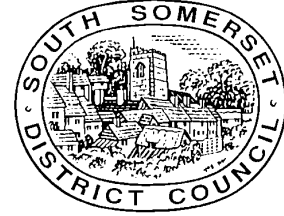


South Somerset District Council

Notice of Meeting



Area East Committee

Making a difference where it counts

Wednesday 13th June 2018

9.00 am

**Council Offices, Churchfield,
Wincanton BA9 9AG**

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



The following members are requested to attend this meeting:

Mike Beech
Hayward Burt
Tony Capozzoli
Nick Colbert

Sarah Dyke
Anna Groskop
Henry Hobhouse
Mike Lewis

David Norris
William Wallace
Nick Weeks
Colin Winder

Consideration of planning applications will commence no earlier than **10.00am**.

For further information on the items to be discussed, please contact the Case Services Officer (Support Services) on 01935 462038 or democracy@southsomerset.gov.uk

This Agenda was issued on Monday 4 June 2018.

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

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

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

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

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

Meetings of the Area East Committee are held monthly, usually at 9.00am, on the second Wednesday of the month in the Council Offices, Churchfield, Wincanton (unless specified otherwise).

Agendas and minutes of meetings are published on the council’s website
www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions

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

Public participation at committees

Public question time

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

Planning applications

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

Comments should be confined to additional information or issues, which have not been fully covered in the officer’s report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should

also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

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

The order of speaking on planning items will be:

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

If a member of the public wishes to speak they must inform the committee administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing. This must be done by completing one of the public participation slips available at the meeting.

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

Recording and photography at council meetings

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

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

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

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

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Area East Committee

Wednesday 13 June 2018

Agenda

Preliminary Items

1. Minutes of Previous Meeting

To approve as a correct record the minutes of the previous meetings held on Wednesday 9th May and Thursday 17th May 2018.

2. Apologies for absence

3. Declarations of Interest

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

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

Planning Applications Referred to the Regulation Committee

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

Councillors Tony Capozzoli, Nick Weeks and Colin Winder.

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

4. Date of Next Meeting

Members are asked to note that the next scheduled meeting of the committee will be at the Council Offices, Churchfield, Wincanton on Wednesday 11th July at 9.00 am.

5. Public Question Time

6. Chairman Announcements

7. Reports from Members

Items for Discussion

8. **Retail Support Initiative - (Executive Decision)** (Pages 6 - 9)
9. **Community Capital Grant Request (Executive Decision)** (Pages 10 - 19)
10. **Area East Committee Working Groups and Outside Organisations - Appointment of Members 2018/19 (Executive Decision)** (Pages 20 - 22)
11. **Development Control Scheme of Delegation - Nomination of Substitutes for Area East Chairman and Vice Chairman - 2018/19 (Executive Decision)** (Pages 23 - 24)
12. **Area East Committee Forward Plan** (Pages 25 - 26)
13. **Action List (For Information Only)** (Page 27)
14. **Planning Appeals (For Information Only)** (Pages 28 - 39)
15. **Schedule of Planning Applications to be Determined by Committee** (Pages 40 - 41)
16. **17/04180/OUT - Land at Wyke Road, Ansford** (Pages 42 - 49)
17. **18/00990/FUL - Land OS 7183 High Road, Horsington** (Pages 50 - 55)
18. **Exclusion of the Press and Public** (Page 56)
19. **CONFIDENTIAL - Planning Appeal - Land West of Stalbridge Road, Henstridge (17/03029/OUT)** (Pages 57 - 67)

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

This does not apply to decisions taken on planning applications.

Agenda Item 8

Retail Support Initiative – (Executive Decision)

Portfolio Holder: Cllr Nick Weeks
Service Manager: Tim Cook – Locality Team Manager
Lead Officer: Terena Isaacs – Community Support Assistant
Pam Williams – Neighbourhood Development Officer
Contact Details: terena.isaacs@southsomerset.gov.uk or 01935 462248
pam.williams@southsomerset.gov.uk or 01963 435020

Purpose of the Report

For Members to consider an alteration to the Retail Support Initiative (RSI) operating criteria and the grant request detailed below

Public Interest

Supporting and helping to improve the retail offer in the towns and villages across Area East.

Recommendations:

1. To approve an award, under the current operating criteria, of up to £1,500 as a 50% contribution to: A Bishop Electricals, 4 High Street, Castle Cary towards shop front improvements, which includes repainting render, wooden windows and railings, from the Community Development budget revenue element ring-fenced for the RSI
2. To approve an amendment to the operating criteria agreed in May 2018 so that, except in exceptional circumstances, a 5-year period should lapse between applications relating to the same premises from the same proprietor

Background

This application is being considered under the scheme's operating criteria agreed in May 2018, a copy of which is attached at Appendix 1. Although this was agreed very recently, the application detailed in the report has highlighted an issue with our present policy which allows for repeat applications within 2 years. I therefore recommend a change to the policy so that no repeat applications, in respect of the same premises, in the same proprietorship can be made within 5 years, unless under exceptional circumstances.

Current Application

The grant application is for a prominent property on Castle Cary High Street – it is one of the first shops which you see as you enter the town. The application meets the RSI criteria.

Grant details

A Bishop Electricals is a long standing business in Castle Cary and has been in receipt of the RSI grant on 2 previous occasions. The first grant was on their previous shop, which was situated at the bottom of the town at the Triangle. In 2015 the proprietor invested in a new property on the High Street, which was in need of renovation and an RSI grant was approved by delegation at that time. The proprietor wants to keep the building in a good state of repair as it is one of the town's first shops on the High Street. At first sight the building looks in good condition but on closer inspection it would benefit from redecoration.

Shop front improvements:

- Total Project Cost – £3,000
- Amount requested – £1,500

Other funding – the remaining funding for this project will come from the business' own fund.

Assessment score is 83 out of a max of 100 – this figure exceeds the minimum level score (50) required for grant assistance to be considered.

All awards to be subject to the following standard conditions:

- (a) The grant award may be used by SSSDC for promotional/publicity purposes
- (b) Grants are paid for approved works/purchases on production of receipted invoices
- (c) Awards are subject to an interim report (within 9 months) and final report being submitted
- (d) Applicants will normally be expected to draw down the grant within 6 months of the offer
- (e) That appropriate consents are obtained
- (f) Works requiring listed building/planning consents or building regulations will be required to be signed off by the appropriate officer prior to the release of funds
- (g) If, within 3 years of a grant award, the business ceases to trade, the District Council reserves the right to reclaim the grant on the following basis: year one – 100%; year 2 – 75%; year 3 – 45%

Financial Implications

If Members choose to award this grant, the unallocated budget for Retail Support Initiative will be as follows:

	Revenue Element	Capital
Unallocated budget 2018/19 as at May 2018	£7,625	£1,212

Corporate Priority Implications

The awarding of grants meets the following corporate aims:

“To increase economic vitality and prosperity”

Carbon Emissions & Adapting to Climate Change Implications

This project does not cause any changes to carbon emissions.

Equality and Diversity Implications

None

Background Papers: AEC agenda and minutes May 2018

Appendix 1

Retail Support Initiative Proposed operating criteria 2018/19

Percentage contributions cannot exceed 50% of costs and **no** retrospective applications are eligible (ie: in respect of works that have already been commissioned/started).

Applications over £1,000 will be considered by Area East Committee on a monthly basis. Amounts of up to £1,000 may be considered at any time as a delegated grant in consultation with the Chairman & Ward Member(s).

Area-wide grant levels: £1,500 to a maximum 50% of project costs as follows:

Eligible costs:

- Shopfront improvements, if they enhance the High Street
- Business rates assistance – a contribution to the amount payable for new businesses (which do not compete with another business) in their first 2 years of trading
- Exceptional projects which add to the viability of towns/villages

Wincanton top-up:

In addition to the area-wide scheme, the 'top-up' scheme for Wincanton also offers:

- Maximum grant £1,000 for businesses wishing to move into one of the eligible units in the town **which have been empty for at least 6 months prior to receiving an application**

The following units are now occupied/undergoing refurbishment; one has taken advantage of the Wincanton 'top up' scheme:

3 Market Place – formerly The Red Lion
13 Market Place – formerly Boots Chemist
1-3 High Street – formerly Brocks
Unit corner of Carrington Way
6 High Street – formerly Chicken Grill/Yummy Yummy

Grants are only available to proprietors/owners with one business/premises and will not exceed 50% of project cost.

Process:

Applications for grants are assessed and recommendations made on the basis of a fully completed application form and 2 'like for like' quotes. Self-help/DIY schemes may complete the application form and supply a project budget with supporting information.

All grant recipients must accept that the grant may be used for publicity purposes by the District Council. Payment of the grant is done retrospectively, for a completed programme of works on the basis of receipted invoices. Exceptionally officers, in consultation with the Chairman, may release partial payments where there is clear justification for doing so.

The existing assessment and current scoring mechanism favours businesses:

- Employing more than 2 people
- In prominent places
- Key rural stores/Post Offices
- Retailers

The award is subject to the following standard conditions:

- The grant award may be used by SSDC for promotional/publicity purposes
 - Grants are paid for approved works/purchases on production of receipted invoices
 - Awards are subject to a summary of the benefit of the scheme being supplied
 - Applicants will normally be expected to draw down the grant within 6 months of the offer and if not will have to inform us of the reason(s) for the delay. If there is a valid reason, officers can provide a 6-month extension, but beyond this the grant would either be withdrawn or referred to Area East Committee to be reaffirmed
 - That appropriate consents are obtained
 - Works requiring listed building/planning consents or building regulation consent will be required to be signed off by the appropriate officer prior to the release of funds
 - If, within 3 years of a grant award the business ceases to trade, the District Council reserves the right to reclaim the grant on the following basis: year one –100%, year 2 – 75%, year 3 – 45%
-

Agenda Item 9

Community Capital Grant Request (Executive Decision)

Portfolio Holder: Cllr Nick Weeks
Service Manager: Tim Cook, Locality Team Manager (East)
Lead Officers: Pam Williams, Neighbourhood Development Officer
Terena Isaacs, Community Support Assistant
Contact Details: pam.williams@southsomerset.gov.uk (01963 435020)
terena.isaacs@southsomerset.gov.uk (01935 462268)

Purpose of the Report

For Members to consider requests for community grants from:

Cucklington Parish Council
Milborne Port Parish Council
Ilchester Parish Council
Lydford & Foddington Broadband Project

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 Area East.

Background

Community Capital Grant applications are considered twice a year in June and December. The next full round of applications will be at the Area East Committee meeting in December 2018. However, there will be a grant request on the July agenda from Templecombe Sports & Social Club. At the time of finalising this report some additional information was required. If eligible, once assessed and the approach set out below is applied to this application, a grant of £6,000 would be recommended.

As June is the first funding round in 2018/19 and there are 4 grants to be considered, there will be limited funds remaining. Most eligible projects have a recommendation for a grant around 25% of project costs rather than the 50% which can be accommodated by the community grant's policy. This will mean that some funding can be preserved for the December grant round.

Requests from community organisations for non-capital works are restricted to small grants of between £100 and £1,000. Capital projects requiring grants of between £500 and £1,000 can be dealt with at any time and are subject to Ward Member agreement.

Projects scoring above 22 points are eligible for SSDC support under the current policies. Appendices A and B show the standard grant conditions used by SSDC and the policies under which all applications are assessed.

Recommendations

- 1) Members agree a contribution of up to £6,000 (25% of the total project costs) from the Parish Infrastructure Fund budget to Cucklington Parish Council towards the upgrade of the village hall car park, subject to the standard conditions set out in Appendix A
- 2) Members agree a contribution of up to £3,910 (16% of the total project costs) £1,971 from the Parish Infrastructure Fund budget and £1,939 from the Community Grants Capital Budget to

Milborne Port Parish Council towards the installation of lighting and automatic barrier at the village hall car park, subject to the standard conditions set out in Appendix A

- 3) Members agree a contribution of up to £6,500 (25% of the total project costs) from the Community Grants Capital budget to Ilchester Parish Council for the purchase of Allotments Area, subject to the standard conditions set out in Appendix A and the drawing down of funds within 8 months, a repayment clause if the land ceases to be used as allotments within 20 years of the award and undertaking an access audit
- 4) Members refuse a contribution of up to £4,025 (25% of total project costs) from the Community Capital budget to Foddington Residents for the installation of fibre broadband system to 16 residents, on the basis that the settlement is included within the next phase of the Superfast Broadband programme

2018/19 Community Capital Budget

There is currently £39,232 uncommitted Capital in Area East Capital Reserve. This figure includes £7,971 from the Parish Infrastructure Fund.

