with Local Plan policies.
- Support communities to develop and implement local, parish and neighbourhood plans.

Focus 5: Health and Communities

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

- Support communities so that they can identify their needs and develop local solutions.
- Target support to areas of need.

- Help people to live well by enabling quality cultural, leisure, play, sport & healthy lifestyle facilities & activities.
- Work with partners to tackle health issues such as diabetes and hypertension and mental health.
- Work with our partners to keep our communities safe.

Area Chapter Implications for 2021/22

Improved transportation links for our residents supports the work in the Area Chapters.

Carbon Emissions and Climate Change Implications

As with opening of other new stations outside the main cities, much of the expected demand will arise from diversion of private car journeys. The environmental benefits will therefore be as a result of reduced road usage and congestion including reduced noise levels, greenhouse gas emissions, emissions of particulate matter and nitrogen oxides and road accidents, as well as overall energy savings.

Equality and Diversity Implications

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

Background Papers

None

Appendix A

Standard conditions applying to all SSDC Community Grants

The applicant agrees to: -

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

Standard conditions applying to buildings, facilities and equipment

- Use the SSDC Building Control Service when buildings regulations are required.
- Incorporate disabled access and provide an access statement where relevant.

Special conditions

None

Agenda Item 8

Community Grant to South Petherton Tennis Club (Executive Decision)

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

Purpose of the Report

Councillors are asked to consider the awarding of a grant of £12,500 towards a new South Petherton Tennis Club - Clubhouse.

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.

South Petherton Tennis Club has applied to the Area North community grants programme for financial assistance with the costs of a new South Petherton Tennis Club - Clubhouse. The Locality Officer who is submitting this report to enable the Area North Committee to make an informed decision about the application has assessed the application.

Recommendation

That Councillors recommend to the Chief Executive that a grant of £12,500 be awarded, the grant to be allocated from the Area North capital programme and subject to SSDC standard conditions for community grants (appendix A).

It is to be noted that the first phase of the project (foul drainage works) has already started, this was in order to meet with the strict timings of Sport England funding requirements.

South Petherton Tennis Club know that their application for a Community Grant to Area North Committee is subsequently at risk. The start of the project and their delayed application to SSDC was unavoidable.

If their grant application to SSDC is not successful, South Petherton Tennis Club will need to take out a Bank Loan to cover the shortfall, to be repaid over 5 years.

Application Details

Name of applicant:	South Petherton Tennis Club
Project:	South Petherton Tennis Club New Clubhouse
Total project cost:	£108,565
Amount requested from SSDC:	£12,500
% amount requested	11.5%
Application assessed by:	Adrian Moore

Community Grants Assessment Score

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

Category	Max Score available	Officer assessment score
A Supports Council Plan/Area Chapter	1	1
B Supports Equalities & Diversity	1	1
C Supports Environment Strategy	3	2
D Need for Project	10	7
E Capacity of Organisation	15	12
F Financial need	7	6
Total	37	29

Background

South Petherton Tennis Club provides 3 tennis courts for the use of members, two of these courts are also available for public use. The Club is run by a volunteer committee and is affiliated to The Lawn Tennis Association (LTA) through the Somerset LTA. The Club is an LTA Registered Venue which is renewed annually.

In 2019 the Club's Mixed Team topped Division 3 of the Yeovil and District Winter League. The Club Coach won the LTA Somerset Coach of the Year for the 2nd time and the Somerset Disability Coach of the Year for 2020. In 2020 the Club Coach ran the first wheelchair tennis coaching course and the Club hosted an LTA Junior Tournament.

The Tennis Club provides a safe and welcoming environment for all members of the community to take part in sport, recreation and physical activity. It is open to the whole community. The Club has improved its public access and booking system and are now part of the LTA 'Clubspark' scheme which allows people to search for, book and pay to use tennis courts in their local area.

The Club attracts many children through its extensive coaching opportunities, from 'Tennis Tots' to 'Teen Sessions' and the Club would be more attractive to this age group if they did not have to interrupt their sessions to access toilet facilities in another building behind a metal gate. Currently, wheelchair players can only access Court 3 and are limited to short playing periods due to absence of accessible toilets.

Among the Club's current members and on their coaching programmes there are a number of single players of all ages. Attending sessions at the club helps to keep them in contact with the community. The Tennis Club would like to make the Club more attractive to the whole community by providing improved facilities which will increase opportunities to play.

The Club have a large number of older players, aged 60 to 85 and they would like to encourage more players in this age group. As tennis is a social game, they hope to support older players and attract other older players by providing a comfortable space for social interaction with accessible toilet facilities to encourage them to play more often and for longer.

