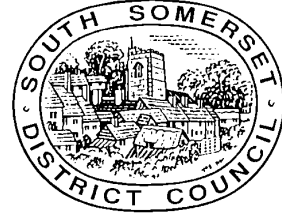


South Somerset District Council

Notice of Meeting



Area East Committee

Making a difference where it counts

Wednesday 12th December 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 **10.45am**.

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 3 December 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 12 December 2018

Agenda

Preliminary Items

1. Minutes of Previous Meeting

To approve as a correct record the minutes of the previous meeting held on Wednesday 14th November 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 9th January 2019 at 9.00 am.

5. Public Question Time

6. Chairman Announcements

7. Reports from Members

Items for Discussion

- 8. East Draft Chapter of the Council Plan 2019/20** (Pages 6 - 9)
- 9. Community Capital Grant Request (Executive Decision)** (Pages 10 - 13)
- 10. Wincanton Town Centre Strategy (Executive Decision)** (Pages 14 - 17)
- 11. Heart of Wessex Rail Partnership (Executive Decision)** (Pages 18 - 21)
- 12. Local Government Boundary Commission - New Ward arrangements between Area North and East Committees** (Pages 22 - 28)
- 13. Area East Committee Forward Plan** (Pages 29 - 30)
- 14. Planning Appeals (For Information Only)** (Page 31)
- 15. Schedule of Planning Applications to be Determined by Committee** (Pages 32 - 34)
- 16. 18/02739/OUT** - Land at Slades Hill, Templecombe** (Pages 35 - 54)
- 17. 12/02738/FUL - Land at Slades Hill, Templecombe** (Pages 55 - 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

Area East Draft Chapter of the Council Plan 2019/20

Service Manager: Jan Gamon, Lead Specialist Strategic Planning
Lead Officer: Jan Gamon, Lead Specialist Strategic Planning.
Anna Maria Lenz, Specialist, Strategic Planning (East/South)
Tim Cook, Locality Manager
Contact Details: anna-maria.lenz@southsomerset.gov.uk
tim.cook@southsomerset.gov.uk

Purpose of the Report

To present the draft Area Chapter for Area East.

Public Interest

The new operating model will be introduced in January 2019 and the way that area priorities are identified and resourced will change. The Committee's priorities will become a chapter of the council plan with resources pulled from across the organisation in Area + teams. This report gives members an opportunity to consider and agree the priorities that will be included in the Area Chapter for 2019/20.

Recommendation

That members agree the priorities for the Area to be presented to District Executive for consideration for inclusion in the Council Plan.

Background

The Area+ proposal states that "The Council will become strategy led and data informed", which puts the annual strategic planning process at the heart of driving delivery in the Areas.

The Area+ Implementation plan sets out the new way of addressing area priorities and details how resources will be allocated from across the organisation to improve area working.

Area Plans will be developed for adoption as chapters of the Council Plan in February 2019 and will 'go live' in April of that year. The SLT Sponsor for each area will have an overview of the emerging Area Plans.

Draft priorities were identified by members of Area East at a workshop after the July meeting of the committee. Content from the workshop, along with information from the latest Area Development plans and other service plans has been used as a starting point to develop the Area Chapter.

Draft Area Chapter - Area East

The priorities for each area have been used to influence the development of the Council Plan for 2019/20. Some priorities identified are proposed as corporate projects and will be presented for consideration by District Executive in February 2019. Some priorities identified clearly have an area focus and are better placed in an Area Chapter. For the first time, the Area Chapter attempts to present key projects and areas of work planned for the coming year by teams from across the whole organisation.

Delivery plan

Once the priorities for the area have been agreed, officers with the knowledge, skills and experience will develop a delivery plan in consultation with ward members. Delivery plans will set out the outcomes, milestones, key activities and resources.

Progress of the delivery plan will be monitored by the Area Committee. The overall approach to delivery will be based on the principle that we will enable others to deliver where we can, partner where it makes sense and only deliver if absolutely necessary.

Area+ teams

Officers required to deliver elements of the Area Chapter will become the Area+ team.

Area+ teams can begin to be established as soon as the details of the Area Plans are known. Input from Specialists will be needed in the development of the delivery plans. However, many people won't start new roles until January 2019 and the transition period will have an impact on when teams can make a start on delivery.

Current work

Other key projects such as the S106 Transport Study, Food Fair, Common Road footpath and Waterside are at advanced stages of delivery and have been resourced.

Budgets

Work will be required to align the area budgets and available resources (capital programme, appropriate S106, etc) with the new Area Plans. There needs to be recognition that resources are finite and will be allocated according to need. Any new work will be assessed in order to establish relative priorities.

Next Steps

- Draft council plan workshops with Scrutiny and DX in week beginning 7th January
- Final Council Plan for adoption in February (SLT: 21st Jan; Scrutiny: 5th Feb; DX: 7th Feb; Full Council: 26th Feb)

The SLT sponsor for Area East is Clare Pestell who will be an advocate for the Area Plan through the adoption process and maintain an overview of progress. The SLT sponsor will provide high level input into the development of Area Plans making sure that they contribute towards the broader aims of the council and take account of relevant regional and national policy.

Financial Implications

There are no new financial implications arising directly from this report.

Corporate Priority Implications

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

Carbon Emissions & Adapting to Climate Change Implications (NI188)

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

Equality and Diversity Implications

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

Background Papers: *Area+ proposal, Area + Implementation Plan*

Area East Chapter of the Council Plan 2019/20

The area chapter presents the priority work in Area East for the coming year. Many of the projects are led by others working in our communities and SSDC will take an enabling approach to provide advice and practical support to help others deliver.

Area+ teams are made up of officers from across the council with specific knowledge, skills and experience needed to support the delivery of the Area Chapter. Details of the Area+ team, key activities, and milestones to be presented in the delivery plan.

Key priorities for Area East:



Economy

- Engage the substantial attractions in Area East to develop the overall destination offer for South Somerset and better market this throughout 2019 focusing on unique experiences.
- Work towards providing employment land and business units of appropriate sizes readily available for uptake by business and residents.
- Continue to support key businesses including work with the Chamber of Commerce and other partners.



Environment

- Support the completion of the Neighbourhood Plans in Queen Camel and Castle Cary.
- Continue to support volunteers at Moldrams Ground.
- Promote opportunities for enhanced service delivery through SSDC Environmental Services offer including parish warden scheme.



Housing

- Support existing Community Land Trusts in Queen Camel and Charlton Horethorne.
- Complete Housing Needs Surveys when requested.



Healthy, Self-reliant Communities

- To support work towards provision of an artificial grass pitch available to the community in area east.
- Support a range of improvements to community buildings. - Programme of live schemes to be set out in the delivery plan.
- Work with Wincanton Rec Trust to develop sustainable management model and use of the site.
- Work with the Balsam Centre to develop a local services hub.
- Improve community transport links
- Increase the network of volunteer led health walks through promotion, training and support.
- Deliver 8 Play days in towns/villages in Area East

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:

- Caryford Community Hall Association

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 June 2019.

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

Members agree:

- to extend the allocations approved in June 2018 to Milborne Port Parish Council for Springfield Road car park improvement project and Ilchester Parish Council for allotment purchase, for a further 6 months.
- a contribution of up to £12,500 as a 19% contribution from the Community Grants Capital Budget for phase 1A, (the preliminaries, foundation and structure) of a new link corridor and plant room which will facilitate the Caryford Hall extension and refurbishment project, subject to the standard conditions set out in Appendix A

Extension of grant period for previous awards

SSDC policy is to award grants on the basis that the money is spent within 6 months.

Members will recall that an award of £3,910 was made in June 2018 towards Springfield Road car park improvements in Milborne Port. Work has started and should be complete by the end of December 2018. An extension has been sought in case work runs behind schedule.

Members agreed to an award of £6,500 (as 25% of cost) towards Ilchester allotment purchase, since the meeting in June 2018 the allotment area has been valued by the District Valuer at £12,000. The Parish Council have agreed not to pay more than this figure. Negotiations are taking place and a decision should be made in the New Year. If the negotiated sum reduces the grant amount will also reduce to 25% of purchase price.

2018/19 Community Capital Budget

There is currently £22,948 uncommitted Capital in Area East Capital Reserve

We have received one application, requesting £40,000 from the December grants round. The recommended level of grant support totals £12,500.

An application from Templecombe Recreation and Sports Club has been held pending a decision from other funders due in January. If this decision is not favourable, a grant request for funding from Area East will be brought to the February committee meeting.

Caryford Community Hall Association – Extension and Refurbishment Project

Caryford Community Hall Association has requested up to £40,000 towards phase 1A & 1B of a three phase project to extend and refurbish Caryford Hall

Parish Precept information

Parish	Ansford
Parish population	1085
No. of households	481
Precept 2018/19	£29,730
Band D Charge 2018/19	£74.77

The Project

The extension and refurbishment of Caryford Hall is much needed to overcome its shortcomings, inevitable in a Hall which opened in 1994. The main issues are:

- An inability to meet the needs of a growing population in its current layout.
- A meeting room which is small, dark and difficult to let out at the same time as the main hall, as being next to each other, sound leaks from one room to the other.
- A kitchen which is poorly laid out and outdated.
- Insufficient toilets and are way past their best.
- Insufficient storage.

The improvements are needed as the hall is struggling to meet the use demands of the current population. The facility serves Ansford and Castle Cary, the settlement as a whole has planning permissions granted for over 650 new dwellings which, if built, will increase the population by about a third.

There is £240k of S106 contributions for Community Halls in Ansford & Castle Cary but the trigger points have yet to be reached for any site and there is no guarantee that funds will be received as developers may try renegotiate agreements on grounds of viability.

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	15
E Financial need	7	4
F Innovation	3	3
Total	37	31

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

Funding Sources	% funding of 1A & 1B cost	Amount of Funding	Status
Ansford Parish & Castle Cary Town Council	3%	£4,000	Secured
Own	3%	£3,003	Secured
Grant Yarlington Homes	3%	£3,000	Secured
Gift Aid	0.2%	£222	Secured
Viridor	50%	£50,000	Pending
SSDC/Other funding	39%	£40,000	Pending
Total Scheme Phase 1A & 1BCost		£100,225	

The recommendation is for £12,500 towards phase 1a (the preliminaries, foundation and structure) for a new link corridor and plant room which need to be put in place ahead of the other phases of the project. The cost of phase 1A is £64,832, therefore the District Council proposed contribution represents 19% of cost whilst combined contributions from Ansford Parish Council and Castle Cary Town Council equate to a 6% contribution.

Across the phases, the overall project cost to extend and refurbish Caryford Hall exceeds £550k.

Agreeing support at this point will give other funders some confidence about the deliverability of this phase of the project. Once decisions from other funders are known, it is anticipated that, in February 2019, a second application for a further £12,500 will be submitted in respect of phase 1B of this project. At this point, Members may wish to top-up the Community Grant capital budget from unallocated balances within the Members Discretionary budget.

Financial Implications

There is currently £22,948 uncommitted Capital in Area East Capital Reserve.

If Members choose to support the recommendations contained in this report, it will mean that there is £10,448 budget unallocated.

Corporate Plan Implications

To build healthy, self-reliant, active communities by:

- Supporting communities so that they can identify their needs and develop local solutions

- Target support to areas of need
- Help people to live well by enabling quality cultural, leisure, play, sport & healthy lifestyle facilities & activities

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

Projects help enhance accessibility. In both projects staff 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.

Agenda Item 10

Wincanton Town Centre Strategy (Executive Decision)

Portfolio Holder *Cllr Nick Weeks*
Strategic Directors: *Martin Woods, Service Delivery*
 Clare Pestell, Commercial Services & Income Generation
 (strategic lead – Area East)
Lead Specialist: *Peter Paddon, Lead Specialist – Economy*
Lead Officer: *Pam Williams, Neighbourhood Development Officer*
Contact Details: *peter.paddon@southsomerset.gov.uk or 01935 462445*
 pam.williams@southsomerset.gov.uk or 01963 435020

Purpose of the Report

To seek approval to publish the Wincanton Town Centre draft strategy for consultation in January 2019 and provide an update to Members on progress to-date

Public Interest

We are aiming, through working with our partners, to boost footfall and help create a more vibrant town centre in which Wincanton's businesses can flourish. The preparation of a draft strategy with action plan will provide ideas on how this might be achieved and will form the basis of a public consultation early next year.

Recommendations

- (1) To approve the consultation draft strategy for Wincanton Town Centre
- (2) To note the report

Background

Members will be aware that there has been a long held local aspiration to regenerate Wincanton town centre and whilst there has been several previous projects (Market & Coastal Towns Initiative, HERS) these ceased a decade or so ago. There continues to be some legacy benefits to the town from these but more recent proactive initiatives such as the Neighbourhood Development Plan (led by the Town Council) have had a much broader basis than town centre regeneration

In 2013, in response to requests from councillors to encourage an anchor retailer to come to the town, experienced in-house staff prepared a confidential scoping report which considered the reasons the town was weaker than it might be and possible options for development. At the time the economic downturn meant that national chains were cautious about any portfolio expansion. This work was revisited in 2017 when a further approach was made to commercial agents to determine the appetite amongst retail users to come to Wincanton.

However, later in 2017 it was recognised that, whilst there were some signs of encouragement with a number of new 'lifestyle' businesses opening, Wincanton had the highest proportion of vacant units of town centres in South Somerset. In December 2017 the District Council's Strategic Regeneration Board approved funding for consultants to develop a strategy for the town centre to provide:

1. An overall approach to the development of the economic vibrancy of Wincanton town centre, set within an analysis of general challenges facing market towns within the UK such as Wincanton, the specific strengths, weaknesses, opportunities and threats of the town.
2. Physical development opportunities (sites) which will increase footfall in the town centre and improve the vitality and viability.
3. Complementary initiatives and interventions to improve the existing environment and boost the economy.

Four companies submitted tender proposals and following a selection process, Chilmark consulting were appointed in May 2018. In early June an inception meeting, 'meet - greet' for councillors and representatives of the Town Council was held ahead of work commencing.

Progress

Over the last few months Chilmark Consulting have been working to develop ideas to deliver positive change. They have engaged with many stakeholders through the process, including Town Council, community organisations with a town centre presence, landowners, businesses (individual and the Chamber of Commerce). The views and ideas shared during this process have informed the draft strategy, a copy of which has been sent to councillors and, subject to Area East Committee approval, will become publicly available in January. There will be a presentation to committee about the strategy, the aim of which is to provide a clear direction for:

- Encouraging quality investment from private and public sector
- Improve commercial confidence
- Inform Future decision making
- Co-ordinate town centre activities/management to achieve complementary improvements
- Promotion and marketing the town centre
- Encouraging and developing partnership to collaborate on implementing the strategy

The document includes early thoughts about potential town centre development opportunities, comprising possible residential and mixed use/workspace, about which there will continue to be a need to ensure a balance, preserving flexibility for alternative footfall generators over time. The hope is that these ideas could also highlight opportunities for better connectivity to the High Street with ideas for new pedestrian linkages which could be brought forward through future developments

Another strand of the work has been to consider public realm improvements such as widening footways, introducing different surface dressings, better delineation of on street parking and planting schemes, proposals are tailored to individual locations at:

- Market Place
- High Street (central area no's 7-15 and the eastern gateway)
- Carrington Way

This complements working with landlords to increase the appeal of existing properties, incentivising occupancy with higher grant interventions which is also included in the draft strategy.

The final strand of work is about drawing on good practice from elsewhere to see what 'tried and tested' complementary initiatives could be adapted for use in Wincanton. Ideas include marketing, capturing race day footfall, night markets and enticing passing traffic from the A303 into the town.