We have received applications for contributions totalling £46,241 for the June grants round. The recommended level support totals £16,410. One additional application will be considered at July's Committee Meeting.

Cucklington Parish Council – Cucklington Village Hall car park upgrade

Cucklington Parish Council has applied for a £8,000 grant towards the upgrade of the village hall car park.

Parish Precept information

Parish	Cucklington
Parish population	173
No. of households	89
Precept 2018/19	£1,250
Band D charge 2018/19	£13.49

The Project

The new hall was built in 2006 and the car park was surfaced in rolled stone, which has required regular and ineffective maintenance. The surface has deteriorated badly (accelerated by increased hall usage) and now has many potholes and mud (which is then walked into the hall increasing the cleaning task and damaging the wood floor). This surface provides inappropriate parking and access from the highway to the hall for the elderly and infirm. The Health & Safety issues are of increasing concern. Further repair of the existing surface appears futile and the Trustees believe the best long-term solution is to tarmac the whole car park.

The project has been assessed against the agreed criteria and the following scores apply:

Category	Maximum score	Score
A Eligibility	Y/N	Y
B Equalities Impact	7	7
C Need for Project	5	5
D Capacity of Organisation	15	13
E Financial need	7	4
F Innovation	3	2
Total	37	31

Projects scoring above 22 points are eligible for SSDC support under the current policies.

Funding Sources	% Funding of Total Scheme Cost	Amount of Funding	Status
Parish Council – Community Benefit Fund	33%	£8000	Secured
Own Funds	4%	£1000	Secured
3 rd Party Funding	29%	£7000	Application in progress
SSDC (Area East)	33%	£8000	Requested
Total Scheme Cost		£24000	

Recommendation is for £6,000 (25%) from the Parish Infrastructure Fund

Milborne Port Parish Council – Springfield Road Car Park Improvements

Milborne Port Parish Council has applied for a grant of £3,910 towards car park improvements at the village hall. Improvements include lighting and an automatic barrier, which will prevent access to vehicles after normal operational hours.

Parish Precept information

Parish	Milborne Port
Parish population	2802
No. of households	1,446
Precept 2018/19	£72,975
Band D Charge 2018/19	£63.72

The Project

This project will benefit all users of the village hall car park. This project will allow safer access to the facilities, so that residents are not dissuaded from attending activities because of the physical hazards that an unlit car park poses.

More attendance at the facilities will not only encourage better and more active communities, but will also provide a degree of discouragement to the antisocial behaviour that is sometimes present at the car park.

The project has been assessed against the agreed criteria and the following scores apply:

Category	Maximum score	Score
A Eligibility	Y/N	Y
B Equalities Impact	7	5
C Need for Project	5	4
D Capacity of Organisation	15	8
E Financial need	7	6
F Innovation	3	2
Total	37	25

Projects scoring above 22 points are eligible for SSDC support under the current policies.

Funding Sources	% Funding of Total Scheme Cost	Amount of Funding	Status
Parish Meeting	42%	£10,000	
Big Lottery Fund	42%	£10,000	
SSDC (Area East)	16%	£3,910	Requested
Total Scheme Cost		£23,910	

Recommendation is for £3,910 (16% of total project costs) £1,971 from the Parish Infrastructure Fund, £1,939 from the Community Capital Budget.

Ilchester Parish Council – Purchase of Allotments’ Area

Ilchester Parish Council has applied for £12,500 towards the purchase of Allotments Area.

Parish Precept information

Parish	Ilchester
Parish population	2153
No. of households	1004
Precept 2018/19	£24,500
Band D Charge 2018/19	£34.96

The Project

Ilchester Parish Council have leased the allotment area on a lease dated 17 June 1982 with the Master Fellows & Scholars of Trinity College Cambridge. The College are disposing of their land estate in Ilchester. The Parish Council would like to purchase the land as all 32 allotments are let with a waiting list. This area is very important for the community now and in the future.

The project has been assessed against the agreed criteria and the following scores apply.

Category	Maximum score	Score
A Eligibility	Y/N	Y
B Equalities Impact	7	5
C Need for Project	5	5
D Capacity of Organisation	15	11
E Financial need	7	2
F Innovation	3	3
Total	37	26

Projects scoring above 22 points are eligible for SSDC support under the current policies

Funding Sources	% Funding of Total Scheme Cost	Amount of funding	Status
Town/Parish Council	50%	£12,500	Secured
Own Funds			
SSDC (Area East)	50%	£12,500	Requested
Total Scheme Cost			

Recommendation is £6,500 (25% of total project costs) from the Community Capital Budget, with a requirement for an access audit to be undertaken and the grant to be repaid if the land ceases to be used for allotments within the next 20 years.

Foddington Residents – Lydford and Foddington Broadband Project.

Representatives of Foddington Residents have applied for £9,831 to assist with the installation of BT fibre system.

Parish Precept information

Parish	Babcary
Parish population	248
No. of Households	106
Precept 2018/19	£3,782
Band D Charge 2018/19	£31.26

The Project

This project is aimed at the 16 Foddington residents who are connected to an old-style BT cabinet, which in turn is connected to the Wheathill exchange. BT has advised this exchange cannot be converted to fibre and did not include Foddington in Phase 1 of the Connecting Devon and Somerset programme. So unless residents take action, the system will stay as it is. The proposed solution will bring the latest future-proofed technology.

Funding Sources	% Funding of Total Scheme Cost	Amount of funding	Status
Town/Parish Council		£320	Secured
Own Funds		£5,950	Secured
SSDC (Area East)		£9,831	Requested
Total Scheme Cost			

The settlement is included within the Connecting Devon and Somerset Superfast Broadband programme, although it has not been possible to obtain an indication of the timescales for delivery. It is understood at the time of preparing this report that funding a settlement included within this programme could mean a breach of State Aid rules – clarification will be sought about this and a verbal update will be provided to Committee.

Financial Implications

There is currently £39,232 uncommitted Capital in Area East Capital Reserve. This figure includes £7,971 from the Parish Infrastructure Fund.

If Members choose to support the recommendations contained in this report, it will mean that £22,822 will be available for future applications.

Corporate Priority Implications

All projects help to support communities so that they identify their needs and develop local solutions and, help people to live well by enabling quality cultural leisure, play, sport & healthy lifestyle facilities and activities. (Focus Four: Health and Communities)

Carbon Emissions & Adapting to Climate Change Implications

Providing local access to a range of activities and services reducing the need to travel which therefore reduces carbon emissions.

Equality and Diversity Implications

All projects help enhance accessibility for all. In each of the projects the Neighbourhood development officers have advised the community groups to obtain an access audit for the venue, providing them with expert advice on how to make their community facility more accessible and user friendly.

Appendix A – Standard grant conditions

1	The funding has been awarded based on the information provided on the application form for your application number.
2	The enclosed Evaluation Form will need to be completed in full and returned to the appropriate Area/Central office when you return your signed acceptance of the funding offer.
3	All other funding sources are secured.
4	SSDC are given prior notice of the date when work is to commence.
5	SSDC is acknowledged on any publicity and on any permanent acknowledgement of assistance towards the project.
6	The applicant will work, in conjunction with SSDC Officers, to monitor the success of the scheme and the benefits to the community, resulting from SSDC's contribution to the project.
7	<p>All grants offered by SSDC will be based on a set of conditions. Conditions include one or more of the following:</p> <ul style="list-style-type: none"> • Monitoring arrangements. • Publicity options. • Before and after photos. • Return signed acceptance slip. • Grants can only be paid for a single year and a second application is not allowed for the same project within 3 years (unless Service Level Agreement). • Any changes to the project should be notified to SSDC. • Share good practice with other organisations if successful in securing external funding. • All other funding sources are secured. • Conditions of grant should be presented in Committee report.
8	<p>For buildings, facilities and equipment:</p> <ul style="list-style-type: none"> • Capital grants are on a one-off basis. • Capital grant applications should include a strategy for maintenance of equipment to applicable standards, and a strategy for replacement (or otherwise) if appropriate. • Subject to planning permission if necessary. • Shared use of buildings/equipment, where appropriate. • Proper signage to buildings/facilities. • The applicant must ensure that its play area is inspected and maintained in accordance with EN1176 or a successive standard. • For Village Halls, an access audit must be carried out and all projects should be improving access for people with disabilities.

Appendix B

SSDC Community Grants Policies

1	Corporate Priorities	Grants criteria and priorities will be linked to the Council's Aims & Key Targets in the Corporate Plan. These are published in the application pack and incorporated into the assessment and scoring system. Specific criteria linked to specialist work areas (eg. Sports, Arts, and Leisure and Play Provision) are published on separate sheet in grants pack.
2	Area Priorities	Area Committees set their own priorities for the year and publicise these to applicants. Area grants should reflect local priorities within the broad district-wide framework.
3	Area or District-wide?	An organisation should be considered for a District-wide grant if: 40% or more of the organisation's activity is benefiting people in 2 or more SSDC areas It is unique in the district and no equivalents exist in the areas. It may have a local base but plans to develop quickly across the district. District-wide organisations receiving core funding should apply to the areas separately for local project work. Where new local projects involving district-wide organisations crop up through the year they should be supported by the area committee on a one-off or pilot basis (say 1-3 yrs). If this project then becomes part of core activities, this should be built into a Service Level Agreement.
4	Repeat Funding & Service Level Agreements (SLA's)	<ul style="list-style-type: none"> • Grant funding is for one year only; • A second grant application for the same project will not be considered within 3 years of the first award; • All organisations requesting repeat funding should have a Service Level Agreement with SSDC; • SLAs will be based on: <ol style="list-style-type: none"> a) an agreed set of measurable targets against which performance will be monitored; b) monitoring of the continued health of the individual organisation; c) value for money being demonstrated; will be: <ol style="list-style-type: none"> d) for 1 year if SSDC wishes to support the organisation's core running costs on an ongoing basis, but will consider funding annually or e) for 3 years if an organisation is: <ol style="list-style-type: none"> (i) assessed to be a key or substantial partner making a significant contribution to corporate and strategic priorities and/or (ii) is delivering services on a long-term basis as delegated by the council. f) 3 year SLAs will be reviewed in the 3rd year of operation; at least one year's notice will be given if future funding levels are to change.
5	Funding/costs	Up to 50% of the total project costs is available (up to 75% for safety surfacing in play areas). Up to £12,500 is available for Area grants. Project costs will be monitored to ensure that the SSDC contribution does not exceed 50% of the total project costs. Grants will be awarded subject to other funding being secured
6	VAT	SSDC may be able to recover VAT on major schemes costing over £100,000. Gifts in kind may be used to avoid VAT, where appropriate.
7	Publicity	SSDC should be acknowledged on publicity material. A simple menu of 'publicity opportunities' is sent out with all grant offer letters.