The project has been developed with South Petherton Parish Council, Somerset Lawn Tennis Association and South Somerset District Council. A new 30year lease has recently been completed with the Parish Council.

Parish information

Parish	South Petherton
Parish population	Approximately 4,500
No. of dwellings	825

*Taken from the 2011 census profile

The project

South Petherton Tennis Club wish to replace their existing second hand wooden hut, which was installed in 1964. It has no insulation and is in a dilapidated state. The existing hut only provides access to two of the three courts, does not have wheelchair access or offer hot water or toilet facilities.

The project is to replace this hut with a purpose built fully insulated building in accordance with current building regulations. It will have a large fully accessible-disabled toilet and permanent disabled access to help further develop junior tennis, wheelchair tennis and tennis for older players.

The building will be insulated to current building standards which will increase its energy efficiency.

Local support / evidence of need

In 2020 South Petherton Tennis Club conducted a survey of all its members. Respondents said that fully accessible toilet facilities were essential for attracting new members and increasing improved opportunities for children, wheelchair users, younger and older people to play tennis.

This project links into the Council Plan by addressing areas of Healthy Self Reliant Communities and the Environment. It aims to improve the physical and mental health of residents of South Petherton and the surrounding villages.

The Tennis Club aims to support the work of the tennis coach, who regularly coaches wheelchair players. A current wheelchair player is keen to help the Club attract more players but needs the new facilities to make this happen.

For those with specific needs, such as wheelchair tennis players, improved access to all three courts via permanent disabled access to the clubhouse and large disabled toilet facilities will increase opportunities to play and the amount of time they are able to spend at the Club. Currently wheelchair players cannot access any toilet facilities at South Petherton Recreation Ground or access the clubhouse to shelter from poor weather.

The project links to the Community Facilities, Sports and Recreation section of the South Petherton Neighbourhood Plan by providing new leisure and recreation activity to the local community through improved facilities. This will allow the Club to welcome children from village primary schools, who will be able to use the courts when the new toilet facilities are available. Also, children in the local cricket club can access the Tennis Club's toilets when they are using the cricket nets, which are directly behind the site of the proposed new Tennis Club Clubhouse

South Petherton Tennis Club are promoting the project via their website news page, Facebook page and quarterly newsletter as well as writing articles in the Parish Magazine, and other local publications such as Parrett Plus. People can find out more about the Club via their website, the South Petherton

Parish Council website, LTA - 'find a tennis court' web page, Parish magazine and signage outside the Tennis Club.

Project costs

Project costs	Cost £
Professional and Planning requirements - Legal, Architects, Plans & Engineering	7,400
Foul Drainage connection - 65m away including connection fees	15,500
Foundation for new building, disabled access and soakaways	19,300
New building including internal fit out - toilet, kitchen etc.	60,600
Health and Safety - Security fencing, welfare facilities etc.	3,900
3 phase power supply	1,865
Total	108,565

Funding plan

Funding source	Secured or pending	Amount £
South Petherton Parish Council	Secured	3,694
Own Funds	Secured	25,000
Sport England Community Asset Fund	Secured	40,000
Somerset LTA Grant	Secured	5,000
South Petherton Community	Secured	10,000
Battens Charitable Trust	Secured	3,000
Anonymous Local Trust	Secured	5,000
SSDC	Pending	12,500
Lawn Tennis Association Loan	Pending	4,371
Total		108,565

Conclusion and Recommendation

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

Financial implications

If the previous grant to Langport Transport Group is awarded the balance in the Area North Capital programme will be £128,125. If the recommended grant to South Petherton Tennis Club of £12,500 is awarded, £115,625 will remain in the Area North Capital Programme.

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

Council Plan Implications

Council Plan themes and Areas of focus for 2021/22:

*Focus 2: **Economy***

Capitalise on our high quality culture, leisure and tourism opportunities to bring people into the district

*Focus 3: **Environment***

To keep South Somerset clean, green and attractive we will work in partnership to:

Promote the use of 'green' technology

Promote a high quality built environment in line with Local Plan policies.

Support communities to develop and implement local, parish and neighbourhood plans.

*Focus 5: **Health and Communities***

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

Support communities so that they can identify their needs and develop local solutions.

Target support to areas of need.

Help people to live well by enabling quality cultural, leisure, play, sport & healthy lifestyle facilities & activities.

Work with partners to tackle health issues such as diabetes and hypertension and mental health.

Work with our partners to keep our communities safe.

Area Chapter Implications for 2021/22

Support a range of improvements to community buildings.