A stakeholder group provided early feedback on these emergent ideas last month, feedback included:

- Greatest challenge is whether this will boost footfall in the town centre
- Town Centres nationally are shrinking
- A lot of available land (Carrington way area)
- We need some 'quick wins' - how will this be delivered?
- Don't ignore the parking charge issue
- Housing needs to be the 'right type'
- Not all new thinking but how do we make it happen?
- Need to capitalise on the wealthy catchment area
- What difference will a strategy make?
- A sense of, 'the time is right'
- Need some 'quick wins'

Whilst some of the ideas and concepts are new, it was recognised that others will be familiar or build on existing practice (such as the Retail Support Initiative). The hope is that Members will support the draft proposals so that we can progress to a presentation to Town Council and public consultation in January 2019.

The feedback from the consultation will help to refine proposals ahead of further report to Area East Committee in Spring 2019. This will seek support for a package of interventions from District Executive with an emphasis on deliverability and aiming to achieve some early 'wins'. The strategy isn't a solution in its own right but it will provide a framework for delivery and funding support in the town centre, something which hasn't previously been available.

It is anticipated that Wincanton Programme Board will be set-up in Spring 2019, it will be modelled on the Yeovil and Chard Boards where they are the key bodies for managing, directing and delivering the broad aims of the regeneration programmes. The Wincanton board will feed into the Strategic Programme Board which has its first meeting in January 2019. Representation on the Wincanton Programme Board will include both Ward Members and the Chair of Area East Committee (who also has a place on the Strategic Programme Board). A stakeholder group comprising representatives of relevant local organisations will also be formed to inform/advise the board and be a forum for sharing ideas, developing projects and identifying potential regeneration opportunities.

Financial Implications

There are no direct financial implications resulting from this report. However, there is a further report to Area East Committee scheduled for Spring 2019 (following public consultation), this will comprise a delivery plan with resourcing identified on which endorsement will be sought.

Council Plan Implications

Complementing our priority 'working to promote a strong and growing economy with thriving urban and rural businesses, improving productivity'
Wincanton Town Centre has been identified as one of four Council Plan priorities

Carbon Emissions & Climate Change Implications

None directly resulting from this report

Equality and Diversity Implications

Tailored consultation will be undertaken with key interest groups

Background Papers

Agenda Item 11

Heart of Wessex Rail Partnership (Executive Decision)

Director: Martin Woods
Communities Lead: Helen Rutter
Lead Officer: Helen Rutter, Communities Lead
Contact Details: helen.rutter@southsomerset.gov.uk or (01963) 435012

Purpose of the Report

To receive a summary of the work undertaken by the Heart of Wessex Rail Partnership during 2017/18. To consider making a partnership contribution for 2018/19.

Public Interest

Castle Cary and Bruton are both on the Bristol/Weymouth line. The Partnership actively supports community involvement in improving the stations and encouraging local communities and visitors to utilise the line for a wide range of trips and journeys. The Partnership is resourced by contributions from local authorities, match funded by the rail operator Great Western Railway and a large group of volunteers who offer their time and expertise.

Recommendations

That Members:

- 1) Note the service issues that have affected the line
- 2) Note the work undertaken by the Partnership in 2017/18 and that a similar report is being taken to Area South Committee
- 3) Approve a funding contribution of £2,000 from the Members' Discretionary budget for 2018/19

Background

Accountability and financial support for the Heart of Wessex Rail Partnership is shared between Area East Committee (2 stations along the line) and Area South Committee (one station).

The line has been supported by a Partnership of Local Authorities along the route since 1998 but was revised and expanded in 2003, with an action plan to:

- 1) Widen the Partnership to include local communities and to improve the understanding of and response to local needs along the line
- 2) Improve quality and availability of information promoting the line and its destinations and raise the profile of the service as an alternative to the private car
- 3) Improve station environments & facilities and access to them by other modes of travel

In the last 15 years the Partnership has developed its community arm achieving significant station investment, improvements to access, promotion and better information from local community groups along the line, including a large number of regular volunteers. Community Working Parties with the TOC and Network Rail are organised by the Partnership, to discuss and prioritise community aspirations.

In October 2011 the line was designated a Community Rail Service, in recognition of its strong support from partner authorities and communities themselves. This gives greater freedom to the operator and community in running the service and stations. The national objectives for community rail development are to increase revenue, manage down costs and encourage greater community involvement in the local railway.

Summary of Line performance 2017/18

I reported last year that passenger growth on the line had slowed dramatically in 2016/17 and that there was a rising and unacceptable level of service disruption linked to electrification work elsewhere in the Region, which was likely to be a factor in this slow down, along with the limiting factors caused by the infrequent service provided and short trains.

This service disruption was a matter of great concern and was taken up with GWR, by the Chairman of the Partnership, in late 2017. Unfortunately the situation continued to deteriorate in 2018 and this led to the former Leader, Cllr Ric Pallister, writing to GWR in May 2018 to raise our concerns more formally. In September the CEO also reiterated these concerns with DfT, Office of Rail & Road and Transport Focus.

Below is a summary of the response to date from Mark Hopwood, the Managing Director of GWR.

- He apologises for poor performance on the route and says it has not been good enough and that the route is important to them
- The route has been severely impacted by the volume of short notice and major upgrade works in the wider region linked to the unprecedented programme of infrastructure improvement in the region, including new train fleets (this means “cascaded” turbo trains on our line) and retraining of drivers and crew
- GWR have a joint performance plan with Network Rail that is being implemented, now that door modifications are complete on the local fleet, this should result in improved reliability
- They are working to improve performance and rebuild customer numbers. They have upgraded all their on-station help points

Comparative passenger numbers and reliability data for the Heart of Wessex Line is summarised below:

- Passenger numbers for 2017/18 were 2,047,000 a reduction of over 3% on 2016/17. This was the first decline, following consistent passenger growth over the 2002/16 period, which saw a tripling of passenger numbers
- The figures available to date for 2018/19, compared with the same period for the previous year, shows a drop of over 132,000 journeys, which is down by over 10%. It is likely that the poor reliability of the service is a major factor in this sharp decline
- Train Reliability figures on this line hit a low of less than 58% PPM* at the end of 2017/18. This compares with a GWR average consistently over 80%. It has since stabilised and shown a slight improvement with the most recent pair of 4-weekly figures coming in at 62% and 70% PPM

*(*this means the number of trains, which ran their entire planned journey and arrived at their terminating station within 5 minutes of being on-time in a 4-week period)*

GWR have a lot of work to do to restore passenger confidence in the line and provide a consistent and reliable service. The CEO is in talks with the Performance Director at GWR and a verbal update will be given at the meeting.

Partnership Work and Programmes

The Partnership acts as a conduit for the ideas and aspirations of the local communities along the line. Most stations have a voluntary group who tend gardens, help to keep the station welcoming and initiate local projects to improve station facilities, access or information. The Wessex Wanderers attract additional new visitors with their annual programme of free guided walks from the stations. Altogether the Rail Partnership Officer, who supports these groups, estimates that over 13,000 hours of voluntary time are gifted to the line and its stations each year.

Given the above situation about the train service however, promotion of the line is problematic. SSDC has taken the view that having a seat at the table, by being an active partner and host, gives us more influence in order to improve the line now and in the future.

- The Line guide produced 3 times a year, along with the excellent website, www.heartofwessex.org.uk is the mainstay of line promotion, along with eye-catching posters Seize the Sunday, which encourage the public to take advantage of year round Sunday services
- Station enhancement at Bruton – most recently a grant for the Friends of the station has enabled further garden enhancement and planting programme. The renewal of the yellow safety lining on the platforms at Bruton (mainline trains come through at 90mph) – this was important safety work.
- Upgrade of the help point at Bruton. Bruton Friends were very pleased to get a customer information source that works (they run on 4G mobile network rather than 3G and have small screens showing train running information)
- There is still an aspiration to have access to the south side of the station at Bruton. The initial feasibility work, conducted during 2017/18 was looking costly and difficult to deliver, but Bruton Town Council are seeking further discussions with GWR to see if a viable scheme can be devised
- Earlier projects at Bruton include additional seating for North bound passengers and a complete new signage system for the station.
- Parking at Castle Cary. This is a long-standing fixture on the Community Wish List to address the chronic inadequate parking provision at this busy station. The first 30 additional spaces should be completed in the New Year and additional land has been acquired for longer-term expansion.
- Earlier schemes include a community noticeboard and improved signage within the station to help visitors find the walking route into the town.
- There are 5 Sunday trains running throughout the year. The main gap is not having an early train up from Weymouth on a Sunday. Following much lobbying from the Partnership GWR are conducting feasibility work to achieve a train departing Weymouth at 8.20 am
- Yeovil residents can now make trips to Weymouth on Sundays out of the peak summer period and this has taken some of the pressure off the Saturday trains, which could be prone to overcrowding between mid-September and mid-May.
- The northbound Sunday services, running from April 2018, allows a full day out in Bath or Bristol
- Some services linking through from the Waterloo line, run by South West Trains, were launched in 2016/17. Further improvements to the timetable were envisaged for December 2018. Unfortunately South West Trains has not been able to implement any additional services to London from Yeovil (some routed via Bruton, Castle Cary and Frome) due to the embargo on timetable changes imposed by DfT following issues elsewhere in the country

Funding Support

The annual running cost of the Partnership in 2017/18 was £65,764. This covers: the salary of the Rail Partnership Officer; the printing and promotion of the line guide; upgrades to the Partnership website and a local grants scheme of up to £10,000 pa to enable the Partnership to match fund local community-led station initiatives.

There is a formal Partnership Agreement through which the Unitary/County Authorities with responsibility for Local Transport Plans put in the greatest contribution and participating Districts a lesser amount. The biggest annual funding contributor is Great Western Railway at £34,132 although they are not signatories to the Partnership Agreement. The total funding expected in 2018/19 is £75,606 including a short-term award of £10,000 from Cross Country Trains for small projects.

Financial Implications

There is a £2000 provision in the Members' Discretionary budget for 2018/19. Under the terms of the Partnership Agreement it is requested that this sum is awarded as a Partnership contribution by the Committee for the current financial year.

Corporate Priority Implications

4. Ensure safe, sustainable & cohesive communities

Carbon Emissions & Climate Change Implications

Maximising train travel reduces car journeys and congestion and therefore has a beneficial effect on carbon emissions

Equality and Diversity Implications

A local train service provides these towns with an alternative to car travel for people without their own independent transport. The Partnership has produced its line guide in large format type for easy reading and this is replicated on its website. The train stations themselves have limited access for those with mobility problems on certain platforms.

Background papers

Report to AEC September 2017;

Agenda Item 12

Local Government Boundary Commission - New Ward arrangements between Area North and East Committees

Executive Portfolio Holder: Val Keitch, Leader, Strategy and Policy
Ward Member(s) Cllrs Jo Roundell Greene, Tony Capozzoli, David Norris
Director: Netta Meadows, Strategy and Support Services
Service Manager: Lisa Davis, Specialist Services Manager
Lead Officer: Angela Cox, Specialist – Democratic Services
Contact Details: Angela.cox@southsomerset.gov.uk or 01935 462148

Purpose of the Report

1. Following the final recommendations of the Local Government Boundary Review of South Somerset, several new Wards have been created. One new Ward has been created which crosses both Areas North and East and, in order to retain Area based working, it is proposed that the whole of the new Ward be encompassed within one Area Committee.

Public Interest

2. The Local Government Boundary Commission for England (LGBCE) is an independent body set up by Parliament whose main role is to carry out electoral reviews of local authorities throughout England. This electoral review was carried out to ensure that:
 - The wards in South Somerset are in the best possible places to help the Council carry out its responsibilities effectively.
 - The number of voters represented by each councillor is approximately the same across the district.

Recommendations

3. That subject to confirmation by Full Council, the Area North / East Committee agree that:-
 - a. the newly created Northstone / Ivelchester / St Michael's Ward (NIST) be wholly within Area East Committee for the purpose of Area Committee working from May 2019.

Background

4. In May 2017 a review of South Somerset's electoral arrangements commenced with a review of the number of District Councillors. This review concluded that the Councils should retain 60 Councillors as the electorate forecasts projected 5 years ahead suggested that the councillor:elector ratio would increase from 2,196 electors at present to 2,290 in 2023.
5. The next stage was to invite proposals on a warding pattern to accommodate 60 Councillors. Submissions were made by the Liberal Democrat group, the Conservative group, an officers submission, individual District Councillors, Parish and Town Councils and local residents. In January 2018, the Boundary Commission published their draft recommendations based on these submissions and invited comments on them.
6. Following the consultation period, in May 2018, the Boundary Commission published their final recommendations. In these final recommendations, several Ward boundaries had changed and some Wards had been amalgamated. However, the new three member Ward of Northstone / Ivelchester / St Michael's (NIST) has been proposed which currently straddles two Area Committees.

The Ward of Northstone / Ivelchester / St Michael's (NIST)

7. The newly proposed Ward of Northstone / Ivelchester / St Michaels (NIST) had not been considered previously in the consultation process and as such, had not been consulted upon. Both officers and Councillors questioned this and the Boundary Commission response was:-

“While geographically large, this ward will be well connected throughout by the A303 and A37. We acknowledge that some of the communities within this ward may feel that they have little in common. However, we will always endeavour to keep communities together and avoid splitting any parishes wherever possible. The Commission will, on occasion, place seemingly disparate communities within the same ward if necessary to achieve what we consider to be the best balance of our statutory criteria. The only other option would have been to create smaller district wards but divide parishes between them in order to secure good electoral equality.

Our proposals now largely follow as requested by the submissions received, the existing Ward Boundaries for Cary, Camelot, Blackmore Vale and Milborne Port. We acknowledge that our recommendations have brought together the existing Wards of Northstone, Ivelchester and St Michael's into a single ward, but, we have retained the wider external boundary lines for this area subject to a minor alteration in the south west which reunites the parish of Stoke-sub-Hamdon into a single ward.

The Commission did consider the warding pattern proposed by the Conservative group very carefully. However, we also received, what was in our opinion, a very strong and well evidenced submission from Yeovil Without Parish Council that did not support any warding pattern that would cross its existing ward boundaries.”

8. The draft Order was laid in Parliament on 15 October 2018 for 40 days the Order will complete its passage through Parliament late November / early December.
9. It is prudent to consider that the Order will be completed and it will provide for the new electoral arrangements for South Somerset District Council to come into effect at the local elections in May 2019.
10. Currently, Area North Committee has 13 Councillors and Area East has 12 Councillors. If the new Northstone / Ivelchester / St Michael's Ward (NIST) was moved wholly within Area North, there would be 15 Councillors in this Area and it would leave 10 Councillors in Area East. To achieve a better balance of representation, it is proposed that the newly created Northstone / Ivelchester / St Michael's Ward (NIST) be wholly within Area East Committee for the purpose of Area Committee working from May 2019. There would then be 13 Councillors in Area East and 12 in Area North.

Current number of Councillors on each Area Committee

Area North	Area South	Area East	Area West
13	19	12	16

Proposal	Councillors in Area North	Councillors in Area East
NIST Ward in Area North (not proposed)	15	10
NIST Ward in Area East (preferred proposal)	12	13

11. Although this proposal would increase the geographical area of the Area East Committee, it does create a more equitable divide of Councillors across the four Area Committees.
12. This proposal may create some local issues for the residents of Chilthorne Domer, Montacute and Tintinhull in the current St Michaels Ward who would have to travel to the venue for Area East Committee meetings (currently at Churchfields in Wincanton) to speak to their Area Committee or hear a planning application within their parish being determined. An Equality Impact Assessment has been completed on this issue. The impact of the new Ward and Area Committee will also need explaining to the 3 affected Parish Councils in the current St Michaels Ward.