8	Monitoring	Monitoring arrangements will be a condition of grant and will be included in offer letters. Monitoring will be proportionate to the size of grant and organisation Monitoring information will be fed back to the relevant Committee.
9	Non-financial support	Other forms of Council assistance will be listed in applications and committee reports. A menu of non-financial SSDC support is sent to all applicants.
10	Delegation	Requests for £750 or under are delegated to officers following consultation with Area Chair, Portfolio Holder or Ward Member as appropriate and reported to relevant committee for information only.
11	Retrospective support	Retrospective support is not eligible for funding.
12	Planning Permission	Outline planning permission/building regulation approval should be obtained before grant goes to committee. Awards will only be offered subject to planning permission (and other relevant permissions) being given (where relevant).
13	Parish/Town Council Funding	SSDC will only fund projects where a contribution is being made by the Town or Parish Council, unless there are very exceptional circumstances. This contribution should be proportionate to the size of the Parish. Applicants should approach Town/Parish Council for funding before coming to SSDC. The greater contribution received from Town/Parish Council and the less requested from SSDC the application will achieve a higher score. Parishes need to make better use of their precept to support local organisations.
14	Maintenance	Routine maintenance and replacement of equipment is not eligible.
15	Reserves	SSDC will only fund projects where a maximum of 1 year's running costs is held in free reserves. If a group has dedicated reserves for a particular project, these should be ring-fenced.
16	Leases	Capital grants can be awarded to leased facilities on the following grades: <£5k grant = minimum 10 yr lease. >£5k grant = minimum 15 year lease. Proof of ownership or evidence of an appropriate lease is required at the application stage.
17	Buildings, Facilities & Equipment	3 estimates should be submitted with buildings, facilities and equipment applications where possible. Access to buildings and sharing use of equipment should be demonstrated, where appropriate, and will be a condition of grant. Play area refurbishments will only be eligible for grant aid if the contractor is selected from the SSDC approved list. Rent/income from facilities should reflect market rates. Capital grants are on a one-off basis. Capital grant applications should include a strategy for maintenance of equipment to applicable standards, and a strategy for replacement (or otherwise) if appropriate Proper signage to buildings/facilities will be a condition of grant. Capital projects will need to have incorporated disabled access and an access audit will be required where relevant. Requests for capital funding of over £12,500 are beyond the remit of the Community Grants programme. A Capital Appraisal will be required and referred to the relevant Committee for approval separately.
18	Rent	Organisations occupying SSDC owned property should be assessed and treated in the same way as any other organisation. They should all know the full rent payable.

		<p>They should apply for a grant in the normal way and include rental costs in their budget.</p> <p>SSDC support should reflect the value placed on the work of the organisation not the cost of the accommodation.</p>
19	Rate Relief	<p>All organisations eligible to 100% Rate Relief apply directly to Business Rates. Charitable Arts and Sports organisations who are entitled to 80% Rate Relief can apply to Area Committees for a grant to meet the 20% shortfall. Assessments are made using an adopted set of criteria.</p>
20	Offer letters/grant conditions	<p>All grants offered by SSDC will be based on a set of conditions, which will be presented in Committee reports, to include the following:</p> <ul style="list-style-type: none"> Projects must start within 6 months of the grant being offered or as otherwise specified in the offer letter A project update will be provided every 3 months Other monitoring arrangements as specified Publicity options (eg photos) Return signed acceptance slip Grants can only be paid for a single year and a second application is not allowed for the same project within 3 years (unless SLA) Any changes to the project should be notified to SSDC Share good practice with other organisations All other funding sources are secured Grants only payable upon receipt of invoices or receipts which provide evidence of the costs of project/purchase Evidence of relevant permissions being obtained (eg. planning permission)
21	Loans	<p>SSDC will help applicant's access loans from other sources where possible, and consider loans only when alternative forms of borrowing are not available or at a prohibitive cost. All loans will incur interest</p> <p>Village Halls can borrow up to £5,000 through the District-wide Village Hall Loans Scheme</p> <p>Loans of up to £5,000 can be approved by Area Committees</p> <p>Loans exceeding £5,000 will require a full appraisal & business plan</p> <p>Loans are offered at the appropriate Public Works Loan Board rate for the period of the loan</p> <p>The maximum repayment period will be 10 years and repaid in instalments in accordance with the agreed payment reschedule</p> <p>The maximum amount of a loan shall be £150,000. Any requests above this are beyond the remit of the Community Grants programme and will be considered separately by Full Council.</p> <p>Other loans may be available from other suitable sources</p>

Agenda Item 10

Area East Committee Working Groups and Outside Organisations – Appointment of Members 2018/19 (Executive Decision)

Director: Netta Meadows, Strategy & Commissioning
Specialist: Angela Cox, Specialist (Democratic Services)
Lead Officer: Kelly Wheeler, Democratic Services Officer
Contact Details: Kelly.wheeler@southsomerset.gov.uk or 01935 462038

Purpose of the Report

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

Recommendations

The Committee is asked to:

1. Review and appoint members to serve on the groups and panels for the municipal year 2018/19.
2. Review and appoint members to the outside organisations as set out in the report.

Area East Panels and Working Groups

The following table shows the internal working groups, and their memberships, appointed by this Committee for the municipal year 2017/2018. The Committee is asked to review and agree the memberships of each of the groups for 2018/19.

Working Group	Number of Councillors to be appointed and frequency of meetings	Representation 2017/2018
None		

Outside Organisations

Members are now asked to review and appoint members to the outside organisations for 2018/19, having regard to the adopted policy

Organisation	Number of Councillors to be appointed and frequency of meetings	Representation 2017/2018
Dimmer Liaison Group	1 - twice a year	Nick Weeks
Henstridge Consultative Committee	2 - twice a year. In addition to this, the Chairman of Area East Committee will be required to chair all Consultative Committee meetings for 12 months upon completion of s106 for Henstridge Airfield (Relating to planning application 15/04069/FUL)	William Wallace Hayward Burt

Organisation	Number of Councillors to be appointed and frequency of meetings	Representation 2017/2018
Heart of Wessex Local Action Group	1 – executive meets bi-monthly	Mike Lewis

Financial Implications

None for the Area East Committee as a direct result of this report.

Council Plan Implications

There are several of the Council's Corporate Focuses which encourage partnership working with local groups, including:-

- Work in partnership to deliver investment and development that local people value with particular emphasis on Yeovil and Chard;
- Work with partners to contribute to tackling youth unemployment;
- Work with partners to combat fuel poverty;
- Ensure, with partners, that we respond effectively to community safety concerns raised by local people and that the strategic priorities for policing and crime reduction in South Somerset reflect local needs;
- Work with and lobby partners to help communities to develop transport schemes and local solutions to reduce rural isolation and inequalities to meet existing needs of those communities.

Council Plan Implications

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

Carbon Emissions and Climate Change Implications

None

Equality and Diversity Implications

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

Background Papers

Minute 16, Area East Committee, 12 June 2013

Minute 10, Area East Committee, June 2014

Minute 184, District Executive, 1 May 2014

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

Minute 40, Area East Committee, 14th July 2016

Minute 15, Area East Committee, 14th June 2017

Appendix A

Area East Outside Bodies Information

Name of Organisation	Contact Name	Contact Details	Number of Council Nominees	Period of Appointment	Aims & Objectives	Legal Status	Status of Councillor	Frequency of Meetings	Venue of Meetings
Viridor Waste Somerset Ltd - Dimmer Liaison Group	Jon Pring	Walpole Waste Disposal Site Pawlett Bridgwater TA6 4TF 01278 685182	1	1 Year	To discuss issues with local people and representatives of the local authorities		Member	Twice a year but more frequently if necessary	
Henstridge Airfield Consultative Committee	Tim Johnson – Director of AEF	info@aef.org.uk	2	3 years	To act as a means of consultation in relation to Henstridge Aerodrome.	No legal status	Member	When necessary	
Heart of Wessex Local Action Group	Sarah Dyke - Programme Manager	07826 907361 www.heartofwessex.co.uk	1	5 years	To further sustainable rural development within the Heart of Wessex LAG Programme area through rural economic development	No legal status	Voting member	Bi monthly	Usually at Churchfield

Agenda Item 11

Development Control Scheme of Delegation – Nomination of Substitutes for Area East Chairman and Vice Chairman – 2018/19 (Executive Decision)

Director: Martin Woods, Director – Service Delivery
Lead Specialist: Simon Fox, Lead Specialist (Planning)
Lead Officer: As above
Contact Details: simon.fox@southsomerset.gov.uk or (01935) 462509

Purpose of the Report

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

Recommendation

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

Background

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

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

Financial Implications

None as a direct result of this report.

Council Plan Implications

None as a direct result of this report.

Carbon Emissions and Climate Change Implications

None as a direct result of this report.

Equality and Diversity Implications

None as a direct result of this report.

Background Papers

Minute 36, Council meeting of 21st July 2005

Minute 16, Area East Committee of 14th June 2017.

Agenda Item 12

Area East Forward Plan

Service Manager: Tim Cook, Area Development Lead (East)
Lead Officer: Kelly Wheeler, Case Services Officer (Support Services)
Contact Details: Kelly.wheeler@southsomerset.gov.uk or 01935 462038

Purpose of the Report

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

Recommendation

Members are asked to:-

- (1) Comment upon and note the proposed Area East Forward Plan as attached;
- (2) Identify priorities for further reports to be added to the Area East Forward Plan, developed by the SSDC lead officers.

Area East Committee Forward Plan

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

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

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

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

Further details on these items, or to suggest / request an agenda item for the Area East Committee, please contact the Agenda Co-ordinator; Kelly Wheeler.

Background Papers: None

Appendix A

Area East Committee Forward Plan

Meeting Date	Agenda Item	Background and Purpose	Lead Officer
11 July 18	HoW Local Action Group	Update report for members	Helen Rutter
11 July 18	Conservation area appraisal, review and boundary changes	For members to consider a conservation area appraisal	Andrew Tucker
8 August 18	Heart of Wessex Rail Partnership update report	To update members on the progress of the partnership and to consider funding contributions	Tim Cook
12 September 18	Wincanton Regeneration Programme	<i>To update members on the progress of the programme</i>	<i>Helen Rutter</i>

Agenda Item 13

ACTION LIST from Area East Committee – 9 May 2018

Item	Action Requested	Action taken/by whom
1	<p>Talk to Spatial Planning team about future of business sites at Dimmer Tip in the light of recent Appeal Decision.</p> <p>Communities Lead to set up a meeting to discuss this with Spatial Planning and AEC Chairman.</p>	<p>9/5 Meeting arranged between Helen, Jo Wilkins & Nick Weeks for 17 July 2018</p>
2	<p>Seek clarification from Economic Development about how funding notionally allocated for enhancing SFBB in South Somerset is going to be deployed to address any gaps in the Connecting Devon & Somerset (CDS) scheme.</p> <p>Communities Lead to raise with Lead Specialist for Economic Development and Director of Service Delivery in the first instance.</p>	<p>9/5 Helen emailed Martin Woods & Peter Paddon for advice on next steps.</p>
3	<p>Ensure that Parishes are made aware of tailored support available on GDPR via Area East Bulletin.</p>	<p>Already actioned in April's Bulletin (and in October 2017's edition)</p>
4	<p>Ensure that Parishes are made aware of briefings available on current scam schemes via email.</p> <p>CSA/Chery to ask Rachel (Police) for current list of scam schemes, which is apparently available on the Police & Crime Commissioner's website</p>	<p>22/5 Email sent out to Parish/Town Clerks with useful links, etc.</p>
5	<p>Seek clarification from Spatial Planning about when AEC will have a chance to look at the emerging Local Plan.</p>	<p>See above (Item 1)</p>

Agenda Item 14

Planning Appeals

Director: Martin Woods (Service Delivery)
Service Manager: Simon Fox, Lead Specialist - Planning
Lead Officer: Simon Fox, Lead Specialist - Planning
Contact Details: Simon.fox@southsomerset.gov.uk or 01935 462509

Purpose of the Report

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

Recommendation

That the report be noted.

Background

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

Report Detail

Appeals Received

None

Appeals Allowed

17/00792/FUL – Land at Higher Farm, Corton Denham Road, Corton Denham DT9 4LR
Proposed erection of a stable block (Committee Decision)

Appeals Dismissed

17/02162/OUT – Land at Mill Lane, Pitcombe, Bruton
Outline planning application for one single storey dwelling to include access and landscaping with all other matters (appearance, layout, scale) to be reserved (Officer Decision)

Enforcement Appeals

None

Background Papers: None



Appeal Decision

Site visit made on 27 March 2018

by Richard S Jones BA (Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 08 May 2018

Appeal Ref: APP/R3325/W/17/3185621

Higher Farm, Corton Denham Road, Corton Denham, Yeovil DT9 4LR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Ira Madan against the decision of South Somerset District Council.
 - The application Ref 17/00792/FUL, dated 14 December 2016, was refused by notice dated 15 September 2017.
 - The development proposed is the erection of a new stable area.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of a new stable area at Higher Farm, Corton Denham Road, Corton Denham, Yeovil DT9 4LR, in accordance with the terms of the application, Ref 17/00792/FUL, dated 14 December 2016, subject to the conditions set out in the Schedule attached to this decision.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of its surroundings, having particular regard to the setting of Corton Denham Conservation Area (CDCA).