Equality and Diversity Implications

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

Background Papers

None

Appendix A

Standard conditions applying to all SSDC Community Grants

The applicant agrees to: -

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

Standard conditions applying to buildings, facilities and equipment

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

Special conditions

None

Agenda Item 9

Area North – Area Chapter 20/21 Outturn Report

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

Purpose of the Report

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

Public Interest

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

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

Recommendation

That members note and comment on the report

Background

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

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

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

Delivery of the Area Chapter 20-21

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

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

Key Highlights

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

- Food and Drink Directory has been produced and distributed, work is now underway to move this online and expand the amount of businesses involved. £2,000 awarded from Area North for this project.
- Interactions with business in terms of support and grant provision throughout Covid period.
- Covid signage provided to Town Councils to support re-opening of the High Streets
- £220,000 funding approved for the Market Town Investment group.
- Successful delivery of 2,000 play boxes across the district, as an alternative to the National Play Day.
- Seavington Recreation Trust play equipment installed and in use
- S106 funding awarded to Martock Recreation ground improvements and South Petherton Recreation ground play area.

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

Community Grants

There were underspends on revenue grant allocations across the 4 areas. The ability for community groups to delivery projects will have been hindered due to the pandemic, therefore requests for grant funding dropped throughout the year.

Grants awarded 20-21

Project	£	Capital/Revenue funded
Langport LIC	312	Capital
South Petherton LIC	500	Revenue
South Petherton Arts roof improvements	9,992	Capital
Conservation of Curry Woods	12,500	Capital
Installation of Solar panels at Barrington football pavilion	800	Revenue
Fivehead play area fencing improvements	1,000	Revenue
Compton Dundon digital enhancements	897	Revenue
Martock Remembrance Wood	1,000	Revenue
Saving Kirkham Street field, Somerton	12,500	Capital
Get Petherton Moving	12,500	Capital

Financial Implications

There are no financial implications arising directly from this report.

Corporate Priority Implications

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

Carbon Emissions Climate Change Implications

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

Equality and Diversity Implications

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

Background Papers: Area Chapter 2020-21

Area North Chapter 2020-21

Area + Team

	Project description	Lead Officer	Lead Service	End of year review
Economy	Complete signage improvements and refurbishment at Cartgate Tourist Information Centre, creating a hub for tourists and encouraging visitors to stop in Somerset.	Katy Menday	Leisure & Recreation	Signs printed and ready for erection on building for opening planned for Monday 12th April. Hinkley Fund failed to provide funding despite multiple requests and so request to Area North to support the project at £1,000. New eye catching and welcoming signs will ensure footfall to (Gold award winning) TIC is increased.
	Continue to support individual businesses including local food and drink producers.	Joe Walsh	Economy	Fully engaged with Ruritage - a regeneration programme that is funded by EU monies to combine food and drink providers with creatives to increase social inclusion. Engaged in a similar project called 'Cultivate' that seeks to achieve similar objectives. Working with external organisations such as the University of Exeter, FSB and others to progress Circular initiatives that allow businesses to diversify. £5,000 provided to the Manufacturing Hub, to progress the number of businesses attending the sector based events. Food and Drink Directory has been produced and distributed, work is now underway to move this online and expand the amount of businesses involved. This has, unfortunately, been delayed slightly due to Covid 19 and resource pressures.
	Support local events and initiatives aimed at encouraging the footfall in local high streets.	Joe Walsh	Economy	Impacted by Covid 19. Re-opening of the high street work conducted in line with Government Guidance - surrounding Covid 19. Signs distributed to all TCs who requested them. Work is underway to determine how SSDC allocate / spend the funding associated with the 'Welcome Back Fund'. A Town Centre workshop was held in partnership with Mendip District Council to start to evaluate what is required as part of a high streets / town centre recovery.
	Engage Town Councils to develop programme of investment through the Market Town Investment Group	Joe Walsh	Economy	Assessed and approved Market Town Investment Group funding applications of over £220,000 of SSDC investment which will be match funded by Town Councils equating to over £439,000 of investment within our market towns.