Financial Implications

13. There are no direct financial implications as a result of this proposal.

Council Plan Implications

- To build healthy, self-reliant, active communities
- Supporting people and communities, enabling them to help themselves

Carbon Emissions and Climate Change Implications

14. There are no carbon emission or climate change implications associated with the recommendations of this report.

Equality and Diversity Implications

15. An Equality Impact Assessment has been completed and is attached to this report.

Privacy Impact Assessment

16. No personal data was involved in the compilation of this report or the review by the Local Government Boundary Commission for England (LGBCE)

Background Papers

17. Final Report of the Local Government Boundary Commission for England (LGBCE)
 18. Letter from Local Government Boundary Commission for England (LGBCE) dated 07 June 2018 to Alex Parmley, CEO.
-

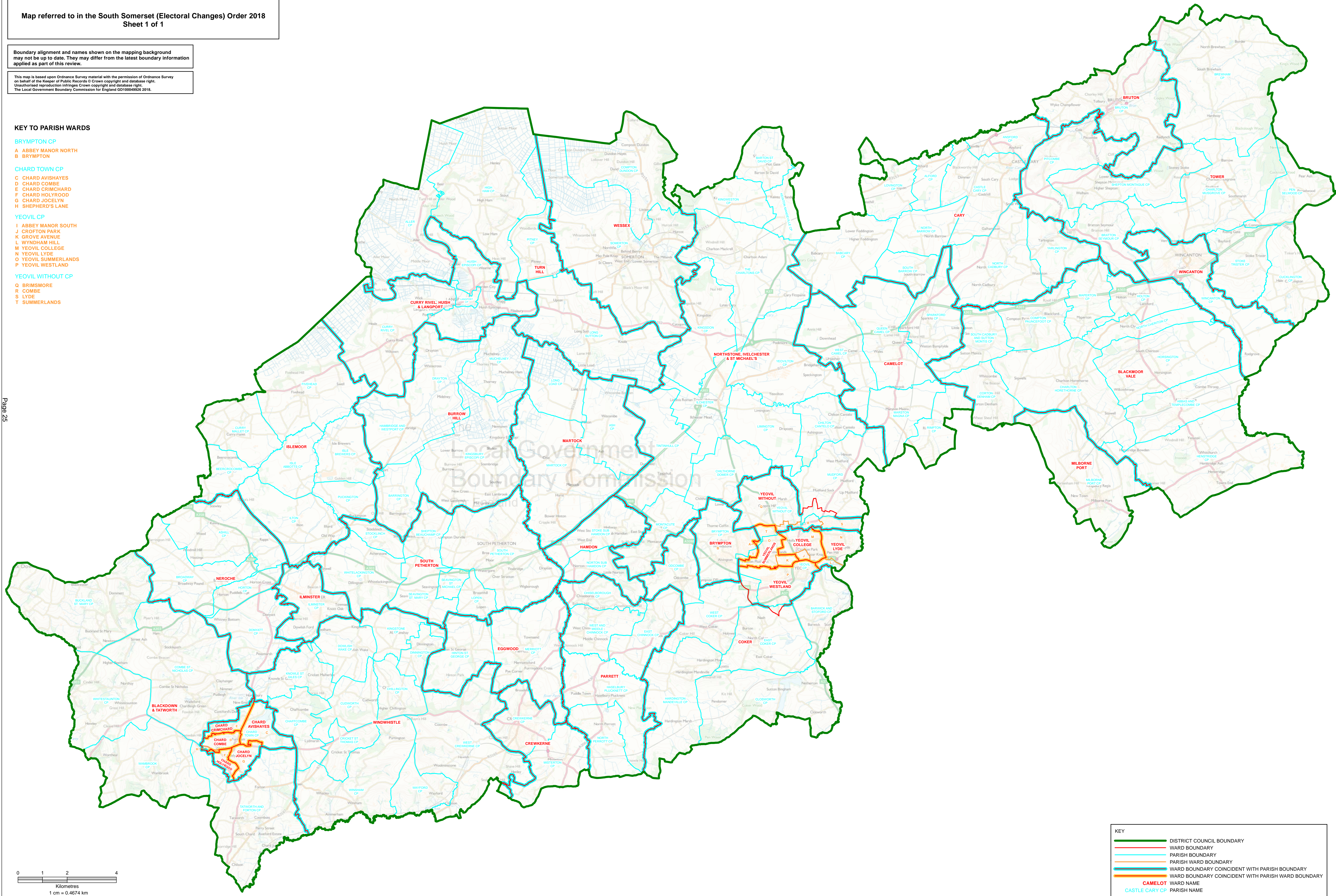
Map referred to in the South Somerset (Electoral Changes) Order 2018
Sheet 1 of 1

Boundary alignment and names shown on the mapping background may not be up to date. They may differ from the latest boundary information applied as part of this review.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Keeper of Public Records © Crown copyright and database right. Unauthorised reproduction infringes Crown copyright and database right. The Local Government Boundary Commission for England G310048926 2018.

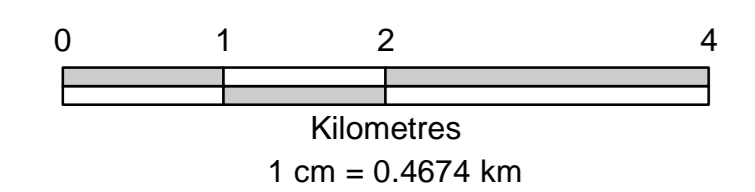
KEY TO PARISH WARDS

- BRYMPTON CP
- A ABBEY MANOR NORTH
- B BRYMPTON
- CHARD TOWN CP
- C CHARD AVISHAYES
- D CHARD COMBE
- E CHARD CRIMCHARD
- F CHARD HOLYROOD
- G CHARD JOCELYN
- H SHEPHERD'S LANE
- YEovil CP
- I ABBEY MANOR SOUTH
- J CROFTON PARK
- K GROVE AVENUE
- L WYNDHAM HILL
- M YEovil COLLEGE
- N YEovil LYDE
- O YEovil SUMMERLANDS
- P YEovil WESTLAND
- YEovil WITHOUT CP
- Q BRIMSORE
- R COMBE
- S LYDE
- T SUMMERLANDS



KEY

- DISTRICT COUNCIL BOUNDARY
- WARD BOUNDARY
- PARISH BOUNDARY
- PARISH WARD BOUNDARY
- WARD BOUNDARY COINCIDENT WITH PARISH BOUNDARY
- WARD BOUNDARY COINCIDENT WITH PARISH WARD BOUNDARY
- CAMELOT WARD NAME
- CASTLE CARY CP PARISH NAME



SSDC Equality Analysis Template (2017)

Page 1: What is Equality Analysis?

Q1. Q1.1 Please describe the change that is the subject of this EqA i.e. the introduction of a new, or significant change to an existing, policy strategy, service or function .

Following the final recommendations of the Local Government Boundary Review of South Somerset, a new Ward has been created which crosses both Areas North and East. In order to retain Area based working, it is proposed that the whole of the new Ward be encompassed within one Area Committee.

Page 2: EQUALITY ANALYSIS (EA)

Q2. Q2.1 What information have you used to analyse the effects on equality, particularly in relation to protected groups?

The proposal to move the current St Michaels Ward into Area East Committee will mean that any Council related issue will be discussed at the Area East Committee meeting - currently held in Wincanton, rather than the Area North Committee meetings - currently held in Somerton.

The proposal will affect the residents of Chilthorne Domer, Montacute, Stoke Sub Hamdon, and Tintinhull who will have to travel a further 8 to 10 miles to attend their Area Committee meeting.

I have used the ward profile data on the Somerset Intelligence website, relating to the Population; Age; Adult Social Care; Health and Car Access of the residents of St Michaels Ward.

Q3. Q2.2 What has this information told you about the potential effect on equality, particularly in relation to the protected groups?

The usual resident population of St Michael's ward is 2,351 (mid 2016 estimates).

The St Michaels Ward has a higher than average population aged between 40 to 80 years and a lower than average population aged between 20 to 40 years.

The percentage of the population of the ward aged 65 years and above is 27.9% (655 people) which is higher than that for the District as a whole. This tells us that there are potentially a larger number of older residents who might be affected in terms of their ability to access Area Committee meetings in Wincanton once the ward has moved into Area East.

In terms of disability or long term limiting illness, the residents receiving adult social care within the Ward is significantly lower than that of the District. The number of people whose day to day activities are limited is consistent with that of the District, being 19% or 446 people. However the number of households with a car is higher than that of the District. This tells us that there may be more people with restricted ability to attend Area Committee meetings due to day to their day to day activities being limited.

Q4. Q2.3 The Equality Act Aims to: Eliminate unlawful discrimination, harassment and victimisation Advance equality of opportunity Foster good relations With these three aims in mind, what is your assessment of the likely impact of the policy, strategy, service or function on the following?:

	Likely to benefit (Positive Impact)	Likely to disadvantage (Negative Impact)	No specific impact
People from different age groups		X	
Men or women			X
Women who are pregnant or have recently given birth			X
People who have undergone, are proposing or are undergoing gender reassignment			X
People with disabilities or carers		X	
People from different religions, belief or faith (including those with no belief)			X
People of different race or ethnicity			X
People who are lesbian, gay or bisexual			X
Marriage/Civil Partnership			X
People who are serving or have served in the armed forces and their families* (* this group is not protected by the Equality Act but are still potentially vulnerable or at risk of exclusion)			X

Q5. Q2.4 Where you have indicated a Positive or Negative Impact in Q2.3, please describe in more detail what the specific Impacts are.

The potential negative impacts for elderly and disabled residents would be in terms of their ability to attend an Area Committee meeting if moved to Wincanton due to it being a greater distance to travel than when the ward was in Area North. This would be particularly true for those who may rely on taxis for transport due to the costs being higher.

Q6. Q2.5 What actions will be, or have been taken to either mitigate any negative impacts or create a positive impact as identified in Q4?

Although the ward has a higher number of older residents and residents with limited day to day activity, attendance at an Area Committee meeting would still require travel by car, whether the meeting was held in Somerton in Area North or in Wincanton once moved into Area East.

It is acknowledged that this proposal to move the St Michaels Ward into Area East would be less convenient for those residents but that is outweighed by the benefits of achieving a better balance of committee membership across the district.

Although it would be less convenient for residents to travel to Wincanton to attend an Area Committee meeting, the higher than average vehicle ownership in the ward suggests that residents would be able to attend utilising their own or a friend/neighbour's transport.

In view of the increased area/size of the Area East Committee consideration can be given to holding the occasional Area Committee meeting in a venue to the West of that Area.

Q7. Q2.6 If there is a need to review the EqA, when do you propose to do this?

* 01/11/2019

Q8. Q2.7 How will you monitor the impact that the decision or policy has had on protected groups?

We keep a note of public attendance at our committee meetings and if there was an issue to be discussed relating to the St Michaels Ward area, we can gauge by the attendance (or lack of it) if the decision has had an impact.

Page 3: Quality Check / Approval Log

Q9. Q3.1 Date and name of Officer Completing the EqA

* 31/10/2018

Name of Officer Completing the EqA and Date Completed

Angela Cox

Q10. Q3.2 Date and name of the Line Manager/Senior Manager approving the EqA

* 05/11/2018

Name of the Line Manager approving the EqA

Lisa Davis

Q11. Q3.3 Date and Name of the Equality Coordinator signing off the EA

* 05/11/2018

Name of the Equality Coordinator

David Crisfield

Q12. Q3.4 Any Comments

No Response

Agenda Item 13

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
9 January 19	Policing in Area East	To update members on recent issues in Area East	Avon and Somerset Police
13 February 19	Community Transport Update Report	To update members on the Community Transport	SSCAT Bus Manager
13 March 19	Wincanton Town Centre Strategy	Update report to include outcome of public consultation and next steps	Pam Williams/Peter Paddon
13 March 19	Citizens Advice South Somerset	Update Report	Angela Kerr, Citizens Advice South Somerset

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

17/03405/FUL – Land OS 0084 Gunville Farm, Violet Lane, Charlton Horethorne
Erection of two dwellings, provision of access, diversion of public right of way, landscaping and ancillary works (Officer Decision)

Appeals Allowed

17/03029/OUT - Land Os 5439 Part Townsend Green, Henstridge
Outline planning application for up to 130 dwellings with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access point from Woodhayes Way.(Committee Resolution)

17/04047/S73A - Land Rear Of 18 To 24 Westcombe Templecombe
Application to vary condition No. 02 (approved plans) of planning approval
09/03037/FUL, 11/02147/S73 and 16/03330/S73A to substitute with revised plans. (Committee Resolution)

Appeals Dismissed

None

Enforcement Appeals

None

Background Papers: None

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 10.45am.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 10.30am.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
16	BLACKMOOR VALE	18/03729/OUT**	Outline application for residential development comprising up to 70 dwellings and associated open space, landscaping works and area for school expansion, together with new access and drainage infrastructure	Land at Slades Hill, Templecombe	Thales UK
17	BLACKMOOR VALE	18/02738/FUL	Erection of manufacturing building (Use Class B2) and associated development including construction phase access/roadway (temporary), car park/yard area, perimeter security fencing, external plant, and landscaping works	Land at Slades Hill, Templecombe	Thales UK

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.

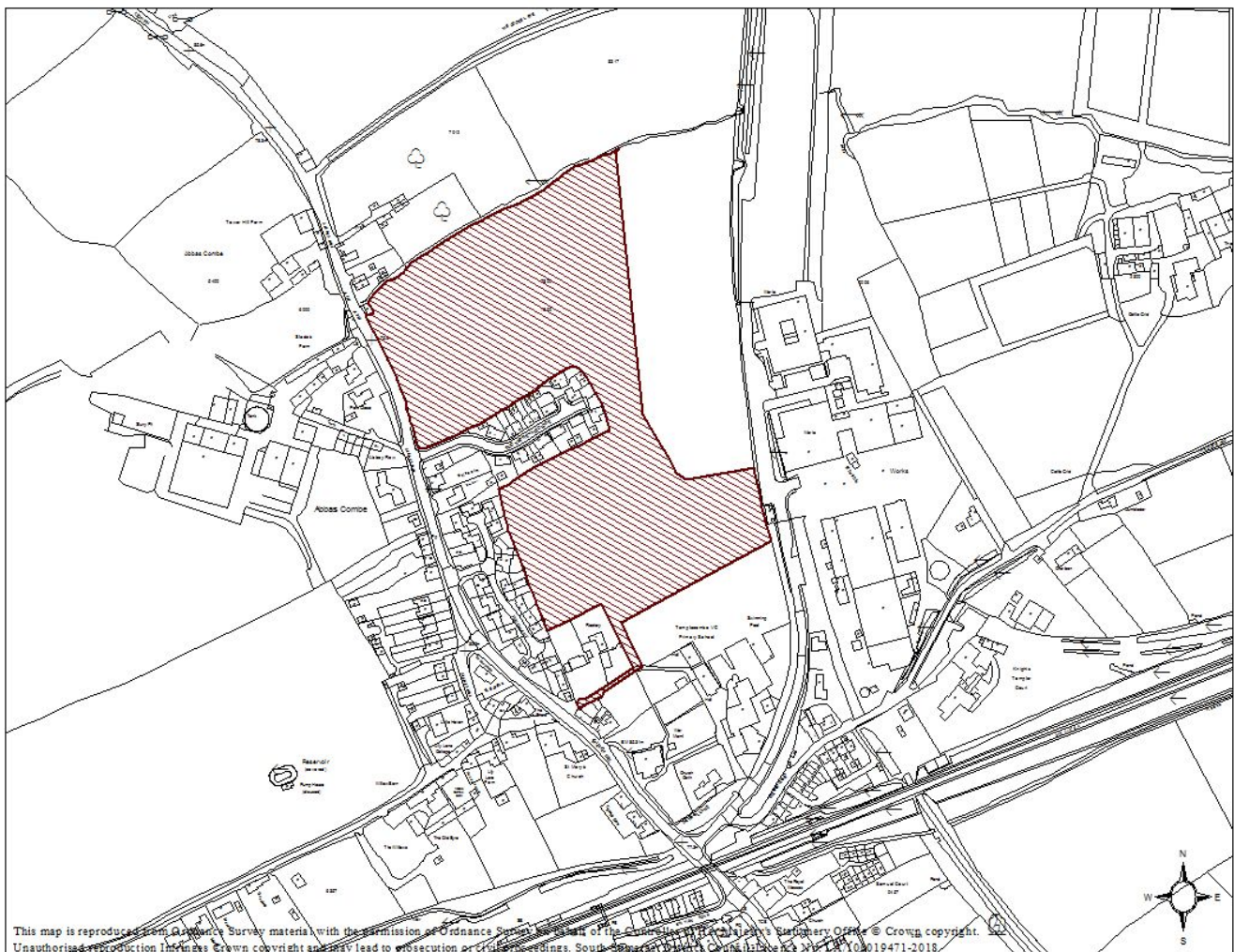
Agenda Item 16

Officer Report On Planning Application: 18/02739/OUT**

Proposal :	Outline application for residential development comprising up to 70 dwellings and associated open space, landscaping works and area for school expansion, together with new access and drainage infrastructure.
Site Address:	Land At Slades Hill Templecombe
Parish:	Abbas/Templecombe
BLACKMOOR VALE Ward (SSDC Member)	Cllr William Wallace Cllr Hayward Burt
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	3rd December 2018
Applicant :	Thales UK
Agent: (no agent if blank)	Miss Alys Thomas Rivergate House 70 Redcliff Street Bristol BS1 6AL
Application Type :	Major Dwigs 10 or more or site 0.5ha+

The two ward members have both exercised their right to call the application into committee, prior to any formal consultation under the scheme of delegation. They consider the scheme to be of such significance to the settlement as to warrant discussion at Area East Committee.