Reasons

3. The appeal site forms part of a large field and is located on the side of a hill at the edge of the village of Corton Denham. The site is positioned close to but outside of the CDCA and is to the south of Higher Farm, which is currently being redeveloped to provide a large detached dwelling.
4. Given the existing hedge and trees along the roadside and that the ridgeline of the stable would be below road level, the proposal would have a limited effect on any views from the east. Due to the size and siting of the Higher Farm dwelling, as well as the extent of natural screening in its vicinity, it is unlikely to significantly feature in any views directly from the north. Moreover, as a result of the undulating topography, it is unlikely that the proposal would be particularly prominent in longer approaching views from the south.
5. The main effects would likely be experienced in views from the west, north-west and south west, including those from properties along Middle Ridge Lane and at Queen's Court. I accept that the Higher Farm dwelling benefits from a greater extent of natural visual containment than the proposed position of the

-
- stables. Nevertheless, a number of the trees to the rear of that dwelling and other mature trees in the wider area of the field would significantly filter views of it, particularly from Queen's Court. Given also the degree of separation to Queens Court, no unacceptable visual harm would arise from this location.
6. From a number of properties along Middle Ridge Lane the development would clearly be visible and would consolidate a ridge of development at this high point of the field. However, in doing so the stables would relate more closely to the existing settlement in accordance with one of the requirements of South Somerset Local Plan (LP) Policy EQ8. Moreover, the development would relate well to the site's eastern boundary and would be viewed against a backdrop of the upper part of the field and the roadside hedging.
 7. I appreciate that the backdrop would also include the higher part of the hillside beyond, which forms part of the CDCA and which makes a notable contribution towards the rural setting and character of the village. However, by its very nature, equine development requires a countryside location and the proposed design is typical of its function and is not industrial in appearance. I agree that the stable block would be relatively wide but against the rural backdrop of the CDCA, it would not appear unusual or harmful or out of keeping with its landscape character and context. Moreover, precise details of all external finishes which reflect this context could be controlled by way of condition.
 8. Given the siting of the development in the south east corner of the field, other views of the stable block together with the CDCA are likely to be relatively limited. Even where combined views would be achieved, the rural characteristics of the development would not result in material harm in this case.
 9. I accept that the wider field within which the appeal site is situated also makes a positive contribution to the setting of the CDCA and that much of the village is positioned around it. However, the stables would be largely in keeping with this pattern of development, being peripheral to the edges of the field. I do not consider that the siting could reasonably be described as being shoehorned into the site or materially contributing to infilling at Corton Denham. Nor do I consider that allowing an appeal for a stable block in this location would be a precursor to the granting of planning permission for the development of the whole of the field.
 10. The cross sections details show that the PV panels would be positioned at ground level. The PV panels to the rear of the stable would also be largely screened by the same in views from the west. Due to the orientation of the PV panels positioned to the north of the stable block, views of them would be restricted and in the main confined to closer views around the stable block. For these reasons the panels would not be an obvious feature of the landscape and would not result in undue glare or any other material harm. I appreciate that PV tiles could be used instead but that is not what is before me and in any event I have found the ground level panels to be acceptable. Similarly, whilst there may be other alternative siting options for the development, I have been appointed to determine its acceptability and layout in the location currently proposed.
 11. The proposal will clearly require engineering intervention to create the level ground for the stables and its associated hardstanding. However, much of the proposed cut and fill would be to the rear of the stables, and as such would be

largely screened in views from the west. Furthermore, given the profile of the land it is unlikely that the ground levels aspects such as the concrete apron, would be particularly visible in these views. In these circumstances I do not consider that the engineering operations would have an unduly artificial or incongruous appearance. The existing natural landscape character would not therefore be unacceptably harmed.

12. The proposed landscaping will in time further assist assimilating the engineering operations from the south and west as well as screening the stable block. Full details of this and all other aspects of the landscaping can be satisfactorily resolved by way of condition.
13. I recognise local concerns regarding the potential effects of lighting. However, I do not envisage that the nature of the development is such that it would require prolonged periods of lighting whilst the type and extent of external lighting is a matter which could also be satisfactorily resolved by way of condition.
14. Therefore, although the development would be visible, particularly in views from the west, given the nature of the development and the significant separation from the rear of the properties along Middle Ridge Lane as well as the landscaping opportunities, I do not envisage that the proposal would result in an unacceptable visual impact to the occupants of those properties.
15. Subject to appropriate conditions I find that the design, scale, siting and materials would respect the landscape character of the locality whilst the siting would closely relate to the existing settlement. The proposal would therefore accord with the relevant criteria of equine development LP Policy EQ8. Moreover, in overall terms that the proposal would have a neutral effect on the setting of the CDCA as a whole and as such would preserve its character and appearance in accordance with the expectations of LP Policy EQ3.
16. Accordingly, I conclude that the proposal would not result in unacceptable harm to the character and appearance of the area and would not result in conflict with LP Policies EQ2, EQ3 and EQ8. These policies state, amongst other matters and in addition to that set out above, that development will be designed to achieve a high quality, which promotes local distinctiveness and preserves or enhances the character and appearance of the district. It follows that I do not find conflict with paragraph 109 of the National Planning Policy Framework (the Framework) which seeks to protect and enhance valued landscapes.

Other matters

17. I have noted the concerns expressed regarding the siting of manure heaps, animal bedding and any other waste arising from the stables. However, the separation to the nearest neighbouring property is such that I do not envisage material harm in terms of odour. Moreover, as it is the appellant who occupies the nearest residential property to the proposed stables, it is reasonable to assume that she would not wish her own living conditions to be diminished by odour. Accordingly, it is in her interests that matters relating to manure and bedding are well managed. Any nuisance issues arising would also be controlled by other legislation. Concerns relating to drainage and liquid run-off can be satisfactorily resolved by way of condition. This is largely consistent with the views of the Council's Environmental Health Officer.

-
18. I'm not convinced that given the separation and intervening features that the proposal would have any material effect on the operation of the Queens Arms Public House. In any case, the current occupiers of the same are in support of the proposals.
 19. The separation to the nearest neighbouring property and the nature of the proposal is such that there would be no material harm to living conditions in terms of noise or loss of privacy. I accept that there may be noise from construction works but this is an inevitable short period and would not be significant or unacceptable.
 20. I have no substantive evidence to suggest that the proposal would not be overseen and executed safely or that the appellant would not properly adhere to any conditions applied to a planning permission. In any event, it would remain open to the Council to take enforcement action against any breach of planning control. Moreover, I have no evidence to suggest that the nature of the land is such that a reasonable engineering solution could not be achieved to prevent subsidence or a destabilisation of the road.
 21. I have no substantive evidence that the proposal would result in harm to protected species or technical evidence to demonstrate that the proposal would increase flood risk or cause harm to underground water courses.
 22. I have noted the concerns regarding the plans but I am satisfied the details presented in conjunction with my site visit have enabled me to make a thorough and well informed decision. These plans also confirm that the existing entrance to the field would be utilised with the position of the horse lorry parking adjacent to it. The plans also explain that that the horse lorry would turn around on the public road and reverse into position and as such there would be no requirement for an additional hard standing or turning facilities. Moreover, notwithstanding that the existing access does not form part of the appeal site, any works which may or may not be required can be resolved by way of condition, whilst land ownership is a private matter between the parties.
 23. The scale of the development would not justify a transport assessment and the Highway Authority raise no highway safety concerns provided that the proposal is for the appellant's own personal use. Based on the evidence before me I find no reason to take a contrary position on this issue.
 24. I have noted the concerns expressed regarding the access and hedging, which appeared to be related to the ongoing construction works for the replacement dwelling. However, this and issues relating to the planning permission for the redevelopment of the house and any previous burning of waste are not matters which are currently before me.
 25. I have no evidence to suggest that approval of the appeal proposal would lead to further demand for equestrian development and even if it does, such proposals should be treated on their own merits, as I have done in this case. I acknowledge the sloping nature of the wider field but I am not persuaded that it is wholly unsuitable for grazing horses.

Conditions

26. In addition to the standard condition that limits the lifespan of the planning permission, I have specified the approved plans for the avoidance of doubt and

in the interests of proper planning. Landscaping, external lighting and materials conditions are also necessary in order to protect the character and appearance of the area.

27. A condition preventing a commercial use of the stable block is necessary in the interests of highway safety and to protect the living conditions of the occupiers of the nearest residential properties. A condition is also necessary to ensure satisfactory drainage of the site. In the event that a parking hardstanding is required, a condition requiring details of the same to be agreed is necessary to control surface water run-off and its effect on the character and appearance of the area.
28. The Planning Practice Guidance advises that care should be taken when using pre-commencement conditions. In my view there is sufficient scope in this case to delay agreement of the external materials of the stable block and I have amended the trigger accordingly. Nevertheless, in the interests of proper planning and to avoid any potentially abortive works, it is appropriate in this case that the conditions relating to drainage and landscaping are resolved prior to the commencement of any works.
29. For a number of the conditions I have amended the wording to ensure compliance with the provisions of paragraph 206 of the Framework.

Conclusion

30. I fully appreciate the strength and extent of local opposition to this proposal but for the reasons given above, and taking into account all other matters raised, I conclude the appeal should be allowed.

Richard S Jones

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; F-01 Revision D, F-03 Revision B; F-04; F-05 Revision A; F-06; and F-10.
- 3) No work to the stable block shall take place until samples of all external facing materials, including the roof covering, have been submitted to and approved in writing by the local planning authority. The relevant works shall be carried out in accordance with the approved sample details.
- 4) No development shall commence until details of a landscaping scheme have been submitted to and approved in writing by the local planning authority. These details shall include, all new planting and seeding, indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of the development, as well as details of the proposed functional services above and below ground, all means of enclosure, earthworks showing existing and proposed finished levels and contours and retaining structures as well an implementation programme for all aspects of the landscaping scheme. The landscaping scheme shall be carried out in accordance with approved details and the agreed implementation programme and maintained thereafter. Where any trees or plants which within a period of five years from the completion of the development 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 agreement to any variation.
- 5) No means of external illumination/lighting shall be installed without the prior written approval of the local planning authority.
- 6) The development hereby permitted shall be used for private and domestic equestrian purposes only and shall not be used for any business or commercial use.
- 7) Prior to the laying of any hardstanding for the parking area, details of the surfacing materials shall be submitted to and approved in writing by the local planning authority. The hardstanding for the parking area shall be carried out in accordance with the approved details and retained thereafter.
- 8) No development shall commence until details of liquid run-off and surface water drainage have been submitted to and approved in writing by the local planning authority. The approved drainage details shall be completed before the development hereby permitted is first brought into use. The agreed measures shall be retained thereafter.



Appeal Decision

Site visit made on 27 March 2018

by Richard S Jones BA (Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 April 2018

Appeal Ref: APP/R3325/W/17/3187015

Land at Mill Lane, Pitcombe

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Ms Sarah Wheeler against the decision of South Somerset District Council.
 - The application Ref 17/02162/OUT, dated 15 May 2017, was refused by notice dated 4 September 2017.
 - The development proposed is an outline planning application for one single storey dwelling on Land at Mill Lane, Pitcombe to include access and landscaping with all other matters (appearance, layout, scale) to be reserved.
-

Decision

1. The appeal is dismissed.

Preliminary matters

2. The application was made in outline with matters relating to appearance, layout and scale reserved for future consideration. I have determined the appeal on the same basis and have treated the indicative layout and elevations accordingly.

Main Issues

3. The main issues are:
 - the effect of the proposed development on the character and appearance of the area; and
 - whether the location of the development would increase the need for journeys to be made by private car.