Environment	Progress the 1.6 million Ham Hill National Heritage Lottery Fund (NHLF) project. Make progress against the development phase timetable (£98K)	Katy Munday	Leisure & Recreation	Good progress has been made despite Covid. Discussions with Historic England are ongoing to ensure the heritage at risk is properly considered in all project elements. A speed limit reduction to improve visitor safety is proposed on the Highway via a formal application to SCC. Due to Covid activities could not run as planned but rangers shifted to online events and activities that have continued to engage audiences. A successful Cultural Recovery Fund grant has enabled employment of two fixed term rangers to support work on site including project development. In May a new online secret Story App will be released with OS to engage family audiences. The final application to the National Lottery Heritage Fund is due to be submitted in Feb 2022.
	Support community led initiatives that contribute towards combatting climate change.	Tim Cook	Locality	Forms and process updated. Promotion through press release and new SSDC Environment news letter. Survey sent and completed by Environment Champions on how we can best help parishes. 7 projects supported through the district with £29,434 being awarded in grants for projects estimated at £266,478. 4 out of the 7 projects were within Area North
	Re-launch the refurbished River Parrett Trail in Spring 2021.	Katy Munday	Leisure & Recreation	Entire project delayed due to Covid. Volunteers could not walk the route and check it and film making was slowed due to travel restrictions. However in March 2021 we have picked up progress and aim to launch in the summer of 2021 with a push in October 2021 to capture the shoulder season and extend visitor stays. The films, route pack, call to action leaflet will all be complete by June 2021.
Housing	Promote and support new Community Land Trusts where appropriate.	David Clews	Strategy & Commissioning	Nothing to report on this item.
	Complete Housing Needs Surveys when requested.	Anna-Maria Lenz / Marie Collins	Strategy & Commissioning / Case Services	No survey requests received.
Communities	Support a range of improvements to community facilities. – Programme of live schemes to be set out in Delivery Plan	Tim Cook	Locality	See delivery plan below
	Tackle social isolation by maintaining the network of volunteer led health walks through promotion, training and support.	Julia Booth	Locality	Health walks have been hindered by Covid and have stopped/started/stopped throughout the pandemic. Support provided where necessary throughout the year.
	Deliver a programme of Play days in towns/villages in Area North	Julia Booth/Terena Isaacs	Locality	Summer play days have been cancelled this summer due to Covid -19. This year we are delivered 2000 free Activity boxes and an Activity booklet, district wide, to encourage fun and safe activities at home. Boxes were handed out at Kingsbury Recreation ground

Healthy, Self-reliant Communities	Tackle social isolation by improving community transport links	David Crisfield	Strategy & Commissioning	Due to additional resource pressure created by the Covid 19 pandemic the Community Transport Council Priority has unfortunately been delayed. Work is ongoing with external partners, including the Connected Places Catapult and Somerset County Council to identify the most efficient way of enabling a demand responsive transport platform in a vastly rural area. The Connected Places Catapult have recently presented their findings on their 'Assessing Sustainable Transport Solutions (AsSeTS) for Rural Mobility' report that has been funded by the Department for Transport. The report identifies ways to enhance accessibility and transport solutions in rural environments by improving the knowledge base around demand for new mobility services. South Somerset has been included as a rural case study within the report. We are currently waiting a final report that will include recommendations, and next steps will be to evaluate and progress where appropriate.
	Deliver weekly volunteering opportunities at Ham Hill Country Park	Rachael Whaites	Leisure & Recreation	Volunteering suspended from end of March 2020 due to Covid19. Weekly Zoom meetings held to keep volunteers and rangers in touch with each other.
Delivery Plan				
S106 funded project support	Seavington Recreation Field - improvements to play area	Adrian Moore	Locality	Play area now in full use. SSDC continuing to give advice and support regarding upgrading safety features on original play equipment.
	Langport Recreation Ground - improvements to changing rooms and new skate park	Adrian Moore	Locality	The parish council are currently waiting for new designs for the changing rooms. The skate park project has been paused due to their capacity to deliver. We will re-engage when requested.
	South Petherton Recreation Ground - Recreation ground master plan. Pavilion project	Nathan Turnball	Locality	Locality Officer and Parish council will be looking into this project, when Play Area project has been completed.
	South Petherton Recreation Ground - Recreation ground master plan. Play Area project	Nathan Turnball	Locality	Award offer letter has been sent (7.4.21)
	South Petherton Recreation Ground - Recreation ground master plan. Pitch Maintenance	Nathan Turnball	Locality	Locality Officer and Parish council will be looking into this project, when Play Area project has been completed.
Project Support	Martock recreation ground - pavilion and play area improvements	Adrian Moore	Locality	Advice and support given to Parish Clerk. When parish council sub-committees regroup, will re-engage when requested. Advice and support has been given regarding refurbishing the MUGA surface and artificial cricket wicket. Requests for S106 monies has been received and offers awarded.
	Isle Brewers church refurbishment and Community Space.	Adrian Moore	Locality	Final interior works being completed. Final invoices will be submitted when all works complete. Official opening planned, pending Government guidelines.

Pr ins	Stoke Sub Hamdon (Hamdon Community Arts Project (HCAP) - Purchase of ex-United Reform Church.	Adrian Moore	Locality	Advice and support given to group. Negotiations still under way regarding building purchase. Awaiting invoice to download funds.
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Agenda Item 10

Area North Committee – Forward Plan

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

Purpose of the Report

This report informs Members of the Area North Committee Forward Plan.