SITE DESCRIPTION AND PROPOSAL



This application seeks outline permission for the erection of up to 70 dwellings and associated open space, landscaping works, and area for school expansion, together with new access and drainage infrastructure. Approval for the principle of development and the means of access is sought at this stage and all other matters reserved for future consideration. The proposed access would be derived directly from Slades Hill (the A357).

The site consists of an area of agricultural land currently laid to grass, and forms part of a wider site with an extant permission for a mixed use development of up to 75 dwellings, and employment use. The wider site is a 6.57 hectare site located on the edge of a rural settlement (as defined by the local plan) and is currently in agricultural use. It sits at the base of a shallow dip, with the land rising to the east, north and west. It is bounded by the school and church to the south, the Thales industrial site to the east, existing residential development to the west and by agricultural land to the north. The nearest residential properties, in Blackmore Vale Close and The Hamlet, sit on raised ground relative to the development site, supported by a gabion wall. There is a grade II listed building located close to the wider site, but is some distance from the area of the site to be used for this scheme.

An indicative plan has been submitted with the application that shows a the residential site split into two distinct blocks - a northern block and a southern block. The northern block contains the access to the public highway and is served by a central spine road, running east-west, with residential development either side. To the eastern end of the northern block is shown a drainage feature, public open space and a LEAP, along with a road linking to the southern block. The southern block is shown as a loop of road, with residential development on all sides, except to the east, where a 0.5 hectare parcel of land reserved for school playing field expansion is shown. In addition, an approximately 0.28 hectare area of land, currently leased to SCC as part of the school playing field will be transferred to SCC on a permanent basis. Also, an approximately 0.14 hectare area of land will be transferred to the parish council to be used as a cemetery extension.

HISTORY

18/02738/FUL - Erection of manufacturing building (use class B2) and associated development including construction phase access/roadway (temporary), car park/yard area, perimeter security fencing, external plant, and landscape works - Pending consideration

18/02114/EIASS - Request for screening opinion for mixed development of land, incorporating up to 70 dwellings and general industrial floorspace along with associated parking and landscaping - EIA not required 18/07/2018

16/04551/REM - Application for the approval for the remaining reserved matters (appearance, landscaping, layout and scale) of outline planning approval 12/03277/OUT (Mixed use development comprising up to 75 dwellings, B1a, b and c employment, D1 multi purpose community building and associated development) - Application permitted with conditions 13/04/2017

16/03658/NMA - Application for a non material amendment to planning application 12/03277/OUT to allow minor changes to the wording of planning condition 5 - Application permitted 30/05/2017

13/03116/OUT- Mixed use development comprising up to 75 dwellings, B1 a, b and c employment, D1 multi purpose community building and associated development - Application withdrawn 16/10/2018

12/03277/OUT - Outline application for mixed use development comprising of up to 100 dwellings, retail unit, employment area, community building, area for potential school expansion, public open space, allotments together with new access - Application allowed on appeal 29/10/2013 for 75 dwellings

11/02183/EIASS - Proposed mixed development of land - EIA not required 15/08/2011

05/01336/OUT - The erection of two employment buildings each of 500 square metres, 72 dwellings (of which 35% would be affordable housing), extension to cemetery to 0.65 acre, extension to existing school playing fields of 1.11 acres, open space and construction of link road to existing employment site - Application withdrawn 03/09/2009

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 of the NPPF

indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

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

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

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy SS2 - Development in Rural Settlements

Policy SS5 - Delivering New Housing Growth

Policy SS6 - Infrastructure Delivery

Policy EQ1 - Addressing Climate Change in South Somerset

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

Policy HG3 - Provision of Affordable Housing

Policy HW1 - Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development

National Planning Policy Framework

Chapter 2 - Achieving Sustainable Development

Chapter 5 - Delivering a Sufficient Supply of Homes

Chapter 12 - Achieving Well-Designed Places

Chapter 16 - Conserving and Enhancing the Historic Environment

CONSULTATIONS

Templecombe Parish Council -

"At a recent meeting Members discussed the above application and made the following comments:-

- *As a result of subsequent development, since the original consent for the 75 houses, the Village runs a risk of over development and loss of its identity as a rural settlement.*
- *Loss of privacy, quiet enjoyment, overlooking of properties in particular the school, pre-school and Village Hall*
- *Protection of boundary walls in the Hamlet and Blackmore Vale Close*
- *Impact on the community and services*
- *No proof of need as the development has not progressed since planning consent originally given*
- *Does not meet current need. There is a need for affordable housing*
- *Loss of previous benefits to the Village (via 106 Agreement) which was a consideration in getting previous planning consent*

A vote was taken with seven Members against the application and two Members in favour of the application.

Parishioners at the meeting were concerned that their submissions had not appeared on the planning portal."

County Highway Authority -

"Please note: the following comments are made having regard to drawings numbered 42622/5501/SK01 rev C dated 11/6/18), and 17.25.R04 dated Aug 2018.

Following the grant of permission for previous applications on this site, the principle of development has been set by the Planning Inspectorate. Those previous cases were required to mitigate their impact on the highway by providing a contribution for highway improvements in Church Hill and Slades Hill which have subsequently been provided.

Whilst the principle of the development is acceptable there are a number of issues which can be addressed through the Reserved Matters application;

Travel Plan

Whilst the travel plan as shown provides a number of desirable aspects, certain additions are required prior to it being completely acceptable;

- 1) School expansion element to be included within the FTP*
- 2) Car parking should be in accordance with SCC Parking Strategy 2013. Further details will be provided at reserved matters stage.*
- 3) Electric Vehicle Charge points*
- 4) Travel Plan Management Fund (to cover all promotions and 3-5 events per year)*
- 5) Indicate the potential to work with other developments and organisations to share ideas, generate economies of scale and reduce costs. The TP should give specific examples of joint initiatives that can be achieved and how they will be achieved.*
- 6) Cycle parking has been discussed within the FTP. However, it needs to be secure, sheltered and accessible. Motorcycle parking should be included within the FTP. Design parameters for cycle and motorcycle parking needs to be set in the TP. These should be in line with SCC TP and SCC Parking Strategy guidance. A plan should be included to show the parking for these modes, clearly showing the number of vehicles that can be stored and how users will gain entry etc.*
- 7) Whilst a safeguard sum of £6,250 has been submitted, the appropriate figure for 70 dwellings is £9,000.*

Flood Risk Assessment

This Authority can confirm no objection is raised to the surface water management strategy proposed in the report but would make the following observations;

- 1) Item 3.5.1 of the report makes reference to an existing highway drain that runs from Blackmore Vale Close near the western boundary of the site, in a north-easterly direction towards an existing ditch on the eastern boundary of the site. For the point of clarity, Blackmore Vale Close is a private road as is this drain that serves to collect the surface water run-off from that development.*
- 2) Our records would indicate the presence of an existing highway drainage system serving Slades Hill which may be affected by the construction of the new junction serving the development. Further investigations will need to be undertaken to inform the detailed design and it may be necessary to lower, protect or divert this existing highway drainage system.*

Internal Estate Layout

The applicant should be aware that the internal layout of the site will result in the laying out of a private street, and as such under Sections 219 to 225 of the Highways Act 1980, will be subject to the Advance Payments Code (APC). This will include any private roads/drives that serve more than 2 dwellings (see Shared Private Drive comment below). These roads will need to be constructed to an acceptable standard as approved by the Highway Authority.

The access/frontage footway will require the drawing up of a Section 278 Agreement. A S171 Licence will also be required for the Highway Works.

The gradient of proposed access road should not, at any point be steeper than 1:20 for a distance of 10m from its junction with adjoining road. After the first 10m, gradients should be no steeper than 1 in 14 but should have a minimum gradient of 1 in 100 (without channel blocks) or 1 in 180 (with channel blocks). Shared surface block paved areas should have a maximum gradient of 1 in 14 and a minimum gradient of 1 in 80. Footways should not be designed with longitudinal gradients steeper than 1:14 as anything steeper will provide difficulties for wheelchair users. Full details to be provided and checked at the technical detail stage.

Shared Surfaces should be no less than 5m wide with an adoptable 1m wide hardmargin all around the perimeter.

The carriageways should be no less than 5m wide and have min 1.8m footways on all sides where there is development/access to dwellings. If there is no development on one side then a footway may be substituted with an adoptable 1m wide hard margin.

Please could the applicant provide an autotrack drawing showing that an 11.4m (4 axle) refuse vehicle can negotiate and turn within all adoptable areas. Any private roads longer than 20m in length should have sufficient turning areas so that vehicles do not have to reverse out onto the prospective Highway.

If the footpath links are to serve cyclists (it is likely that cyclists will use this) as well as pedestrians then it should be a min. of 2m wide if shared route or 3m wide if a segregated route. Any cycle elements should be red bitmac material as per SCC policy. Any adoptable foot/cycle links must be built to adoptable standards, adequately drained and lit.

Tactile paved crossing points must be provided within the estate in appropriate locations.

SCC no longer able to adopt small areas of grass within estates.

Parking spaces/driveways that abut the prospective Highway are to be a minimum of 5.0m long, except when in front of a boundary wall (5.5m) or when in front of an 'up and over' garage door (6.0m). 2 x longitudinal spaces should be 10.5m in length. Ambiguous 'in-between' lengths should be avoided as in our experience residents try to squeeze an extra car in which then overhangs the proposed Highway. The Developer should review their parking space lengths at this stage to avoid issues further down the line.

Shared Private Drives - to serve no more than 2 dwellings. Any private drive serving more than 2 dwellings will be classed as a private road and APC will apply. It appears as though this indicative layout includes private drives serving more than 2 dwellings and therefore the Developer should extend the adoptable limits where possible to reduce potential APC liabilities. Where a shared private drive is over 20m long a turning head must be provided.

Forward visibility at any bends within the estate should be provided (based on actual bend radii and likely speeds) and offered for adoption. Visibility splays from side roads on to the main through route should be 2.4m x 25m (based on 20mph) and also offered for adoption. Private drives/roads should also have a 2.4m x 25m vehicular visibility splay but these are not adoptable. Where there is any vehicle crossover (usually at private drives) then there should also be a second visibility splay provided as below (these areas of pedestrian visibility are not adoptable but must be provided)

There should be adequate pedestrian inter-visibility at tactile crossing points (1.5m x SSD for speeds at that location).

There should be no obstruction to visibility within any visibility areas that exceeds a height greater than 300mm above adjoining carriageway level.

There is an existing Public Right of Way (Footpath WN 29/5) that crosses the site. The applicant will need to consult with SCC PROW Team regarding any diversions etc.

A comprehensive planting schedule for all proposed planting within or adjacent to the highway should be submitted for checking and approval. Planting within adopted areas will attract a commuted sum.

Any structures (i.e. retaining walls, steps, culverts) that are within or in close proximity to the proposed Highway should be assessed by our Structures Engineer. Please supply details at the earliest stage to avoid issues further down the line. Structures adopted by the Highway Authority will attract a commuted sum.

If there are areas which the Developer would like to put forward for adoption this will need to be discussed at the technical detail stage and no presumption should be made that all areas would be adopted.

The Developer will be held responsible for any damage caused to public highways by construction traffic proceeding to or from the site. Construction traffic will be classed as 'extra-ordinary traffic' on public highways. Photographs will be taken by the Developer representative in the presence of the SCC representative showing the condition of the existing public highway adjacent to the site, and a schedule of defects agreed prior to works commencing on site.

Safety Audit

The proposal has been assessed from a highway safety point of view and the following items need attention;

- 1) The Transport Statement notes a 'y' distance of 50.4m is to be provided as being suitable for an 85th percentile speed of 33mph. However, details of the speed survey have not been provided at this time and on checking the calculated 'y' distance, it would appear slightly short when adjusted for bonnet length; it should be 54m.
- 2) It is recommended that an uncontrolled crossing is provided across the access road near the bellmouth.
- 3) Provide suitable and sufficient highway lighting to illuminate the junction during the hours of darkness.
- 4) No details have been provided re the proximity of this junction to Blackmore Vale Close. It would appear that they are approximately 54m apart which is closer than the recommended 100m in the Somerset County Council Estate Roads in Somerset Red Book. It is recommended that a similar visibility envelope is plotted from Blackmore Vale Close to ensure that this proposed new development does not have an impact of the safety of the existing junction.
- 5) Whilst a swept path drawing has been provided, it is not at a scale of 1:200 and so cannot be properly assessed. Furthermore, the swept path is only for a vehicle turning left in to the development. Drawings should be submitted for consideration with the next submission showing all movements in and out of the development and at a scale of 1:200.

All of the above items and the full technical details of the estate roads can be agreed during the reserved matters application and the s278/38."

They go to recommend the use of conditions to:

- Ensure that all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway
- Ensure any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 6 metres from the carriageway edge
- Prevent discharge of surface water onto the highway
- Secure full details of the estate road etc.
- Ensure all dwellings are properly served by footpaths and roads prior to occupation
- Ensure the gradients of the proposed drives are not steeper than 1 in 10
- Secure a network of cycleway and footpath connections
- Secure until a scheme of street lighting
- Secure a Construction Environmental Management Plan
- Secure appropriate visibility splays
- Secure an access in accordance with the submitted plans

SSDC Ecologist -

"The application is support by an Ecological Assessment Report (EAR) by Peter Brett Associates, November 2018. I'm satisfied with the level of survey and assessment undertaken.