Reasons

Character and appearance

4. The appeal site comprises part of an open pastoral field adjacent to a former railway track, the edge of which is lined by mature trees and vegetation. This marks a very clear change in character. To the north east lies the edge of the settlement which is semi-rural in character. To the south west, where the appeal site lies, the character is distinctly rural. Even on the opposite side of the road where the edge of the former railway line is not marked by trees and the dwellings are closer to, if not on the former alignment, there still remains a

clear line which is not breached and beyond which is rural and undeveloped. The existing dwellings at Nos 1 and 2 Mill Lane appear sporadic in nature and washed over by open countryside, whilst the appeal site is well separated, visually and physically, from Ivy Cottage and Laurel Cottage.

5. I acknowledge that the appeal proposal is in outline form with matters relating to appearance, layout and scale reserved for future consideration. I also note it is intended that the dwelling would be single storey and partially dug into the hillside. Nevertheless, the appeal proposal would significantly change the character and appearance of the site and create a very clear urbanising encroachment beyond the visual envelope of the settlement, as demarcated by the former railway line.
6. The photographs provided by the appellant demonstrate the significant rise in the land from the appeal site entrance. Even if the dwelling were cut into the landscape it would still be very visible in public views from Mill Lane when approaching from the north passed the tree belt. The proposal would also result in the loss of part of the existing hedgerow at the site entrance to accommodate the visibility splay. Additional and replacement planting may reduce the visibility of the dwelling in time but a driveway, garden and any retaining structures would likely remain significant urbanising features on this site. A dwelling in this location would also materially consolidate development along this stretch of Mill Lane and erode the existing sporadic character.
7. I am also concerned about the potential effect when viewed from the corner of Mill Lane to the south west, close to the Public Right of Way. Although there are trees and hedgerows around the outer edge of the wider field, the topography of the site is such that the main part of the site is elevated well above road level. The effective screening benefits of the trees and hedgerow are therefore significantly reduced. Again, I appreciate the outline nature of the proposal but I do not know how much cut would realistically be secured at reserved matters stage. A partial cut as suggested is unlikely to avoid further visual harm, even if the dwelling were restricted to single storey with an appropriate materials palette. I accept that the visual intrusion would be reduced by the proposed new planting, however, this would take a considerable time before achieving beneficial effect.
8. Therefore, whilst noting that details could change at reserved matters, the indicative plans before me do not demonstrate a scheme which is capable of avoiding significant visual harm to this rural location. Nor do they demonstrate that the majority of the appeal site would be undeveloped. I acknowledge that the site is not part of a designated landscape, but even with the proposed landscaping I fail to see how the introduction of a dwelling and associated urbanising features into this open pastoral field would amount to an improvement in landscaping terms.
9. I do not consider that the indicative siting as showed would reflect the layout of development to the north, where dwellings are in the main positioned more closely to the road frontage, particularly those on the eastern side of the road. Moreover, the clear demarcation from the established settlement minimises any visual continuity and the proposal would appear at odds with the existing visual and physical containment and local distinctiveness.

10. The appellant has referred me to other decisions in the area, including the appeal decision at Sundown, Sunny Hill¹. However, as acknowledged by the appellant, that site is located some 180m north of the appeal site. As such it lies on the other side of the former railway line where the context is materially different to that which is currently before me. In any case, the Inspector concluded that that the proposal would result in harm to the character and appearance of the area.
11. I have noted the approvals at No 10 Mill Lane and Ivy Cottage, but I do not consider such outbuildings to be directly comparable to the proposal currently before me. I do not have precise details of the location of the annex approved at No 7 Old Station Lane but if its siting hasn't breached the former railway line then it would maintain the character differentiation, whether the land to the south of the alignment is residential or not.
12. Given the separation and intervening landform, I do not consider that the proposal would have any material effect on the setting of the Pitcombe Conservation Area and as such would preserve the same.
13. Nevertheless, for the reasons explained I conclude that the proposal would result in significant harm to the character and appearance of the area, contrary to Policy EQ2 of the South Somerset Local Plan (LP). This states, amongst other matters, that development will be designed to achieve a high quality, which promotes local distinctiveness and preserves or enhances the character and appearance of the district.

Location of development

14. Whilst Bruton has a range of shops and facilities, the appellant acknowledges that the appeal site is approximately 1.7km from its centre. I have noted the appellant's reference to Manual for Streets but given the separation and initial lack of footways and street lighting, I do not consider it likely that future occupants would generally walk to Bruton. Similarly, due to the lack of footways and limited street lighting between the appeal site and the nearest bus stops, I'm not convinced that future occupants would routinely use this mode of transport either.
15. Therefore, although the appellant has demonstrated that cycle distances and routes would not be prohibitive, in overall terms, links between the appeal site and services and facilities, including the train station in Bruton, are generally poor. They are therefore unlikely to encourage walking or the use of local bus services, particularly in the hours of darkness and during the winter months. Consequently, future occupiers would in practice largely rely on the use of a private car and thus would not contribute to sustainable travel patterns.
16. I have noted the appellant's reference to paragraph 32 of the National Planning Policy Framework (the Framework), which states, amongst other things that development should only be prevented or refused on transport grounds where the residual impacts of development are severe. However, case law has established that this addresses matters of highway capacity and congestion, rather than highway safety considerations in themselves.
17. In this regard, the Transport Statement (TS) demonstrates low levels of traffic and vehicle speeds along Mill Lane, across the appeal site frontage. This

¹ Appeal Ref: APP/R3325/W/16/3165154

largely corresponds with my own observations and no evidence, such as road safety data, is provided by the Council to dispute these findings. Moreover, local residents explain that the road is used by walkers, cyclists and for horse riding. The evidence before me does not therefore suggest that existing conditions along Mill Lane are unsafe. Nevertheless, walking on a road with no footpath and street lighting inherently carries more risk than if the opposite were the case. Moreover, it would be less attractive to future occupants on a day to day basis and as a result would affect travel choices.

18. The appellant has drawn my attention to other approvals. Whilst distances from Old Station Lane are not significantly different, occupants living along that road would at least have direct access to a footpath and the benefit of street lighting. I have noted the Inspector's decision in respect of the Sunny Hill site that it would be well located in relation to services and the local transport network. However, although that site may only be 180m closer to Bruton than the appeal site, this intervening distance would be material to future occupants' travel choices given the characteristics I have described. I do not have the location plans for the appeals at Sunny Hill Cottages and land to the east of Sunny Hill, which were the subject of appeal decisions in 2001² but based on the address details, the same conclusions would apply.
19. I therefore conclude that the location of the development is such that it would increase the need for journeys to be made by private car, contrary to LP Policy TA5. This states that all new development shall be required to address its own transport implications and shall be designed to maximise the potential for sustainable transport through measures which include securing inclusive, safe and convenient access on foot, cycle, and by public and private transport that addresses the needs of all.

Other matters

20. The settlement strategy for the district, as set out in LP Policy SS1 identifies the broad strategic locations for new development reflecting sustainable development principles. However, the Council acknowledges that it is unable to demonstrate a five-year supply of deliverable housing sites. In these circumstances paragraph 49 of the Framework establishes that relevant policies for the supply of housing should not be considered up-to-date. In turn, the test in the fourth bullet point of paragraph 14 of the Framework applies. Thus permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
21. Set against the harm identified above there would be limited social and economic benefits associated with the proposal. An additional unit would make little difference to the overall supply of housing and the support one extra household would provide to the local economy and social sustainability would also be limited. It would not make any substantial ongoing contribution to the economic dimension of sustainability through the construction of the dwelling, which would be for a limited time only.
22. As the appeal site comprises an undeveloped open field, its development does not attract the support of the paragraph 17 of the Framework which seeks to make effective use of previously developed land. An argument that

² Appeal References: APP/R3325/A/01/1059707 and APP/3325/A/01/1059708

development would optimise the potential of a redundant open field is one that could be repeatedly applied with significant adverse harm. It therefore carries little weight in favour of the appeal proposal.

23. I accept that the proposal could achieve appropriate visibility splays and would have a limited effect on the local highway network. However, these are neutral matters in the planning balance.
24. I have carefully considered the other approvals and appeal decisions presented by the appellant. However, for the reasons I have explained, I find there to be material differences to that currently before me, thereby limiting the weight I have afforded to them. In any case, I have determined the appeal on its own merits.
25. I note the findings of the supporting habitat survey that the proposal would result in biodiversity gains. However, the proposal would result in significant harm to the character and appearance of the area and its location is such that it would increase the need for journeys to be made by private car. This results in conflict with LP Policies EQ2 and TA5. I find that this harm would significantly and demonstrably outweigh the benefits of the proposal. It would therefore fail to meet the principles of sustainable development as set out in LP Policy SD1 and the Framework.

Conclusion

26. For these reasons, and taking all other matters into consideration, I conclude that the presumption in favour of sustainable development does not apply and that the appeal should be dismissed.

Richard S Jones

INSPECTOR

Agenda Item 15

Schedule of Planning Applications to be Determined by Committee

Director: Martin Woods, Service Delivery
Service Manager: Simon Fox, Lead Officer (Development Management)
Contact Details: simon.fox@southsomerset.gov.uk or 01935 462509

Purpose of the Report

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

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 10am.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 9.45am.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
16	CARY	17/04180/OUT	Outline application for the development of a farmhouse, associated agricultural buildings, amenity space, fodder store, machine store and livestock buildings.	Land at Wyke Road, Ansford	Mr Mike Berry
17	BLACKMOOR VALE	18/00990/FUL	The erection of a detached single storey dwelling with associated landscaping works	Land OS 7183 High Road, Horsington	Mr and Mrs Cockerell

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 16

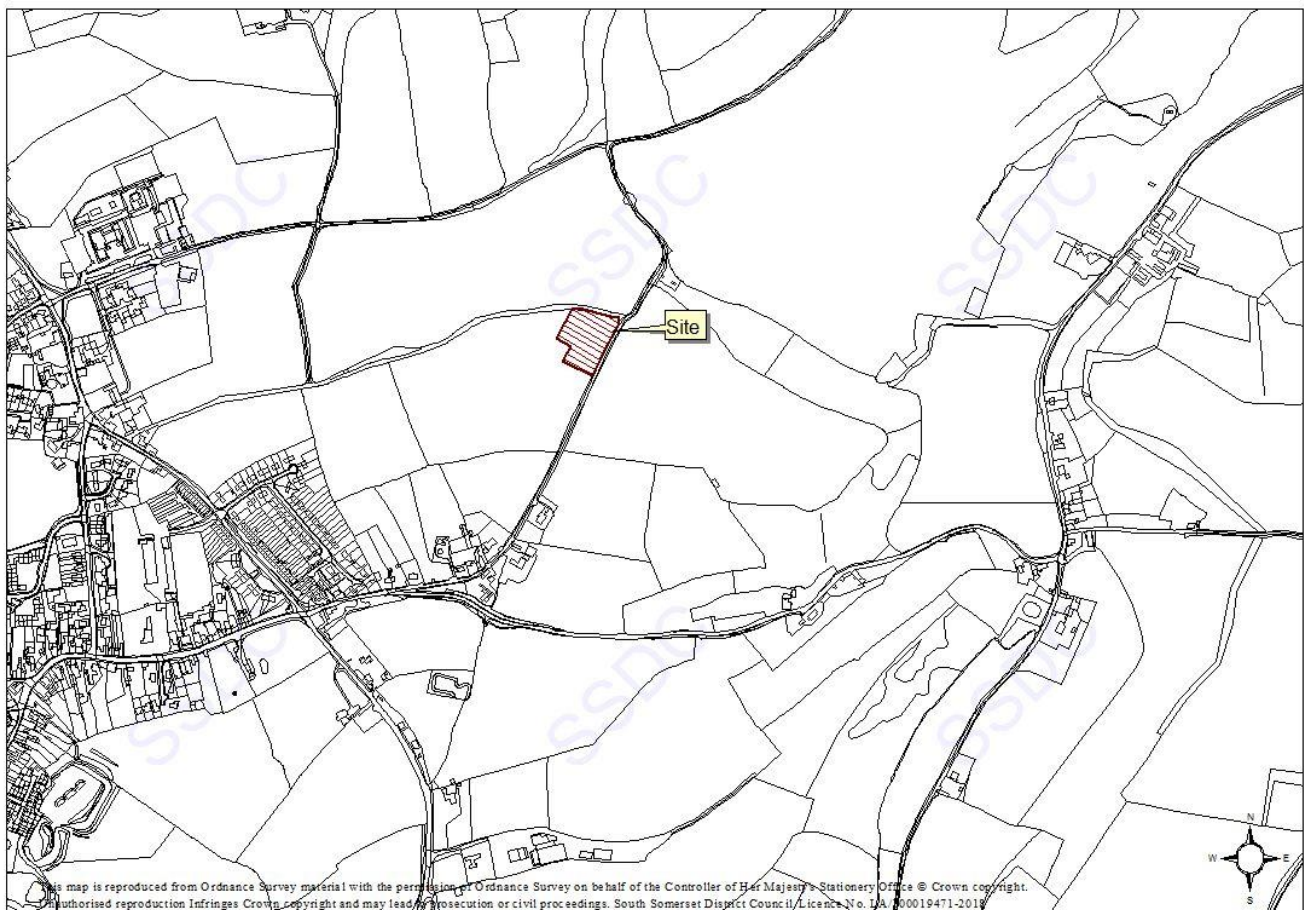
Officer Report On Planning Application: 17/04180/OUT