Public Interest

The forward plan sets out items and issues to be discussed over the coming few months. It is reviewed and updated each month, and included within the Area North Committee agenda, where members of the committee may endorse or request amendments.

Recommendation

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

Area North Committee Forward Plan

Members of the public, councillors, service managers, and partners may also request an item be placed within the forward plan for a future meeting, by contacting the Agenda Co-ordinator.

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

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

Further details on these items, or to suggest / request an agenda item for the Area North Committee, please contact one of the officers named above.

Background Papers: None

Area North Committee Forward Plan

Further details on these items, or to suggest / request an agenda item for the Area North Committee, please contact the Agenda Co-ordinator; at democracy@southsomerset.gov.uk

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

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
Jun '21	Community Grants	<i>To consider any requests for funding.</i>	Locality Officer
Jun '21	Community Infrastructure Levy (CIL) Governance	An overview of the Community Infrastructure Levy (CIL) governance required for SSDC to spend the strategic CIL funds.	Lead Specialist (Strategic Planning)
Jun '21	Appointments to Working Groups and Outside Bodies	Annual appointments made by Area North Committee of members to outside bodies and working groups.	Case Officer 9Strategy & Commissioning)
<i>TBC</i>	<i>Somerton Conservation Area</i>	<i>Report regarding the Somerton Conservation Area Appraisal and designation of extensions to the Conservation Area.</i>	<i>TBC</i>

Agenda Item 11

Planning Appeals

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

Purpose of the Report

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

Public Interest

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

Recommendation

That members comment upon and note the report.

Appeals Lodged

None

Appeals Dismissed

None.

Appeals Allowed

None

Agenda Item 12

Schedule of Planning Applications to be Determined by Committee

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

Purpose of the Report

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

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 2.00pm

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

Any members of the public wishing to address the virtual meeting regarding a planning application need to email democracy@southsomerset.gov.uk by 9.00am on Tuesday 25 May 2021.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
13	ISLEMOOR	20/03631/S73A	Application to vary some conditions of previous approvals.	Glendale, Butchers Hill, Fivehead.	Mr N Pringle
14	CURRY RIVEL, HUIISH & LANGPORT	20/02566/ADV	Display of 2 No. Externally illuminated fascia signs and 8 No. non-illuminated signs.	One Stop Community Stores Ltd, 7 – 8 Parrett Close, Langport.	Mr D Scruton (One Stop)

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

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

Referral to the Regulation Committee

The inclusion of two stars (**) as part of the Development Manager's recommendation indicates that the application will need to be referred to the District Council's Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The Lead Planning Officer, at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to District Council's Regulation Committee even if it has not been two starred on the Agenda.

Human Rights Act Statement

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However when a planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this authority's decision making takes into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be referred to in the relevant report.