Bat roost

A bat roost has been recorded on the edge of the site, used by low numbers of lesser horseshoe bat - a species that is rare in the UK context. The roost site will be retained, and subject to the implementation of protective measures during works, the development is unlikely to give rise to any significant impacts.

For the protection of the bat roost (Optimus House application - 18/02738/FUL), I recommend a condition:

The bat roost protection measures detailed in section 6.2.1 of the Ecological Assessment Report (Peter Brett Associates, November 2018) shall be implemented in full.

Reason: To avoid disturbance to sensitive legally protected species (bats) and to ensure compliance with the Wildlife and Countryside 1981 (as amended) and the Conservation of the Species and Habitats Regulations 2017.

Bat activity

Bat activity surveys recorded nine species of bat at the site. Commoner species were recorded feeding at the

site, although the site, due to its size and quality of habitat, is likely to constitute only a small part of the feeding range for the bats recorded. Three rare species of bat were recorded in low numbers, commuting through the site (along the boundaries).

Retained and new boundary vegetation (hedges and tree belts) will maintain commuting routes through the site, and some foraging habitat. The ecology report proposes a sensitive lighting strategy, to minimise harmful impacts, recommending details to be conditioned.

I consider the level of bat activity to be comparable to other similar sites in the district and not out of the ordinary. Therefore, along with the proposed mitigation (including a sensitive lighting scheme), I don't consider bats represent a significant constraint to the proposed development.

Landscape and Ecological Management

The application documents include a 'Landscape and Ecology Management Document' (Peter Brett Associates, October 2018). This includes objectives and actions for landscape/open space planting, and for the enhancement of biodiversity (e.g. bat and bird boxes), plus some measures in respect of legally protected and priority species.

In respect of the Optimus House application (18/02738/FUL), the above includes a Landscape and Ecology Management Plan (LEMP - chapter 4) that I'm satisfied with. I recommend its implementation is made a requirement by condition.

In respect of the housing application (18/02739/OUT), the above includes an overarching Landscape and Ecology Management Strategy (LEMS) that I'm satisfied with and should be taken into account when detailed plans are drawn up and submitted. Section 6.2.2 of the EAR (sensitive lighting scheme) is also relevant in this respect. I recommend a condition or informative to this effect.

Reptiles

A 'low' population of slow worm and evidence of grass snake were recorded on site, and mitigation will be required. I recommend a condition in this respect:

The development hereby permitted shall not be commenced (including any ground works or site clearance) until a mitigation plan or method statement detailing measures to avoid harm to reptiles, has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and timing of the mitigation plan / method statement, unless otherwise approved in writing by the local planning authority.

Reason: For the protection and conservation of a priority species in accordance with policy EQ4 of the South Somerset Local Plan, NPPF and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

Invasive species

An invasive species, variegated yellow archangel, was recorded on site. The EAR proposes in section 6.6.1 that measures to prevent its spread are included in a Construction Environmental Management Plan (CEMP). I recommend this is included in a relevant condition (both applications).

Other protected species (summary)

The dormouse survey was negative and it's concluded they're likely to be absent from the site.

Otter could potentially use the stream bordering the site on occasions as there are records downstream (some 400m away). 'Embedded mitigation' includes retention and protection of the north boundary hedge which will act to minimise any disturbance if and when otters do use the stream.

There's badger activity on the site but no setts. An update survey for setts prior to construction is proposed."

SSDC Strategic Housing - Requests that 35% of the housing is affordable split 80:20 in favour of social rent over intermediate products. They state this would equate to 25 of the proposed 70 dwellings with 20 as social rent. They request this is split:

6 x 1 bed flats/houses

2 x 2 bed flats (ground floor) or bungalows

10 x 2 bed houses

7 x 3 bed houses

They set out their minimum space standards which they would expect adherence to. They state that they expect the affordable units to be pepper potted throughout the site, and that the units are developed to blend in with the proposed housing styles and prefer the dwellings to be houses or if flats have the appearance of houses. They recommend that the affordable units are in clusters of no more than 12 units and each cluster contains some social rented dwellings. They state that the rented units should be made available to anyone registered on Homefinder Somerset, and the s106 should also include a schedule of approved housing association partners for delivery of the affordable units.

SSDC Streetscene Services - Notes their methodology for calculating open space requirements and concludes that the development should provide a minimum of 0.27ha of open space. They go on to state:

"The plans provided on the 'Master Plan and Illustrative Layout' identifies 0.49ha of Public Open Space, an amount far in excess of the 0.27ha required for a development of this size.

Whilst we are very encouraged by the amount of proposed Open Space, we feel the overall design and layout could be slightly altered to really maximise the potential for the new residents as well as the existing residents in Templecombe.

Generally the Open Space is designed around features like the attenuation basin, a pump station, the LEAP and the central road through the site, there aren't any areas solely designed as an individual Open Space. Ideally we would like to see some of the current open space moved to create a central focus for the two sections of the development, creating village green style pocket parks accessible by all residents and creating great community assets. These areas should be designed to include: hard surfaced pathways, quality tree/shrub planting, perimeter metal bow top fencing, seating and potentially lighting; with access gates for maintenance and pedestrians.

The current area of Open Space in the centre of the site, although provides somewhat of a 'focal point' for the site, it is unfortunately split through the middle by the main road through the site, creating two relatively narrow areas which are slightly unusable, thus the above suggestion of two areas within the development sections would provide much more useable areas and further help to break up the built form.

We are happy with the area surrounding the attenuation feature, although as previously mentioned this could be reduced to allow for the village green areas. We haven't included the attenuation pond itself in our useable open space calculation; we would be keen, however, to work with the developer to create landscaped areas here that can be enjoyed by the community.

The green buffer areas along the northern and eastern boundaries of the site are an encouraging feature and if planned well, ensuring accessibility for maintenance, will help create a perimeter link around the site connecting all the differing areas of Open Space.

Finally, we would be keen to see a larger green entrance onto the site, creating an appealing and softer connection with the existing properties on Slades Hill."

SSDC Community, Health and Leisure - Requests the following contributions:

- On site - land for a LEAP of 500 sq metres with minimum buffer zone (from activity zone to boundary of nearest dwelling) of at least 20 metres and minimum buffer zone of at least 30 metres from activity zone to habitable facade of nearest dwelling and a contribution of £59,416 to provide the LEAP.
- On site - land for at least 80 sq metres on land adjacent to on-site LEAP with minimum buffer zone (from activity zone to boundary of nearest dwelling) of at least 30 metres and minimum buffer zone of at least

40 metres from activity zone to habitable facade of nearest dwelling and a contribution of £11,667 to provide the youth facility.

- Commuted sums of £34,320 towards the upkeep of the LEAP and £4,313 towards the upkeep of the youth facility.

Overall contribution of £110,813 (including 1% Community Health and Leisure Service administration fee) or £1,583 per dwelling.

SSDC Environmental Health -

I have read and reviewed the Peter Brett Associates report reference 42622 dated August 2018 and I concur with the conclusions of the report. Particularly paragraph 6.1.3 which reads:

"Based on the results of the sound survey and the assumed building fabric constructions, the agreed internal noise levels are likely to be met during the daytime and night-time periods over the majority of the site. For properties located near to the A357 Tower Hill Drive, the implementation of uprated constructions, such as acoustic glazing and acoustic vents is recommended to allow required internal noise levels to be met, this can be further investigated at the detailed design stage."

I would therefore expect the reserved matters application to contain specific proposals to meet the suggested specification of the acoustic attenuation proposed."

SCC Education - Calculates that the proposal will generate a yield of 4 early years children, 23 primary school aged children, and 10 secondary school age children. They note that there are sufficient spaces within the secondary school, so will not require a contribution for those pupils. They state each primary school place and early years place should be funded at £17,074, which gives a total required contribution £460,998 for 70 dwellings (£6,585.69 per dwelling). They also note the land reserved for the school playing field, and support the location of this.

SCC as Lead Local Flood Authority -

"Thank you for consulting the LLFA on this application. We have no objections to the proposed outline planning application for the Slades Hill development, subject to the following comments and inclusion of the surface water drainage condition detailed below.

The developer has submitted a FRA and drainage strategy (PBA 31 August 2018 Rev B) for this site and an adjacent site. Please note that these drainage comments relate only to the proposed residential development application, and not to the Thales site adjacent.

The drainage strategy shows that a single attenuation basin is proposed to manage excess runoff volumes generated through development, with a single point of discharge to the Bow Brook watercourse running along the northern boundary of the site. However, we would expect any detailed drainage strategy for this site to fully utilise a wide range of sustainable drainage systems (SuDS), as outlined in section 7.5.1 of the FRA and Surface Water Drainage strategy. We would expect the developer to consider a final site layout and design that minimised piped networks as far as practicable and look at opportunities to control, store and treat surface water as it travels through the site. SuDS should have multi-functional benefits in order to meet both flood risk and wider sustainability aims such as improved amenity, biodiversity and water quality."

SCC Rights of Way - Notes that a public footpath runs through the site. They note that the application and the concurrent application for residential development will obstruct the footpath. They state that they object to the application until such time as they have further details on how the footpath will be accommodated within the site. They recommend an informative on any permission granted to ensure that the applicant is aware of the need to keep the public footpath open and not commence work until a diversion is secured. They also recommend the use of Grampian-style condition to the same effect. They provide general comments as to the duties of the developer in relation to the footpath.

Somerset Wildlife Trust - Agree the findings of the submitted ecology report. They request that the proposals for mitigation and enhancement are fully implemented and included in the conditions of any planning permission.

Avon and Somerset Police - No objections or comments

SCC Archaeology - They note that the appeal decision (APP/R3325/A/13/2196919) for the earlier application 12/03277/OUT had a condition attached requiring the submission of an archaeological scheme prior to commencement of the development. For this reason they recommend the use of a similar condition on any permission issued.

REPRESENTATIONS

Letter of objection were received from the occupiers of 21 properties in Templecombe. And one from somebody employed in County Hall, Taunton. Objections were raised in the following key areas:

- Lack of notification/proper consultation
- scheme should not be considered until concurrent application has been determined,
- new houses not sellable if proposed factory goes ahead
- harm to biodiversity/ecology
- Cycle parking in sheds not sufficient
- Too dense (overdevelopment)
- No allowance for maintenance strip around Blackmore Vale Close and The Hamlet
- Adverse impact on highways (including traffic)
- Lack of infrastructure (including school places, doctors, public house closure)
- Harm to residential amenity (including light/noise pollution, privacy etc.)
- Separate applications (confusing)
- Construction noise impact on school
- Lack of compliance with local plan policies
- Lack of local benefits
- Development approved since last scheme therefore no need for houses
- Loss of privacy
- damage to value/'sell-ability' of houses in Blackmore Vale Close
- Surface water drainage
- Unsustainable development (lack of jobs, need to travel, lack of public transport etc.)
- Footpath blocked
- Incorrect ownership plotting (blue line)
- Watercourse pollution
- Pollution and disturbance during construction phase
- Adverse impact on nearby listed building
- Adverse impact on character of area
- Land contamination

In addition a letter expressing neither objection or support was received from the occupier of a property in Templecombe. The writer requests that consideration is given to an additional school access through the proposed development.

CONSIDERATIONS

History and Principle of Development

Unlike the concurrent application for a factory building, the planning history of the site is critical in the determination of this scheme. Outline permission was granted at appeal in 2013 for a mixed use development of up to 75 dwellings, employment space and community facilities. A reserved matters approval for this development was granted in 2017. The conditions on the outline permission require the development to begin no later than two years from the date of approval of the last of the reserved matters to be approved. The last of the reserved matters was approved 13 April 2017, which means the previous scheme remains extant and could be commenced at any time. Although the currently proposed scheme is not identical to that previously approved, in terms of community benefits and the separation of the employment element into a separate scheme, the extant permission for up to 75 dwellings on the site must be given significant weight in establishing the principle for significant residential development on the site. The extant scheme is a legitimate fall-back position for the applicant. On this basis the extant scheme must be given considerable weight in the planning balance exercise discussed further below.

Templecombe is defined in the local plan as a Rural Settlement, where development will be strictly controlled. The starting point for considering development in Rural Settlements is policy SS2 of the South Somerset Local Plan. Policy SS2 states:

Development in Rural Settlements (not Market Towns or Rural Centres) will be strictly controlled and limited to that which:

- *Provides employment opportunities appropriate to the scale of the settlement; and/or*
- *Creates or enhances community facilities and services to serve the settlement; and/or*
- *Meets identified housing need, particularly for affordable housing.*

Development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general.

Proposals should be consistent with relevant community led plans, and should generally have the support of the local community following robust engagement and consultation.

Proposals for housing development should only be permitted in Rural Settlements that have access to two or more key services listed at Paragraph 5.41.

The proposal does not provide employment opportunities or necessarily meet an identified housing need in the community. However, it does create or enhance community facilities and services in its provision of land as an extension to the school playing field.

The proposal is not necessarily commensurate with the scale and character of the settlement as 70 dwellings would represent a significant increase to the size of the village in absolute terms. It also does not generally have the support of the local community. As such, the scheme does not fully comply with policy SS2. However, as SSDC cannot currently demonstrate a five year supply of housing land, elements of that policy must be considered out of date. As such, it is considered that the LPA cannot rely on the proscriptions of that policy in regard to scale and character and general community support, but must accept that the settlement is broadly sustainable and capable of supporting some residential development. As such, although the proposal is contrary to policy SS2 of the local plan, only limited weight can be applied to this adverse impact in the planning balance. A concern has been raised locally regarding the inherent unsustainability of the location. However, it is noted that the settlement contains a variety of services and facilities including a local convenience shop, village hall, church, children's play area, primary school, railway station and a large employer (Thales).

There has been concern expressed locally about the level of development proposed and the impact on the provision of local infrastructure. In particular in relation to the primary school and medical facilities. However, such concerns are not supported by technical consultees or service providers and, where necessary, details can be conditioned. No service supply issues (e.g. education, healthcare, sewers etc.) have been identified in Templecombe by the providers in relation to the currently proposed development. As such, even when taking potential cumulative impacts into account, the concerns are not sufficient reason to warrant refusal of the scheme.

A local concern has been raised that there is no need for any new dwellings in the settlement. However, there is a district wide shortage of housing, and this proposal will potentially contribute seventy dwellings towards the supply of housing. A perceived lack of a local requirement for the housing does not outweigh the district wide requirement for housing.

It could be argued that the proposal is contrary to the settlement hierarchy contained within the local plan. However, the proposal actually represents a reduction in commitments within Templecombe of five dwellings. As such, approval of the scheme would have no adverse impact on the settlement hierarchy from the existing position.

Highways

Significant local concern has been raised in regard to the proposed access arrangements and highway implications of the development. However, the Somerset County Council Highway Authority have been consulted and considered the scheme in detail. They have raised no objections to the proposal, and have

suggested the imposition of various conditions on any permission issued. They did note some concerns, but were content that these can all be addressed at the detailed stage. Some of the conditions proposed are considered to be reasonable and necessary, subject to some changes in wording. However, some are also more appropriate for a detailed planning permission and should not be imposed at this stage. It is notable that the extant scheme, which proposes very similar access arrangements, could be commenced even if the current scheme was refused, and would generate more traffic movements than the current proposal (from the greater number of dwellings and the employment use which is now part of a separate scheme using a separate access).

As such, subject to various conditions on any permission issued and notwithstanding the significant local concern in this area, any impact on highway safety is considered to be acceptable and in accordance with policies TA5 and TA6 of the South Somerset Local Plan and the aims and objectives the NPPF.