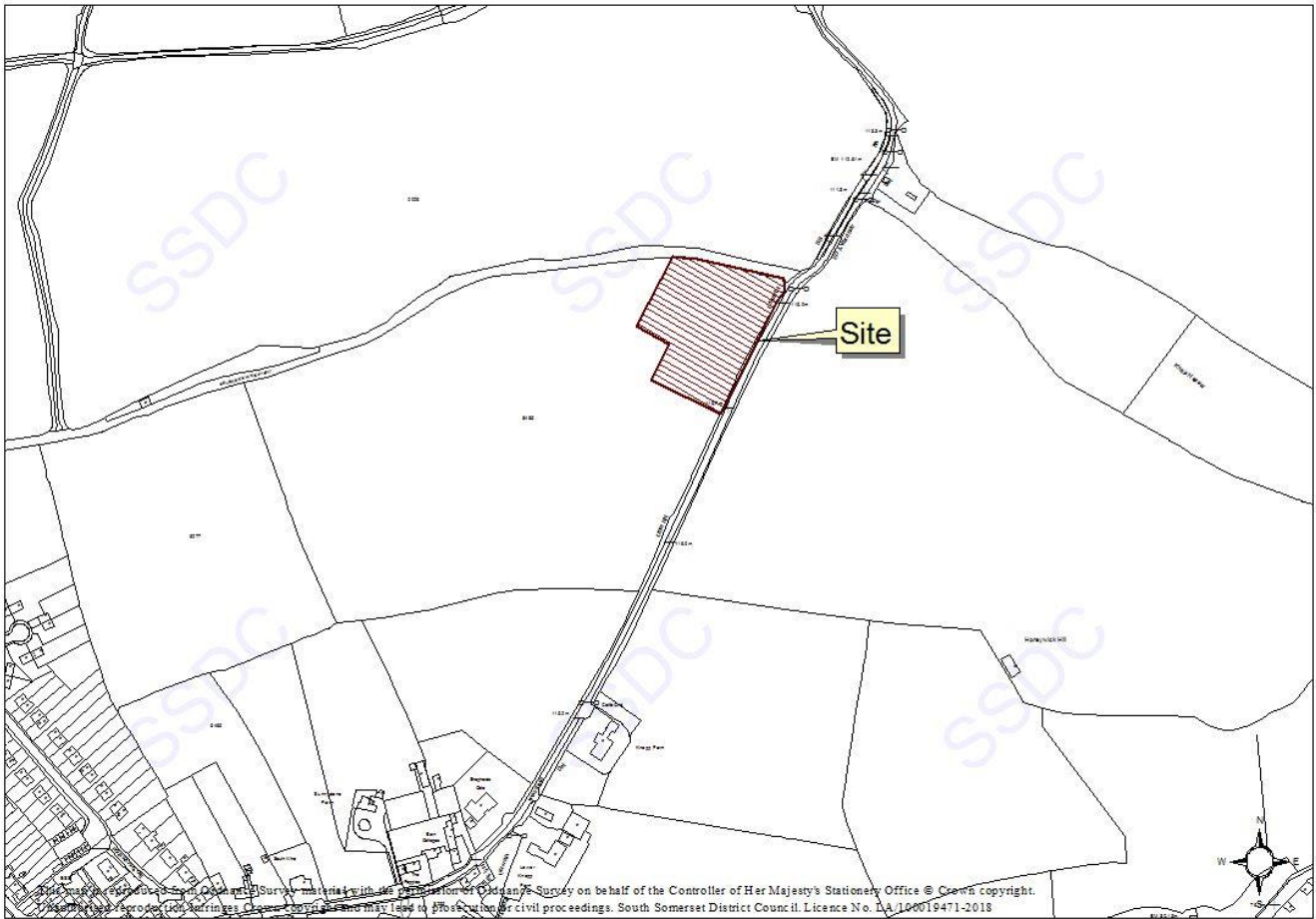
Proposal :	Outline application for the development of a farmhouse, associated agricultural buildings, amenity space, fodder store, machine store and livestock buildings.
Site Address:	Land At Wyke Road Ansford
Parish:	Ansford
CARY Ward (SSDC Member)	Cllr Nick Weeks Cllr Henry Hobhouse
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	23rd February 2018
Applicant :	Mr Mike Berry
Agent: (no agent if blank)	Mr Mark Scoot Maypool House Maypool Brixham TQ5 0ET
Application Type :	Major Other f/space 1,000 sq.m or 1 ha+

REASON FOR REFERRAL

This application is referred to the committee at the request of a Ward Member with the agreement of the Area Vice Chairman to enable the comments of the Parish Council and Neighbours to be fully debated.

SITE DESCRIPTION AND PROPOSAL





This application seeks outline permission for the development of land to form a new farmstead including a farmhouse, agricultural buildings, amenity space, fodder store, machine store and livestock buildings. All matters, with the exception of access, are reserved for future consideration. The site consists of the north-eastern corner of a broadly flat agricultural field laid to grass. The eastern boundary consists of a hedge adjoining the public highway (unclassified), whilst the northern boundary consists of a hedge adjoining a bridleway. The southern and western boundaries of the site are currently open to the remainder of the field. The site is not with a development area as defined by the local plan.

It is proposed to provide a new vehicular access to the site through the eastern boundary of the site, onto the unclassified highway, Wyke Road.

The indicative layout plan shows the use of the north eastern corner of the site as a calving paddock, with a house and double garage immediately to the south. The plan shows the provision of two livestock buildings to the west of the calving paddock and the house, and a track from the proposed access into the remainder of the field bounding the southern edge of the above. To the south of the track the plan shows the provision of a fodder/machinery store and a general purpose agricultural building. In total, the indicative plan shows the provision of 1382 square metres of agricultural floor space. However, it should be noted that since the indicative layout was provided the redline area of the site has been made larger, and the proposed access moved to the southern end of the red line area. The layout, which would need to be agreed as part of a detailed application, would therefore have to change.

The proposal is sought on the basis that the applicant's existing farmstead is on land which has an extant permission for residential redevelopment and, as such the holding need to be relocated elsewhere on the applicant's overall holding.

HISTORY

14/05629/OUT - Outline planning application for the development of a farmhouse, associated agricultural buildings, amenity space, fodder store, machine store and livestock buildings - Application withdrawn 05/02/2015

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF state that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

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

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

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy EQ2 - General Development

Policy EQ4 - Biodiversity

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

Policy HG3 - Provision of Affordable Housing - Sites of 1-5 Dwellings

Policy HG9 - Housing for Agricultural and Related Workers

National Planning Policy Framework

Chapter 3 - Supporting a Prosperous Rural Economy

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

CONSULTATIONS

Ansford Parish Council - Object to the application for the following reasons:

- Ansford Parish Council were disappointed that the applicant chose not to discuss this application with members of the local community including discussions with Ansford Parish Council.
- There would appear to have been no pre application discussions with the planning department.
- The approval of this application would result in an unacceptable expansion in to existing green belt land which would be outside of the current direction of growth of the town.
- The site is located in a very prominent position and if built would be to the detriment of what is a very scenic area.
- The development is located at an unnecessary distance from established developments on the Wyke Road.
- The development would erode the existing special landscape area. There appears to have been no thorough analysis of the impact of development on the surrounding countryside and the amenity value of undisturbed land which is fast diminishing in the Castle Cary and Ansford area.
- The proposed bungalow style residential building is at odds with a traditional farm stead vernacular.
- The opportunity for developing a 'model' farm has not been taken as only utilitarian building proposals have been indicated on the drawings.
- This development would result in the generation of a lot of additional traffic down an existing road which is of very poor quality. In places the road is only 2.9 metres wide with the only passing

spaces being on private property. There is no existing footpath on this road and it is a route which is regularly used by walkers due to its current minor use which this development would change. There is no minor speed limit in place and with numerous blind bends the increase in traffic would make this road less safe than at present.

Pitcombe Parish Council - No comments

County Highway Authority - Refers to standing advice

SSDC Highway Consultant - Initially raised concerns in a number of areas. On the receipt of amended plans and additional information, he confirmed that the proposed access arrangements are in acceptable in terms of location, the geometric layout of the new entrance, the extent of visibility splays, the surfacing and drainage of the access-way, and the position of gates etc. He also confirmed that, on the basis that the scheme is likely to lead to a reduction in traffic movements on Wyke Road (due the fact that the farmstead would now be close to the fields serving it on this side of town), the scheme can be supported on traffic impact grounds.

SSDC Landscape Architect -

"The proposal for a relocated farm is noted, and I recall the earlier application, and the association of this holding with the land around Wayside farm, north of Castle Cary, which now has outline consent for residential development, to necessitate this relocation.

On the assumption that the current farming enterprise could realistically continue to function from the proposed site without its Wayside Farm landholding, and providing you are persuaded by the business case, and accept that there is justification for its relocation, then noting the extent of the land associated with the holding (as indicated, appendix 2 plan - business case) I can confirm that (i) the site selected is one of the better options in terms of its capacity to accommodate the likely landscape and visual effects of development, when comparing it with other locations within the land-holding, and (ii) its landscape sensitivity is not sufficiently high to negate the proposed development. Consequently, with the above provisos, I agree this to be an acceptable site for the scale of development proposed.

Turning to the outline layout as presented in the design and access statement, providing the buildings are slightly cut in where the ground rises; building material tones are relatively subdued; and landscape provision is as suggested by the D&A statement, then I have no further landscape issues to raise."

SSDC Ecologist - Notes that he has considered the application but has no comments or recommendations to make.

SSDC Environmental Health Officer - No comments

SCC Rights of Way - They note the presence of a bridleway abutting the site, but raise no objections to the development. They note the duties of the developer in relation the bridleway.

REPRESENTATIONS

Letters of objection were received from the occupiers of four neighbouring properties. Objections were received in the following areas:

- Would set undesirable precedent
- Visual amenity
- Highway safety
- Damaging road/verges
- Increased disturbance

CONSIDERATIONS

History and Principle of Development

The site is located outside of any development areas or directions of growth as defined by the local plan, where residential development is normally strictly controlled.

The applicant is a farmer, with several blocks of land at different points around the edge of the Castle Cary/Ansford settlement. One of the blocks of land is within the direction of growth for Castle Cary, as defined by the local plan, and now benefits from planning permission for residential development. This block contains the farmhouse and the majority of the agricultural buildings. The applicant therefore argues that a new farmstead is required, and has put forwards the application site as the best possible place within the holding. The applicant has put forwards a good robust case to show that the agricultural enterprise is financially viable and that there is a functional need for a fulltime worker to live on site. It is therefore considered that, subject to a legal agreement to ensure that the existing farmstead is given-up prior to the occupation of the new farmstead, the principle of the proposed development is considered to be acceptable and to accord with local plan and national policies.

The parish council has raised a specific concern that the approval of this application would result in an unacceptable expansion in to existing green belt land which would be outside of the current direction of growth of the town. Although the site is not 'green belt' (there being no greenbelt land in South Somerset), it is true that the proposed development is in open countryside and not within a direction of growth as defined by the local plan. However, as a relocation of the hub of an existing agricultural business, the principle is considered to be acceptable (as discussed above).