Agenda Item 13

Officer Report On Planning Application: 20/03631/S73A

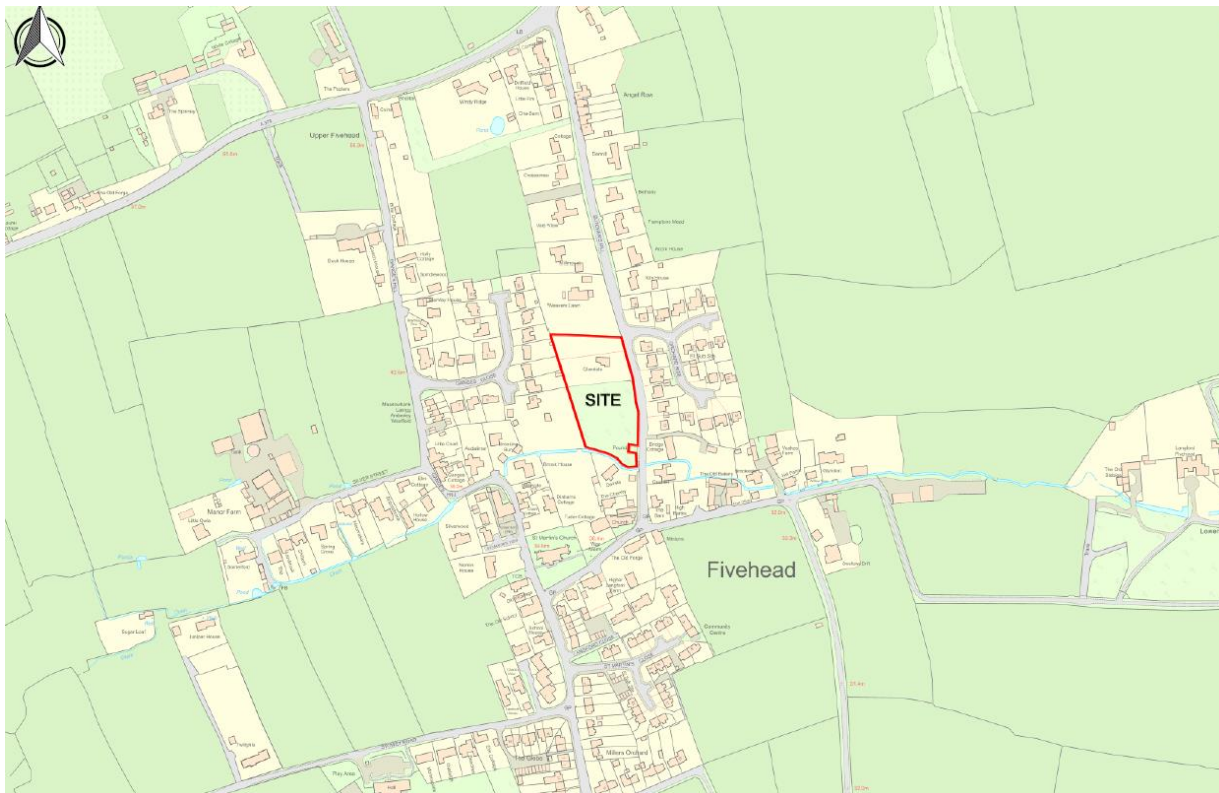
Please note this application will no longer be considered at this meeting and will be discussed at a future date.

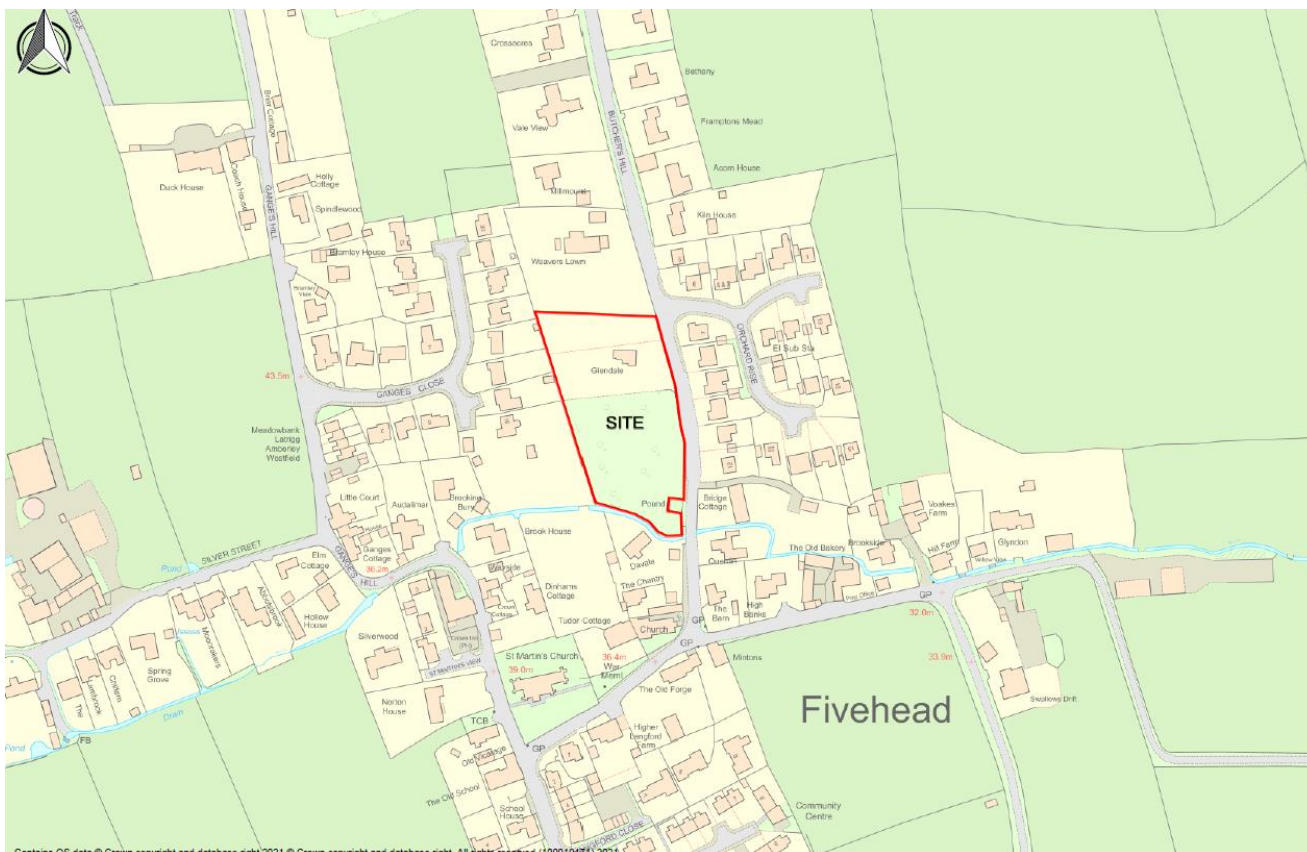
Proposal :	Application to vary conditions 02, 03, 04, 05, 06, 07, 08, 10 of approval 18/01855/FUL (Demolition of existing dwelling and the erection 3 No. new dwellings), as varied by approval 19/02672/S73, to allow change to siting of the three dwellings, minor changes to internal layout and elevations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