Visual Amenity

There has been significant local concern expressed as to the scale, design, and position of the proposed development, and the impact it will have on the character of the area and the wider landscape. Whilst the SSDC Landscape Architect has not been involved in the formal application process, he was heavily involved in the pre-application process, and was happy (subject to appropriate landscaping) with the impact of the proposed development on the wider landscape. Furthermore, the proposal will have a very similar impact on the character of the wider landscape as the extant scheme. On this basis, it is considered that the proposed development can be comfortably accommodated in the wider landscape. Landscaping is a reserved matter and, as such, appropriate landscaping can be achieved at the detailed application stage.

A concern has been raised locally as to the density of the proposed development. Particularly, as a large portion of the previous site has been removed for the concurrent application for a factory building, yet the proposed number of dwellings is similar (reduced by five). The applicant has therefore provide a comparison of the relative net densities of the two schemes and the existing nearby housing. They have shown that the extant scheme would have a density of 27.6 dwellings per hectare, whilst the currently proposed scheme would have a density of 26.9 dwellings per hectare. This can be compared to Blackmore Vale Close and the Hamlet which has a density of 25.3 dwellings per hectare. It can therefore be seen that the currently proposed density is very similar (actually slightly lower) to the density of the extant scheme and the density of the nearest existing residential development.

On this basis it considered that there will be no significant adverse impact on the wider landscape and, notwithstanding local concern, the density of the proposed development is considered to be acceptable and to accord with local character.

The detailed design of the scheme would have to be considered in full at the reserved matters stage.

A concern has been raised locally regarding the impact of the scheme on the setting of a nearby listed building. However, the proposal will have a very similar impact on the setting of that building as the existing scheme and, in any case, that impact is considered to be minimal.

As such, subject to appropriate detail at the reserved matters stage, and notwithstanding local objections in this area, it is considered that the proposed development would preserve the character of the area and have no adverse impact on the setting of the nearby listed building in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan and the aims and objectives of the NPPF.

Residential Amenity

Due to the position of the proposed development and the size of the application site, there is no reason to assume that a satisfactory scheme could not be devised that would have no adverse impact on the amenity of adjoining occupiers by way of overshadowing, overlooking, or overbearing.

There would inevitably be some adverse impact on neighbouring occupiers by way of disturbance during the construction phase of the proposed development. However, a construction management plan condition could be imposed on any permission issued to ensure that any such disturbance is kept to a minimum. Such disturbance would also be transitory and, as such, it is not considered that the disturbance would be significant enough to warrant refusal of the scheme.

Local concerns have been raised regarding ongoing noise and light disturbance from the development once occupied. Whilst individual properties that currently back onto an open field will certainly experience a change in their circumstances, there is no reason to assume that any light or noise disturbance would be generated by the residential development beyond what would normally be expected in any village situation.

Therefore, subject to a construction management plan condition, a satisfactory detailed design at the reserved matters stage, and notwithstanding local concern, the proposal is considered to have no significant adverse impact on residential amenity in compliance with policy EQ2 of the South Somerset Local Plan.

Ecology

Concerns were raised as to the impact of the proposal on local ecology. The SSDC Ecologist was consulted and considered the scheme in detail. He raised no objections to the proposal, subject to the imposition of various conditions on any permission issued. Such conditions are considered to be reasonable and necessary.

Flooding and Drainage

Local concern has been raised in regard to drainage issues and the potential for surface water flooding arising from the proposed development. The LLFA has been consulted as to these impacts and have considered the scheme in detail. They raise specific areas of concern, but have confirmed that overall they are content that a satisfactory means of drainage can be achieved on site. The LLFA has recommend the imposition of a very detailed drainage condition on any permission issued. Such a condition is considered to be reasonable and necessary.

Contributions and Other Benefits

The development would be CIL liable for £40 per square metres of residential floor space. For example, assuming an average house size of 75 square metres, this would equate to approximately £210,000 based on the currently proposed scheme. 15% of whatever the final figures equates to would be passed directly to Templecombe Parish Council.

SCC Education has requested a contribution of £460,998 (£6,585.69 per dwelling). This was calculated on the basis that 70 dwellings would be expected to yield 4 early years children, 23 primary school aged children, and 10 secondary school age children with a contribution at £17,074 per primary school and early years place sought. They note that there are sufficient spaces within the secondary school, so have not required a contribution for those pupils.

SSDC Community, Health and Leisure Service have requested a contribution of £110,813 (£1,583 per dwelling) towards the provision of outdoor playing space, sport and recreation facilities. They have also requested the provision of land for a LEAP and for a youth facility. This would be broken down in the following way:

- On site - land for a LEAP of 500 sq metres with minimum buffer zone (from activity zone to boundary of nearest dwelling) of at least 20 metres and minimum buffer zone of at least 30 metres from activity zone to habitable facade of nearest dwelling and a contribution of £59,416 to provide the LEAP.
- On site - land for at least 80 sq metres on land adjacent to on-site LEAP with minimum buffer zone (from activity zone to boundary of nearest dwelling) of at least 30 metres and minimum buffer zone of at least 40 metres from activity zone to habitable facade of nearest dwelling and a contribution of £11,667 to provide the youth facility.
- Commuted sums of £34,320 towards the upkeep of the LEAP and £4,313 towards the upkeep of the youth facility.

SSDC Streetscene Services has indicated that at least 0.27ha of public open space should be provided on site. The comments of the Streetscene Services officer as to the indicative layout are noted. However, the layout of the scheme, including the positioning of open space, should only be considered at the detailed stage.

The SSDC Strategic Housing Officer states that local plan policy requires 35% of the housing to be affordable. The recommend that this is split 80:20 in favour of social rent over intermediate product.

The requested contributions have all been agreed to by the developer, and should be secured through a section 106 agreement before any permission is issued. Such contributions must be considered as a benefit of the

scheme, which should be afforded at least moderate weight in the planning balance.

In addition to the above listed benefits, the developer has agreed to provide a 0.5ha of land as an extension to the school playing field and to transfer ownership to SCC of an area of land (approx. 0.28 hectares) currently leased to SCC as part of the school playing field. The land is located adjacent to the existing school field and, as such, is considered to be an ideal location. It is considered that the possibility of the school obtaining such land in this location is unique and unlikely to be repeated. A further area of land (approx. 0.14 hectares) will be passed to the parish council for use as an extension to the existing cemetery. Again, this represents a unique opportunity to extend the cemetery, which is unlikely to be repeated. As such, this package of land transfers can be given significant weight in the planning balance as a benefit of the scheme.

Public Footpath

There is a public footpath that traverses the site. SCC Rights of Way has objected to the development on the grounds that the proposal will obstruct this footpath. However, the footpath is already obstructed by the existing Thales operation, so the current proposal will make the situation no worse, and should not constrain the proposed development. The legalities of obstructing a footpath would override any planning permission granted in any case. Thales are aware of the need to divert the existing footpath and have an application to do so in hand. An informative making sure that Thales are aware of their obligations regarding the footpath is considered to be sufficient.

Other Matters

Concern has been raised locally that public consultation has been insufficiently robust. However, public consultation by the applicant and by the LPA during the processing of the application has been more than sufficient to discharge statutory obligations in this regard.

A local concern has been raised that the scheme should not be considered until concurrent application has been determined. However, the two schemes are independent of each and should be considered separately as, theoretically, either could come forwards without the other. Linked into this point is a local concern that the proposed houses would not be saleable if the proposed factory goes ahead. However, provided that the proposed factory would have no adverse impact on the residential amenity of the proposed housing (which it would not), it must be for the market to decide whether the houses are saleable, and not a reason to refuse planning permission.

A concern has been raised that cycle parking in sheds is not sufficient. However, this is matter to be considered at the detailed stage, and not a reason to refuse outline permission.

A concern has been raised that no allowance has been made for a maintenance strip around Blackmore Vale Close and The Hamlet. Whilst this is more a matter for the reserved matters stage, the applicant is aware of this issue and has submitted a document detailing how this could be achieved.

A concern has been expressed that the use of two separate applications is confusing. However, the division of the development into two separate applications is perfectly legitimate. Although previously part of the same application site, the separation is not artificial, as the proposal is for two unconnected uses, with separate accesses. Furthermore, one is a full application and one seeks outline permission only.

A neighbouring occupier has raised a concern regarding a potential adverse impact on the amenity of pupils at the school, specifically in relation to potential harm to learning outcomes. However, the school itself, despite being notified of the application has raised no such concerns. As discussed above, disturbance during the construction phase will be transitory and can be mitigated through a CEMP condition.

A concern has been raised that the scheme does not comply with local plan policies, and that there is a lack of local benefits. However, both these issues have been addressed in detail above and below.

A concern has been raised locally as to the potential for the development to cause a reduction in property value. However, it is a long standing tenet of the planning system that a reduction in private property value is not a material consideration that should constrain development.

A concern has been raised that ownership plotting (blue line) on the submitted plans is inaccurate. However, corrected plans have been submitted during the application and, in any case, whether the position of the blue line is accurate is not determinative.

A concern has been raised regarding the potential for watercourse pollution. However, there is no reason to assume that the proposal is any more likely to cause watercourse pollution than any other residential development. Such matters are, in any case, best controlled through non-planning legislation.

A concern has been raised regarding possible existing land contamination. However, the SSDC Environmental Protection officer was consulted and raised no such objections.

The application is partly grade 3a agricultural land and, as such, is defined as the best and most versatile (BMV) by the NPPF. However, the extant scheme would also use this land and, as such, it would not be reasonable to put significant weight on this loss as an adverse impact of the development.

Policy TA1 (Low Carbon Travel) of the South Somerset Local Plan seeks the provision of several benefits from new development, including electric vehicle charging points. It is considered that these benefits can be secured through an appropriate travel plan, as requested by the highway authority.

Parish Council Comments

The parish council recommend refusal of the scheme for a number of reasons. These are addressed in turn below:

As a result of subsequent development, since the original consent for the 75 houses, the Village runs a risk of over development and loss of its identity as a rural settlement.

This has been discussed above. There is an extant scheme for 75 houses, which could be commenced. A scheme for 70 houses actually represents a reduction in 5 dwellings against current commitments, so it would not be legitimate to refuse the application for this reason.

Loss of privacy, quiet enjoyment, overlooking of properties in particular the school, pre-school and Village Hall.

As discussed above, there is no reason to assume that a scheme for 70 dwellings cannot be comfortably accommodated on site without harm to the residential amenity of adjoining occupiers. In any case, the impact on these properties will be very similar between the extant scheme and that currently proposed. It would not therefore be legitimate to refuse the application for this reason.

Protection of boundary walls in the Hamlet and Blackmore Vale Close.

This has been adequately discussed above.

Impact on the community and services.

This has been adequately discussed above.

No proof of need as the development has not progressed since planning consent originally given.

There is a district wide need for housing, as evidenced by the current shortfall in housing land supply. The reason that the extant scheme has not yet come forwards could be for any number of reasons. The need for additional housing in the district cannot be ignored.

Does not meet current need. There is a need for affordable housing.

The proposal will bring forwards 35% affordable housing and market housing. Both of which there is a need for across the district.

Loss of previous benefits to the Village (via 106 Agreement) which was a consideration in getting previous planning consent.

It is noted that the scheme being brought forwards is not identical to the previous scheme, and does not include all of the same benefits. However, the balance between the benefits and the adverse impacts of this scheme are discussed in more detail below.

Conclusions and the Planning Balance

With no five year supply of housing land in South Somerset, footnote 7 to paragraph 11 of the NPPF is engaged, which explains that, for applications involving the provision of housing, relevant policies are considered out-of-date where "...the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years." As such the tilted balance set out in paragraph 11 of the NPPF is the measure against which the development should be assessed. This states that "*For decision-taking this means...where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

In this case there are no specific policies in the NPPF that indicate development should be restricted, so an assessment must be made as to whether the adverse impacts of the development significantly and demonstrably outweigh the benefits.

The benefits of the proposed development are considerable. The proposal bring forwards several contributions towards education provision, community, sport and leisure provision, through S106 obligations and CIL. Whilst these are designed to alleviate the impacts of the proposed development, they also serve to increase the sustainability of the settlement as a whole and, as such, should be afforded at least moderate weight as a benefit of the scheme. A further benefit of the scheme would be the provision of land to extend the school playing field and the cemetery, situated in an ideal location adjacent to the existing playing field. It is considered that this benefit should be given significant weight. The inspector, in considering the appeal for the extant scheme, put significant weight on "...the benefits that the proposed development would have in terms of making significant contributions to addressing the clear shortfall in the Council's housing supply, and the pressing need for more affordable housing in the area. The benefits of the current scheme in this regard are similar and must be afforded significant weight.

Weighed against the benefits outline above, the scheme will also cause some harm. Firstly, the policy is contrary to policy SS2 of the South Somerset Local Plan. However, as highlighted above this particular harm can only be afforded limited weight as policy SS2 must be considered out of date in the absence of a five year supply of housing land. Further areas of some harm, albeit limited, is the disturbance likely to be caused during the construction phase of the development, and the loss of BMV agricultural land. Notwithstanding local objections, no other areas of harm have been identified by statutory consultees, notably the SCC Highway Authority, or by any of SSDC's officers consulted.

A further factor that must be considered, and should be given significant weight in favour of the scheme is the legitimate fallback position of the developer to bring forwards a scheme for a similar number of houses on the same site.

Given all of the above, it is considered that the identified harm does not significantly and demonstrably outweigh the benefits of the scheme and, as such, planning permission should be granted.

RECOMMENDATION

That application reference 18/02739/OUT be approved subject to:-

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:-

- 1) Secure a contribution of £1,583 per dwelling towards the provision of outdoor playing space, sport and recreation, to the satisfaction of SSDC Community, Health and Leisure Service.
- 2) Provide land for a LEAP of 500 sq metres with minimum buffer zone (from activity zone to boundary of nearest dwelling) of at least 20 metres and minimum buffer zone of at least 30 metres from activity zone to habitable facade of nearest dwelling to the satisfaction of SSDC Community, Health and Leisure Service.
- 3) Provide land for at least 80 sq metres on land adjacent to on-site LEAP with minimum buffer zone (from activity zone to boundary of nearest dwelling) of at least 30 metres and minimum buffer zone of at least 40 metres from activity zone to habitable facade of nearest dwelling to the satisfaction of SSDC Community, Health and Leisure Service.
- 4) Secure a contribution of £6,585.69 per dwelling towards primary school and early years places to the satisfaction of Somerset County Council.
- 5) Ensure that at least 0.5ha of land (marked as 'Playing Field 2' on drawing 17.25.S106) is provided to the local education authority as an extension to the existing school playing field to the satisfaction of Somerset County Council.
- 6) Ensure that the area of land marked as 'Playing Field 1' on drawing 17.25.S106, currently leased to Somerset County Council is provided to the local education authority as an extension to the existing school playing field to the satisfaction of Somerset County Council.
- 7) Ensure that the area of land marked as 'Land Reserved for Cemetary Extension' on drawing 17.25.S106, is provided to Templecombe Parish Council for cemetery, burial and open recreational purposes to the satisfaction of Templecombe Parish Council.
- 8) Secure at least 0.27 hectares of public open space on site to the satisfaction of the SSDC Streetscene Services manager
- 9) Ensure at least 35% of the dwellings are affordable with a tenure split of 80:20 in favour of social rented accommodation over other intermediate types, to the satisfaction of SSDC Strategic Housing.
- 10) Secure the submission and implementation of an appropriate travel plan to the satisfaction of the County Highway Authority.