Highways

Local concern has been raised in regard to the proposed access arrangements, and whether the resulting increase in vehicle movements on the local highway network would be acceptable. The highway authority was consulted, but only referred to their standing advice.

As such, the SSDC Highway Consultant has considered the scheme in detail. He did initially raise concerns, but on the receipt of additional information and amended plans from the applicant, he has confirmed that the scheme is acceptable from a highway safety point of view. Conditions can be imposed on any permission issued to ensure that the development accords with the scheme as set out in the application in terms of visibility and access layout etc.

In the circumstances, it is considered that it would be unreasonable to raise an objection on highway safety grounds.

Visual Amenity

The site is located on green field land on the edge of an existing settlement. As such, the SSDC landscape architect was consulted as to the impact of the scheme on visual amenity. He considered the scheme in detail and concluded that the selected site is the best of those available within the holding from a landscape impact, and that any harm is not sufficiently significant to negate the proposed development.

It is considered that the detailed design of the dwelling and buildings, and suitable landscaping to help mitigate any minor harm could be agreed as part of a future reserved matters application.

As such, notwithstanding local concerns, the impact of the scheme on the character of the area and the local landscape is considered to be acceptable.

Subject to further details at the reserved matters stage, it is considered that the proposal would have no significant adverse impact on visual amenity in compliance with policy EQ2 of the local plan.

The parish council has raised a concern that the proposed bungalow style residential building is at odds with a traditional farm stead vernacular, and that the opportunity for developing a 'model' farm has not been taken, as only utilitarian building proposals have been indicated on the drawings. However, such detail would be for consideration at the reserved matters stage, not for consideration now.

Residential Amenity

The application site has no close residential neighbours and the development will, therefore, have no adverse impact on residential amenity by way of overlooking, overshadowing or overbearing. The environmental health officer was consulted as to the potential impact by way of noise and odour, but raised no concerns. It is noted that the site is significant distance from the nearest residential properties, and methods for controlling potential odour and noise can be assessed fully at the reserved matters stage.

Therefore, notwithstanding local objections in this regard and subject to suitable details and conditions at the reserved matters stage, the proposal is considered to have no significant adverse impact on residential amenity in compliance with policy EQ2 of the local plan and the aims and provisions of the NPPF.

The parish council has raised a concern that the development is located at an unnecessary distance from established developments on the Wyke Road. However, as a proposal for a new farmstead, including buildings to house livestock, it is reasonable to locate the development away from existing residential properties.

Contributions

The residential component of the development would be liable for the community infrastructure levy (CIL) at the reserved matters stage. No other contributions are sought.

Other Matters

A concern has been raised locally as to the potential for increased damage to the public highway and verges arising from the proposed development. However, this must be a matter for the highway authority, and cannot be considered as a reason to constrain development.

Ansford Parish Council expressed that they were disappointed that the applicant chose not to discuss this application with members of the local community or with Ansford Parish Council prior to submitting. However, there is no requirement for the applicant to do so on applications of this nature. They raised a further concern that there appears to have been no pre application discussions with the planning department. Such discussions are confidential (unless the applicant chooses to reveal them) and, in any case, the applicant is not obliged to enter into any such discussions.

Conclusion

Accordingly the proposal is considered to be acceptable in this location, and to cause no significant adverse impact on the character of the area, highway safety, or residential amenity.

RECOMMENDATION

That application reference 17/04180/OUT be approved subject to:-

- a) The prior completion of a section 106 agreement or unilateral undertaking (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to ensure that the existing dwelling and farm buildings are demolished prior to the occupation of the currently proposed development, or within a reasonable period of such occupation, as may be agreed with the local planning authority.
- b) The below conditions.

FOR THE FOLLOWING REASONS:

- 01. The proposed relocation of an existing agricultural business (including an agricultural worker's dwelling), is considered to be acceptable in this location. Subject to suitable details at reserved matters stage, the proposed development on this site would respect the character of the locality with no demonstrable harm to residential amenity or highway safety. As such the proposal complies with policies SD1, SS1, TA5, TA6, EQ2 and HG9 of the local plan, and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

- 01. The development hereby permitted shall be carried out in accordance with the following approved plans: 43406/5501/SK01C and 140804L0101 received 24 April 2018.

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

- 02. Details of the appearance and landscaping (herein after called the "reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

- 03. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development shall begin no later than 3 years from the date of this permission or not later than 2 years from the approval of the last "reserved matters" to be approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

- 04. The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason: In the interests of sustainable development in accordance with policies SD1, SS1 and HG9 of the South Somerset Local Plan.

- 05. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development (including details of how surface water will be prevented from discharging onto the highway), shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: In the interests of local amenities and highway safety in accordance with policies TA5 and EQ2 of the South Somerset Local Plan.

06. Before the dwelling hereby permitted is first occupied, the access over the first 6 metres of its length shall be properly consolidated and surfaced (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority, before works are carried out on the access.

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

07. There shall be no obstruction to visibility greater than 900mm above adjoining road level in advance of lines drawn 2.4m back from the carriageway edge on the centre line of the accesses and extending to points on the nearside carriageway edge 120m either side of the accesses. Such visibility shall be fully provided before the development hereby permitted is first brought into use and shall thereafter be maintained at all times.

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

08. Any entrance gates shall be hung to open inwards and set back a minimum distance of 5m from the highway at all times.

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

Informatives:

01. Please be advised that subsequent full or reserved matters approval 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.

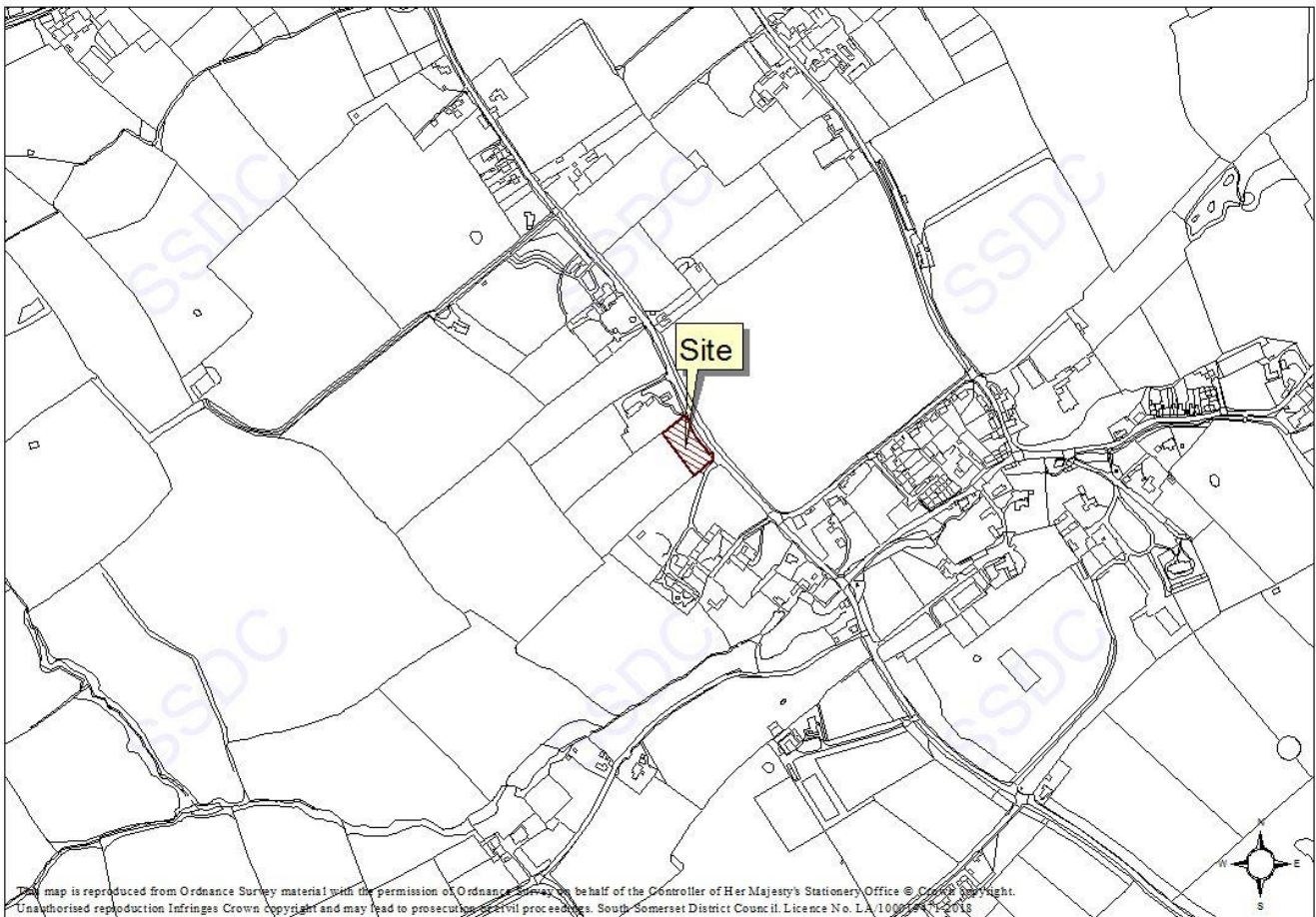
You are advised to visit our website for further details <https://www.southsomerset.gov.uk/cil> or email cil@southsomerset.gov.uk