REASON FOR REFERRAL TO COMMITTEE:

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

SITE DESCRIPTION AND PROPOSAL





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

The proposed amendments include:

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

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

HISTORY

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

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

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

POLICY

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

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

South Somerset Local Plan (2006-2028)

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy SS2 - Development in rural Settlements

Policy SS4 - District Wide housing Provision

Policy SS5 - Delivering New Housing Growth

Policy EQ1 - Addressing climate change in South Somerset

Policy EQ2 - General Development

Policy EQ4 - Biodiversity

Policy EQ5 - Green Infrastructure

Policy TA5 - Transport impact of New Development

Policy TA6 - Parking Standards

National Planning Policy Framework

Part 2 - Achieving Sustainable Development

Part 5 - Delivering a Sufficient Supply of Homes

Part 8 - Promoting Healthy and Safe Communities

Part 9 - Promoting sustainable transport

Part 12 - Achieving Well-designed Places

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

Part 15 - Conserving and Enhancing the Natural Environment

National Planning Practice Guidance

Design, Natural Environment, Rural Housing, Planning Obligations

Other Material Considerations

Somerset County Council Parking Strategy (September 2013)

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

National Design Guide - September 2019

ENVIRONMENTAL IMPACT ASSESSMENT

None required

CONSULTATIONS

Fivehead Parish Council:

Objection raised

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

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

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

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

Original comments in summary, full comments on the file:

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

published, despite these being raised as contentious issues.

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

County highways:

Standing Advice and refer to original comments

SWHT Archaeology:

No objection

Natural England:

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

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

Ecology:

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

SSDC Tree Officer:

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

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

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

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

REPRESENTATIONS

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

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

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

CONSIDERATIONS

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

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

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

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

Visual Amenity:

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

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

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

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

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

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

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

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

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

Residential Amenity:

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

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

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

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

Climate change:

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

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

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

Ecology:

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

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

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

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

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

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

Highway Safety:

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

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

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

Other matters:

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

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

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

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

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

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

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

Conclusion:

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

RECOMMENDATION

Approve with conditions

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

SUBJECT TO THE FOLLOWING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

09. Prior to first occupation of any of the dwellings hereby permitted, 16amp electric charging points for electric vehicles shall be provided adjacent to the parking spaces shown on the approved plans. Sufficient electric charging points for at least one per dwelling shall be provided in this way. Once installed such parking points shall be retained and maintained in working order, unless otherwise agreed in writing with the Local Planning Authority.

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

10. The development hereby permitted shall be carried out strictly in accordance with the submitted Construction Traffic Management Plan dated December 2020 and all agreed temporary work, such as widening of the access, shall be fully reinstated to reflect the approved plans following the first occupation of all the dwelling hereby approved.

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

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

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

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

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

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

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

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

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

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

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

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

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

Informatives:

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

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

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

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

Agenda Item 14

Officer Report On Planning Application: 20/02566/ADV

Proposal :	Display of 2 No. externally illuminated Fascia signs and 8 No. non-illuminated signs.
Site Address:	One Stop Community Stores Ltd, 7 - 8 Parrett Close, Langport.
Parish:	Langport
CURRY RIVEL, HUISH & LANGPORT Ward (SSDC Members)	Cllr T Osborne Cllr C Paul
Recommending Case Officer:	Colin Begeman (Principal Specialist)
Target date :	5th November 2020
Applicant :	Darren Scruton - One Stop
Agent: (no agent if blank)	Mr Greg McIntyre , Insignia Signs, Unit D, Confederation Park, Low Fields Way, Leeds LS12 6HQ
Application Type :	Other Advertisement

REASON FOR REFERRAL TO COMMITTEE:

The application has been referred to Committee by the Area Chair with the agreement of the Vice Chair to allow discussions of the planning issues on the basis that Paragraphs 193-202 of the NPPF details the need to consider the impacts of the significance on an asset such as a Conservation Area. Chapter 7 is all about requiring good design. This application goes against Policy EQ3 of the Local Plan in that it does not safeguard where appropriate, nor does it enhance and it does effect the character and local distinctiveness of the conservation area. It does not make a positive contribution with high standards of design which reflect and complement through the use of materials and techniques to the conservation area.

SITE DESCRIPTION AND PROPOSAL





7-8 Parrett Close is one of a reconstituted stone built two storey parade of shops that operates as a convenience store. The unit has an overhang of roof so the shop front is set back under a covered pedestrian area.

The application originally sought advertisement consent for the display of 2 No. externally illuminated fascia signs and 8 No. non-illuminated signs. Through negotiations the external illuminations has now been removed and does not form part of the application.

RELEVANT HISTORY

Various advertisements over the years.

POLICY

The Secretary of State's powers to make regulations for the control of outdoor advertisements are in sections 200, 221, 223 and 224 of the Town and Country Planning Act 1990. The current regulations are the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Under regulation 3, advertisements are subject to control only in the interests of "amenity" and "public safety".

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

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

On this basis the following policies are considered relevant:

South Somerset Local Plan (2006-2028)

None - relies on policy contained within the National Planning Policy Framework

National Planning Policy Framework (February 2019)

Chapter 12 (Achieving well-designed places) - paragraph 132

South Somerset District Council's Supplementary Planning Guidance - The Design of Shopfronts Signs and Security Measures

PPG - Advertisements March 2014

CONSULTATIONS

Langport Town Council

Discussion of the planning application 20/02566/ADV for the installation of illuminated signs outside the One Stop Community Stores Ltd, 7-8 Parratt Close, Langport TA10 9PG at the Town Council meeting resulted in questions to be answered before a decision could be made.

The main concern was that this is in a Conservation area where it was thought illuminated signs could not be installed. Other traders in the Langport Conservation area had had applications for illuminated signs rejected or asked to remove such signs.

The Councillors thought it would also be useful to see a photo mock up, showing what the new signs would look like in situ.

SCC Highways Authority

Standing advice applies

SDDC Highways Consultant

No highways issues, no objection

REPRESENTATIONS

A site notice was displayed, one representation received as follows:

"The signage will have an impact of total eye sore to the character of the area and surrounding buildings, there is enough advertising on the windows at the moment, everyone knows where and what the ONE STOP shop is and does, the supporting photograph already shows how obscene the shop front looks like. As part of a bigger chain of a supermarket which has the same colour scheme we all know where this is going. overbearing signage makes the area cluttered and confused and as to what we will be achieved."

CONSIDERATIONS

This application is seeking advertisement consent for the display of 2 no. fascia signs and 8 no. non-illuminated signs. The external illumination element of the application has been removed through negotiations with the applicant.

Policy background

The National Planning Policy Framework states "the quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way, which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."

Effect upon amenity

Consideration is given to the impact signage would have on the character of the area. The proposed adverts are not considered intrusive in terms of design given the context of the site. It is acknowledged that this is a conservation area but the site is within a modern parade of shops, constructed of reconstituted stone and the proposed advertisements is considered little different to that which is currently displayed at the site.

There would be no impact on residential amenity.

In considering the design, siting, materials, scale and number of signs are in keeping with the character of the surrounding area and in accordance with Policy EQ2 and EQ3 of the adopted South Somerset Local Plan and Chapter 12 of the National Planning Policy Framework.

Public safety

The Highways Authority have no observations to make on the proposal.

RECOMMENDATION

Grant consent for the following reason:

01. The proposal, by virtue of the siting, design, number, materials, and scale is in keeping with the character and appearance of the surrounding area, causes no harm to visual or residential amenity and does not prejudice public safety and is in accordance with the aims and objectives of policy EQ2 of the South Somerset Local Plan (2006-2028) and NPPF Chapter 12: Achieving well-designed places.

SUBJECT TO THE FOLLOWING:

01. (a) All advertisements displayed and any land used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
- (b) Any hoarding or similar structure or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.
- (c) Where any advertisement is required under these Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.
- (d) Before any advertisement is displayed on land in accordance with the consent now granted, the permission of the owner of that land, or of a person entitled to grant such permission, shall be obtained.
- (e) The consent now granted is limited to a period of five years from the date hereof.

Reason: To accord with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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

Drawings E dated 19/03/21

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