For the following reason:

01. The principle of development is considered acceptable as the identified harm does not significantly and demonstrably outweigh the benefits of the scheme. The proposed development of the site would respect the character of the area, with no demonstrable harm to the setting of nearby listed building, highway safety, flood risk and drainage, protected species, or residential amenity. As such the proposal complies with local plan policies SD1, SS1, TA1, TA5, TA6, HG3, EQ2, EQ3 EQ4, and HW1, and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

01. Details of the appearance, landscaping, layout, and scale of the development hereby permitted (hereinafter 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.

02. Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

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

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

17.25.R01A - Site Location Plan
42622-5501-SK01-C - Residential Site Access Junction
17.25.S106 - S106 Playing Field Identification and Cemetery Extension Land

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

04. No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:

- Construction vehicle movements;
- Construction operation hours;
- Construction vehicular routes to and from site;
- Construction delivery hours;
- Expected number of construction vehicles per day;
- Car parking for contractors;
- Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
- A scheme to encourage the use of Public Transport amongst contractors; and
- Measures to avoid traffic congestion impacting upon the Strategic Road Network.
- Measures to prevent the spread of the variegated yellow archangel recorded on site

Reason: In the interests of highway safety and residential amenity and in accordance with policies EQ2, TA5 and TA6 of the South Somerset local plan.

05. At the proposed access there shall be no obstruction to visibility greater than 300 millimetres above adjoining road level within the visibility splays shown on the submitted plan. Such visibility splays shall be constructed prior to the commencement of the development hereby permitted 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.

06. The proposed development shall be served by the new access constructed in full accordance with drawing 42622/5501/SK01 rev C and shall be available for use before the first occupation. Once constructed the access shall be maintained thereafter in that condition at all times.

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

07. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles (as detailed in FRA and drainage strategy PBA 31 August 2018 Rev B) together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

These details shall include: -

- o Details of phasing (where appropriate) and information of maintenance of drainage systems during construction of this and any other subsequent phases.

- o Detailed information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance (6 metres minimum), the methods employed to delay and control surface water discharged from the site (including layout plans, cross sections and any key levels), and the site specific measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- o Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution.
- o Flood water exceedance routes both on and off site, note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties.
- o A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, in accordance with National Planning Policy Framework (July 2018) and the accompanying Technical Guidance.

08. The development hereby approved shall include no more than 70 units of residential accommodation.

Reason: To ensure the density of the proposed development is appropriate to the context in accordance with policy EQ2 of the South Somerset Local Plan.

09. The reserved matters application shall include full details of proposals for the incorporation of features to enable the enhancement of biodiversity and shall take into account the Landscape and Ecology Management Strategy and the sensitive lighting scheme contained within the 'Landscape and Ecology Management Document' (Peter Brett Associates, October 2018).

Reason: For the enhancement of biodiversity in accordance with NPPF.

10. The development hereby permitted shall not be commenced (including any ground works or site clearance) until a mitigation plan or method statement detailing measures to avoid harm to reptiles, has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and timing of the mitigation plan / method statement, unless otherwise approved in writing by the local planning authority.

Reason: For the protection and conservation of a priority species in accordance with policy EQ4 of the South Somerset Local Plan, NPPF and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

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

Reason: In the interests of protecting and recording any buried archaeology and in accordance with the aims and provisions of the NPPF.

Informatives:

01. In relation to the biodiversity enhancement condition above, the applicant should consider the incorporation of swift and swallow boxes as appropriate features to enable the enhancement of biodiversity.

02. 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

03. Development, insofar as it affects a right of way should not be started, and the right of way should be kept open for public use until the necessary diversion/stopping up Order has come into effect. Failure to comply with this request may result in the developer being prosecuted if the path is built on or otherwise interfered with.
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The proposal seeks full permission for the erection of a manufacturing building (B2) as an extension to an existing factory complex (Thales). The application also seeks permission for associated works, including a temporary construction access, a car park/yard area, security fencing, external plant, and landscaping works. The site consists of an area of agricultural land currently laid to grass, and forms part of a wider site with an extant permission for a mixed use development of up to 75 dwellings, and employment use. The wider site is a 6.57 hectare site located on the edge of a rural settlement (as defined by the local plan) and is currently in agricultural use. It sits at the base of a shallow dip, with the land rising to the east, north and west. It is bounded by the school and church to the south, the Thales industrial site to the east, existing residential development to the west and by agricultural land to the north. The nearest residential properties, in Blackmore Vale Close and The Hamlet, sit on raised ground relative to the development site, supported by a gabion wall. There is a grade II listed building located close to the wider site, but is some distance from the area of the site to be used for this scheme.

The proposed building is of 5,300 square metres (gross) of floorspace (approximately 156 x 45 metres at its largest dimensions). It is rectangular in design and will be approximately 11 metres high for much of its length, with an approximately 12.5 metre high section in the middle. It will have several chimneys rising to approximately 14 metres high. The building will be finished in smooth black facing brick up to 3 metres high with grey insulated composite panelling above. It is proposed that the building will ultimately be accessed through the existing Thales site using the existing access arrangements, although a temporary construction access will be provided across the wider site.

A concurrent application is being considered for the remainder of the wider site, which seeks outline permission for residential development of up to 70 dwellings and associated open space, landscaping works, and an area for school expansion together with a new access and drainage infrastructure.

HISTORY

18/02739/OUT - Outline application for residential development comprising up to 70 dwellings and associated open space, landscaping works and area for school expansion, together with new access and drainage infrastructure - Pending consideration

18/02114/EIASS - Request for screening opinion for mixed development of land, incorporating up to 70 dwellings and general industrial floorspace along with associated parking and landscaping - EIA not required 18/07/2018

16/04551/REM - Application for the approval for the remaining reserved matters (appearance, landscaping, layout and scale) of outline planning approval 12/03277/OUT (Mixed use development comprising up to 75 dwellings, B1a, b and c employment, D1 multi purpose community building and associated development) - Application permitted with conditions 13/04/2017

16/03658/NMA - Application for a non material amendment to planning application 12/03277/OUT to allow minor changes to the wording of planning condition 5 - Application permitted 30/05/2017

13/03116/OUT- Mixed use development comprising up to 75 dwellings, B1 a, b and c employment, D1 multi purpose community building and associated development - Application withdrawn 16/10/2018

12/03277/OUT - Outline application for mixed use development comprising of up to 100 dwellings, retail unit, employment area, community building, area for potential school expansion, public open space, allotments together with new access - Application allowed on appeal 29/10/2013 for 75 dwellings

11/02183/EIASS - Proposed mixed development of land - EIA not required 15/08/2011

05/01336/OUT - The erection of two employment buildings each of 500 square metres, 72 dwellings (of which 35% would be affordable housing), extension to cemetery to 0.65 acre, extension to existing school playing fields of 1.11 acres, open space and construction of link road to existing employment site - Application withdrawn 03/09/2009

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 of the NPPF

indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

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

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 Impacts of New Development
- Policy TA6 - Parking Standards
- Policy EP4 - Expansion of Existing Businesses in the Countryside

National Planning Policy Framework

- Chapter 2 - Achieving Sustainable Development
- Chapter 6 - Building a Strong, Competitive Economy
- Chapter 12 - Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

Other Material Considerations

None

CONSULTATIONS

Parish Council -

"At a recent meeting Members discussed the above application and made the following comments:-

- *Not in line with current local planning policy namely SS2 and EP4 both relevant to any development in a rural settlement such as Templecombe*
- *Not in keeping with the character of a rural settlement in terms of scale, dominance, design or materials*
- *Would contribute to an already unacceptable level of traffic movements past the school. Consideration should be given to an alternative entrance.*
- *Concerns over loss of privacy, overshadowing, scale and dominance of building on the landscape, design and appearance of proposed development, noise, dust and pollution*
- *Not sustainable development as negligible benefit to the Village in terms of direct economic contribution to the economy of the Village*

A vote was taken with three members against the application, one Member abstaining and five Members with declared interests unable to vote.

Parishioners at the meeting were concerned that their submissions had not appeared on the planning portal."

County Highway Authority -

"This site, and the adjoining one which have concurrent application, have been presented for planning consideration in the past. During the process the Highway Authority raised no major objections in principle but requested a suitable mitigation package be provided to improve highway and pedestrian infrastructure in the area.

This package was provided and has been implemented including speed calming measures, pedestrian footway improvements and the signalisation of the railway bridge.

Notwithstanding the information provided, in order for it to be efficiently used, cycle parking should be secure, and be positioned in close proximity to the building entrance. An amended layout should be provided to attend to this.

In this regard the Highway Authority raises no objections to this current application but would request that any permission granted be subject to the following conditions;"

They go on to recommend conditions to:

- Ensure all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway
- Secure a construction environmental management plan (CEMP)
- Secure the proposed parking and turning facilities in perpetuity
- Secure adequate cycle parking provision
- Secure a travel plan

SSDC Environmental Protection Officer - Raises no objections. Given the uncertainties associated with the precise noise characteristics of the plant associated with this development he recommends a condition to secure a noise attenuation scheme.

SCC as Lead Local Flood Authority - Initially raised questions in relation to the proposed drainage scheme. On the receipt of further information, they provided the following comments:

"I have looked at the additional details that the applicant has provided. I would like to see an overall agreement to the principles from Highways regarding the diversion of the existing drainage, and feel this should be sought prior to planning permission being granted. In particular, I note that there has been no assessment of the quantum of flow from the highway into this system, nor how this will interact with proposed discharge from the site.*

The drainage scheme appears sound, and any remaining detail should be sought via condition. I would like to emphasise to the developer that they cannot just discharge at the 1 in 100 year greenfield rate of 19l/s/ha into the brook. Whilst I am sure that the consultant is aware, the FRA is not explicit in this respect, and only calculations for the 1 in 100 year + cc have been submitted. Whilst sufficient storage has been provided, the calculations and plans submitted for DoC should demonstrate that discharge for the 1 year, 30 year etc will be no greater than the equivalent rate for those events.

The condition should provide details of the swale feature and tanks (including cross sections with any relevant levels / capacities etc) and any operation / maintenance provision (private, adoption etc), any retained culverts, pipes, and existing / new outfall structures. Works in the channel of the brook will require additional land drainage consent from ourselves and details of these should be forwarded to flooding@somerset.gov.uk when appropriate."

* Such confirmation has been sought and received from SCC Highway Authority.

SCC Rights of Way - Notes that a public footpath runs through the site. They note that the application and the concurrent application for residential development will obstruct the footpath. They state that they object to the application until such time as they have further details on how the footpath will be accommodated within the site. They recommend an informative on any permission granted to ensure that the applicant is aware of the need to keep the public footpath open and not commence work until a diversion is secured. They also recommend the use of Grampian-style condition to the same effect. They provide general comments as to the duties of the developer in relation to the footpath.

SSDC Ecologist -

"The application is supported by an Ecological Assessment Report (EAR) by Peter Brett Associates, November 2018. I'm satisfied with the level of survey and assessment undertaken.

Bat roost

A bat roost has been recorded on the edge of the site, used by low numbers of lesser horseshoe bat - a species that is rare in the UK context. The roost site will be retained, and subject to the implementation of protective

measures during works, the development is unlikely to give rise to any significant impacts.

For the protection of the bat roost (Optimus House application - 18/02738/FUL), I recommend a condition: The bat roost protection measures detailed in section 6.2.1 of the Ecological Assessment Report (Peter Brett Associates, November 2018) shall be implemented in full.

Reason: To avoid disturbance to sensitive legally protected species (bats) and to ensure compliance with the Wildlife and Countryside 1981 (as amended) and the Conservation of the Species and Habitats Regulations 2017.

Bat activity

Bat activity surveys recorded nine species of bat at the site. Commoner species were recorded feeding at the site, although the site, due to its size and quality of habitat, is likely to constitute only a small part of the feeding range for the bats recorded. Three rare species of bat were recorded in low numbers, commuting through the site (along the boundaries).

Retained and new boundary vegetation (hedges and tree belts) will maintain commuting routes through the site, and some foraging habitat. The ecology report proposes a sensitive lighting strategy, to minimise harmful impacts, recommending details to be conditioned.

I consider the level of bat activity to be comparable to other similar sites in the district and not out of the ordinary. Therefore, along with the proposed mitigation (including a sensitive lighting scheme), I don't consider bats represent a significant constraint to the proposed development.

Landscape and Ecological Management

The application documents include a 'Landscape and Ecology Management Document' (Peter Brett Associates, October 2018). This includes objectives and actions for landscape/open space planting, and for the enhancement of biodiversity (e.g. bat and bird boxes), plus some measures in respect of legally protected and priority species.

In respect of the Optimus House application (18/02738/FUL), the above includes a Landscape and Ecology Management Plan (LEMP - chapter 4) that I'm satisfied with. I recommend its implementation is made a requirement by condition.

In respect of the housing application (18/02739/OUT), the above includes an overarching Landscape and Ecology Management Strategy (LEMS) that I'm satisfied with and should be taken into account when detailed plans are drawn up and submitted. Section 6.2.2 of the EAR (sensitive lighting scheme) is also relevant in this respect. I recommend a condition or informative to this effect.

Reptiles

A 'low' population of slow worm and evidence of grass snake were recorded on site, and mitigation will be required. I recommend a condition in this respect:

The development hereby permitted shall not be commenced (including any ground works or site clearance) until a mitigation plan or method statement detailing measures to avoid harm to reptiles, has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and timing of the mitigation plan / method statement, unless otherwise approved in writing by the local planning authority.

Reason: For the protection and conservation of a priority species in accordance with policy EQ4 of the South Somerset Local Plan, NPPF and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

Invasive species

An invasive species, variegated yellow archangel, was recorded on site. The EAR proposes in section 6.6.1 that

measures to prevent its spread are included in a Construction Environmental Management Plan (CEMP). I recommend this is included in a relevant condition (both applications).

Other protected species (summary)

The dormouse survey was negative and it's concluded they're likely to be absent from the site. Otter could potentially use the stream bordering the site on occasions as there are records downstream (some 400m away). 'Embedded mitigation' includes retention and protection of the north boundary hedge which will act to minimise any disturbance if and when otters do use the stream.

There's badger activity on the site but no setts. An update survey for setts prior to construction is proposed."

Avon and Somerset Police - No objection or comments

REPRESENTATIONS

Letter of objection were received from the occupiers of 18 properties in Templecombe. Objections were raised in the following key areas:

Adverse highways impacts (during construction and once operational)

- Not in keeping with character of area
- Construction noise and disturbance
- Ongoing noise and disturbance and light pollution
- Reduction in property value
- Surface water drainage concerns
- Lack of community benefits (including local employment)
- Poor consultation
- Adverse impact on residential amenity
- Adverse impact on residential security
- Adverse impact on school amenity (harm to learning outcomes)
- Lack of local facilities to support development
- Does not comply with local plan policy (EP4 and SS2)
- Precedent for further undesirable development
- Use of greenfield rather than brownfield land
- Adverse impact on ecology
- Concern over use of two applications (confusing)
- Health risks from proposed use
- Adverse impact on views

A further letter was received from the occupier of a property in Templecombe that does not expressly object to or support the application, but requests that consideration is given to a second, northern, access to the site.

CONSIDERATIONS

History and Principle of Development

The application is part of a wider site which has extant permission for a mixed use development consisting of up to 75 dwellings and employment use. The employment element of the extant scheme is speculative and of a smaller scale than the currently proposed employment scheme. It is also part of a wider mixed use scheme, so is not directly comparable with the current proposal. As the current application is separate from the concurrently submitted application for residential development, it must be considered entirely on its own merits. As such, the current proposal bears no similarity to the extant scheme and should be considered afresh.

The proposal seeks permission for the expansion of an existing employment use in a rural settlement (countryside). As such, policies SS2 and EP4 of the South Somerset Local Plan are of most relevance. Policy SS2 states:

Development in Rural Settlements (not Market Towns or Rural Centres) will be strictly controlled and limited to that which:

- *Provides employment opportunities appropriate to the scale of the settlement; and/or*
- *Creates or enhances community facilities and services to serve the settlement; and/or*
- *Meets identified housing need, particularly for affordable housing.*

Development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general. Proposals should be consistent with relevant community led plans, and should generally have the support of the local community following robust engagement and consultation.

Proposals for housing development should only be permitted in Rural Settlements that have access to two or more key services listed at Paragraph 5.41.

The current proposal provides employment opportunities. Whether the scale of these are appropriate to the scale of the settlement is debateable, but the actual net increase of employment in Thales (an existing large employer) will be relatively small - estimated between 30 and 50 new jobs.

It is considered that, although the proposed building is large, it is commensurate in scale to the wider Thales site, and therefore to the scale and character of the existing settlement (this is discussed further below).

There are no relevant community led plans. The proposal does not generally have the support of the local community.

As such, the proposal is largely consistent with policy SS2 of the South Somerset Local Plan, with the exception of a lack of community support.

Policy EP4 is the other key policy of the local plan in regards to the principle of development. Policy EP4 states:

Proposals for the expansion of existing businesses in the countryside will be permitted where:

- *The business has been operating successfully for a minimum of 3 years, and is a viable business;*
- *It is demonstrated that the proposal is needed in this location;*
- *The proposal is of a scale appropriate in this location and appropriate to the existing development;*
- *Existing buildings are reused where possible;*
- *Firstly, use is made of land within the curtilage of the development where possible, and outside of the curtilage only where it is demonstrated that additional land is essential to the needs of the business;*
- *There is no adverse impact on the countryside with regard to scale, character and appearance of new buildings and/or changes of use of land;*
- *There is no adverse impact upon designations for wildlife and conservation reasons, at either local, national or international level; and*
- *The proposed development ensures that the expected nature and volume of traffic generated by the development would not have a detrimental impact on the character or amenity of the area and would not compromise the safety and/or function of the road network in terms of both volume and type of traffic generated."*

Thales has been successfully operating from the site for a number of years and is clearly a viable business. Thales has stated that they have a need for this proposal and it is difficult to imagine they would be proposing such a significant investment without such a need. They have stated that there are no existing buildings that could be reused, and it is clear that the existing site is at capacity, hence the need to use land outside the curtilage. As discussed below, there will be no adverse impact on the countryside or wildlife and conservation designations. Again, as discussed below, there will be no adverse impact on highway safety. On this basis, the proposal is considered to comply with policy EP4 of the South Somerset Local Plan.

On this basis, notwithstanding local objections, the principle of development is considered to be acceptable and to largely accord with the policies of the local plan and the aims and objectives of the NPPF. The lack of general support by the local community is noted, but is not considered sufficient reason on its own to object to the principle of development.

The parish council has raised a specific objection to the scheme on the grounds that the proposal will provide negligible benefit to the village in terms of direct economic contribution to the economy of the village. However, the proposal represents the sustainable expansion of an existing employer, which is clearly beneficial to the

economy of the village as a whole. Firstly, in this respect, Thales employs in the region of 700-750 on site at any one time, some of which are bound to use local services and facilities. Secondly, and perhaps more importantly, they currently employ 51 people that live in the BA8 postcode. Thales must therefore be seen currently as making a contribution to the local economy, and the proposal will allow the existing business to develop and, by securing a significant investment into the business at this site, will secure its future in the locality. A more general concern has been expressed locally as to the lack of local benefits. However, the benefits to the local economy are considered to be sufficient to justify the principle of development in terms of the relevant local plan policies.

Visual Amenity

There has been significant local concern expressed as to the scale, design, and position of the proposed building and ancillary structures, and the impact they will have on the character of the area and the wider landscape. Whilst the SSDC Landscape Architect has not been involved in the formal application process, he was heavily involved in the pre-application process, and was happy (subject to appropriate landscaping) with the impact of the proposed development on the wider landscape. On this basis, it is considered that the proposed building, although large, can be comfortably accommodated in the wider landscape. The proposed design and materials are considered to be appropriate to the context. A condition should be added to any permission issued to ensure that the proposed landscaping scheme is implemented and maintained.

The proposed building is some distance from the nearest listed building and is not considered to have any significant impact on the setting of that building.

As such, notwithstanding local concerns, and subject to suitable conditions on any permission issued, the impact on visual amenity is considered to be acceptable in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan.

Residential Amenity

Although neighbours have expressed concerns in these areas, due to the position and scale of the building, it is not considered that the proposed building is likely to have any significant impact on the residential amenity of neighbouring occupiers by way of overlooking, overshadowing or overbearing.

The proposed building, being B2, is likely to be a noise generating use. Local concern has been expressed in regards to the potential for noise and light pollution emanating from the proposed use. As such, the SSDC Environmental Protection Officer was consulted. He considered the scheme and detail and raised no objection to the proposal, subject to the imposition of a noise attenuation condition on any permission issued. Such a condition is considered to be reasonable and necessary. On this basis, it is considered that the impact on residential amenity by way of light, noise and disturbance will not be significant.

Concerns have been raised locally as to the potential for disturbance during the construction phase of the development. Such disturbance is likely. However, by its very nature it will be transitory and can be mitigated to some extent using a construction management plan condition on any permission issued. On this basis, any harm arising through disturbance during the construction phase is not considered to be significant enough to warrant refusal of the application.

On this basis, it is not considered that the proposal would have any significant adverse impact on the residential amenity of any adjoining occupiers in accordance with policy EQ2 of the South Somerset Local Plan.

Highways

The highway authority was consulted and considered the scheme in detail. They raised no objections to the proposal, subject to the imposition of various conditions on any permission issued. Such conditions, subject to re-wording and with the exception of a condition relating to the wheel washing of construction vehicles, are considered to be reasonable and necessary. Wheel washing should be addressed as part of the CEMP, which is to be submitted by virtue of a separate condition. As such, notwithstanding the significant local concerns raised in this area, it is considered that there will be no adverse impact on highway safety in accordance with policies TA5 and TA6 of the South Somerset Local Plan. Although not suggested by the highway authority it is considered appropriate to add a condition to any permission issued to ensure that the temporary construction access proposed is not used once the building becomes operational.

Flood and Drainage

Concern has been raised locally as to surface water drainage matters. This issue has been considered in great detail by the LLFA, who are satisfied that the submitted drainage scheme is sound. They require further information in relation to several aspects, but are satisfied that these details can be satisfactorily resolved by way of a detailed condition on any permission issued. They requested confirmation that the highway authority was satisfied with the general drainage approach. The highway authority has indicated that they are content.

Public Footpath

There is a public footpath that traverses the site. SCC Rights of Way has objected to the development on the grounds that the proposal will obstruct this footpath. However, the footpath is already obstructed by the existing Thales operation, so the current proposal will make the situation no worse, and should not constrain the proposed development. The legalities of obstructing a footpath would override any planning permission granted in any case. Thales are aware of the need to divert the existing footpath and have an application to do so in hand. An informative making sure that Thales are aware of their obligations regarding the footpath is considered to be sufficient.

Ecology

Concerns were raised as to the impact of the proposal on local ecology. The SSDC Ecologist was consulted and considered the scheme in detail. He raised no objections to the proposal, subject to the imposition of various conditions on any permission issued. Such conditions are considered to be reasonable and necessary.

Parish Council Concerns and Other Issues

The parish council has objected to the scheme for a number of reasons. These are all addressed in the commentary above.

A concern has been raised locally as to the potential for the development to cause a reduction in property value. However, it is a long standing tenet of the planning system that a reduction in private property value is not a material consideration that should constrain development.

Concern has been raised locally that public consultation has been insufficiently robust. However, public consultation by the applicant and by the LPA during the processing of the application has been more than sufficient to discharge statutory obligations in this regard.

A concern has been that the proposal would have an adverse impact on the residential security of neighbouring occupiers. However, Avon and Somerset Police has been consulted in this regard and has raised no objections.

A neighbouring occupier has raised a concern regarding a potential adverse impact on the amenity of pupils at the school, specifically in relation to potential harm to learning outcomes. However, the school itself, despite being notified of the application has raised no such concerns. As discussed above, disturbance during the construction phase will be transitory and the SSDC Environmental Protection officer is satisfied that noise can be successfully mitigated.

A concern has been raised regarding a lack of local facilities to support the proposed development. It is unsure what is meant by this, but there is no reason to assume that there is not sufficient infrastructure in the locality to support the development. Local service providers have raised no such concerns.

A concern has been raised regarding the setting of a precedent for further undesirable development. However, the circumstances of this proposal are unique. Any further applications to expand the business would be considered on their own merits.

Concerns have been raised regarding the proposed use of greenfield rather than brownfield land. Whilst brownfield land is preferable, there is no policy requirement for such and, in any case, there is no brownfield land available that is contiguous with the existing business.

A concern has been expressed that the use of two separate applications is confusing. However, the division of the development into two separate applications is perfectly legitimate. Although previously part of the same application site, the separation is not artificial, as the proposal is for two unconnected uses, with separate accesses. Furthermore, one is a full application and one seeks outline permission only.

A neighbour has raised an objection to the proposal on the grounds of the potential health risks from the proposed use. However, there is no reason to assume that the proposed use represents any type of health risk to neighbouring occupiers, and other, non-planning, legislation would control any such risk.

Finally, a concern has been raised regarding the potential loss of or disruption to views. However, the planning system cannot protect private views, and there is no known harm to views available from public vantage points.

Conclusion

The proposed development is considered to be acceptable in principle and will have no adverse impact on the character of the area, and will cause no demonstrable harm to residential amenity, the setting of the nearby listed building, biodiversity or highway safety in accordance with policies SD1, SS1, SS2, EP4, EQ2, EQ3 EQ4, TA5, and TA6 of the South Somerset Local Plan and the aims and objectives of the NPPF.

RECOMMENDATION

Approve for the following reason:

01. The principle of development is considered to be acceptable in this location and the proposal, by reason of its size, scale and materials, respects the character of the area, and causes no demonstrable harm to residential amenity, the setting of the nearby listed building, biodiversity, and highway safety in accordance with the aims and objectives of Policies SD1, SS1, SS2, EP4, EQ2, EQ3 EQ4, TA5, and TA6 of the South Somerset Local Plan and the aims and provisions of the NPPF.

SUBJECT TO THE FOLLOWING:

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

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

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

17.25.F01A - Site Location Plan
17.25.F02 - Block Plan and Site Layout Plan
17.25.F10 - Proposed Ground Floor and Entrance Level
17.25.F11 - Proposed First Floor Plan
17.25.F12 - Proposed Second Floor Plan
17.25.F13 - Proposed Roof Plan
17.25.F20 - Proposed Elevations
17.25.F25 - Proposed Detail Part Elevation and Sections
17.25.F28 - Proposed Site Sections
17.25.F29A - Proposed Perimeter Security Fence
17.25.R04 - Masterplan
42622 - Landscape Strategy
42622-2003-700-A - Access Design Pavement Construction and Standard Details
42622-3016-01 - Landscape Proposals
A03936-SI-EX-50-001-A Combined External Services Site Plan
Lighting Plan and Luminaire Schedule

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

03. Before use of the development commences, a noise mitigation scheme shall be submitted in writing and approved in writing by the Local Planning Authority detailing measures to ensure that any noise

associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity. The scheme shall be maintained and not altered without the prior permission of the Local Planning Authority.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Planning Policy

04. The bat roost protection measures detailed in section 6.2.1 of the Ecological Assessment Report (Peter Brett Associates, November 2018) shall be implemented in full.

Reason: To avoid disturbance to sensitive legally protected species (bats) and to ensure compliance with the Wildlife and Countryside 1981 (as amended) and the Conservation of the Species and Habitats Regulations 2017.

05. The development shall be carried out strictly in accordance with the Landscape and Ecology Management Plan (LEMP - chapter 4) contained within the submitted Landscape and Ecology Management Document' (Peter Brett Associates, October 2018), unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of protected species and biodiversity and in accordance with policy EQ4 of the South Somerset Local Plan.

06. The development hereby permitted shall not be commenced (including any ground works or site clearance) until a mitigation plan or method statement detailing measures to avoid harm to reptiles, has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and timing of the mitigation plan / method statement, unless otherwise approved in writing by the local planning authority.

Reason: For the protection and conservation of a priority species in accordance with policy EQ4 of the South Somerset Local Plan, NPPF and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

07. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping, as specified in chapter 5 and Appendix C of the Landscape and Visual Appraisal by Peter Brett Associates (dated 30 August 2018), shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and 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 consent to any variation.

Reason: In the interests of visual amenity and in accordance with policy EQ2 of the South Somerset Local Plan.

08. No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:

- Construction vehicle movements;
- Construction operation hours;
- Construction vehicular routes to and from site;
- Construction delivery hours;
- Expected number of construction vehicles per day;
- Car parking for contractors;
- Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice
- A scheme to encourage the use of Public Transport amongst contractors; and
- Measures to avoid traffic congestion impacting upon the Strategic Road Network.
- Measures to prevent the spread of the variegated yellow archangel recorded on site

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

09. The Development hereby permitted shall not be occupied until the parking spaces for the buildings and the properly consolidated and surfaced turning areas for vehicles as shown on plan number 17.25.FO2 have been provided and constructed to the satisfaction of the Local Planning Authority. Such parking and turning spaces shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: To ensure all vehicles attending the site can do so in a controlled manner and to remove the risk of indiscriminate parking within the highway. In the interests of highway safety and efficiency and in accordance with Policy TA5 of the South Somerset Local Plan.

10. Prior to the first use of the building hereby approved a scheme for the parking of bicycles in a secure position in close proximity to the front entrance of the building shall be agreed in writing with the Local Planning Authority. Such scheme shall be implemented in full prior to occupation and shall be retained in that condition in perpetuity.

Reason: In the interests of sustainable transportation and to reduce the reliance on private cars. In accordance with policy TA1 of the South Somerset Local Plan.

11. Prior to occupation any existing commercial travel plan covering the whole site shall be updated to include the development hereby permitted. In the event of no such plan existing, a suitable Commercial Travel Plan covering the existing units south and south east of this site shall be agreed in writing with the Local Planning Authority prior to the first use of the building hereby approved.

Reason: In the interests of sustainable transportation and to reduce the reliance on private cars. In accordance with policy TA1 of the South Somerset Local Plan.

12. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

These details shall include: -

- Details of phasing (where appropriate) including the provision and maintenance of any temporary drainage provision during construction phase and any other subsequent phases.
- Detailed calculations demonstrating that runoff from the development will not exceed greenfield runoff rates for all events up to and including the 1 in 100 year (+40% climate change). This should include information about the design storm period and intensity, discharge rates and volumes (both pre and post development). We would expect the developer to use FEH methodology and rainfall data.
- Flood water exceedance routes both on and off site, note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties and/or the highway.
- Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts if and where relevant). This should include evidence of a formal agreement with Wessex Water (or other relevant parties) for the requisition of new sewer to include details of land ownership and access, size, capacity and route of the new sewer and point of connection.

- Demonstration of the utilisation of appropriate and effective SUDS techniques for the collection, delay/control, conveyance, storage and treatment of surface water to prevent flooding and in addition to provide wider environmental, pollution prevention and amenity benefits. Construction and implementation details will also be required, including relevant drawings and cross sections.
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, in accordance with paragraphs 163 and 165 of the National Planning Policy Framework (July 2018) and Technical Guidance to the National Planning Policy Framework.

13. The temporary construction access hereby approved, shall not be used to access the development site once the building hereby approved is first brought into use.

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

Informatives:

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