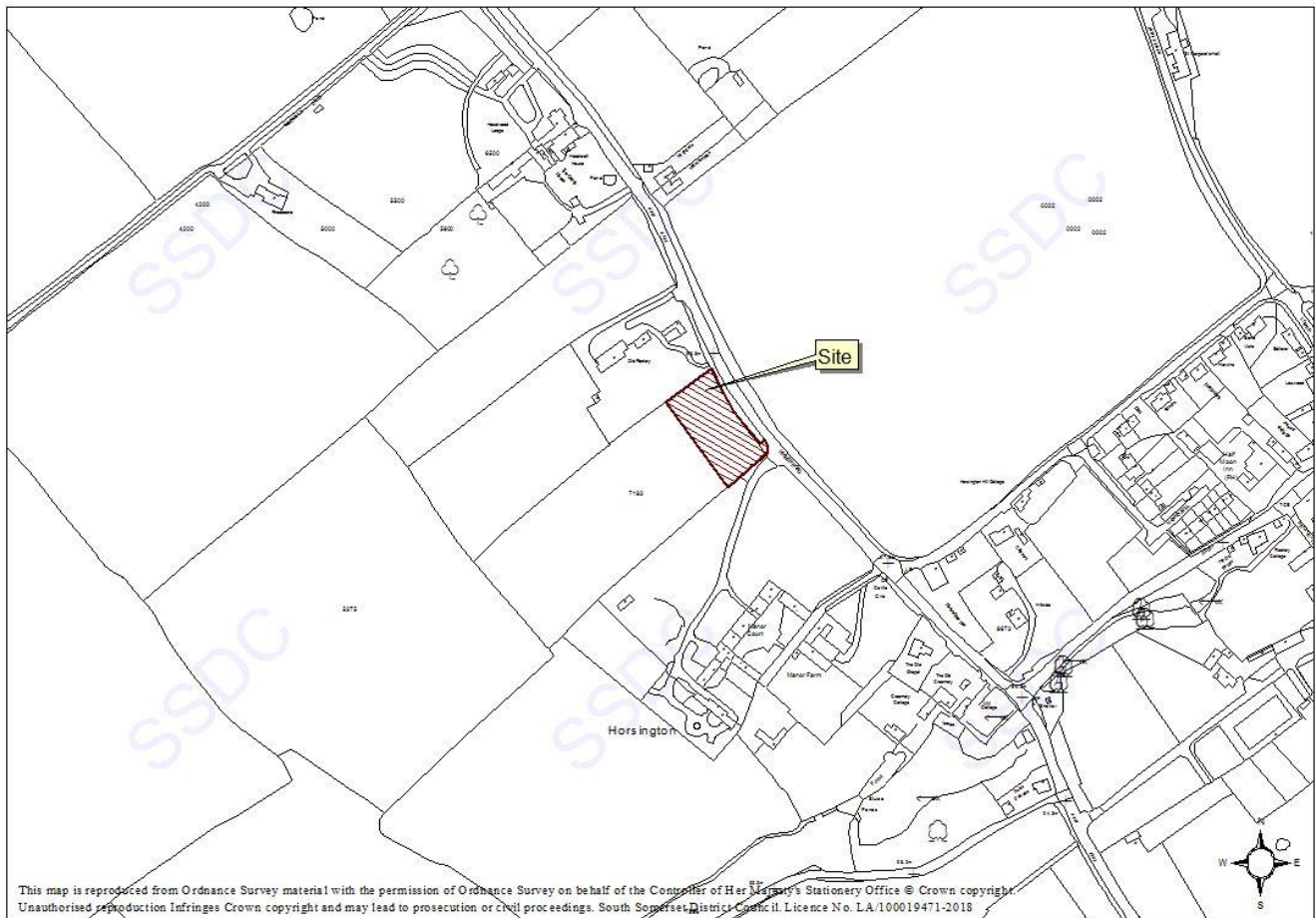
Agenda Item 17

Officer Report On Planning Application: 18/00990/FUL

Proposal :	The erection of a detached single storey dwelling with associated landscaping works.
Site Address:	Land OS 7183 High Road Horsington
Parish:	Horsington
BLACKMOOR VALE Ward (SSDC Member)	Cllr William Wallace Cllr Hayward Burt
Recommending Case Officer:	Jeremy Guise Tel: 01935 462645 Email: jeremy.guise@southsomerset.gov.uk
Target date :	22nd May 2018
Applicant :	Mr & Mrs Cockerell
Agent: (no agent if blank)	Mr Matt Williams Brimble Lea & Partners Wessex House High Street Gillingham SP8 4AG
Application Type :	Minor Dwellings 1-9 site less than 1ha

This application has been called to East Area Planning Committee at the request of ward members and with the agreement of the chairman, because of policy SS2. This application should come before committee as it is in a parish with more than two services and is meeting a housing need for elderly people.





SITE DESCRIPTION AND PROPOSAL

The application site is a rectangular shaped piece of agricultural land located between Manor Court residential complex and The Old Rectory approximately 1.5 miles from the village centre. The site is bounded on the north western and north eastern side by established hedges and the A357 (High Road) off which it shares an agricultural access with Manor Court in the far eastern corner. It is separated from the agricultural field of which it forms part by a post and wire fence along the south west boundary.

Planning permission is sought for the erection of a detached single storey dwelling (85sqm) with associated landscaping works. The dwelling is shown located in the central northern part of the site with parking spaces to the south. The existing field access is upgraded into a drive for the dwelling.

Externally the dwelling has the appearance of a large shed: cedar weatherboarding with double Roman tiles roof. Internal plans show a two bed roomed bungalow with combined kitchen /living room bathroom and utility room cedar clad timber weather boarding with double roman tile roof.

The application is accompanied with a Planning Statement prepared by Brimble Lea Associates. It states:-
The Application seeks full planning permission for the election of a single storey dwelling and the provision of a driveway, parking and turning area off the existing vehicular access. the proposed dwelling will have local sawn cedar timber weatherboard elevations with timber windows and doors and a brick plinth, underneath a dual-pitched double Roman roof. The existing site boundaries will be retained and a new post and rail fence will be erected along the south west boundary of the site to separate the development from the field.
The applicants live at 26 Horsington but this property, together with 27, is owned by Mr Cockerell's mother and these two properties need to be sold to fund his mother's care at Carrington House Care Home in Wincanton. Four generations of Mr Cockerell's family have lived in the village and the Applicants, having themselves lived in the village for over 20 years, would dearly love to stay but there are no suitable or available properties. This development proposal has therefore come from established members of the local community and it has also been tested /checked through local consultation and engagement with the District Council's Planning Team.

Horsington Parish Council and the District Ward Councillors.

And concludes:-

The proposed development will have a neutral impact on the environment and there will be no adverse impacts that significantly and demonstrably the combined weight of the social and economic benefits. As such, the proposal will achieve sustainable development and the LPA is respectfully requested to grant permission in accordance with the presumption in favour set out in local Plan policy SD1 and paragraph 14 in the NPPF.

HISTORY

16/04707/PREAPP - Single storey dwelling - no support offered 02/11/2016

12/04206/OSUC - Water main replacement scheme - Application permitted with conditions 06/11/2012

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF state that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

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

The policies of most relevance to the proposal are:

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

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy SS2 - (Development in Rural Settlements);

Policy EQ2 - General Development

Policy EQ3 - Historic Environment

Policy EQ4 - (Biodiversity)

Policy TA1 - (Low Carbon Travel)

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

National Planning Policy Framework

Chapter 6 - Delivering a wide choice of high quality homes

Chapter 7 - Requiring Good Design

Chapter 10 - Meeting the challenge of climate change, flooding and coastal change

Chapter 11 - Conserving and Enhancing the Natural Environment

Chapter 12 - Conserving and Enhancing the Historic Environment

Other Material Considerations

Somerset County Council Parking Strategy

CONSULTATIONS

Horsington Parish Council - Discussed this application at a meeting yesterday and there were no objections.

SSDC Ecologist - I've considered this application and I don't have any comments nor recommendations to make.

County Highway Authority - Standing advice applies

SSDC Highways Consultant - Consider the sustainability of the site in transport terms (accessibility and connectivity). As this is Full application, details need to be submitted in respect of the access arrangements - including the extent of visibility splays at the access (requiring to be commensurate with vehicle speeds on the A357), geometry, surface, drainage, on-site parking and turning.

Amended details have been provided

SSDC Conservation Officer - Firstly, the location is generally isolated. Development here is in the form of isolated substantial dwellings, set in large plots, separated by fields. The gaps between existing plots are important to local character, which is quite different from the main village to the east.

Secondly, the site abuts a listed building group to the south. This isn't addressed in the submission. Currently the converted farm buildings to the north of the farmhouse are accessed adjacent to the proposed site. Adding a building here will alter the approach to the site, with the potential to dilute the farmstead rural setting.

As such I am of the view that the proposal causes harm to the setting of the listed building group and the character of the area.

REPRESENTATIONS

Five letters of representation have been received. Three offer support and two raise objection to the proposal.

- *The grounds of support can be summarised as follows:-*
- *The building is single storey*
- *The applicants have lived here for many years / all their lives and wish to stay in the village*
- *They are an old village family that have lived in Horsington for generations. It is very important for the village that families with established roots here are enabled to stay*
- *Proposal would benefit future residents by providing smaller properties in the village*

The grounds of objection can be summarised as follows:-

- *The A357 has become a very busy and dangerous road, sadly there have been a number of fatalities over recent years and this proposal would mean an increase in vehicle access.*
- *There is no mains drainage, so septic tank would be required and the land is very wet.*
- *If planning is granted, we would appreciate the planting of an evergreen hedge on the boundary between the site and our field to help hide the buildings from our house*
- *Approval is largely based on the premise that low price housing is in short supply in the area, and approval would benefit the local economy. I agree the urgent need for low price affordable (starter) homes in the area and a boost to the economy would be welcome, but I believe would be very marginal, if at all.*
- *The current application is for a small dwelling, nevertheless its position and other attributes would not make it cheap to purchase. Further, it might be extended in future and then command a higher sale price thus defeating the intention of providing low cost housing.*
- *In addition approval would set a precedent to develop other potential sites along this road as well as more builds on the same site considering where the present application places the building at one end of the site being applied for. This would seem to be detrimental to current environmental and conservation schemes for the area.*
- *It also raises the question of how this precedent might be used for adjoining land, some of which has listed buildings, and the 'open aspect intention for this area?*
- *I understood that this field is part of an agricultural holding without any building presently on it, so if approval were granted I question on what grounds the change of use be permitted?*
- *Also, the site adjoins or is part of a Conservation area. Either way, when the conservation area was decided, was it not assumed that this land would remain agricultural thus retaining the concept for the area?*
- *Even though the current plan indicated a single storey design, that and other domestic; additions would nevertheless alter the skyline to the detriment of all those passing by.*

CONSIDERATIONS

Principle of Development

The application site for the proposed dwelling is located in the countryside, outside a recognised settlement, where strict restraint policies are applied to new residential dwellings. These are set out in policy SS1 Settlement Strategy which states:-

Yeovil is a strategically significant town and the prime focus for development in South Somerset

The following are Market Towns where the provision will be made for housing, employment shopping and other services that increase their self- containment and enhance their roles as service centres

Primary Market Towns: Chard, Crewkerne, Ilminster and Wincanton

Local Market Towns: Ansford/Castle Cary, Langport/Huish Episcopi and Somerton

The following are Rural Centres which are those market towns with a local service role where provision for development will be made that meets local housing need , extends local services and supports economic activity appropriate to the scale of the settlement:

Rural centres: Bruton, Ilchester, Martock/Bower Hinton, Milborne Port, South Petherton and Stoke sub Hamdon.

Rural Settlements will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in policy SS2)

Horsington has limited services and facilities, but site is located some distance from the closest of them and there are no pavements streetlights in the immediate vicinity

Residents would be entirely reliant on motor vehicles, as it is very unlikely that they will walk along a busy main road. Allowing piecemeal residential development in the countryside undermines the objectives set out in policy SS1 and sets an unwelcome precedent that makes it more difficult to refuse similar ribbon development along main roads in rural areas.

A number of letters in support of the proposal have been received from local addresses citing the applicant's connection to the village and their desire to continue to live there. However, planning policy does not distinguish between established and new residents, giving preferential consideration to proposals which seek to house established residents. Each planning application falls to be considered upon its merits, or otherwise, regardless of whether or not the applicants have a local connection.

Visual amenity

The proposal is considered to have an adverse impact on the character of the landscape and the curtilage of listed Manor Court

Highways

The proposal utilises and upgrades an existing field access

The site is located in a relatively isolated rural location where all shops and services will need to be accessed by car. Such locations are considered to be contrary to Policy TA5, Transport Impact of new Development, insofar as they do not maximise the potential for sustainable transport by (ii) securing safe and convenient access on foot, cycle and public transport that addresses the needs of all.

Finally, the proposal is for new residential development, but does not include the provision of a charging point for electric vehicles as per the requirement of Policy TA1ii Low carbon Travel. In the absence of a convincing case for a new dwelling in this location this provides another reason for refusal.

RECOMMENDATION

Refuse for the following reasons:

01. The proposal would result in a new, car dependent, dwelling in a sparsely developed rural location some distance from the centre of the village where there is no safe pedestrian route to the centre of the settlement. It is not of exceptional design or intended to house an agricultural worker. As such it is contrary to Policy SD1, Sustainable Development; Policy SS1, Settlement Strategy and Policy TA5, Transport Impact of New Development of the adopted South Somerset Local Plan and paragraph 55 of the NPPF.
02. The proposal would result in the encroachment of domestic features upon the rural landscape and adversely affect the setting of the listed building group and the character of the area. As such it is contrary to Policy EQ3 Historic Environment and EQ2 General Development of the adopted South Somerset Local Plan and paragraph 131 of the NPPF.
03. The proposed new residential development does not include 16amp electric charging points and, as such, does not contribute positively towards low carbon travel as required by Policy TA1ii of the adopted South Somerset Local Plan and paras 93 and 94 of the NPPF.

Informatives:

01. This decision is based on the following plans: 1393/1; 1393/2 and 1393/3 received 26th March 2018 and unnumbered access and sightline drawings submitted 16th May 2018.
 02. In this case the applicant was advised how the proposal did not accord with the Development Plan, and that no material considerations were apparent that would outweigh these matters
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Agenda Item 18

Exclusion of the Press and Public

The Committee is asked to agree that the following item (agenda item 16) be considered in Closed Session by virtue of the Local Government Act 1972, Schedule 12A under paragraphs 5: Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

It is considered that the public interest in maintaining the exemption from the Access to Information Rules outweighs the public interest in disclosing the information.

Agenda Item 19

By virtue of paragraph(s) 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted